



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, May 20, 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 Lee called the meeting to order at 7:02 pm in Council Chambers at City Hall of Ann Arbor.

2. ROLL CALL

Deputy Planning Manager Kelley called the roll

Present 6 - Mills, Abrons, Lee, Wyche, Weatherbee, and Norton

Absent 3 - Hammerschmidt, Disch, and Adams

Others present:

Deputy Planning Manager Hank Kelley

Principal Planner Alexis DiLeo

City Planner Mariana Melin-Corcoran

3. APPROVAL OF AGENDA

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

4. APPROVAL OF MINUTES OF PREVIOUS MEETINGS

4-a. [25-0977](#) May 13, 2025 City Planning Commission Meeting Minutes

Attachments: May 13, 2025 City Planning Commission Meeting Minutes.pdf

Moved by Commissioner Weatherbee seconded by Commissioner Abrons to approve the May 13, 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

Deputy Planning Manager Kelley reported at the Monday, May 19, 2025 City Council meeting:

The Annexation of 1155 Arlington was approved.

An ordinance amendment to modify Land Division passed on first reading.

The re-appointment of Chair Lee, Commissioner Hammerschmidt and Commissioner Abrons to the Commission approved until June 30, 2028.

5-b. Planning Manager

Deputy Planning Manager Kelley reported:

The Tuesday, May 27, 2025 Ordinance Revisions Committee meeting has been cancelled.

The Tuesday, June 3, 2025 meeting is proposed to start at 5:30pm and will include presentations related to infrastructure, sustainability and economic development, as well as the Implementation Matrix of the draft Comprehensive Plan.

City staff are analyzing community input from surveys presented at comprehensive plan outreach engagement session at branch libraries.

5-c. Planning Commission Officers and Committees

None.

5-d. Written Communications and Petitions**25-0978** Various Communication to the City Planning Commission**Attachments:**

1. A2 Comp plan analysis.pdf, 2. Adams Housing Affordability Analysis.pdf, 3. Amoe Comprehensive Plan.pdf, 4. Averill Comprehensive Land Plan Feedback.pdf, 5. Carey Planning Thoughts.pdf, 6. Comprehensive Plan Comment From Avalon.pdf, 7. Copeland A2 Liberty Oaks Comprehensive Plan.pdf, 8. Crockett Lack of Community Engagement in Understanding or Assigning Transition Districts.pdf, 9. D'Amour Comment from CARD.pdf, 10. Daskin Comprehensive Land Use Plan Feedback Pause the Plan.pdf, 11. Davison Supporting CLUP.pdf, 12. Dort Comprehensive Plan Feedback - Pause the Plan.pdf, 13. Ford Pause the Plan.pdf, 14. Ford Request for Information Regarding Comprehensive Plan and Plan Process.pdf, 15. Gallagher Comprehensive Plan.pdf, 16. Gholami Asking for Your Assistance With Affordable Housing.pdf, 17. Haddix Slow the Comprehensive Land Use Plan.pdf, 18. Howley-Visel Transitional District.pdf, 19. Jankowski A2 Liberty Oaks Comprehensive Plan.pdf, 20. Kaufmann Comprehensive Land Use Plan.pdf, 21. Kazis Comments Re Comprehensive Land Use Plan Draft.pdf, 22. King Draft Comprehensive Land Use Plan.pdf, 23. Ladewski Draft Comprehensive Planning Process - Comments.pdf, 24. Lewan A2 Comprehensive Land Use Plan.pdf, 25. Lewis 303 Detroit.pdf, 26. Linkner Zoning Bad Changes.pdf, 27. Madden Feedback to Project Plan.pdf, 28. McClintock Comments on Comprehensive Plan.pdf, 29. McKee Comprehensive Plan Feedback - Pause the Plan.pdf, 30. Mohai Resident Feedback Regarding the A2 Comprehensive Land Use Plan.pdf, 31. Monroe Public Comment May 7, 2025 Engagement Activity Boards.pdf, 32. Morrison Comments on Draft Comprehensive Plan - May 16, 2025.pdf, 33. Mortensen A2 Liberty Oaks Comprehensive Plan.pdf, 34. Murawskii Comprehensive Plan Feedback - Pause the Plan.pdf, 35. O'Neal Comprehensive Land Use Plan.pdf, 36. O'Neal Densification.pdf, 37. Ratliff Comprehensive Plan.pdf, 38. Ream Input for Comprehensive Plan.pdf, 39. Rein Comprehensive Land Use Plan.pdf, 40. Riseng

