



City of Ann Arbor

Formal Minutes - Draft

City Planning Commission

301 E. Huron St.
Ann Arbor, MI 48104
<http://a2gov.legistar.com/Calendar.aspx>

Tuesday, March 4, 2025

7:00 PM

Larcom City Hall, 301 E Huron St, Second floor, City Council Chambers

This meeting will be broadcast live on CTN Cable Channel 16, ATT Channel 99, and online at a2gov.org/watchCTN

To speak at public comment call 206-337-9723 or 213-338-8477 or Toll Free 877-853-5247 or 888-788-0099 Enter Meeting ID: 977 6634 1226

1. CALL TO ORDER

Chair Wonwoo Lee called the meeting to order at 7:00 pm in Council Chambers at City Hall of Ann Arbor

2. ROLL CALL

Deputy Planning Manager Hank Kelley called the roll.

Present 8 - Mills, Abrons, Hammerschmidt, Disch, Lee, Wyche, Weatherbee, and Adams

Absent 1 - Norton

Others present:

Deputy Planning Manager Hank Kelley

City Planner Mariana Melin-Corcoran

City Planner Julia Shake

3. APPROVAL OF AGENDA

Moved by Commissioner Wyche seconded by Commissioner Abrons to approve the agenda. On a voice vote, the motion carried unanimously.

4. APPROVAL OF MINUTES OF PREVIOUS MEETINGS

- 4-a. [25-0377](#) February 19, 2025 City Planning Commission Meeting Minutes

Attachments: February 19, 2025 City Planning Commission Meeting Minutes.pdf

Moved by Commissioner Weatherbee seconded by Councilmember Disch to approve the February 19, 2025 City Planning Commission meeting minutes. On a voice vote the minutes were unanimously approved as presented and forwarded to City Council.

5. REPORTS FROM CITY ADMINISTRATION, CITY COUNCIL, PLANNING MANAGER, PLANNING COMMISSION OFFICERS AND COMMITTEES, WRITTEN COMMUNICATIONS AND PETITIONS

5-a. City Council

Councilmember Disch reported at the Monday, March 3, 2025 City Council meeting:

- *The Dexter Seybold Park passed on second reading*
- *The nonconforming structures amendment was approved at first reading*
- *Two ballot initiatives were approved to give the public an opportunity to reconsider the future of the Center of the City lots, including to authorize the sale of the property for \$1.00 to the Ann Arbor District Library.*

5-b. Planning Manager

Deputy Planning Manager Kelley reported:

- *The Tuesday, March 11, 2025 working session will discuss additional ordinances changes related to PUD modifications and public notification changes in relation to City Council's economic development resolutions economic development initiatives*
- *The March 25, 2025 ORC meeting will be canceled*
- *At the March 18, 2025 regular session meeting Planning Manager Lenart will share a memo describing potential comprehensive plan adoption process*
- *Large number of communications in today's packet*

5-c. Planning Commission Officers and Committees

None.

5-d. Written Communications and Petitions**25-0378** Various Communication to the City Planning Commission

Attachments: Abbenante-Honold Thoughts on Comprehensive Plan.pdf, Asher No to Changing R1 and R2 Zoning.pdf, Barry Comments for last night's Planning meeting.pdf, Barter Multi Family Dwellings in Single Family Neighborhoods - Stop.pdf, Barton Residential Zoning Proposal.pdf, Berg Concerns Regarding Proposed Future Land Use Changes in Burns Park.pdf, Block 2025 Comprehensive Re-Zoning Plan.pdf, Chambers Feedback on Comprehensive Plan Project Questions.pdf, Chambers Feedback on Comprehensive Plan Project Questions with attachment.pdf, Checkoway Zoning Proposal Letter.pdf, Dabrowski Comments Comprehensive Plan Topic.pdf, Dabrowski Comprehensive Plan and Potential Rezoning of Residential Neighborhoods.pdf, Dabrowski Comprehensive Plan and Stakeholder Engagement.pdf, Doyle Support for Upzoning in LoBuPa Master Plan.pdf, Dunlap Comprehensive Plan - Lower Burns Park.pdf, Fagerlund email of Support 343 South Fifth Rezoning.pdf, Ford Objection to Proposed Comprehensive Plan.pdf, Gregerman Comprehensive Plan Meeting.pdf, Gurk Comprehensive Plan.pdf, Halpern Upzoning Proposal.pdf, Hart Rezoning proposed for 343 South Fifth Avenue - Downtown Library.pdf, Henry 1209 S University - Comments for Public Hearing.pdf, L Dabrowski Proposed Comprehensive Land Plan for the City.pdf, Laidlaw Comments Master Plan.pdf, LaTendresse New Zoning.pdf, Leff Master Plan Residential Zoning Issues.pdf, Leff Retraction Statement Master Plan Residential Zoning Issues.pdf, Linkner Comprehensive City Plan Feedback - Strong Opposition.pdf, McConnell LoBuPa Master Plan Residential Zoning Issues.pdf, McGavock More Mixed Use Development Please.pdf, McLaughlin Comprehensive Plan Feedback.pdf, Meisler Zoning of Residential Neighborhoods.pdf, Montero Upzoning.pdf, North Burns Park Neighborhood Association - Some Information and Photos from North Burns Park.pdf, O'Neal Comments on the Comprehensive

