

Subject: Comprehensive Land Use Plan draft

From: Mary Ivers
Sent: Monday, July 21, 2025 1:16 PM
To: Bennett, Michelle <MBennett@a2gov.org>; Disch, Lisa <LDisch@a2gov.org>; Manor, Courtney <CManor@a2gov.org>
Cc: Lenart, Brett <BLenart@a2gov.org>; Harrison, Cynthia <CHarrison@a2gov.org>; Taylor, Christopher (Mayor) <CTaylor@a2gov.org>
Subject: RE: Comprehensive Land Use Plan draft

Hi, Michelle -

It would be great if you could send my suggestion to the Commission, thanks very much -

Mary Ivers

From: "Bennett, Michelle" <MBennett@a2gov.org>
Sent: 7/21/25 8:59 AM
To: "Disch, Lisa" <LDisch@a2gov.org>, "Manor, Courtney" <CManor@a2gov.org>, Mary Ivers
Cc: "Lenart, Brett" <BLenart@a2gov.org>, "Harrison, Cynthia" <CHarrison@a2gov.org>, "Taylor, Christopher (Mayor)" <CTaylor@a2gov.org>
Subject: RE: Comprehensive Land Use Plan draft

Hi Mary,

The minutes for the 7/15 meeting are scheduled to be out early this week. But my notes state the same thing that CM Disch, the removal of the first line.

Would you like us to send your suggested revision below to the Planning Commission?

Michelle Bennett (she/her) | **Senior Planner, AICP**

City of Ann Arbor | Guy C. Larcom City Hall | 301 E. Huron, 1st Floor · Ann Arbor · MI · 48104

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From: Disch, Lisa <LDisch@a2gov.org>
Sent: Friday, July 18, 2025 4:18 PM
To: Bennett, Michelle <MBennett@a2gov.org>; Manor, Courtney <CManor@a2gov.org>; Mary Ivers
Cc: Lenart, Brett <BLenart@a2gov.org>; Harrison, Cynthia <CHarrison@a2gov.org>; Taylor, Christopher (Mayor) <CTaylor@a2gov.org>
Subject: Re: Comprehensive Land Use Plan draft

Mary,

I'll get the precise language of the new sentence from Staff. It may actually come closer to satisfying your concern than you realize.

Lisa

Lisa Disch | Ward One City Council Representative

City of Ann Arbor
301 E. Huron Street
Ann Arbor, MI 48107-8647

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From: Mary Ivers

Sent: Friday, July 18, 2025 1:03 PM

To: Disch, Lisa <LDisch@a2gov.org>; Bennett, Michelle <MBennett@a2gov.org>; Manor, Courtney <CManor@a2gov.org>

Cc: Lenart, Brett <BLenart@a2gov.org>; Harrison, Cynthia <CHarrison@a2gov.org>; Taylor, Christopher (Mayor) <CTaylor@a2gov.org>

Subject: Re: Comprehensive Land Use Plan draft

Hi, Lisa -

Thanks for clarifying; it sounds like the Commission would like to delete the first sentence. Since that is the strongest language in this paragraph, I am asking that this sentence not be struck. Perhaps it could be changed to something like:

"The CLUP does not alter the boundaries of the Historic Districts, nor does it alter the requirement that development within the Historic Districts continue to adhere to the existing standards . . ."

I think it is important to include language that states this clearly.

Thanks very much for taking the time to be responsive on this issue.

Mary Ivers

From: "Disch, Lisa" <LDisch@a2gov.org>

Sent: 7/18/25 12:52 PM

To: "Bennett, Michelle" <MBennett@a2gov.org>, "Manor, Courtney" <CManor@a2gov.org>, Mary Ivers

Cc: "Lenart, Brett" <BLenart@a2gov.org>, "Harrison, Cynthia" <CHarrison@a2gov.org>, "Taylor, Christopher (Mayor)" <CTaylor@a2gov.org>

Subject: Re: Comprehensive Land Use Plan draft

Mary,

I know that everything I quoted to you is still in the draft.

If I remember correctly, the deleted words are "Historic district boundaries will be maintained"

Lisa

Lisa Disch | Ward One City Council Representative

City of Ann Arbor
301 E. Huron Street
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From: Mary Ivers
Sent: Friday, July 18, 2025 12:01 PM
To: Disch, Lisa <LDisch@a2gov.org>; Bennett, Michelle <MBennett@a2gov.org>; Manor, Courtney <CManor@a2gov.org>
Cc: Lenart, Brett <BLenart@a2gov.org>; Harrison, Cynthia <CHarrison@a2gov.org>; Taylor, Christopher (Mayor) <CTaylor@a2gov.org>
Subject: Re: Comprehensive Land Use Plan draft

Hi, Lisa -

Thanks very much for responding. That is the language I referred to (sorry, I erroneously thought it was page 61). I haven't seen minutes published of the July 15 meeting, so I assumed that this was the part to be deleted. Can you tell me what part of the draft document the Commission voted to delete?

Thanks -

Mary Ivers

From: "Disch, Lisa" <LDisch@a2gov.org>
Sent: 7/18/25 11:08 AM
To: "Bennett, Michelle" <MBennett@a2gov.org>, "Manor, Courtney" <CManor@a2gov.org>, Mary Ivers
Cc: "Lenart, Brett" <BLenart@a2gov.org>, "Harrison, Cynthia" <CHarrison@a2gov.org>, "Taylor, Christopher (Mayor)" <CTaylor@a2gov.org>
Subject: Re: Comprehensive Land Use Plan draft

Good Morning Mary,

Please take a look at p. 60 of the Plan which, even with the edit made on Tuesday, in my view explicitly states the existence of the Districts.

