



City of Ann Arbor

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

Meeting Agenda City Planning Commission

Tuesday, July 1, 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. [25-1228](#) June 17, 2025 City Planning Commission Meeting Minutes

Attachments: June 17, 2025 City Planning Commission 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**25-1229****Various Communication to the City Planning Commission****Attachments:**

1. Adams housing affordability from a ROI perspective.pdf, 2. Barrow Support for the Comprehensive Land Use Plan.pdf, 3. Carey Seattle, trees, and health.pdf, 4. Casey Huron Hills Golf Course.pdf, 5. Comments to Planning Commission.pdf, 6. Durfee Draft 2 of the CLUP feedback.pdf, 7. Environmental Commission Resolution 25-178.pdf, 8. Estes CLUP and city parklandpdf, 9. Fogel Comprehensive Land Use Plan.pdf, 10. Garber comp plan sustainability suggestions.pdf, 11. Gillett Comprehensive Plan Feedback - Pause the Plan.pdf, 12. Goldstein Support for A2 for ALI.pdf, 13. Heyman Comprehensive plan feedback.pdf, 14. Leaf Northwest of Hill and Washtenaw.pdf, 15. Lewis Ann Arbor Comprehensive Plan Feedback - Pause the Plan.pdf, 16. Lofy Comprehensive Land Use Plan.pdf, 17. Lott Park Space.pdf, 18. Mitchiner City Golf Courses.pdf, 19. Peck Rezoning plans.pdf, 20. Perkins Comprehensive plan.pdf, 21. Proposed Comprehensive Plan Parkland Acres 1000 Residents Ratio.pdf, 22. Rhoades 221 West William designation as HUB.pdf, 23. Rhoades Online Zoning Map.pdf, 24. Schultz Please update table in PROS Plan 2023-2027.pdf, 25. Westphal quizzical changes to CLUP.pdf, 26. A2N2 response to statements by CM Disch and Planning director Lenary.pdf, 27. Athan Envisioning Developments P.S.Duplex Developments.pdf, 28. Baldwin Not happy with the plan.pdf, 29. Bass Comp Plan.pdf, 30. Carroll Comp Plan vs Robertson's Scio Church Project.pdf, 31. Carson Map Comments.pdf, 32. Carson Comprehensive Plan Review.pdf, 33. Caruso Do Not Support the the Comprehensive Land Use Plan.pdf, 34. Chun Comprehensive Land Plan.pdf, 35. Crockett On the Importance of Saving Ann Arbor's Golf Courses.pdf, 36. Doyle Support For Update Comprehensive Plan.pdf, 37. Dybdahl Listen to the other people..pdf, 38. Hagerty 7-1-2025 Ann Arbor Planning Commission Meeting.pdf, 39. Hirshman housing on golf courses..pdf, 40. Huseman Clarifying my land use survey answers.pdf, 41. Kenney Disagree with Comp Plan.pdf, 42. King The Public's voice.pdf, 43. Lucas Support for more housing in Ann Arbor.pdf, 44. Miller City Plan.pdf, 45. Monroe Opposition to Transition Zone Designation Adjacent to Argo Park and Nature Area.pdf, 46. Nolan PAUSE THE PLAN!.pdf, 47. O'Brien Golf.pdf, 48. ONeal You need to Pause the Plan.pdf, 49. Petit Comprehensive Land Use Plan.pdf, 50. Pomerleau FUTURE LAND USE PROPOSAL.pdf, 51. Poznanski Parklands in the Comprehensive Plan.pdf, 52. Sarosi Comprehensive Plan (CP) concerns.pdf, 53. Sienko Thank you.pdf, 54. Stowe The Comprehensive Plan.pdf, 55. Viljoen Support of the Comprehensive Land Use Plan.pdf, 56. Wasneski Memo to Planning Commission June 30 2025.pdf, 57. Waddle I support the comp plan.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. PUBLIC HEARINGS SCHEDULED FOR NEXT REGULAR MEETING

7-a. 25-1230

Public Hearings Scheduled for Tuesday, July 15, 2025 Planning

Commission Meeting

8. UNFINISHED BUSINESS**9. REGULAR BUSINESS – Project Presentation, Staff Report, Public Hearing, and Commission Discussion of Each Item**

- 9-a. [25-1231](#) 900 Briarwood Circle (SP24-0008) - Site Plan for Planning Commission Approval - Revision of the previously approved site plan (SP23-0005) for the large format retailer. A reduction of building size from one 100,000 SF 2-level building to a 60,000 SF 1-level building with an adjacent 15,880 SF small retail building. No other changes to the site are proposed. Zoned C2B (Business Service District). Ward 4.

Attachments: 900 Briarwood Staff Report v1. 07-01-25.pdf, SP24-0008-20250527 Briarwood Site Plan Resubmittal_v5 (4).pdf, 900 Briarwood Cir Zoning Map.pdf, 900 Briarwood Cir Aerial Map.pdf, Briarwood Mall - Presentation_2025-07-01.pdf

- 9-b. [25-1232](#) 1208 South University (SP24-0029) - Site Plan for Planning Commission Approval - An update to the original site plan that incorporates the adjacent parcel located at 610 S Forest Ave. The project will be an 18-story mixed-use residential and retail tower. The proposed development consists of 259 rental apartment units and 5,120 SF of ground-level commercial tenant space. The building incorporates storage for 52 bikes and 83 garage parking spaces. Parking and loading have been concealed off the south side alley. Zoned D1 (Downtown Core District). Ward 3.

Attachments: 1208 S University Staff Report SP25-0029 2025-7-01_CPC_.pdf, SP24-0029- 1208 S University Site Plan (5).pdf, SP24-0029- 1208 S University Architectural Set-1208 University Galleria-06.02.2025_v1 (3).pdf, 1208-1214 S University Ave and 610 S Forest Ave Zoning Map.pdf, 1208-1214 S University Ave and 610 S Forest Ave Aerial Map.pdf, SP24-0029- 1208 S University - First Amendment to DA.pdf, 2025-07-01_Galleria_Landmark Myefski Presentation.pdf

10. OTHER BUSINESS

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

Attachments: Edits_Compilation of Commissioner Comments 7.1.2025.pdf, A2_Comprehensive Plan_FUTURE LAND USE_DRAFT 02.pdf, Norton Housing Studies.pdf, Public Comment Summary January-May 2025.pdf

11. PUBLIC COMMENT (Persons may speak for three minutes on any item.)**12. COMMISSION PROPOSED BUSINESS****13. ADJOURNMENT**

Wonwoo Lee, 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 Master 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.