



# City of Ann Arbor

## Formal Minutes - Final

### City Planning Commission

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

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Tuesday, March 18, 2025

7:00 PM

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

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This meeting will be broadcast live on CTN Cable Channel 16, ATT Channel 99, and online at [a2gov.org/watchCTN](http://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**

*Secretary Hammerschmidt called the meeting to order at 7:00 pm in Council Chambers at City Hall of Ann Arbor.*

**2. ROLL CALL**

*Planning Manager Brett Lenart called the roll.*

**Present** 7 - Mills, Abrons, Hammerschmidt, Disch, Weatherbee, Adams, and Norton

**Absent** 2 - Lee, and Wyche

*Others present:*

*Planning Manager Brett Lenart*

**3. APPROVAL OF AGENDA**

**Moved by Commissioner Mills 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. [25-0548](#)** March 4, 2024 City Planning Commission Meeting Minutes

**Attachments:** March 4, 2025 City Planning Commission Meeting

Minutes.pdf

**Moved by Commissioner Mills seconded by Commissioner Abrons to approve the March 4, 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 17, 2025 City Council meeting:*

- 2857 Packard to be developed was approved on consent agenda prioritizing on protection of trees and zero or reduced emissions building.*
- Hickory Way rezoning and site plan Development Agreement were approved on second reading.*
- General Entertainment UDC changes were presented to City Council*
- Design Review Board modifications passed first reading and was passed on to second reading.*

**5-b. Planning Manager**

*Planning Manager Lenart reported:*

- There is a Zoom broadcast issue with the CTN feed, but YouTube and Zoom stream are functioning.*
- Included in the packet is a follow up on the Comprehensive Land Use Plan.*

**25-0630 Comprehensive Land Use Plan Review Process**

**Attachments:** Comprehensive Plan Review Process Updates Memo\_  
CPC 3.18.25.pdf

**5-c. Planning Commission Officers and Committees**

**5-d. Written Communications and Petitions****25-0549** Various Communication to the City Planning Commission

**Attachments:** Anusbigian Upzoning in Ann Arbor.pdf, Bass Mtg 3-18-25 Comprehensive Land Use Plan Zoning.pdf, Batra Opposition to Upzoning Change.pdf, Bjornstad Development.pdf, Breck Comprehensive Plan for Ann Arbor.pdf, Chambers follow up.pdf, Chambers Neighborhood Comp Plan Opposition Flyer and the Abundance Agenda Response Upzoning.pdf, Crockett Concern Over the Systematic Erosion of Community Engagement in Ann Arbor.pdf, Dabrowski Proposal to alter process for citizen participation and public notification.pdf, Doyal Oppose New Planning Ordinance.pdf, Dybdahl Proposed Upzoning Changes.pdf, Fadel Planning Commission Meeting March 18, 2025.pdf, Fein CCL Support for building decarb in comprehensive plan..pdf, Forsberg-Smith tonight's meeting.pdf, Greer support for CLUP revisions.pdf, Herseth Ann Arbor's Future.pdf, Hurwitz Comprehensive Plan.pdf, Jansson Proposed Land Use Districts.pdf, Johnson Planning Meeting ReZoning Comments.pdf, Kenney Planning Commission Meeting March 18.pdf, Ladin Rezoning Burns Park.pdf, Lamphiear Public Hearings.pdf, Leff Oppose your March 18, 2025 agenda.pdf, Leverich Letter of Support of the Planning Commissions Work.pdf, McLaughlin Comprehensive Plan.pdf, Millett Future Upzoning.pdf, Mull zoning plans.pdf, Nissley Residential Zoning Changes Under Consideration.pdf, Nyquist Agenda items for March 18, 2025 Meeting.pdf, O'Neal Single Family Zoning Etc..pdf, O'Neal Comments on Up-zoning.pdf, Pollack Stop Strip-Mining Ann Arbor.pdf, Pottow Yet Another Homeowner Horrified.pdf, Pritts Input to Planning Commission.pdf, Ream Tree Canopy Preservation City of Evanston.pdf, Robertson-Primeau Re-Zoning.pdf, Ryder Comprehensive Plan thoughts.pdf, Rykwaldner For the Meeting today.pdf, Shuchman Change in Zoning.pdf, Shurtliff Proposed zoning changes to be discussed at meeting 3-18-2025.pdf, Sircar Do Not Eliminate Public Hearings on Development Projects.pdf, Spencer Upzoning comments.pdf, TePaske-King Concerns for Proposed Re-Zoning.pdf, Terry-Murphy