P. 60 continues to affirm the protected legal status of historic districts and their benefits: "The city's fifteen historic districts are legally protected with the purpose to preserve the city's buildings and places of cultural and historical significance for future generations, an outcome from decades of legislative actions of the city." It also acknowledges that there are trade-offs involved in those protections: "However, in the effort to protect, they also regulate new development in a manner that can be more limiting than underlying zoning regulations alone. As a result, while these neighborhoods are some of the city's most beloved, they are often limited in providing new housing units comparable to similarly zoned property elsewhere."

Lisa

Lisa Disch | Ward One City Council Representative

City of Ann Arbor
301 E. Huron Street
Ann Arbor, MI 48107-8647

From: Mary Ivers

Sent: Friday, July 18, 2025 10:01 AM

To: Bennett, Michelle <MBennett@a2gov.org>; Manor, Courtney <CManor@a2gov.org>

Cc: Lenart, Brett <BLenart@a2gov.org>; Disch, Lisa <LDisch@a2gov.org>; Harrison, Cynthia <CHarrison@a2gov.org>; Taylor, Christopher (Mayor) <CTaylor@a2gov.org>

Subject: RE: Comprehensive Land Use Plan draft

Hi, Michelle -

Thanks very much for your response. I am aware that the Commission and this planning document will not alter the laws surrounding the Historic Districts. But I think it is important to explicitly state the existence of the Districts in a planning document that is this comprehensive. I think the paragraph on page 61 of the Draft 02 (under Strategies 1.1) is very important, in that it puts everyone on notice that these Districts exist, and that this CLUP will not change them.

Thanks -

Mary Ivers

From: "Bennett, Michelle" <MBennett@a2gov.org>

Sent: 7/18/25 9:53 AM

To: "Manor, Courtney" <CManor@a2gov.org>, Mary Ivers

Cc: "Lenart, Brett" <BLenart@a2gov.org>

Subject: RE: Comprehensive Land Use Plan draft

Hi Mary,

I'd like to add a point of clarification. The Planning Commission asked to have the language struck because, as a body, they do not govern historic districts. Historic districts are legally protected and managed by another commission, the Historic District Commission. Therefore, the request to remove the language does not remove historic district boundaries. The Planning Commission felt that because they don't have any legal bearing on the existence of historic districts, that they don't need to make a statement about it in the plan.

Historic districts remain intact whether they are discussed in the Comprehensive Land Use Plan or not.

Thank you,

Michelle Bennett (she/her) | **Senior Planner, AICP**

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From: Manor, Courtney <CManor@a2gov.org>

Sent: Friday, July 18, 2025 9:07 AM

To: Mary Ivers

Cc: Bennett, Michelle <MBennett@a2gov.org>; Lenart, Brett <BLenart@a2gov.org>

Subject: RE: Comprehensive Land Use Plan draft

Hello Mary,

Thank you for your email. Your comments will be shared with the Planning Commission.

Have a nice day.

Courtney Manor

Administrative Assistant, Planning Services

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From: Mary Ivers

Sent: Thursday, July 17, 2025 7:17 PM

To: Disch, Lisa <LDisch@a2gov.org>; Harrison, Cynthia <CHarrison@a2gov.org>; Taylor, Christopher (Mayor) <CTaylor@a2gov.org>

Cc: Planning <Planning@a2gov.org>; Thacher, Jill <JThacher@a2gov.org>

Subject: Comprehensive Land Use Plan draft

Dear Councilmembers Disch and Harrison, Mayor Taylor, and members of the Planning Commission -

I recently read that the Planning Commission voted at its July 15 meeting to strike the language in the Draft Comprehensive Land Use Plan that states that Historic Districts will be maintained. According to Ryan Stanton's report, the Commissioners prefer that the plan remain silent regarding Historic Districts.

As I know you are all aware, there are many things that define a city, many things that create a sense of place. Certainly the people, the energy of the streets and the amenities (parks, entertainment, etc.) are part of it, but the built environment also plays a large role. It is very easy to see this in Ann Arbor, where the downtown districts have for years worked to maintain their original 'Ann Arbor' feel, as opposed to the newly rebuilt South University area, which feels no different than any recently-developed small city in the country. As humans, we are physical beings, we move through the physical environment, and we are shaped by it. The fact that Ann Arbor continues to be a very particular place is not some lucky accident: many people have worked to keep it unique. I know I am not alone in feeling this way: the results of the Community Engagement sessions summarized in the Draft Plan state that participants called for a "balanced approach," including historic districts (Draft 02 page 39).

I am a long-time resident of the Old Fourth Ward Historic District. You should be aware that there are developers who are expecting you to remove or greatly weaken our Historic District protection. I recently received a cold call from an out-of-town developer offering an outrageous sum for my small 1867 home. The amount that was offered would not make any financial sense under the current law: it would only be feasible if my house were torn down and the lot combined with others. There is no question in my mind that any move to weaken the Historic District laws would spell the end of many of the historic buildings in our city.

I am writing to ask you, as members of the Planning Commission, my Council Representatives, and the Mayor, to include strong support in the CLUP for maintaining Historic Districts. If you (like many of us) no longer see or feel your own history when you walk down South U, picture that same feeling when walking down Main Street or Liberty. Do not pass up this opportunity to retain Ann Arbor's sense of place.

Thanks for your consideration -

Mary Ivers
920 E Ann St.
Ann Arbor, MI 48104