Comprehensive Land Use Plan.pdf, 41. Rosenbaum Last Night's Meeting and Support for Comprehensive Plan.pdf, 42. Shill Comprehensive Land Use Plan.pdf, 43. Sonen Comments on the Comprehensive Plan.pdf, 44. Stulberg Lack of Community Engagement in Understanding or Assigning Transition Districts.pdf, 45. Tinkerhess Comprehensive Plan.pdf, 46. Tirion Please Pause the Plan.pdf, 47. Zimmer May 16 Survey.pdf, 48. Ziobro Comprehensive Plan - thoughts.pdf, 49. Bare Please Pause the Comprehensive Land Use Plan.pdf, 50. Dokas Want to Read Some Academic Studies on Upzoning.pdf, 51. Gorris Please Plan to Keep R1 Single Family Zones South of Stadium Blvd.pdf, 52. Klingler Comprehensive Plan.pdf, 53. Rosen Please Move Forward with the Comprehensive Plan.pdf, 54. Young Comment for May 20 Meeting.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.)

Ken Garber, 28 Haverhill Court, spoke in favor of stronger sustainability and affordability requirements to achieve a height incentive.

Lisa Jevens, 1054 Martin Place, asked if a similar mailer was considered at the start of the 2024 comprehensive planning process after receiving a city flyer and other current administration materials.

Tom Stulberg, 1202 Traver Road, proposed allowing developers flexibility in choosing two of three options, no parking, sustainability, or affordability, while raising concerns about R4C redesignation and its potential impacts.

Adam Jaskiewicz, 1430 Las Vegas Drive, also received a mailer and asked how effective planning-related postcards are in engaging renters.

Kathy Boris, 1726 Charlton, would like responses to the questions raised by previous callers related to mailers.

Linda Brower, 5th Ward resident, expressed concern about affordability, agreed the Planning Commission has prioritized density for affordable housing, suggested considering additional strategies.

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

Seeing no additional speakers Chair Lee closed the Public Comment

6-a. Commissioner Response

None.

7. PUBLIC HEARINGS SCHEDULED FOR NEXT REGULAR MEETING

7-a. 25-0979 Public Hearings Scheduled for Tuesday, June 3, 2025 Planning Commission Meeting

Deputy Planning Manager Kelley reported:

For the Tuesday, June 3, 2025 Planning Commission Meeting there are no public hearings scheduled and as previously mentioned there will be multiple presentations related to the Comprehensive Plan.

8. UNFINISHED BUSINESS

None.

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

9-a. 25-0980 303 Detroit Street Site Plan for Planning Commission Approval. (SP24-0025): A proposed plan to convert 303 Detroit Street from an office/retail building to a residential building with 16 units by adding approximately 10,000 square feet. Construction includes building an additional floor on top of the existing buildings, adding balconies, and creating a parking garage in the basement accessed by a rotating automobile elevator from a new driveway off North Fourth Ave. Site is in the D2 (Downtown Interface) base zoning district, Kerrytown Character overlay district, and Secondary street type designation.

Attachments: 2025-05-20 Staff Report SP24-0026.pdf, 303 Detroit St Site Plan V4 May 5, 2025.pdf, 303 Detroit St Zoning Map.pdf, 303 Detroit St Aerial Map.pdf, Market Place Condos - 05 20 25 PC Presentation.pdf

PROJECT PRESENTATION:

Greg Copp of MAVD, Marc Rueter of Rueter and Associates, Tom

Fitzsimmons of Huron Contracting, and Kathy Keinath of Macon Engineering presented the proposed request.