Comments Proposed Changes to Comprehensive Plan.pdf, Tiews Housing Proposal.pdf, Tiews Single Zone Plan.pdf, Walhberg and Cutler AA Resident Comments Comprehensive Land Use Plan Upzoning.pdf, Watkins Concerns about changing the zoning of residential areas.pdf, Whitaker Comments on the New Comprehensive Plan.pdf, Witten Single Zoning Initiative.pdf, Worden Planning Commission meeting tonight.pdf, Worden Re-zoning Ann Arbor.pdf, Wineberg Tuesday meeting up zoning.pdf, Wasneski Proposed Zoning changes.pdf, Zemgulys Oppose 3 Ordinances That Are Recommended by Staff for Approval 3-18 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.)**

- Sarah Lorenz, 1784 Scio Church Road, of The Ann Arbor Community Land Trust a new non-profit developer spoke to adding housing in Ann Arbor.*
- Alexis Salazar, 2942 Birch Hollow Drive, lived here 10 years as a renter. Advocated for affordable housing in Ann Arbor.*
- Richard Dorcas, 1213 Marlboro Drive representing Home Owners Association, spoke to Public Hearing language for noticed items, the cost of housing in Ann Arbor and the electrical grid.*
- Luke Woodworth, 2519 Miller Avenue, lived in Ann Arbor for 5 years stating the cost of rent is increasing and people are not going to be able to afford living in the city.*
- Mary Durfee, 1052 Olivia, spoke in opposition to upzoning in Ann Arbor noting infrastructure problems. One size fits all doesn't take differences into account. Not all neighborhoods are the same.*
- Jack Cederquist, Orchard Hills/Maplewood Drive resident, Comprehensive Plan process, I and 20 of my neighbors used the meeting in a box hand out, provided inputs from the group are against any rezoning.*
- Tim Winnick, Burns Park resident, idea of the comprehensive plan was premised on affordable housing. Cost of building is high 40% of the*

*people cannot buy property at cost.*

*- Kathy Griswold, 3565 Fox Front Drive, served on Ann Arbor Public Schools and City Council. Community Standards can't enforce anything for weeds in ROW because they were told that you are going to address it in the Planning Commission.*

*- Courtney Snyder, 1022 Granger Avenue, I'm not opposed to increasing density. Developers have not been invested in starter homes. We can create owner-occupied homes at an appropriate scale; renter occupied apartments are not starter homes*

*- Speaking for neighbors Darlene Walberg and Robert Cutler of 1568 Kensington, we have been homeowners for over 35 years. We are not in favor of the following proposed plan including razing single family homes to allow four story residential buildings, combining residential driveways as parked cars are a problem on the street. Ann Arbor needs affordable housing.*

*- Rita Mitchell, 621 Fifth Street, spoke in opposition to Land Use Planning and expressed concerns about Concerns about Comprehensive Land Use Plan. The plan will reduce outreach. There is no clear path to affordable housing. I ask you provide data that supports the proposed growth.*

*- Tony Benel, 1310 Minerva Road, I've always supported progressive change, but I strongly oppose the current draft it's tone deaf to society noting the timing couldn't be worse. We were all distracted by the national election.*

*- Susan Kaufman, 630 Fifth Street, population is stable, but jobs growing incrementally. We have a critical lack of housing, but upzoning will increase the cost of housing. Developers will target neighborhoods of affordable homes.*

*- Lauren Sargent, Ember Way, cognitive dissonance of sustainability, diversity, equity are used as a trojan horse for build baby build. We moved to our current neighborhood because of walkability. The George is a failed model, it's not full, and no one from there walks or rides the bus. What is the consideration of people who are housing insecure? This is a time for more democracy, not less*

*- Stacy Haar, 2004 Crestland Drive, urge you to retain the maintenance*

*of a public meeting. Share my extreme displeasure at the way the current land use plan is going and written. It is doubtful that this plan will accomplish what you are looking for. We want data. You are more interested in pleasing developers than the community. Keep the requirement for meetings.*

