



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, November 18, 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

*Chair Wyche called the meeting to order at 5:38 pm in Council
Chambers at City Hall of Ann Arbor*

2. ROLL CALL

Planning Manager Brett Lenart called the roll.

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

Absent 1 - Mills

Others present:

Planning Manager Brett Lenart

Planner Michelle Bennett

Planner Mariana Melin-Corcoran

3. APPROVAL OF AGENDA

**Moved by Commissioner Lee seconded by Commissioner Abrons
to approve the agenda as presented. On a voice vote, the motion
carried unanimously.**

4. APPROVAL OF MINUTES OF PREVIOUS MEETINGS

4-a. [25-1910](#) November 5, 2025 City Planning Commission Meeting Minutes

Attachments: November 5, 2025 City Planning Commission Meeting Minutes.pdf

Moved by Commissioner Abrons seconded by Commissioner Lee to approve the November 5, 2025 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, November 17, 2025 City Council meeting:

1155 Arlington Boulevard rezoning from township to R1A was approved.

2600 Pontiac Trail rezoning from township to R4A was approved.

Arbor South was pulled from the agenda.

5-b. Planning Manager

Planning Manager Lenart reported:

Planning Services has two new colleagues, Associate Planner Emma Berger and Zoning Coordinator Erik Perdonik.

Comprehensive Plan is not a Public Hearing item so comments will be taken during both dedicated Public Comment periods.

5-c. Planning Commission Officers and Committees

None.

5-d. Written Communications and Petitions

25-1911 Various Communication to the Planning Commission

Attachments: Chow Feedback re bikes during 2025-11-05 planning commission meeting.pdf, Crockett Support for Co-ops.pdf, Hladis Offsite solar canopy parking for Arbor

South and other future developments.pdf, Lewis
715-717 East Huron Street Rezoning Feedback.pdf,
Peterson Bike Parking.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.)

Jeff Crockett, 506 East Kingsley, the Old Fourth Ward Historic District board and Ann Arbor Preservation Alliance ask the draft highlight historic district benefits and noted concerns about the transition designation.

Adam Jaskiewicz, Las Vegas Drive, expressed support for the current draft and the planning process.

Kathy Griswold, emphasized the importance of pedestrian safety and walkable neighborhoods, citing concerns at the Green/Glacier Way intersection regarding sidewalks, visibility, and lighting.

Susan Kaufman, 630 Fifth Street, spoke in support of inclusion of historic preservation language from the packet and notes potential conflicts between HDC (Historic District Commission) design guidelines and transition zone massing.

Trisha Hackney, Crossings, questioned the use of “Abundance” as a recommended resource and expressed concern that YIMBY policies may lead to increased property taxes without improving housing affordability.

Tom Stulberg, 1202 Traver Road, raised concerns about hub and transition zone designations and recommended clearer metrics for size, massing, and setbacks.

Greg Monroe, 1261 Bending Road, expressed appreciation of public comment transparency and the decision not to allow STRs (Short Term Rentals) by right in transition zones and recommended sharing zoning GIS maps, removing tapering language, and incorporating KPIs (Key Performance Indicators).

Kirk Westphall, 3505 Charter Place, sought clarification on residential height increases and suggests addressing text and map inconsistencies and recommended a working session to resolve legend and boundary issues.

Alex Lowe, Pittsfield Village, highlighted the value of historic districts, expressed concern about potential downzoning in residential areas and encouraged balanced input and consideration of diverse stakeholder perspectives.

Ken Garber, 128 Haverhill Court, noted the plan falls short on sustainability, urged alignment with A2Zero and limiting gas-heated developments, with detailed recommendations forthcoming.

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

Seeing no additional speakers Chair Wyche closed the Public Comment.

7. COMMUNICATION FROM COMMISSIONERS

Commissioners provided feedback and answered questions from Public Comments.

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

8. ACTION ITEMS SCHEDULED FOR NEXT REGULAR MEETING

8-a. 25-1912 Action Items Scheduled for Tuesday, December 2, 2025 Planning Commission Meeting

Attachments: 12-02-2025 Notice of Public Hearing.pdf

Planning Manager Lenart reported for the Tuesday, December 2, 2025 meeting at 7:00 pm:

The Dean, 558 S Fifth Avenue, Rezoning 1.0 Acres from R4C (Multiple-Family Dwelling) and M1 (Limited Industrial) to D1 (Downtown Core) base, Midtown Character overlay, and Secondary Street frontage designation – A petition to rezone 9 parcels including: 554, 558 S Fifth Ave; 201, 211 and 215 E Madison St; 543, 547, 551, 553 S Fourth Ave. A site plan to develop a 14-story residential building will be submitted separately.

Near North, 700 N Main Street, Rezoning 1.2 Acres from R4C (Multiple-Family Dwelling) to R4E (Multiple-Family Dwelling) – A petition to rezone a 52,00-square foot site at 700 N Main St. A site plan to develop a 6-story residential building will be submitted separately.