Land Use Plan.pdf, Rockhey Proposed Single Family Development Rezoning.pdf, Rogers Comments on the Comprehensive Plan.pdf, Rose Changes to Lower Burns Park.pdf, Rosenbaum Support for 700 North Main Development.pdf, Rosenbaum Support for Downtown Library Rezoning.pdf, Russell Document for the March 4th meeting.pdf, Sargent Eliminating R1 and R2 Zoning.pdf, Schmitt Input to the Comprehensive Plan.pdf, Schultz - Please Update Table in PROS Plan 2023-2027.pdf, Spitz Public Comment for Planning Commission.pdf, Talbot Council Meeting Multiplex Builds.pdf, Talbot Meeting this Evening City Planning and Building of Multiplexes on Individual Home Property.pdf, Talbot No Multiplex Builds.pdf, Thompson LoBuPa Master Plan Residential Zoning Issues.pdf, Tullett Proposed Rezoning.pdf, Weiland Questions about the A2 Comprehensive Plan.pdf, Winick ecomment Planning Commission Meeting 3-4-2025.pdf, Zemgulys Communication.pdf, Zemgulys Comprehensive Plan Comments.pdf

Received and filed.

6. PUBLIC COMMENT (Persons may speak for three minutes about an item that is NOT listed as a public hearing on this agenda. Please state your name and address for the record.)

- Nancy Leff, 1512 Montclair Place, spoke to comprehensive plan changes noting she was worried about building height, lot combinations and subdivisions, housing equity and affordability, infrastructure, noting she supports increased density.

- Linda Dabrowski, 1202 Brooklyn, spoke to comprehensive plan changes, stating she is worried about college parties and lack of parking. Ms. Dabrowski requests slowing down comprehensive plan process.

- Brian Dabrowski 1202 Brooklyn, drew attention to the Planning Commission direction for 4-story, no-unit limits in low-rise residential areas, and shared concern about affordable housing, suggesting more time needed to work on the Comprehensive Plan recommendations.

- Lisa Jevens 1054 Martin Place, North Burns Park already has diversity of housing types noting new dwelling units almost always more expensive than what they replace.

- Rob Russell, 2004 Creslen Street, expresses skepticism toward the

proposed plan, and spoke in opposition.

- Hank Berry, raised questions about Comprehensive Plan conversation from a previous meeting, expressing concern about the status of the plan process and other implications of the plan beyond zoning.

- Jean Leverage, Upper Waterhill resident, thanked the Planning Commission for volunteering, and noted that 80,000 people commute into Ann Arbor daily, but cannot afford to live in Ann Arbor; desire for flexible zoning and missing middle housing to match housing stock and what people want.

- Jill, Lower Burns Park resident, supports goals of increasing affordability, diversity of residents and housing options and environmental sustainability noting increasing density could play a role in this larger vision.

- Connor Reynolds 1108 Brooklyn Avenue, spoke in support of comprehensive plan, with distributed density not all concentrated in one neighborhood; suggestion that city take steps to incentivize missing middle housing, advocate at state level and consider pre-approved building plans.

