



City of Ann Arbor

Formal Minutes - Draft

City Planning Commission

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

Thursday, October 16, 2025

5:30 PM

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

Special Meeting - This meeting will be broadcast live on CTN Cable Channel 16, ATT Channel 99, and online at a2gov.org/watchCTN

1. CALL TO ORDER

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 Hank Kelley called the roll.

Present 6 - Mills, Disch, Wyche, Weatherbee, Adams, and Norton

Absent 3 - Abrons, Hammerschmidt, and Lee

Others present:

Deputy Planning Manager Hank Kelley

Senior Planner Alexis DiLeo

3. APPROVAL OF AGENDA

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

4. APPROVAL OF MINUTES OF PREVIOUS MEETINGS

25-1754 October 7, 2025 City Planning Commission Meeting Minutes

Attachments: October 7, 2025 City Planning Commission Meeting Minutes.pdf

Moved by Commissioner Weatherbee seconded by Commissioner Mills to approve the October 7, 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 Tuesday, October 14, 2025 City Council meeting:

Council temporarily approved reducing distance requirements between K-12 schools and marijuana uses to allow time for permanent amendments to come before them on October 20.

5-b. Planning Manager

Deputy Planning Manager Kelley reported:

The appendix, table of contents and pagination was able to be fixed for the third draft of the Comprehensive Plan and that updated version is posted to engage.a2gov.org.

Included in the packet is a memo that shares the expected process for the review and adoption phase of the Comprehensive Plan. Staff expects to extend the review period to January 5, 2026 to allow flexibility for stakeholders, adjacent communities and the public and the upcoming holidays. During this period we will be collecting public comment through a form on engage.a2gov.org.

25-1801 Comprehensive Plan Timeline Memo

Attachments: 2025 10-16 Review and Adoption Overview Memo.pdf

5-c. Planning Commission Officers and Committees

None.

5-d. Written Communications and Petitions

25-1755 Various Communication to the Planning Commission

Attachments: Chambers Draft 3 of the CLUP.pdf, Durfee Infrastructure.pdf, Haderlein Sincerely Thank You re CLUP.pdf, Sarosi Against CLUP Draft #3.pdf, King Comprehensive Plan Feedback - Pause the Plan.pdf, Patton CULP documentation of decision matrix or comparative evaluation.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.)

Lenny Lamping, Ypsilanti resident, requested that the plan include provisions for ADA-compliant and wheelchair-accessible office space for the Inter-Cooperative Council, as well as support for cooperative housing development.

Mark Scerbo, West Liberty Street, voiced support for increasing ADU size limits and promoting community-based housing models, referencing practices from Portland, Oregon.

Tom Stulberg, 1202 Traver Street, expressed concern about mailers regarding the Comprehensive Plan sent to the public by the Mayor and Councilmembers.

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

Seeing no additional speakers Chair Wyche closed the Public Comment.

7. COMMUNICATION FROM COMMISSIONERS

Commissioner Mills thanked the commenter from Inter-Cooperative Council and encouraged future participation.

8. PUBLIC HEARINGS SCHEDULED FOR NEXT REGULAR MEETING

8-a. 25-1756 Public Hearings Scheduled for Wednesday, November 5, 2025 Planning Commission Meeting

Attachments: 11-05-2025 Notice of Public Hearing.pdf

Deputy Planning Manager Kelley reported:

For the Wednesday, November 5, 2025 Planning Commission meeting starting at 7:00 pm: This meeting was moved to Wednesday to accommodate the Clerk's Office for Election Day.

An Ordinance to amend Section 5.19.1 Parking Requirements, 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 update bicycle parking requirements 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, and Commission Discussion of Each Item

10-a. 25-1757 SP25-0009 (350 S Fifth Ave) PUD Site Plan for Planning Commission

Approval - A proposed site plan to develop a mixed-use building containing ground floor retail and 330 apartments on a 0.8-acre site zoned 350 S Fifth PUD. Building will be 313,000-square feet and 20 stories tall. Site improvements include creating shared service drive along north side of the site, from S Fifth Ave to S Fourth Ave, for solid waste access and future use by AAATA for additional bus boardings. Staff Recommendation: Approve With Conditions

Attachments: October 16, 2025 Staff Report (350 S Fifth), Site Plan v2 9-10-25 (350 S Fifth), 350 S Fifth Ave Aerial Map.pdf, 350 S Fifth Ave Aerial Map Zoom.pdf, 350 S Fifth Ave Zoning Map.pdf, 350 S Fifth PUD Supplemental Regulations ORD-22-03, 2025-1016 350 S Fifth_PC Mtg.pdf

PROJECT PRESENTATION:

Lindsay Fercho of SmithGroup, Jennifer Hall of Ann Arbor Housing Commission presented the proposed request.

STAFF PRESENTATION:

Principal Planner Alexis DiLeo presented the proposed request.

DEDICATED PUBLIC COMMENT PERIOD:

Adam Jaskiewicz, 1430 Las Vegas Drive, expressed support for the project, citing its location, building materials, and inclusion of affordable

units.

Lenny Lamping, 337 East William Street, representing Inter-Cooperative Council, spoke in support of affordable housing and noted interest in collaborating on accessible office space for community organizations.

Mark Scerbo, Meadowbrook Park, spoke in support of the proposed site plan and the addition of affordable housing at the current downtown parking lot.

Tom Stulberg, 1202 Traver Street, voiced support for the project and encouraged allocating funding and resources toward affordable housing.

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

Seeing no additional speakers Chair Wyche closed the Public Hearing.

Moved by Commissioner Mills seconded by Commissioner Weatherbee that:

The Ann Arbor City Planning Commission approves Site Plan SP25-0009 (350 S Fifth Ave) dated September 10, 2025 as amended, subject to entering into and satisfying all terms of a Development Agreement, with the following conditions:

- 1. Resolve the bus lane conflicts with solid waste collection to the satisfaction of the Solid Waste Manager, and satisfactorily address the remaining comments provided in Solid Waste Review 2 memo.**
- 2. Satisfactorily address the comments provided in the Fire Review 2 memo.**
- 3. Satisfactorily address the comment provided for the v2 SESC Review.**
- 4. Satisfactorily address the comments provided in the DDA Review 2 memo.**
- 5. Satisfactorily address the comments provided in the Engineering Review 2 memo.**

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 Deputy Planning

Manger Kelley declaring the motion carried. Vote 6-0.

Yeas: 6 - Sarah Mills, Lisa Disch, Donnell Wyche, Julie Weatherbee, Daniel Adams, and Richard Norton

Nays: 0

Absent: 3 - Ellie Abrons, Sara Hammerschmidt, and Wonwoo Lee

11. OTHER BUSINESS

None.

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

Adam Jaskiewicz, 1430 Las Vegas Drive, thanked the Commission for the discussion expressing appreciation for the questions and answers related to the project.

[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

Commissioner Mills spoke to a previous public comment by clarifying that rental decisions for specific units and spaces fall outside the Commission's purview.

14. ADJOURNMENT

Moved by Commissioner Weatherbee seconded by Commissioner Mills to adjourn the meeting at 7:03 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.