*- Rob Rusles, Reading letter from Ellen Lampheer, of 2030 Independence, spoke in opposition to eliminating public comment on new construction projects. People who live here have the right to enjoy their dwellings and provide public comment on proposed projects. I'm not against new buildings and controlled growth. I'm concerned about the plans for the comprehensive plan.*

*- Steve Gutterman, 551 South Ashley, I could never afford to buy two rental properties currently own today, they cost \$22k in taxes. Is there any data to support that the increase supply on housing has had any impact on housing affordability? Ann Arbor is a desirable city, and building just creates induced demand.*

*- Roger Cohn, 1911 Austin Avenue, I've never heard any communication about this from the City. There is so many issues with this plan, it doesn't take into account that not everyone wants density. The plan is one size fits all. We all want affordable housing. Go back to the drawing board.*

*- Holly Elliot, Ann Arbor resident, spoke to issues with the bike lanes on Miller Avenue and concerns with police and fire getting through.*

*- Nancy Leff, 1512 Mont Clair Place, spoke in opposition to proposed changes in the Unified Development code.*

*- Tom Stulberg, 1202 Traver Street, confusing to the public, how are these changes going to work; maybe you want to delay this. I want to thank the professional staff of the planning commission. There will be presentations to the public, now the public is going to get something that they haven't heard before. the Comprehensive Plan is the entire community's view. We need to look at more direct approaches. it's deregulation of the market.*

*- Rachel Pooley, 1336 Kensington Drive, we have a big communication problem. Efforts should be made to reach out to neighborhood associations. I agree that multiple approaches to a housing crisis is being considered.*

- James D'Amour, 3rd Ward resident, great ideas are presented here and it's great to hear the public input. I am disgusted by several members of the Commission. We make changes with our ordinances with respect to all stakeholders. It can be difficult to bring people back up after 3 minutes, embrace the public about the comprehensive plan.

- David Weaver, 1308 Hutchins Avenue, spoke in support the Miller Avenue bike lanes, It should be a safe path for riders of all ages.

- Lisa Jevens, North Burns Park resident, came here to read a letter; Carol Mull – Burns Park Area, the City should conduct a new survey only residents should be consulted. Any comprehensive Plan must address infrastructure as well as housing. Create affordable housing, work with neighbors to determine.

- Jon Pollock, Woodside Road, Thank you for your public service; I grew up in Ann Arbor, moved back to Ann arbor from NY to raise my family; When University Towers went up always struck me as the ugliest building in ann arbor; it lost the contest across the street; If we don't have design standards; I hope that we'll pause, because the buildings that will be going up will be there for decades

- Marcia, 1344 Marlborough Drive, read letter from neighbor Katie at 1255 Kensington Drive, my profound concern and opposition to the proposed changes to the City's zoning ordinance. This proposed change lacked feedback from the community. The City must hold public comment on this matter; if this is indeed an attempt to add housing, allow duplexes into our neighborhoods, not miniature apartments.

- Kathy Borsuch, 1726 Charlston, spoke in opposition to the Comprehensive Land Use Plan.

- Adam Jaskiewicz, 1430 Las Vegas Boulevard, not all neighborhoods have associations and not all neighborhood associations are welcoming. Renters have every right to engage in plan as owners. I wholeheartedly support the plan

- Eric Ivancich, 3rd Ward resident, housing is unaffordable in Ann Arbor, workers are forced to commute from far away. We need to allow more cottage courts and small apartments.

- Luis Vasquez, 1st Ward resident, amount of concern trolling and fear mongering about Comprehensive Land USe Plan is pretty appalling to

*me. Lend my support to the Planning Commission as it's going through this Comprehensive Land Use Plan process. There were numerous opportunities for City residents to engage with the process. Continue with the process. We need housing in Ann Arbor*

*- Alex Lowe, 2332 Pittsfield, speaking on behalf of 50,000 renters and over 70% of voters who voted for the current City Council based on their promises related to planning and transportation. The difference between public hearings and public comment is confusing to the public and should be merged into a single thing. The city does far more than is reasonable to notify people of what is going on and people don't show up. Disappointed no one on Planning Commission brought up maximum density.*