- Ann Arbor resident, supports the idea of upzoning but is concerned with big buildings being constructed throughout the town, which may benefit future residents more than current ones; the resident expressed skepticism at achieving affordability through building alone and advocated for a more protective tree ordinance.

- Ursula Nelejoy, resident, echoes concerns about dramatic development, noting concerns about animal wildlife, and lack of affordable housing.

- Alan Gorst 1116 Henry, unsure about future of neighborhood, concern about everything becoming mixed use, and expressed worries about out of town property owners.

- Ellen Ramsburg 1503 Cambridge Road, noted everyone wants affordability, sustainability, and equity but doesn't see how this plan achieves that; additionally did not become aware of reduction in minimum lot size which allowed more duplexes until after change.

- Jim, 5th ward resident, doesn't think comprehensive plan is going to fix

capitalism, supports making comprehensive plan as friendly as possible to all types of housing

- Kirk Westphal 3505 Charter Place, urged the Planning Commission to consider the draft Comprehensive Plan through lens of housing abundance, noting longer time frame to redevelop and see change.

- Scott Trudeau, resident, spoke in support of the direction of the Comprehensive Plan and new zoning, noting the high price of current rentals and need for new housing.

- Ken Garber, 28 Haverhill Court, concerned that there is no mention of fossil fuel combustion in comprehensive plan, just carbon goals in lowering commutes.

- Tom Stuhlberg, 1202 Traver Street, owns 16 homes which are mostly duplexes. If height of low-density residential districts goes to 48 feet, creates pressure of the neighborhood to sell to developers.

- Adam Jascewicz, Las Vegas Drive resident, spoke in support of the Comprehensive Plan.

- Erin Kinney, 1039 Olivia, expressed that each neighborhood should define its own future more and have a greater voice, noting issues with undergrads and high rate of rentals in neighborhood.

- Rich Vine, ward 5, representing Ann Arbor Chapter of Citizen Climate Lobby, supports comprehensive plan focusing on density and development along transportation corridors to increase affordability and reduce vehicle miles traveled., yet emphasized importance of decarbonizing buildings, which make up the majority of the city's emissions.

[For a complete record of the discussion, please see available video format].

Seeing no additional speakers Chair Lee closed the Public Comment.

7. PUBLIC HEARINGS SCHEDULED FOR NEXT REGULAR MEETING

- 7-a.** [25-0379](#) Public Hearings Scheduled for Tuesday, March 18, 2025 Planning Commission Meeting

Attachments: 3-18-2025 MLive Notice of Public Hearing - Revised.pdf

Deputy Planning Manager Kelley reported for the Tuesday, March 18, 2025 City Planning Commission meeting:

- An Ordinance to amend Section 5.28.4 Citizen Participation Requirements of Chapter 55 (Unified Development Code) of Title V of the Code of the City of Ann Arbor to modify sections to change title, timing, establish responsibility for City staff to share the information publicly, and to add additional requirements.

- An Ordinance to amend Sections 5.28 General Procedures, 5.29.4 Wetlands Use Permit, 5.29.6 Site Plan, 5.29.7 Area Plans, Section 5.29.11 Planned Unit Development District of Chapter 55 (Unified Development Code) of Title V of the Code of the City of Ann Arbor to remove public hearing requirements from site plan reviews.

- An Ordinance to amend Section 5.29.9.B Land Divisions of Chapter 55 (Unified Development Code) of Title V of the Code of the City of Ann Arbor to remove notification requirements from land divisions.

- An Ordinance to amend Section 5.30 Amendments to Development Approvals of Chapter 55 (Unified Development Code) of the City of Ann Arbor to modify processes for modifications to previously approved projects.

- 1155 Arlington Boulevard Annexation and Zoning – A petition from the owners of 1155 Arlington Boulevard to annex the 1.0-acre parcel from Ann Arbor Township into the City and zone R1A (Single-Family Dwelling) district.

8. UNFINISHED BUSINESS

None.

9. REGULAR BUSINESS – Project Presentation, Staff Report, Public Hearing, and Commission Discussion of Each Item

- 9-a. [25-0382](#)** 1201, 1209 and 1213 South University Avenue - Proposed site plan to construct a new 19 story mixed use residential building with ground floor retail on a 0.39 acre site zoned D1. The proposed development includes demolition of the existing retail buildings and reconstruction of the pedestrian corridor along Church Street and South University Avenue. The

site is located in Ward 1.

