



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, April 29, 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 5:30 pm in Council Chambers at City Hall of Ann Arbor.

2. ROLL CALL

Deputy Planning Manager Kelley called the roll.

Present 5 - Hammerschmidt, Disch, Wyche, Weatherbee, and Norton

Absent 4 - Mills, Abrons, Lee, and Adams

Others present:

Planning Manager Brett Lenart

Deputy Planning Manager Hank Kelley

Senior Planner Michelle Bennett

3. APPROVAL OF AGENDA

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

4. APPROVAL OF MINUTES OF PREVIOUS MEETINGS

4-a. [25-0873](#) April 22, 2025 City Planning Commission Meeting Minutes

Attachments: April 22, 2025 City Planning Commission Meeting Minutes.pdf

Moved by Commissioner Weatherbee seconded by Commissioner Hammerschmidt to approve the April 22, 2025 City Planning Commission meeting minutes. On a voice vote the minutes were unanimously approved as presented and forwarded to City Council.

5. COMMUNICATION

5-a. [25-0874](#) Various Communication to the Planning Commission

Attachments: 1. Chambers Form Based Zoning for Gentle Density.pdf, 2. Churgay I've lived in Ann Arbor Since 1982.pdf, 3. Grillet Notes on the Comprehensive Plan.pdf, 4. Leaf Suggestions for Chapter 5 of Comprehensive Plan.pdf, 5. Lowe Planning Commission Public Comment.pdf, 6. Peterson How Do You Provide Dense Affordable Housing in Our Neighborhoods.pdf, 7. Carey Support Natural Features Resolution.pdf, 8. Chambers Ecological Stewardship Housing Affordability.pdf, 9. Ericson Comprehensive Land Use Plan.pdf, 10. Ging Support of the Comprehensive Plan.pdf, 11. Harris Comprehensive Plan.pdf, 12. Westphal comp plan letter ch 5.pdf, 13. Block Please Clear Up the Confusion.pdf, 14. DeLong A2 Comp Plan and Housing Affordability.pdf, 15. Folsom In Support of More Housing and Letting Downtown Grow.pdf, 16. Gjoka Please Read Comprehensive Plan Thoughts.pdf, 17. Jaskiewicz Comp Plan Ch 4-5.pdf, 18. Johnson Comprehensive Plan Comments.pdf, 19. Leaf Research Park.pdf, 20. Linkner Strong Opposition to Comprehensive Plan.pdf, 21. Matthews In Support of Flexible Planning Districts to Allow Future Growth.pdf, 22. McCarter Allow More Density Be Bold.pdf, 23. McGavock Free Market Housing.pdf, 24. Moran Don't Restrict Housing Choices.pdf, 25. Roose In Support of More Density in the Comp Plan.pdf, 26. Saldutti Comprehensive Plan Support.pdf, 27. Scerbo Draft Comp Plan Chapter 5 Feedback.pdf, 28. Stein Eliminate to the Flex Expand the Transition.pdf, 29. Fogel Please Support More Housing and Fewer Restrictions on Housing Supply.pdf, 30. Goodman Statewide Housing Plan.pdf, 31. Kelly The Review of the Comprehensive Ann Arbor Plan.pdf, 32. Fogel In Support of Housing Wherever You Can.pdf, 33.

Jones Comp Plan Comments for Tonights Discussion.pdf, 34. Leff CLUP.pdf, 35. McGowanComprehensive Plan.pdf, 36. Meisler 2 Issues on Comprehensive Plan.pdf, 37. Skidmore Comprehensive Plan.pdf, 38. Vielmetti In Favor of More Housing and Fewer Restrictions on Homeowner Projects.pdf, 39. Zylka Comprehensive Plan.pdf, 40. DuMouchel In Support of More Housing in Our Neighborhoods.pdf, 41. Fields In Support of Denser Housing.pdf

Received and filed.

ROLL CALL

Commissioner Adams entered the meeting at 5:38 pm

Commissioner Mills entered the meeting at 5:39 pm

Present 7 - Mills, Hammerschmidt, Disch, Wyche, Weatherbee, Adams, and Norton

Absent 2 - Abrons, and Lee

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.)

Mark Scerbo, 2017 Fair Street, spoke in support of increasing housing supply and limiting single family zoning. Mr. Scerbo brought up concerns about low-rise district equity and said he supports limiting to two zones with height step downs.

Brent Henderson, 1416 Brooklyn, expressed concerns with public engagement noting that the numbers seems low.

Garov, 139 Ashley Mews Drive, support of increasing housing in all neighborhoods to support social networks and community building with other families and peers of all incomes. New housing could retain AAPS families.

Sara Bessuni, 139 Ashley Mews Drive, spoke in support for Comprehensive Plan and housing supply to improve affordability. Both affordable and market rate housing will help manage housing costs for people currently priced out.

Adam Linkner, 1614 Brooklyn Avenue, spoke in opposition to eliminating

single family zoning expressing concern with high rent in recent developments and reach of public engagement.

Ross Smith, 1607 Charleston, supports density and density supportive of small businesses to keep customer base.

Shannon Lau, 2870 Oakdale Drive, supports bus service and supports more housing to remedy equity and exclusionary impacts of single-family zoning.

Becky Skidmore, 1510 Wharton Avenue, spoke in support for more housing of all types.

Tom Reid, 225 Murray Avenue, don't restrict housing so that in 10-20 years the units will become more affordable

Alan Haber, 531 Third Street, Center of the City dates back to 2009 and people supported it through the City Charter and voted to have it in the Comp Plan

Eric Shalayko, 2779 Page Avenue, supports residential density and wants all limitations removed, supports walkability/bikability. What we have is a great first step.

