



City of Ann Arbor

Formal Minutes - Draft

Historic District Commission

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

Thursday, December 11, 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: 965 3669 9762

A. CALL TO ORDER

Chair Rochlen called the meeting to order at 7:00 PM.

B. ROLL CALL

City Planner, Mariana Melin-Corcoran called the roll

Present: 7 - Chair David Rochlen, Jennifer Ross, Benjamin Calderon, Chip Smith, Steve Kaplan, Sarah Nisbett, and Jenna Carter

Others present:

City Planner, Mariana Melin-Corcoran

C. APPROVAL OF AGENDA

The agenda was unanimously approved as presented.

D. PUBLIC COMMENT - (3 Minutes per Speaker)

Seeing no speakers Chair Rochlen closed the Public Comment.

E. UNFINISHED BUSINESS

None.

F. HEARINGS

None.

G. NEW BUISNESS**G-1. [25-2080](#)** Approval of 2026 Meeting Calendar

Attachments: 2026 HDC MEETING SCHEDULE-DRAFT.pdf

The 2026 Historic District Commission meeting calendar was approved unanimously.

H. APPROVAL OF MINUTES**H-1. [25-2079](#)** November 13, 2025 HDC Meeting Minutes

Attachments: November 13, 2025 HDC Meeting Minutes.pdf

The November 13, 2025 Historic District Commission meeting minutes were unanimously approved by the Commission and forwarded to City Council.

I. REPORTS FROM COMMISSIONERS

Chair Rochlen noted that he gets questions from members of the community regarding how the Comprehensive Use Plan specific to Historic Districts.

Chair Rochlen noted that on page 39 of the Comprehensive Land Use Plan mentions Historic Districts. He noted that participants at a CLUP community meeting called for a balanced approach between development and what makes Ann Arbor a place to live. While there was general agreement that increased density is needed to achieve the city's goals for more housing, for a walk able instead of car dependent streets, and to preserve green space. Many also emphasized the need for community amenities, green spaces, historic districts and the scale of new development are considered.

Chair Rochlen also mentioned how goal one of the plan notes that they want to increase the housing supply. Historic District boundaries and development will continue to follow the standards and guidelines

established by the Historic District Commission. The city's 15 historic districts are legally protected to with the purpose to protected with the purpose to preserve the city's buildings in places of historical and cultural significance for generations. An outcome from decades of legislative actions of the city 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 zones are some of the city's most beloved they are often limited in provided new housing units compared to similarly zoned properties elsewhere.

Chair Rochlen noted that he wanted to make commissioner aware of how Historic Districts are mentioned in the Comprehensive Land Use Plan.

J. ASSIGNMENTS

- J-1.** [25-2183](#) Review Committee: Monday, January 5, 2026 at 12pm, for the Thursday, January 8, 2026 Regular Meeting
Commissioner Carter and Commissioner Rochlen volunteered for the Monday, January 5, 2026 HDC Review Committee.

K. REPORTS FROM STAFF

City Planner, Mariana Melin-Corcoran noted that Planning Staff is still accepting comments for the Comprehensive Land Use Plan.

L. CONCERNS OF COMMISSIONERS

M. COMMUNICATIONS

- M-1.** [25-2074](#) Various Communication to the HDC
Received and filed.

- M-2.** [25-2182](#) Planning Activities Report

Attachments: FINAL 2023-2024 Activities Report.pdf

City Planner, Mariana Melin-Corcoran explained what the Planning Activities Report is and that it can be accessed online via the Planning

Website.

N. ADJOURNMENT

The meeting was unanimously adjourned at 7:13 PM.

David Rochlen, Chairperson
Jill Thacher, HDC Staff Coordinator/Planner

Brittany Alexander, Administrative Assistant

These meetings are typically broadcast on Ann Arbor Community Television Network Comcast 16 / AT&T 99 live, and 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.