



City of Ann Arbor

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

Meeting Agenda City Planning Commission

Thursday, January 23, 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

2. ROLL CALL

3. APPROVAL OF AGENDA

4. APPROVAL OF MINUTES OF PREVIOUS MEETINGS

- 4-a. [25-0047](#) January 7, 2025 City Planning Commission Meeting Minutes
Attachments: January 7, 2025 City Planning Commission Meeting Minutes.pdf

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

5-a. City Council

5-b. Planning Manager

5-c. Planning Commission Officers and Committees

5-d. Written Communications and Petitions

- [25-0048](#) Various Communication to the City Planning Commission

Attachments: Ateya - Comments Trying to Fight People's Wants Gets You Nowhere.pdf, Chambers Feedback on Comprehensive Plan Project Questions.pdf, Goodman Comprehensive Plan Comments.pdf, Hladis Feedback for 1-23 Comprehensive Plan Meeting.pdf, Leaf Comprehensive Plan Restrictive Districts Memo.pdf, Leaf and Levine Restrictive Districts Memo 1_2025.pdf, Leaf and Levine Comprehensive Plan History.pdf, Lyon - Comments Desification of Single Family Zoned Housing.pdf, Pritts Comprehensive plan input - 1-22-25.pdf, Saldutti Comp Plan Feedback 1-23-25.pdf, Scerbo Comprehensive Plan Email.pdf, Scerbo Comprehensive Plan Feedback.pdf, Westphal Suggestions for Land Use Plan Draft.pdf, 2025 1-23 CPC City Council Communication Memo.pdf

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.)

7. PUBLIC HEARINGS SCHEDULED FOR NEXT REGULAR MEETING

- 7-a. [25-0049](#) Public Hearings Scheduled for Tuesday, February 4, 2025, Planning Commission Meeting

8. UNFINISHED BUSINESS

- 8-a. [25-0050](#) Proposed Amendment to Nonconforming Structures (Section 5.32.2) in Unified Development Code:

Attachments: 2025-01-23_CPC_Staff Report (Nonconforming Structures).pdf, 2025-1-23_CPC_Ordinance (Nonconforming Structure) - Proposed Annotated.pdf, Non Conforming Structures CPC Slides.pdf

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

- 9-a. [25-0051](#) Comprehensive Plan - Presentation and Discussion

Attachments: Planning Commission_07_Major Topics_20250123 QUESTIONS REVISED.pdf, Floor Area Ratio REVISED.pdf, Planning Commission Questions and Responses.pdf

10. OTHER BUSINESS

- 10-a. [25-0121](#) Appoint a Planning Commission representative to the Comprehensive Stormwater Management Plan Advisory Group

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

12. COMMISSION PROPOSED BUSINESS

13. ADJOURNMENT

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.