



City of Ann Arbor

Formal Minutes - Final

City Planning Commission

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

Wednesday, November 5, 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 Wyche called the meeting to order at 7:05 pm in Council Chambers at City Hall of Ann Arbor.

2. ROLL CALL

Planning Manager Brett Lenart called the roll.

Present 5 - Mills, Abrons, Disch, Wyche, and Weatherbee

Absent 4 - Hammerschmidt, Lee, Adams, and Norton

Others present:

*Planning Manager Brett Lenart
Associate Planner Mariana Melin-Corcoran*

3. APPROVAL OF AGENDA

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

4. APPROVAL OF MINUTES OF PREVIOUS MEETINGS

4-a. [25-1819](#) October 16, 2025 City Planning Commission Meeting Minutes

Attachments: October 16, 2025 City Planning Commission Meeting Minutes.pdf

Moved by Commissioner Weatherbee seconded by Commissioner Mills to approve the October 16, 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, October 20, 2025 City Council meeting:

Argus Farms Stop rezoning from parking to C1 was approved.

2525 Ann Arbor-Saline Road The Crescent rezoning and site plan was approved.

1155 Arlington Boulevard rezoning one acre from Township to R1A passed on first reading.

Marijuana ordinances passed with modifications on first reading and passed on to second reading.

The Comprehensive Plan was formally approved for distribution.

5-b. Planning Manager

Planning Manager Lenart reported:

The Comprehensive Plan is open for public comment. Comments may be online via the Engage Ann Arbor website <https://engage.a2gov.org/> . Comments will be shared with the Planning Commission and eventually City Council.

5-c. Planning Commission Officers and Committees

None.

5-d. Written Communications and Petitions**25-1820** Various Communication to the Planning Commission

Attachments: Bambach concern for rezoning neighborhoods.pdf, Bassiouini Please approve the CLUP to keep moving it forward.pdf, Chambers Approve the Distribution of the Proposed Ann Arbor Comp Plan.pdf, Hladis Please pass the CLUP and reform zoning without further delay.pdf, Leff C3 Residential and Transition zones.pdf, Lewis Request to Extend Downtown Core HubD1 Designation to Include N State St and E Ann St Corridor.pdf, Mull comprehensive plan.pdf, Practical Zoning Framework Proposal For Consideration - CLUP.pdf, Scerbo Thank you for the walking tour.pdf, Goodman Bike Parking Ordinance.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.)

Seeing no speakers Chair Wyche closed the Public Comment.

7. COMMUNICATION FROM COMMISSIONERS

None.

8. ACTION ITEMS SCHEDULED FOR NEXT REGULAR MEETING

8-a. 25-1821 Action Items Scheduled for Tuesday, November 18, 2025 Planning Commission Meeting

Attachments: 11-18-2025 Notice of Public Hearing.pdf

Manager Lenart reported:

For the Tuesday, November 18, 2025 Planning Commission meeting:

An Ordinance to amend Section 5.19.1 Parking Requirements, Section 5.19.2 Required Parking, 5.19.3 Special Parking Districts, 5.19.5 Use of Parking Facilities, and 5.19.7 Design of Bicycle Parking Facilities of Chapter 55 (Unified Development Code) of Title V of the Code of the City of Ann Arbor to modify sections to condense vehicle parking requirement

tables, condense and update bicycle parking requirement tables, and to improve usability, design, and accessibility of bicycle parking facilities.
Staff Recommendation - Approval

9. UNFINISHED BUSINESS

None.

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

- 10-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:

Associate Planner Mariana Melin-Corcoran presented the proposed request.

DEDICATED PUBLIC COMMENT PERIOD:

Seeing no speakers Chair Wyche closed the Public Comment.

Moved by Councilmember Disch seconded by Commissioner Abrons 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 modify and update the required parking tables and to make the required 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].

Moved by Commissioner Mills seconded by Councilmember Disch that:

The City Planning Commission postpone bicycle parking to the Tuesday, November 18, 2025 City Planning Commission meeting.

On a voice vote the motion carried unanimously.

11. OTHER BUSINESS

11-a. 25-1844 2025 City Planning Commission Calendar Review

Attachments: 2025 CPC Meeting Schedule v9.pdf

STAFF PRESENTATION:

Planning Manager Lenart presented the proposed request.

Moved by Commissioner Mills seconded by Councilmember Disch that:

The City Planning Commission approve the 2025 calendar changes as amended.

On a voice vote the motion carried unanimously.

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

Luis Vasquez, 909 Barton Drive, thanked the board and staff for the work put into the Comprehensive Plan.

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

Seeing no additional speakers Chair Wyche closed the Public Comment.

13. COMMISSION PROPOSED BUSINESS

None.

14. ADJOURNMENT

Moved by Commissioner Abrons seconded by Councilmember Disch to adjourn the meeting at 7:37 pm. On a voice vote, the Chair 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.