STAFF PRESENTATION:

City Planner Mariana Melin-Corcoran presented the staff report.

PUBLIC HEARING:

Lisa Young, Public Market Advisory Commission, recognized construction and past noise concerns at 330 Detroit, highlighting the need for coordination at higher levels and in daily operations, especially during market events.

Ken Garber, 28 Haverhill Court, supports minimizing market disruptions, welcomes redevelopment, and inquired about geothermal, solar, and parking.

Tom Stuhlberg, 1202 Traver Road, expressed approval for adaptive reuse and infill development.

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

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 approves the 303 Detroit Street Site Plan Version 4 dated May 5, 2025 and recommends approval of the Development Agreement for a Parks Contribution in the amount of \$10,000.

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 roll call vote the vote was as follows with Deputy Planning Manger Kelley declaring the motion carried. Vote 6-0.

Yeas: 6 - Sarah Mills, Ellie Abrons, Wonwoo Lee, Donnell Wyche, Julie Weatherbee, and Richard Norton

Nays: 0

Absent: 3 - Sara Hammerschmidt, Lisa Disch, and Daniel Adams

- 9-b. [25-0981](#) 630 South Ashley Street Site Plan for Planning Commission Approval.
(SP25-0003): A proposed site plan to construct two single-family homes with a garage between them, plus a detached garage with a second-story residential unit. The former Armen Cleaners site is 0.17-acres, currently vacant, and is in the C2B (Business Service District) zoning district and the Old West Side Historic District. The project has received Historic District Commission approval and variances from the Zoning Board of Appeals. Staff Recommendation - Approval

Attachments: 630 S Ashley Staff Report.pdf, 630 Ashley Site Plan 4-25-25_v3.pdf, 630 S Ashley DRAFT Development Agreement.pdf, 630 S Ashley St Aerial Map.pdf, 630 S Ashley St Zoning Map.pdf

PROJECT PRESENTATION:

Marc Rueter of Rueter and Associates and Kathy Keinath of Macon Engineering presented the proposed request.

STAFF PRESENTATION:

City Planner Mariana Melin-Corcoran presented the staff report.

PUBLIC HEARING:

Ken Garber, 28 Haverhill Court, supports residential conversion but urges stronger sustainability measures, suggesting consideration of high-performance heat pumps and solar panels.

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

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 approves the 630 South Ashley Street Site Plan (revision 3), dated April 25, 2025.

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 roll call vote the vote was as follows with Deputy Planning Manger Kelley declaring the motion carried. Vote 6-0.

Yeas: 6 - Sarah Mills, Ellie Abrons, Wonwoo Lee, Donnell Wyche, Julie Weatherbee, and Richard Norton

Nays: 0

Absent: 3 - Sara Hammerschmidt, Lisa Disch, and Daniel Adams

- 9-c.** [25-0982](#) 625 Church Street Site Plan for Planning Commission Approval (SP24-0017): A proposed site plan to redevelop 621 Church Street, 625 Church Street, 633 Church Street and 1207 Willard Street, plus an area extending over 616 S Forest, to construct a 20-story apartment building of approximately 180 units, 280,000 square feet of floor area and 195 feet in height. Site is 16,052 square feet and is in the D1 (Downtown Core) base zoning district, South University Character overlay district, and Secondary street type designation.
- Attachments:** May 20, 2025 Planning Staff Report (625 Church), Zoning Map (625 Church), Aerial Photo (625 Church), Site Plan (625 Church), Architectural Plan (625 Church), Resolution R-25-123, Air Rights Purchase Agreement (R-25-123), Development Agreement (625 Church) Rough Draft.pdf, Planning Commission Presentation 5.20.2025.pdf

PROJECT PRESENTATION:

Joe Gatto of Core Spaces, Jared Schenk of Schenk Plus, and Jon Hoffman of DLR Group presented the proposed request.

STAFF PRESENTATION:

Principal Planner Alexis DiLeo presented the staff report.

