



City of Ann Arbor

Formal Minutes - Final

City Planning Commission

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

Tuesday, April 15, 2025

5:30 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

Vice Chair Wyche called the meeting to order at 5:33 pm

2. ROLL CALL

Planning Manager Brett Lenart called the roll.

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

Absent 1 - Lee

Others present:

Planning Manager Brett Lenart

Principal Planner Alexis DiLeo

Senior Planner Michelle Bennett

3. APPROVAL OF AGENDA

**Moved by Commissioner Weatherbee seconded by Councilmember
Disch to approve the agenda. On a voice vote, the motion carried
unanimously.**

4. APPROVAL OF MINUTES OF PREVIOUS MEETINGS

4-a. [25-0792](#) April 1, 2025 City Planning Commission Meeting Minutes

Attachments: April 1, 2025 City Planning Commission Meeting

Minutes.pdf

Moved by Commissioner Weatherbee seconded by Commissioner Hammerschmidt to approve the April 1, 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 stated there was nothing to report as no meeting has occurred.

5-b. Planning Manager

Planning Manager Lenart reported:

Since the last meeting, the Comprehensive Plan draft report was released and informational content is now hosted on the city's engagement hub (engage.a2gov.org). The previous url now redirects to the engagement page.

Upcoming public engagement sessions; Thursday, April 24, 2025 at the Westgate Library from 3:00pm until 7:00pm. Wednesday, April 30, 2025 at the Malletts Creek Library from 3:00pm until 7:00pm. Wednesday, May 7, 2025 at the Traverwood Library from 3:00pm until 7:00pm.

An updated City Planning Commission annual meeting calendar reflecting some of the work that's going to be taking place is included in the packet.

5-c. Planning Commission Officers and Committees

None.

5-d. Written Communications and Petitions

25-0793 Various Communication to the City Planning Commission

Attachments: Adams Comments Questions on Proposed

Comprehensive Land Use Plan.pdf, Agresta Against Comprehensive Plan Land Use.pdf, Burns Message to the Ann Arbor Planning Commission and City Council.pdf, Carey Comprehensive City Plan Comments Questions.pdf, Carey Zoning Questions Comments.pdf, Chambers Comprehensive Plan - Resident Lawsuit Risk Mitigation.pdf, Chambers Resolution Regarding the Comprehensive Land Use Plan.pdf, Crockett Adding Historic to Other Character Areas of the Comprehensive Plan.pdf, Dybdahl Master Plan for Neighborhood Density.pdf, Farjo Thoughts on Comprehensive Land Use Plan.pdf, Glahn Zoning Plans.pdf, Goodman Chapters 1-3 Feedback.pdf, Heikkinen Ltr to City Planning v2 PDF 4-15-2025.pdf, Homan Comp Plan The Low Rise Residential Zone Needs a Thesis.pdf, Homan Thoughts on the Draft Comprehensive Plan.pdf, Jaskiewicz DC-5 and the Comprehensive Plan.pdf, Kahn Please Pause the Comprehensive Land Use Plan.pdf, Land High Density Housing.pdf, Leaf Feedback on Sections 1, 2 , and 3..pdf, Leverich Please Schedule at Least One Weekend Engagement Session.pdf, Lewis City Comprehensive Plan.pdf, Lumm Comprehensive Land Use Master Plan.pdf, Madden Rezoning Plan.pdf, McCall Support for Increased Density.pdf, Miller South State Street Development Proposal.pdf, Millett Second Downtown.pdf, Nyquist Comprehensive Plan Community Engagement.pdf, Ramsburgh Comprehensive Plan.pdf, Saldutti Comprehensive Plan Review Discussion 25-069 10-a.pdf, Schwartz Vote No.pdf, Schultz Unleashing Less Expensive Building Technologies.pdf, Shuchman Change in Zoning.pdf, Sivertson Comprehensive Land Use Plan.pdf, Skidmore Support Housing.pdf, Snuverink Proposed Zoning Changes.pdf, Swinburn Comprehensive Plan Allmendinger Park.pdf, Thomas Strong Support for New Housing in A2.pdf, Trudeau CLUP Resolution DC-5.pdf, Van Fossan Comment in Support of New Housing in Comprehensive Plan.pdf, Van Parunak Future Zoning Recommendations.pdf, Westphal Comments on Chapter 1-3.pdf, Zacharda and Pertosa Our Family's Opinion of Proposed Zoning Changes.pdf, Zemgulys Do Better for the Comp Plan.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.)

