



City of Ann Arbor

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

Meeting Agenda City Planning Commission

Tuesday, August 19, 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

This meeting is accessible in person, via Zoom, or by phone, see agenda for details.

Please click the link below to join this hybrid meeting via Zoom:

<https://a2gov.zoom.us/j/97766341226?pwd=akdzTVllcnBBaGJNSlZJdFpDdGUrdz09>

Passcode: 882985

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

Please note it is possible that telephone or electronic public comment may encounter technical difficulties that prevent your participation. For the greatest assurance that your comments

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **APPROVAL OF AGENDA**
4. **APPROVAL OF MINUTES OF PREVIOUS MEETINGS**
- 4-a. **25-1406** August 5, 2025 City Planning Commission Meeting Minutes
Attachments: 8-5-2025 CPC Meeting Minutes.pdf
5. **REPORTS FROM CITY ADMINISTRATION, CITY COUNCIL, PLANNING MANAGER, PLANNING COMMISSION OFFICERS AND COMMITTEES, WRITTEN COMMUNICATIONS AND PETITIONS**
- 5-a. City Council
- 5-b. Planning Manager
- 5-c. Planning Commission Officers and Committees

5-d. Written Communications and Petitions

[25-1407](#)

Various Communication to the City Planning Commission

Attachments:

1. Garber planning commission bylaws amendments.pdf, 2. Barron Comprehensive Plan flexibility.pdf, 3. Bennett No unit limits, no division of residential category.pdf, 4. Betrand Public comment_ please keep the residential category undivided without unit limits.pdf, 5. Chambers Multiplex Gentle Density Housing, Form-Based Zoning, and Scalable Affordability.pdf, 6. Christman Please keep the Residential category undivided--no unit limits.pdf, 7. Chun Comprehensive Plan.pdf, 8. Cialdella Support for Comprehensive Land Use Plan as it is.pdf, 9. Dailey Please Keep Residential Category Undivided!.pdf, 10. Daniel Housing Abundance Now.pdf, 11. Dumlao Keep the CLUP Progressing.pdf, 12. Durfee Opposition letter.pdf, 13. Folsom Keep CLUP flexible_ avoid new Residential zoning restrictions.pdf, 14. Keller Residential housing designations.pdf, 15. Krinitzky Residential housing.pdf, 16. Kulkarni [Planning Commission] Don't cap most of Ann Arbor to 3-units.pdf, 17. Larson Keep the CLUP flexible.pdf, 18. Leaf Suggestions for Finishing Plan.pdf, 19. Lucas C2a2.info.pdf, 20. McCarter Please allow 4-plexes in all residential areas.pdf, 21. McGavock Support for Allowing Higher-Density Housing Options.pdf, 22. Mohai Voter feedback about Comprehensive Plan.pdf, 23. Ritter Downtown Vacancies.pdf, 24. Scerbo Dont Subdivide the Residential Category.pdf, 25. Schnaidt Please Keep Comprehensive Plan Flexible.pdf, 26. Spitz Please keep the flexibility in the CLUP!.pdf, 27. Trudeau Suggestions for Finishing Plan.pdf, 28. Whartman Comprehensive Plan- Greenview Pioneer Nature Area.pdf, 29. Vielmetti Supports uniform Residential Category.pdf, 30. Viljoen please don't ban small apartments in our neighborhoods.pdf, 31. Woodward Foot on the Gas.pdf, 32. Zylka Don't ban multiplexes and don't back down.pdf, 33. Hladis Comp plan feedback- Please keep it simple!.pdf, 34. Kheterpal Don't water down Transition zoning.pdf, 35. Lucas Please keep the CLUP flexible!.pdf, 36. Moran Comprehensive plan.pdf, 37. Olsson Re_ CLUP.pdf, 38. Ream Tree ordinance for Ann Arbor.pdf, 39. Remen-Wait Keep the draft plan flexible.pdf, 40. Rogers Avoid complexities and new restrictions in CLUP.pdf, 41. Rosaen Let's build.pdf, 42. Skidmore Keep the plan moving forward without more restrictions!.pdf, 43. Watson RE_ Letter on Transition Category .pdf, 44. Williamson Maintain Housing Flexibility in Residential neighborhoods.pdf, 45. Baker Support flexibility in new housing in Ann Arbor.pdf, 46. Carman Letter to PC.pdf, 47. Chambers 10.2 Ann Arbor Community Land Trust Amendment Request.pdf, 48. Crockett Twelve Reasons Why The Comprehensive Land Use Plan Absolutely Needs to Be Paused.pdf, 49. Crown Zoning for the Old Fourth Ward.pdf, 50. Easley Property near Argo - Transition district.pdf, 51. Fein Letter for 8.19.25 Planning Commission meeting.pdf, 52. Fields Please support housing abundance, without further delay.pdf, 53. Fogel Restrictive Zoning Proposal.pdf, 54. Gjoka Please don't divide the residential category or add height limits.pdf, 55. Graham Comment on The Plan.pdf, 56. Hart Discussion of CLUP at 8.19.2025CPC meeting.pdf, 57. Hazle Keep residential zoning flexible!.pdf, 58. Hladis Comp plan feedback non-motorized connectivity and 15 minute neighborhoods in Ward 1.pdf, 59. Hladis Comp plan feedback- Please keep it simple!.pdf, 60. Jevens Thank you for taking a closer look.pdf, 61. Kazis Comments re Draft of Comprehensive Plan.pdf, 62. Lau Why R3 R4 parcels belong in transition.pdf, 63. Malcolm Ann Arbor Needs Housing Abundance Now.pdf, 64. Matthews Move the Comp Plan forward ASAP.pdf, 65. Ramsburgh AAAHF Housing Study.pdf, 66. Ritter Historic District Wording for the Comprehensive Plan.pdf, 67. Rogers Avoid complexities and new restrictions in CLUP.pdf, 68. Tuttle Keep the Comprehensive Plan Flexible!.pdf, 69. Watson RE_ Letter on Transition Category .pdf, 70. Weir Please do not