Staff recommendation: Approval.

Attachments: 2025-03-04 Staff Report SP24-0020.pdf, 1209 S University Ave Site Plan.pdf, 1209 S University Ave Development Agreement DRAFT February 21 2025.pdf, 1209 S University Ave Zoning Map.pdf, 1209 S University Ave Aerial Map.pdf, 1209 S University Ave Applicant Presentation.pdf, 1209 South University Avenue Applicant Response.pdf, 1209 S University Ave Applicant Response Continued.pdf

PROJECT/PRESENTATION:

Allison Mills of CRG and Istvan Walker of Lamar Johnson Collaborative, presented the proposed request.

STAFF PRESENTATION:

City Planner Julia Shake presented the proposed request.

PUBLIC HEARING:

Ken Garber, 28 Haverhill Court, spoke in support of the proposed development and commends developer for going all electric. Mr. Garber asked the specifics noting it could be useful information for future developments, as well as relationship of electric "on day one" commitment to development agreement.

Seeing no additional speakers Chair Lee closed the Public Hearing.

Moved by Commissioner Wyche seconded by Councilmember Disch that:

The Ann Arbor City Planning Commission approves the 1209 South University Avenue Site Plan dated January 31, 2025 subject to combining all lots prior to application for any permits, except demolition permits, and recommends approval of the Development Agreement.

COMMISSION DISCUSSION:

The Commission took into consideration the proposed amendment and discussed the matter. [For a complete record of the discussion, please see available video format].

On a roll call vote the vote was as follows with Deputy Planning Manager Kelley declaring the motion carried. Vote 8-0.

Yeas: 8 - Sarah Mills, Ellie Abrons, Sara Hammerschmidt, Lisa Disch, Wonwoo Lee, Donnell Wyche, Julie Weatherbee, and Daniel Adams

Nays: 0

Absent: 1 - Richard Norton

- 9-b.** [25-0380](#) 343 South Fifth Rezoning (Downtown Library) - Proposed rezoning from PL to D1 zoning to pursue a future public-private development. No development is proposed currently. The 1.21-acre site includes the library building and the adjacent surface parking lot. This site is located in Ward 5.
Staff recommendation: Approval.

Attachments: 343 S Fifth Rezoning SR.pdf, Aerial Map.pdf, Zoning Map.pdf, Ordinance (343 S Fifth RZ).pdf, 343 S Fifth Petitioner Presentation.pdf

PROJECT/PRESENTATION:

Eli Neiburger of Ann Arbor District Library, presented the proposed request.

STAFF PRESENTATION:

City Planner Mariana Melin-Corcoran presented the proposed request.

PUBLIC HEARING:

Ken Garber, 28 Haverhill Court, asked about the timing of the zoning, noting he is in support of the project.

Adam Jaskiewicz, resident, spoke in support of the proposed project.

Seeing no additional speakers Chair Lee closed the Public Hearing.

Moved by Commissioner Wyche seconded by Commissioner Weatherbee that:

The Ann Arbor City Planning Commission hereby waives the Area Plan requirement as provided in Section 5.29.7.A and 5.29.7.B of the Unified Development Code because no new construction is proposed, and recommends that the Mayor and City Council approve the zoning of 343 South Fifth Avenue to D1 (Downtown Core District).

COMMISSION DISCUSSION:

The Commission took into consideration the proposed amendment

and discussed the matter. [For a complete record of the discussion, please see available video format].

On a roll call vote the vote was as follows with Deputy Planning Manager Kelley declaring the motion carried. Vote 8-0.

Yeas: 8 - Sarah Mills, Ellie Abrons, Sara Hammerschmidt, Lisa Disch, Wonwoo Lee, Donnell Wyche, Julie Weatherbee, and Daniel Adams

Nays: 0

Absent: 1 - Richard Norton

- 9-c. [25-0381](#) 2325 Crystal Way Rezoning (Hickory Nature Area) - Proposed rezoning from R4A to PL zoning. The lot was recently acquired by the City for an expansion of the Hickory Nature Area. This site is located in Ward 1. Staff recommendation: Approval.