Rajeev Batra, 2885 Renfrew Street, spoke in opposition to increasing density in residential areas and urged a pause to the plan, and greater engagement with the public.

Mary Durfee, 1052 Olivia, expressed support for walkable amenities within neighborhoods but cited concerns with viability of retail in mixed use buildings.

Brett Henderson, 1416 Brooklyn Avenue, spoke to parking concerns with new development under current requirements, citing challenges around traffic and density. Concerns also cited around tree removal and stormwater management along with changes to R1 and R2 zoning.

Andy Flint, 3425 Andover Road, spoke in support of retaining single-family zoning in the Comprehensive Plan.

Warren Williams, 2708 Lower Road, grew up in the neighborhood with no places to play. Questioned what consideration has been given about the upbringing of children in the plans.

Will Leaf, North State Street resident, spoke in support of the first three sections of the Comprehensive Plan but requested improvements to page 18, noting concern about how the housing burden is described.

Jeffrey Post, resident, requested outreach to realtors about the Comprehensive Plan, suggesting there is not yet awareness in this sector.

Jeff Crockett, 506 East Kingsley, requested the inclusion of historic districts in the "character areas" of the Comp Plan.

Mary Henderson, spoke in opposition to the Comprehensive Plan and encouraged participation in a petition to pause the plan effort.

Adam Jaskiewicz, 1430 Las Vegas Drive, spoke to the high cost of housing in Ann Arbor and asked for clarification on definition of commercial and further information on tax expenditures.

Brad Pritts, 3030 Lexington Drive, urged inclusion of UM plans in the Comprehensive Plan process and requested additional engagement to

match unique neighborhood needs.

Tom Stulberg, 1202 Traver Street, spoke in opposition to the draft Comprehensive Plan. More details are better for a Comp Plan, urging more specific content and less cartoons.

Eric Ivancich, Towner Boulevard, spoke in support of the Comprehensive Plan.

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

Seeing no additional speakers Vice Chair Wyche closed the Public Comment.

7. PUBLIC HEARINGS SCHEDULED FOR NEXT REGULAR MEETING

- 7-a. [25-0794](#)** Public Hearings Scheduled for Tuesday, May 6, 2025 Planning Commission Meeting

Attachments: 5-06-2025 Notice of Public Hearing.pdf

Planning Manager Lenart reported for the Tuesday, May 6, 2025 meeting starting at 5:30pm:

313 Braun Court Site Plan for Planning Commission Approval; SP24-0018 - A proposed seven-story building with 38 residential condominium units. Thirty-three parking spaces will be provided on site. Vehicle access to the site is proposed from the existing alley between Catherine Street and East Kingsley. The development would require demolition and removal of the current structures. The project is pursuing LEED silver certification. Zoned D2 Downtown Interface.

8. UNFINISHED BUSINESS

None.

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

- 9-a. [25-0795](#)** **2845 South State Street (Arbor South) Site Plan for Planning Commission Approval** - A proposed site plan to develop 14 new

buildings in a downtown-style development around two existing buildings at 777 and 789 E Eisenhower Pkwy. New buildings include a hotel, apartment and condominium buildings, some with ground floor retail uses, restaurant/commercial buildings, and parking structures. The 23.5-acre site is zoned TC1 (Transit Corridor district). Ward 1.

Staff Recommendation: Postpone.

Attachments: Staff Report 2025-04-15 (Arbor South).pdf, Location Map (Arbor South - 2845 S State St), Zoning Map (Arbor South - 2845 S State St), Aerial Map (Arbor South - 2845 S State St), 250414_ArborSouth_PC_Draft_v6.pdf

PROJECT/PRESENTATION:

Jeff Hauptman of Oxford Companies, Matt Cherry and Anna Anderson of Lord Aeck Sargent, and Ted Hirsch of Midwestern Consulting presented the proposed request.