further restrict residential density in the plan.pdf, 71. Westphal Keep the CLUP general and generous.pdf

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.)

7. COMMUNICATION FROM COMMISSIONERS

8. PUBLIC HEARINGS SCHEDULED FOR NEXT REGULAR MEETING

- 8-a. [25-1408](#) Public Hearings Scheduled for Wednesday, September 3, 2025
Planning Commission Meeting

9. UNFINISHED BUSINESS

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

- 10-a. [25-1410](#) 841 Broadway Street Site Plan for Planning Commission Approval, (SP24-0003): A proposed plan to construct a four-story, 22-unit housing apartment building, of which 18 units will be affordable, along with 973 square feet of commercial space on the ground floor. The project is part of the larger 841 Broadway PUD (SP19-048) within the same footprint as the site originally proposed to be a one-story commercial building. The proposed project is in the 841 Broadway PUD and located in Ward 1.

Attachments: 2025-08-19 Staff Report 841 Broadway St (SP24-0003).pdf, 841 Broadway (SP24-0003) 2025-07-16 Site Plan V7.PDF, Recorded First Amendment to 841 Broadway Development Agreement.pdf, 841 Broadway Supplemental Regulations.pdf, 841 Broadway St Zoning Map.pdf, 841 Broadway St Aerial Map.pdf, 841 Broadway St Applicant Presentation.pdf

- 10-b. [25-1409](#) Ann Arbor Community Land Trust Text Amendment Request: A petitioner-initiated proposed amendment to Section 5.16.6.D Accessory Dwelling Unit (ADU) of the Unified Development Code to allow increased floor area for an ADU if both the primary unit and the ADU are deed restricted to be affordable.

Attachments: Staff Report 2025-08-14 (A2CLT amendment).pdf, ORC Staff Memo (ADU Amendment).pdf, A2CLT Petition for Text Amendment 5-16-25.pdf, ADU Ordinance Slide Deck--Planning Commission 8.19.25.pdf, A2CLT Buyer Testimonials--How would an A2CLT home make a difference in your life 8.19.25.pdf

- 10-c. [25-1233](#) Review Comprehensive Plan Second Draft

Attachments: Edits_Compilation of Commissioner Comments 7.1.2025.pdf, Updated Residential Narrative 8.19.25 CLEAN.pdf, Updated Residential Narrative 8.19.25 TRACK CHANGES.pdf, FLU 8.19.25.pdf, AnnArborCompPlan_Engagment_Appendix - DRAFT.pdf, FLU Map Amendments_MB Notes 8.5.2025.pdf

11. OTHER BUSINESS

11-a. [25-1446](#) Planning Commission By-Laws Amendment

Attachments: 2025 8-14 Bylaws Memo.pdf, [DRAFT] 2025 8-14 CPC Bylaws.pdf

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

13. COMMISSION PROPOSED BUSINESS

14. ADJOURNMENT

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.