



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, December 2, 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 7:00 pm in Council Chambers at City Hall of Ann Arbor.

2. ROLL CALL

Deputy Planning Manager Hank Kelley called the roll.

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

Absent 1 - Lee

Others present:

Deputy Planning Manager Hank Kelley

Planner Alexis DiLeo via Zoom

Planner Julia Shake

Planner Emma Berger

3. APPROVAL OF AGENDA

Moved by Commissioner Weatherbee 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. [25-1953](#) November 18, 2025 City Planning Commission Meeting Minutes

Attachments: November 18, 2025 City Planning Commission Meeting Minutes.pdf

Moved by Councilmember Disch seconded by Commissioner Mills to approve the November 18, 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, December 1, 2025 City Council meeting:

Council approved Brownfield Plan for Townie Homes which includes 13 principal homes and 13 ADUs to be offered at a range between 30% AMI and 80 to 90% AMI.

5-b. Planning Manager

Deputy Planning Manager Kelley reported:

The Tuesday, December 9, 2025 Working Session will have presentation on best practices on zoning from professors Lavine and Kazis of the University of Michigan followed by student presentations.

2023-2024 Activities Report, prepared by Associate Planner Emma Berger, is included in packet.

[25-2077](#) Planning Activities Report

Attachments: FINAL 2023-2024 Activities Report.pdf

Included in packet.

5-c. Planning Commission Officers and Committees

Commissioner Abrons reported at the Tuesday, November 25, 2025 Ordinance Revisions Committee meeting, potential revisions to the UDC around exceptions to height limits and sustainability and affordability

components bonuses, and potential changes to project approval levels were discussed.

5-d. Written Communications and Petitions

25-1954 Various Communication to the City Planning Commission

Attachments: Britten 715-717 E Huron Neighborhood Feedback.pdf, Ferguson Concerns about 715-717 East Huron Street Rezoning.pdf, Leaf The Dean Rezoning and a Broader Suggestion.pdf, Nagar 700 N. Main St.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.)

Ken Garber, 28 Haverhill Court, raised concerns about the Comprehensive Plan's approach to high growth, sustainability, resilience, and economic-resource balance.

Tom Stulberg, 1202 Traver Road, emphasized the need for affordable housing, noting issues with blanket upzoning, PUD requirements, and conditional zoning practices.

[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

None.

8. ACTION ITEMS SCHEDULED FOR NEXT REGULAR MEETING

8-a. 25-1955 Action Items Scheduled for Tuesday, December 16, 2025 Planning Commission Meeting

Attachments: 12-16-2025 Notice of Public Hearing.pdf

Deputy Planning Manager Kelley reported:

For the Tuesday, December 16, 2025 City Planning Commission meeting starting at 5:30 pm:

715-717 E Huron Rezoning with Area Plan Waiver Request (REZ25-0003) – a petition to rezone 715-717 E Huron Street from PUD (Planned Unit Development) to R4C (Multi-Family Dwelling District) to permit the building to be converted from office to residential use (currently not allowed under the site's PUD Supplemental Regulations). The site consists of two houses that have been connected to form one building. Six parking spaces at the rear are accessed via a shared driveway to the west. No development has been proposed, and an area plan waiver is requested.

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. 25-1956** The Dean, 558 South 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 South Fifth Avenue; 201, 211 and 215 East Madison Street; 543, 547, 551, 553 South Fourth Avenue. A site plan to develop a 14-story residential building will be submitted separately.

Attachments: December 2, 2025 Staff Report (The Dean), The Dean Area Plan (11/14/25), The Dean Conditional Rezoning Application (11/13/25), The Dean "Conditional Rezoning Agreement", 251202 The Dean Ann Arbor, City Planning Comm ReZoning (Final).pdf

PETITIONER PRESENTATION:

Brad Moore, of J Bradley Moore and Associates, Shaun Gallagher of GMH Communities, and Neil Reardon of ESG Architecture presented the proposed request.

STAFF PRESENTATION:

Planner Alexis DiLeo presented the proposed request.

DEDICATED PUBLIC COMMENT PERIOD:

Dennis Burke, expressed concern about rezoning before permit and Comprehensive Land Use Plan approval, building design, and floodplain impacts.

Ken Garber, 28 Haverhill Court, questioned rezoning separate from site plan and suggested considering both together with conditional variance.

Beverly Straussman, Germantown Neighborhood Association, noted site location in Allen Creek floodway, frequent flooding, and potential impacts on character and liability.

John Rinne, 522 South 4th Avenue, raised doubts about affordability of multi-family housing and concerns about small businesses being displaced.

Claudius Vincenz, criticized zoning approach, opposed a high-rise at the hill's base, and emphasized protecting natural features.

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

Seeing no additional speakers Chair Wyche closed the Dedicated Public Comment Period.

Moved by Councilmember Disch seconded by Commissioner Hammerschmidt that:

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve The Dean rezoning petition to D1 (Downtown Core) base, Midtown overlay, and Secondary Street frontage designation, approve the Dean area plan, and accept the voluntarily offered conditions to:

- 1. Limit the maximum height to 161 feet.**
- 2. Adhere to design requirements of the Downtown Development Authority.**
- 3. Provide a 10-foot setback adjacent to residential zoning.**

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 Councilmember Disch seconded by Commissioner

Adams that:

The City Planning Commission strike condition numbers 1 and 2 which would, limit the maximum height to 161 feet and include the condition for the project to adhere to design requirements of the Downtown Development Authority.