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

*Seeing no additional speakers Secretary Hammerschmidt closed the Public Comment*

**7. PUBLIC HEARINGS SCHEDULED FOR NEXT REGULAR MEETING**

- 7-a. [25-0550](#)** Public Hearings Scheduled for Tuesday, April 1, 2025 Planning Commission Meeting  
*Planning Manager Lenart reported there were no new public hearings scheduled for Tuesday, April 1, 2025.*

**8. UNFINISHED BUSINESS**

*None.*

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

- 9-a. [25-0551](#)** 1155 Arlington Boulevard Annexation and Zoning - A petition from the owners of 1155 Arlington Boulevard to annex the 1-acre parcel from Ann Arbor Township into the City and zoned R1A (Single-Family Dwelling) district. Staff Recommendation: Approval  
  
**Attachments:** Staff Report 2025-03-18 (1155 Arlington).pdf, Attachment Aerial Photo (1155 Arlington), Attachment Zoning Parcel Maps (1155 Arlington), Attachment Annexation Petition



1155 Arlington.PDF, Attachment Zoning Petition 1155  
Arlington.PDF

**STAFF PRESENTATION:**

*Planning Manager Lenart presented the proposed request.*

**PUBLIC HEARING:**

*- Tom Stulberg, Ann Arbor resident, stated he is not big fan of R1A, noting he and his partners and investors own about a dozen properties. Let's talk about R1A, getting some of these annexation requests have been rezoned to R1D, sometimes objected by the neighbor or by the owner. By arbitrary decisions the City can lose its police power. If anyone in the City wants to request R1D, they you have to approve it. The proposed rezoning should be considered.*

*- Adam Jaskiewicz, Las Vegas Drive resident, I hope you'll consider amending zoning to a higher density.*

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

*Seeing no additional speakers Secretary Hammerschmidt closed the Public Hearing.*

**Moved by Commissioner Mills seconded by Commissioner Abrons that:**

**The Ann Arbor City Planning Commission hereby recommend that the Mayor and City Council approve the Annexation and R1A (Single-Family Dwelling District) Zoning of 1155 Arlington Boulevard.**

**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 Planning Manager Lenart declaring the motion carried. Vote 7-0.**

**Yeas: 7 -** Sarah Mills, Ellie Abrons, Sara Hammerschmidt, Lisa Disch, Julie Weatherbee, Daniel Adams, and Richard Norton

**Nays:** 0

**Absent:** 2 - Wonwoo Lee, and Donnell Wyche

**Moved by Councilmember Disch seconded by Commissioner Abrons that:**

**The Ann Arbor City Planning Commission amend the motion to change the zoning from R1A to R1B.**

**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 Planning Manager Lenart declaring the motion failed. Vote 2-5.**

**Yeas:** 2 - Ellie Abrons, and Lisa Disch

**Nays:** 5 - Sarah Mills, Sara Hammerschmidt, Julie Weatherbee, Daniel Adams, and Richard Norton

**Absent:** 2 - Wonwoo Lee, and Donnell Wyche

- 9-b.**      [25-0552](#)      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.

Staff Recommendation - Approval

**Attachments:**      Staff Report CPC 2025-3-18 (PH, participation, Land Divisions).pdf, 2025-03-18 UDC Amendment -Citizen Participation Requirements.pdf

**STAFF PRESENTATION:**

*Planning Manager Lenart presented the proposed request.*

**PUBLIC HEARING:**

*- Eleanor Lin, 1321 Forest Court, confused as to whether to speak at the six part of this meeting, but very glad I waited. In the 40 years that I have lived in this neighborhood where neighbors could flag important consequences of proposed projects developers and staff did not see.*

*Spoke in opposition of the change in Citizen Participation process.*

*- Ellen Ramsburgh, spoke in opposition to changes to 5.28.2 Public Notices regarding changes to Ordinances and Type 1 applications.*

*- Tom Stulberg, spoke in support of continuing community participation meetings noting positive suggestions being made by the community resulting in positive changes being made by the developers.*

*- Jame D'Amour, spoke to the benefits of Citizen Participation meeting and Public Hearings noting to take the public in mind first and maximize citizen input and participation as much as possible.*