Amendment to Chapter 55 (Unified Development Code) Regarding Community Participation Requirements – A proposal to amend Section

5.28.4 Community Participation Requirements to require posted signs in addition to the written invitations and mailed announcements for Type 1 and Type 2 community participation, with regulations for the content, placement, and timing of the signs

9. UNFINISHED BUSINESS

- 9-a. 25-1822 **Bike and Vehicular Parking Ordinance Amendment**** - An Ordinance to amend multiple sections of 5.19 Parking Requirements to update bicycle parking requirements and to improve usability, design, and accessibility of bicycle parking facilities and to reformat the required vehicle parking table.

Staff Recommendation - Approval.

Attachments: 11-18-2025 Staff Report CPC (Bike and Vehicle Parking).pdf, 11-13-2025 Ordinance (Bicycle and Vehicle Parking) Draft Amendments TRACK.pdf, 11-13-2025 Ordinance (Bicycle and Vehicle Parking) Draft Amendments CLEAN.pdf, 11-05-2025 Staff Report CPC (Bike and Vehicular Parking).pdf, 10-31-2025 Ordinance (Bicycle Parking) Draft Amendments for CPC.pdf, 1-28-25 ORC Bicycle Parking Staff Memo.pdf, 7-22-25 ORC Bicycle Parking Staff Memo.pdf

STAFF PRESENTATION:

Planner Mariana Melin-Corcoran presented the proposed request.

DEDICATED PUBLIC COMMENT PERIOD:

Seeing no speakers Chair Wyche closed the Public Comment

Moved by Commissioner Weatherbee seconded by Commissioner Lee that:

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve amendments to Chapter 55, Unified Development Code, Section 5.19 to simplify and update the required parking tables and to make the design of bicycle parking facilities more user-friendly.

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 the Planning Manager declaring the motion carried. Vote 8-0.

Yeas: 8 - Ellie Abrons, Sara Hammerschmidt, Lisa Disch, Wonwoo Lee, Donnell Wyche, Julie Weatherbee, Daniel Adams, and Richard Norton

Nays: 0

Absent: 1 - Sarah Mills

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

None.

11. OTHER BUSINESS

- 11-a. 25-1914 Comprehensive Plan - Review Period Discussion** - The Planning Commission will review a compiled list of edits for Draft 3 of the Comprehensive Plan similar to the previous rounds of editing. Public comments accepted through the project page found on engage.a2gov.org are also included in the packet.

Attachments: 2025-11-18_Comprehensive Plan Third Draft Presentation.pdf, Edits_Compilation of Commissioner Comments 11.18.2025.pdf, 2025-11-13_Form-draft-comprehensive-FOR PACKET.xlsx

STAFF PRESENTATION:

Senior Planner Michelle Bennett presented the draft Comprehensive Plan.

COMMISSION DISCUSSION:

The Commission held an open discussion on the item.

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

- 11-b. 25-1915 Review Commission Bylaws** - At the annual organizational meeting on July 15, the Planning Commission requested to revisit its bylaws to ensure alignment with meeting management and public comment flexibility. This agenda item revisits the bylaws for this purpose.

Attachments: Council Approved CPC Bylaws.pdf

STAFF PRESENTATION:

Planning Manager Lenart presented the proposed item.

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

Kirk Westphal, 3505 Charter Place, noted the map comment tool is hard to use, and language on displacement may misrepresent the effects of upzoning.

Greg Monroe, Bending Road, spoke in support of the idea of an annual report and requested clearer definitions around the flexibility of the FLUM (Future Land Use Map) and stronger language addressing short-term rentals.

Alex Lowe, 2352 Pittsfield Boulevard, noted that while Short Term Rentals contribute to housing commercialization, so do all rental types and expressed appreciation of the use of dashboards for transparency.

Mark Scerbo, noted the current level of generalization in the map is appropriate at this stage.

Tom Stulberg, requested clarity on Short Term Rental treatment in R4C transitional zones, urged legal review, and raised concerns about public awareness and alignment with community vision.

Luis Vasquez, 909 Barton Drive, spoke in support of allowing at least quadplexes by right in residential zones.

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

Seeing no additional speakers Chair Wyche closed the Public Comment.

13. COMMISSION PROPOSED BUSINESS

Manager Lenart noted every ordinance presented to and considered by City Council is reviewed by the City attorney's office.

Commissioner Wyche noted he is working on communication to clarify the steps/process of what comes next after the adoption of the plan, for example, what to do with rezonings before the UDC is amended.

Commissioner Lee expressed thanks to the Commission and staff for their work, and the public for speaking at meetings.

14. ADJOURNMENT

**Moved by Commissioner Hammerschmidt seconded by
Commissioner Adams to adjourn the meeting at 8:55 pm. On a**

voice vote, Chair Wyche declared the motion carried unanimously.

Donnell Wyche, 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 Comprehensive 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.