On a voice vote the motion to amend carried unanimously.

Moved by Councilmember Disch seconded by Commissioner Hammerschmidt that:

The City Planning Commission approve the motion as amended.

On a roll call vote the vote was as follows with the Deputy Planning Manager declaring the motion carried. Vote 8-0.

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

Nays: 0

Absent: 1 - Wonwoo Lee

- 10-b.** [25-1957](#) Near North, 700 North 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.

Attachments: December 2, 2025 Planning Staff Report (Near North)

STAFF PRESENTATION:

Planner Alexis DiLeo presented the proposed request.

DEDICATED PUBLIC COMMENT PERIOD:

Ken Garber, 28 Haverhill Court, suggested that rezoning and the site plan be considered together for better sequencing.

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

Seeing no additional speakers Chair Wyche closed the Dedicated Public Comment Period.

Moved by Commissioner Abrons seconded by Councilmember

Disch that:

The Ann Arbor City Planning Commission postpones this petition until it can be renoticed at a future date.

On a voice vote the motion to postpone carried unanimously.

- 10-c. [25-1959](#) 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.

Attachments: 2025-12-02_CPC_Staff Report Posted Signs.pdf,
 2025-12-02_Ordinance (CP Posted Signs) PROPOSED
 CODE.pdf, 2025-12-02_Ordinance (CP Posted Signs)
 TRACK CHANGES.pdf,
 2025-12-02_CPC_Developer_Signage.pdf

STAFF PRESENTATION:

Planner Emma Berger presented the proposed request.

DEDICATED PUBLIC COMMENT PERIOD:

Ken Garber, 28 Haverhill Court, spoke in supported the amendment, noting it appeared reasonable and consistent across project sizes.

Alex Lowe, 2532 Pittsfield Boulevard, spoke in supported the changes, appreciated the QR code, and recommended including a written URL.

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

Seeing no additional speakers Chair Wyche closed the Dedicated Public Comment Period.

Moved by Councilmember Disch seconded by Commissioner Mills that:

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve amendments to Chapter 55, Unified Development Code, Section 5.28.4 Community Participation Requirements to require posted signs for certain developments, and to stipulate timing and duration guidelines.

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 Manager Kelley declaring the motion carried. **Vote 8-0.**

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

Nays: 0

Absent: 1 - Wonwoo Lee

11. OTHER BUSINESS

- 11-a. 25-2090** 315 West Huron Street Pre-PUD Conference (301, 311, 315, 317, 319 West Huron Street and 102, 106 South First Street) - A proposed PUD plan for the construction of a fully electric, 10-story mixed-use development that features approximately 280 units, a coffee shop/retail space, and amenity spaces. The ground floor is mostly comprised of covered parking, including EV charging, with access from Washington. The first floor will have additional covered parking, and coffee/retail space with access from first street. Floors 1-10 will contain a mixture of studio, one & two bedrooms, with 15% of the units being 60% AMI affordable housing. The project intends to avoid building in the floodway fringe, provide setbacks from the Almendinger building, and provide a public open space including a small park and a possible link for the Treeline Trail. The site is partially located in a floodplain fringe and zoned D2 Downtown Interface, First Street Overlay District, Secondary Street Designation, and is in Ward 5.

Attachments: 2025-12-02_CPC 315 W Huron Staff Memo v1.pdf, 2025-12-02_CPC 315 W Huron - PUD Pre-Submittal Application.pdf, 2025-12-02_CPC 315 W Huron - PUD Statement of Intent.pdf, 2025-12-02_CPC 315 W Huron - Conceptual PUD Site Plan.pdf, 2025-12-02_CPC 315 W Huron - Comparison Chart.pdf, 315 W Huron - Pre PUD.pdf

STAFF PRESENTATION:

Planner Julia Shake presented the proposed request.

PETITIONER PRESENTATION:

Ryan Talbot of Talbot Development presented the proposed item.

11-b. [25-1979](#) City Planning Commission 2026 Meeting Calendar

Attachments: 2026 CPC Meeting Schedule.pdf

STAFF PRESENTATION:

Deputy Planning Manager Kelley presented the 2026 calendar.

COMMISSION DISCUSSION:

The Commission held an open discussion on the item.

Moved by Commissioner Mills seconded by Commissioner Abrons that:

The City Planning Commission approve the 2026 Calendar as presented.

On a voice vote the motion carried unanimously.

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

Ken Garber, expressed appreciation for the discussion on 315 West Huron and asked about Planning Commission consideration of Brownfield credits.

Luis Vazquez, 909 Barton Drive, found the meeting informative, supported project progress, and noted concern about University of Michigan reducing the tax base.

Alex Lowe, 2532 Pittsfield Boulevard, commented on the 315 West Huron Planned Unit Development and expressed interest in another 10 story building in the area.

Seeing no additional speakers Chair Wyche closed the Public Comment.

13. COMMISSION PROPOSED BUSINESS

Chair Wyche asked for clarification with the Annual Report, noting on page 12, why is it that site plan applications and approvals have both decreased from 2014-2024 but the median days between application and approval have increased?

Deputy Planning Manager Kelley noted an increase of PUDs, difficult

site plans, unstraightforward and challenging applications that require more staff involvement, along with applicant-driven submittal delays in between review versions.

They noted ongoing work with City IT to determine how to best capture department performance indicators given the many factors associated with site plan delays.

14. ADJOURNMENT

Moved by Commissioner Weatherbee seconded by Commissioner Mills to adjourn the meeting at 10:53 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.