Will Leaf, 528 North State Street, employment centers can be made transition. The flex district shouldn't loosen nuisance standards, this should be transition.

Kirk Westphal, 3505 Charter Place, raised concerns about the labeling and color coding of parks in the plan, the downzoning of commercial and multi-family areas, and the need to designate TC-1 and all non-R1 and R2 areas as transition zoning.

Holly Eliot, 1003 Miller Avenue, worried about tall buildings right up to the property lines on Miller that could shade homes. Miller Manor is a good example of how building can be built without shading neighboring properties.

Norton Fogle, 1510 Wharton Avenue, supports denser housing in Ann Arbor, his kids left and couldn't afford to come back. No other way to get affordable housing than to build.

Jeff Kahan, 5th Ward, spoke in support of transition zoning along arterials

with AAATA routes but notes that Miller is not an arterial, lacks adequate right-of-way, signalization, or BRT access, and suggests it be designated as residential.

Tim Rhoads, 1st Street resident, raised concerns about the DDA's expansion not addressing historic districts, suggests the plan supports private equity investment in development, and advocates for keeping ADUs local with local funding and builders familiar with the community.

Jonathan Levine, 456 Hilldale, supports the plan, suggesting the transition zone should remove active commercial on the first floor, height only needs to be tapered on one side, removal of the flex district, and infrastructure should not drive our plan, our vision should.

Kathy Griswold called for strategic infrastructure planning, noting concerns about ADA compliance and sight line safety.

Ron Koenig, 1215 Wynnstone Drive supported high-density development in corridors and downtown but opposed it in single-family neighborhoods.

Jon Beale of 20 Heatheridge opposed higher density in residential neighborhoods.

Ethan Jewett of 502 West Keech advocated preserving single-family neighborhoods while supporting density in corridors and downtown.

Mary Durfee of 1052 Olivia questioned the definitions of "missing middle" housing and "gentle density" in the plan and asked about success metrics.

Tony Panel, 1328 Minerva Road, noted that buildings elsewhere have better insulation for noise reduction and expresses concerns about parcel assembly leading to larger developments.

Ken Corral, 1643 Broadway Street, emphasized the importance of maintaining existing neighborhood scale and suggests phasing in height limits.

Resident, read a poem and stated to abolish zoning.

Brian Chambers, 3rd Ward resident, supports gentle density that fits into neighborhoods through form-based zoning and encourages further

environmental stewardship and community land trusts.

Greg Matthews, 1208 Brooklyn Avenue, supports expanding low-rise residential zoning across Ann Arbor, including R1 and R2 districts.

Ken Garber, 28 Haverhill Court, suggests changing "carbon reduction" to "carbon elimination" in alignment with the Sustainability Framework, removing "resilience" due to its perceived lack of meaning, and waiting on further edits to natural features until the Environment Commission completes its resolution.

Jane Strite, 1218 Van Dusen Drive, supports more housing but emphasizes the need to protect single-family neighborhoods, expressing concerns about affordability for retirees due to taxes.

Caller ending in 306, supports the Natural Features resolution and references Singapore's tree canopy efforts and Denver's beautification ordinance, hoping Ann Arbor's development will be more community-driven rather than developer-led.

Margaret McCall, 279 Colony Road, supports density to improve walkability and affordability.

Richard Jackson, Crestland Street resident, opposes increased density in single-family neighborhoods, citing concerns about homeowners' investments and potential impacts from developers.

Jeff Crockett, 506 East Kingsley, expressed concerns about the engagement process, including survey participation and verification of unique responses.

Luis Vasquez, 909 Barton Drive, advocated for expanding transition districts and allowing four- to five-story buildings near bus stops to address affordability challenges caused by single-family zoning.

Brad Pritts, 3030 Lexington, suggested pausing the plan to allow for more input and research on demand, expressing concerns that upzoning may increase housing costs.

Tom Stulberg, 1202 Traver Street, encouraged participation in library gatherings to provide input on transition areas, noting some areas may need further review.

Chrissy Kaylor, Lawton resident, spoke in opposition four-story buildings and multi-family housing in single-family neighborhoods, advocating for a more measured approach to large-scale changes.

Tracy Swinburn, 511 Potter, raised concerns that development may focus on profitable areas near downtown, potentially altering family neighborhoods, and supports lower density in residential areas.

Molly McHolland, 820 Granger Avenue, called for postponing the plan, citing concerns about its scale and potential benefits for developers.

Elijah, 650 Hidden Valley Club Drive, appreciates the move toward density and mixed-use development but expresses concerns about developer accountability and advocates for renter protections, including a tenants' bill of rights.

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

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

7. UNFINISHED BUSINESS

None.

8. OTHER BUSINESS

8-a. 25-0875 Comprehensive Plan Review - Chapters 4 and 5

Attachments: Questions and Edits for Comp Plan Chapters_April 29.pdf, Draft Summary of Housing Literature.pdf

STAFF PRESENTATION:

Senior Planner Michelle Bennett presented the draft Comprehensive Plan

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]

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

Luis Vasquez, 909 Barton Drive, thanked the Planning Commission saying he is appreciative of all the time and effort put into the Comprehensive Plan and is looking forward to future dialogue and thorough critique and planning for a Better Ann Arbor.

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

11. ADJOURNMENT

Moved by Councilmember Disch seconded by Commissioner Mills to adjourn the meeting at 11:12 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.