STAFF PRESENTATION:

Principal Planner Alexis DiLeo presented the proposed request.

PUBLIC HEARING:

Elija Savoy, Hidden Valley Club apartments. Corridors along the project, are there plans to make more pedestrian friendly? Eisenhower and State Street, flashing lights give double threat scenario for pedestrians. Expressed concern about smaller business displacement in the area.

Ken Garber, 28 Haverhill Court, stated there is lot to like about the project. Questioned if the project is fully electric. Stated he was here to talk about parking, stating should use experience based model to forecast parking demand. Would like to see C2 removed, green space added, developer can come back with a revised plan in 2029 if more parking is necessary.

Kathleen Chow, 2907 Whittier Court, work in office building nearby and live closeby. Spoke in support of the proposed plan.

Eric Ivancich, resident, spoke about parking with the proposed project

Tom Stulberg, 1202 Traver Street, stated this is a good location for this type of development. Compared project to Lowertown raising concern about rent prices.

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

Seeing no additional speakers Vice Chair Wyche closed the Public Hearing.

Moved by Commissioner Hammerschmidt seconded by Councilmember Disch that

The Planning Commission moves to postpone to the Commission's June 17, 2025 regular meeting for additional time to complete staff reviews and for the applicant to address unresolved issues.

COMMISSION DISCUSSION:

The Commission held an open discussion on the item. [For a complete record of the discussion, please see available video format].

On a voice vote the vote was unanimous with the Planning Manager declaring the motion carried.

9-b. [25-0796](#) Comprehensive Plan Review - Chapter 1, 2, and 3

Attachments: Questions for Comp Plan Chapters 1-3.pdf

STAFF PRESENTATION:

Senior Planner Michelle Bennett presented the draft Comprehensive Plan.

Staff Questions for Draft Comprehensive Plan, Chapters 1 - 3 April 15, 2025

[Questions were included in the Packet]

1. Chapter 1: (page 5) Staff would like to add a section that discusses why we plan. What are reasons you would add for why we develop a Comprehensive Land Use Plan?

2. Chapter 1: (page 5) How would you like to see past plans incorporated into this section?

3. Chapter 1: (pages 8-13, 20-21) Are there any major or impactful historical events missing?

4. Chapter 1: (pages 14-18) Does the "Ann Arbor Today" snapshot resonate? Is there any other significant data that you would want to see in this section?

5. Chapter 2: How would you like to see the engagement process and results presented?

6. Chapter 3: One of the Comp Plan directives is to have a values-based plan. Do you support how our values are described?

COMMISSION DISCUSSION:

The Commission held an open discussion on the item and provided feedback. [For a complete record of the discussion, please see available video format]

10. OTHER BUSINESS

10-a. [25-0797](#) 2025 City Planning Commission Calendar Review

Attachments: 2025 CPC Meeting Schedule v3.pdf

Planning Manager Lenart presented the proposed calendar updates.

Moved by Commissioner Mills seconded by Commissioner Adams that

The City Planning Commission approve attached revised annual commission calendar.

On a voice vote the vote was unanimous with the Vice Chair declaring the motion carried.

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

Luis Vasquez, 909 Barton Drive, appreciate all the effort put into the Land Use Plan process including City staff, commissioners, and City Council. Likes the direction the process is going and the direction the Planning Commission wants to take Ann Arbor towards, which is increasing the density of housing throughout the city. Would like to see businesses dispersed throughout our neighborhoods, but the current zoning doesn't allow for that.

Seeing no additional speakers Vice Chair Wyche closed the Public Comment.

12. COMMISSION PROPOSED BUSINESS

None.

13. ADJOURNMENT

Moved by Commissioner Abrons seconded by Councilmember Disch to adjourn the meeting at 11:02 pm. On a voice vote, the Vice 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>). Agendas and packets are also sent to subscribers of the City's email notification service, GovDelivery. You can subscribe to this free service by accessing the City's website and clicking on the 'Subscribe to Updates' envelope on the home page.

(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.