Attachments: 2325 Crystal Way RZ Staff Report.pdf, 2325 Crystal Way Aerial Map.pdf, 2325 Crystal Way Zoning Map.pdf, Ordinance (Hickory Nature Area Expansion RZ).pdf

STAFF PRESENTATION:

City Planner Mariana Melin-Corocran presented the proposed request.

PUBLIC HEARING:

Tom Stuhlberg, 1202 Traver Street, provided information about the property owner.

Seeing no additional speakers Chair Lee closed the Public Hearing.

Moved by Commissioner Wyche seconded by Commissioner Mills that:

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the Hickory Nature Area Expansion rezoning from R4A (Multiple-Family Dwelling) to PL (Public Land).

COMMISSION DISCUSSION:

The Commission took into consideration the proposed amendment and discussed the matter. [For a complete record of the discussion, please see available video format].

On a roll call vote the vote was as follows with Deputy Planning

Manager Kelley declaring the motion carried. Vote 8-0.

Yeas: 8 - Sarah Mills, Ellie Abrons, Sara Hammerschmidt, Lisa Disch, Wonwoo Lee, Donnell Wyche, Julie Weatherbee, and Daniel Adams

Nays: 0

Absent: 1 - Richard Norton

10. OTHER BUSINESS

None.

11. PUBLIC COMMENT (Persons may speak for three minutes on any item.)

Seeing no speakers Chair Lee closed the Public Comment.

12. COMMISSION PROPOSED BUSINESS

Commissioner Wyche noted:

- Interest in updating the City Planning Commission webpage, including committee assignments. Mr. Wyche additionally expressed interest in finding ways to highlight the ongoing Comprehensive Plan work and webpage, and annual disclosure of conflicts of interest.

Councilmember Disch noted:

- The consultants said there were 35,000 visits to the Comprehensive Plan website, 3,000 survey participants, seven events at downtown and branch libraries and 380 attendees.

13. ADJOURNMENT

Moved by Commissioner Abrons seconded by Commissioner Mills to adjourn the meeting at 9:22 pm.

On a voice vote, the Chair declared the motion carried unanimously.

Wonwoo Lee, Chairperson

/Courtney Manor

Commission public meetings are held the first and third Tuesday of each month. Both of these meetings provide opportunities for the public to address the Commission. All persons are encouraged to participate in public meetings. Persons requiring translation or sign language services or other reasonable accommodations may contact the City Clerk's office at 734.794.6140; via e-mail to: cityclerk@a2gov.org; or by written request addressed and mailed to: City Clerk's Office, 301 E. Huron St., Ann Arbor, MI 48104. Requests need to be received at least two (2) business days in advance of the meeting.

Planning Commission meeting agendas and packets are available from the Legislative Information Center on the City Clerk's page of the City's website (<http://a2gov.legistar.com/Calendar.aspx>).

(If an agenda item is postponed, it will most likely be rescheduled to a future date. If you would like to be notified when a postponed agenda item will appear on a future agenda please contact Planning staff. You may also call Planning and Development Services at 734-794-6265 during office hours to obtain additional information about the review schedule or visit the Planning page on the City's website (www.a2gov.org))

(Public Hearings: Individuals may speak for three minutes. Please state your name and address for the record.) Comments about a proposed project are most constructive when they relate to: (1) City Code requirements and land use regulations, (2) consistency with the City Master Plan, or (3) additional information about the area around the petitioner's property and the extent to which a proposed project may positively or negatively affect the area.)

These meetings are typically broadcast on Ann Arbor Community Television Network Comcast 16 / AT&T 99 live at 7:00 p.m. on the first and third Tuesdays of the month and replayed the following Saturdays at 8:00 PM. Recent meetings can also be streamed online from the CTN Video On Demand page of the City's website <https://a2gov.org/watchctn>. The complete record of this meeting is available in video format at <https://a2gov.org/watchctn>, or is available for a nominal fee by contacting CTN at (734) 794-6150

City Planning Commission regular meetings have transitioned to a hybrid meeting model. The City of Ann Arbor highly encourages the public to participate in public meetings, either in-person or remotely.