*- Stacy Haar, 2004 Crestland Drive, urge you to retain public hearings and citizen participation, they are both very important. Refreshing to hear from developers that they support public input. When we get more heads together, then we have more creativity.*

*- Barb Wetula, 623 Felch; anything that reduces public participation in the Planning process is bad*

*- Jackie Hinchey, 1018 Fountain Street, I'm impressed by how many people are here, please don't decrease participation.*

*- Ken Garber, 28 Haverhill Court.,this is affirming the importance of citizen participation at the planning commission, while it's not being entirely eliminated, changes are being proposed. Based on the work session, you feel moving discussions to planning commission agenda time could hinder meaningful change. You suggest meetings should occur immediately after plan submission instead. You're also addressing the elimination of Community Participation Meetings (CPMs) for Type 1 projects, agreeing with speakers who noted their potential for fostering useful dialogue. Additionally, you highlight challenges such as limited coordination among departments and suggest that decoupling engineering and site plan approval processes may be part of addressing broader issues.*

*- Adam Jaskiewicz, 1430 Las Vegas Drive resident, I like the idea of moving to a digital notification in addition to written communication is a good change citywide. help communication what is by-right, what is discretionary. I support this change by making it by-right.*

*- Adam Goodman, 400 Virginia Avenue, we have a lot of problems that*

*make it expensive and slow to develop in the City. I support the changes that are being supported tonight.*

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

*Seeing no additional speakers Secretary Hammerschmidt closed the Public Hearing.*

**Moved by Councilmember Disch seconded by Commissioner Weatherbee that:**

**The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the amended amendments to Chapter 55, Unified Development Code, Section 5.28.4 to modify the Citizen Participation requirements as proposed in the attached ordinance.**

**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 Planning Manager Lenart declaring the amended motion carried. Vote 7-0.**

**Yeas:** 7 - Sarah Mills, Ellie Abrons, Sara Hammerschmidt, Lisa Disch, Julie Weatherbee, Daniel Adams, and Richard Norton

**Nays:** 0

**Absent:** 2 - Wonwoo Lee, and Donnell Wyche

**Moved by Commissioner Mills seconded by Commissioner Abrons that**

**To amend the language in the Citizen Participation Meeting notice to include Type 1 meeting to occur within 45 days of notice of plan acceptance; eliminate requirement notices to go out within 15 days of plan acceptance; report must be provided within 15 days of meeting.**

**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 Planning Manager Lenart declaring the motion carried as amended. **Vote 7-0.**

**Yeas:** 7 - Sarah Mills, Ellie Abrons, Sara Hammerschmidt, Lisa Disch, Julie Weatherbee, Daniel Adams, and Richard Norton

**Nays:** 0

**Absent:** 2 - Wonwoo Lee, and Donnell Wyche

- 9-c.**      [25-0553](#)      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 numerous reviews.  
Staff Recommendation - Approval

**Attachments:**      Staff Report CPC 2025-3-18 (PH, participation, Land Divisions).pdf, Ordinance 2025-03-18 (Hearings and Notices).pdf

**STAFF PRESENTATION:**

*Planning Manager Lenart presented the proposed request.*

**PUBLIC HEARING:**

*- Ann Arbor resident, seeking clarification of notification of public input where there isn't discretion*

*- Ken Garber, 28 Haverhill Court, expressed concern about replacing public hearings with public comments, emphasizing the practical implications. This change could potentially shorten the review process to just 4 days instead of a month, which doesn't allow sufficient time—like the 2 weeks you need for reviewing a site plan. While you acknowledge that current staff may not find this feasible, future staff might. Having experienced multiple planning directors, you note that the current approach involves two public hearings for City Council, but this change appears to limit public input. You believe this approach frustrates and angers people. While you could support changes if the Unified Development Code fully reflected community values, your preference leans toward more public participation*

- Ellen Ramsburgh, 1503 Cambridge, questioned a change regarding the removal of the requirement for placement within 10 feet of the property. Even without discretionary ability, ongoing discussions still hold significant value.