PUBLIC HEARING:

Ken Garber, 28 Haverhill Court, suggested the City push for additional sustainability elements for buildings of this scale.

Adam Jaskiewicz, 1430 Las Vegas Drive, spoke in support of the project and density in this area of the city.

Alex Lowe, 2532 Pittsfield Boulevard, spoke in support of additional housing and density at the site noting there could be an increase in height.

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

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 approves Site Plan SP24-0017 for 625 Church Street dated April 21, 2025, subject to entering into and satisfying all terms of a Development Agreement, with the following conditions:

Revised plans are submitted which satisfactorily:

- 1. Remove the controlled access gates on the east side of the building,**
- and**
- 2. Addresses the comments and notations of the Engineering and Public Works reviews.**

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 roll call vote the vote was as follows with Deputy Planning Manger Kelley declaring the motion carried. Vote 6-0.

Yeas: 6 - Sarah Mills, Ellie Abrons, Wonwoo Lee, Donnell Wyche, Julie Weatherbee, and Richard Norton

Nays: 0

Absent: 3 - Sara Hammerschmidt, Lisa Disch, and Daniel Adams

10. OTHER BUSINESS

10-a. 25-1000 City Planning Commission 2025 Calendar

Attachments: 2025 CPC Meeting Schedule v4.pdf

Deputy Planning Manager Kelley presented the proposed calendar changes.

COMMISSION DISCUSSION:

The Commission held an open discussion on the item.

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

Moved by Commissioner Abrons seconded by Commissioner Wyche that:

The City Planning Commission approve the attached revised 2025 calendar, subject to removing the Tuesday, May 27, 2025 meeting.

On a voice vote, Deputy Planning Manager Kelley declared the motion passed unanimously.

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

Lisa Young, 816 Third Street, supports efforts to manage construction impacts on the Farmer's Market and emphasized the importance of wayfinding, including during construction.

Brad Pritts, 3030 Lexington, thanked the Commission and staff for their work and emphasized the need for prioritizing residents and owners in the comprehensive plan.

Mark Scerbo, 2017 Fair Street, noted a dentist practice relocated to Liberty outside the highway ring after facing historic district restrictions downtown, gaining parking but with limited pedestrian and bike access.

Lisa Jevens 1054 Martin Place, questioned whether citywide mailers were considered for the Comprehensive Plan outreach, and why they were not ultimately used.

Adam Jaskiewicz, 1430 Las Vegas Drive, expressed concern about returned postcards related to the 625 Church Street development and the effectiveness of mailers as a way to reach renters and others.

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

Seeing no additional speakers Chair Lee closed the Public Comment.

12. COMMISSION PROPOSED BUSINESS

Commissioner Wyche discussed the question raised about whether postcards were sent to the public regarding the Comprehensive Plan.

Deputy Planning Manager Kelley noted likely that tradeoff of high cost for mailers or postcards was weighed against other consultant services, along with the high rate of returned mailers and ability to effectively reach all residents.

Commissioner Abrons, asked to make a note to update Table 5.29-1, Required Approvals for Development Activities for Land Use, to remove requirement for site plan for residential in commercial zones.

Chair Lee noted to add the premium and an assessment of utilization on sustainability and proportionality.

Deputy Planning Manager Kelley noted the above item is set for discussion at the Tuesday, June 10, 2025 Working Session, in addition, Suzanne Flowers of our Transportation division will be in attendance to give an update to tiered corridors.

Commissioner Mills, asked about the status of bike parking requirements discussion, would like to put a note about the Detroit street bike parking configuration as an example.

Principal Planner DiLeo responded there was a staff meeting tomorrow, Wednesday, May 21, to talk about latest draft noting the discussion has been deliberately slow to now overwhelm ORC members also focused on comp plan and that the current plan is to bring discussion to the July meeting.

13. ADJOURNMENT

Moved by Commissioner Wyche seconded by Commissioner Weatherbee to adjourn the meeting at 9:47 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>). 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.