- Adam Jaskiewicz, Las Vegas Drive, thanks to Councilmember Disch for the explanation of changes and why these changes are being made. Change to dedicated public comment period is a reasonable and straightforward change, I support it

- Adam Goodman, 400 Virginia Avenue, spoke in support public comment over public hearing. This change will not change any practical difference from what I can do now. Printed in a newspaper under state law, I don't read about them from a printed newspaper. Maybe we need to look at changing state law.

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

Seeing no additional speakers Secretary Hammerschmidt closed the Public Hearing.

**Moved by Commissioner Abrons seconded by Councilmember Disch that**

**The City Planning Commission postpone discussion of item 9-c to the Tuesday, April 1, 2025 City Planning Commission meeting.**

**On a voice vote the vote was as follows with Planning Manager Lenart declaring the motion carried. Vote 6-1.**

**Moved by Commissioner Mills seconded by Commissioner Weatherbee that**

**The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve amendments to Chapter 55, Unified Development Code, 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 numerous reviews.**

**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].

- 9-d.      [25-0554](#)    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.

Staff Recommendation - Approval

**Attachments:**      Staff Report CPC 2025-3-18 (PH, participation, Land Divisions).pdf, Ordinance 2025-03-18 (Land Division).pdf

**STAFF PRESENTATION:**

*Planning Manager Lenart presented the proposed request.*

**PUBLIC HEARING:**

*- Lisa Jevens, 1051 Martin Place, speaking on behalf on one of her neighbors, you're emphasizing the importance of notices, even though they might seem bureaucratic. Using the example of 1015 Olivia, a subdivision that prompted a postcard notification, you explain how this allowed someone to call the City and understand the situation before major changes like tree removal and construction occurred. These notices give neighbors a heads-up, helping them prepare for potential disruptions like construction or new developments, which might even influence their decisions, such as whether to stay or move. Overall, these notices have value because they involve and impact real people.*

*Seeing no additional speakers Secretary Hammerschmidt closed the Public Hearing.*

**Moved by Councilmember Disch seconded by Commissioner Weatherbee that**

**The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve amendments to Chapter 55, Unified Development Code, Section 5.29.9b to remove public notice requirements from this section of the code as proposed in the attached ordinance.**

**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 Planning Manager Lenart declaring the motion carried. **Vote 7-0.**

**Yeas:** 7 - Sarah Mills, Ellie Abrons, Sara Hammerschmidt, Lisa Disch, Julie Weatherbee, Daniel Adams, and Richard Norton

**Nays:** 0

**Absent:** 2 - Wonwoo Lee, and Donnell Wyche

- 9-e.**      [25-0604](#)      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.  
Staff Recommendation - Approval

**Attachments:**      Staff Report CPC 2025-03-18 (PUD Modifications).pdf,  
Ordinance 2025-03-18 (PUD Modifications).pdf

*STAFF PRESENTATION:*

*Planning Manager Lenart presented the proposed request.*

*PUBLIC HEARING:*

*Seeing no speakers Secretary Hammerschmidt closed the Public Hearing.*

**Moved by Commissioner Mills seconded by Councilmember Disch that**

**The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve amendments to Chapter 55, Unified Development Code, Section 5.30 to provide flexibility to property owners to seek modifications to an existing PUD Zoning District as proposed in the attached ordinance.**

**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 Planning Manager Lenart declaring the motion carried. Vote**

**Yeas:** 7 - Sarah Mills, Ellie Abrons, Sara Hammerschmidt, Lisa Disch, Julie Weatherbee, Daniel Adams, and Richard Norton

**Nays:** 0

**Absent:** 2 - Wonwoo Lee, and Donnell Wyche

**10. OTHER BUSINESS**

*None.*

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

*- Ken Garber, 28 Haverhill Court, thank you for changes to community participation ordinance, thank you for your work.*

*- Luis Vasquez, 909 Barton Drive, I hope you're not dissuaded from moving forward with the Comprehensive Plan.*

*Seeing no additional speakers Secretary Hammerschmidt closed the Public Comment.*

**12. COMMISSION PROPOSED BUSINESS**

*None.*

**13. ADJOURNMENT**

**Moved by Commissioner Mills seconded by Councilmember Disch to adjourn the meeting at 11:05 pm.**

**On a voice vote, the Secretary 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](mailto: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](http://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.