



City of Ann Arbor

Formal Minutes - Final

City Planning Commission

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

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

1. CALL TO ORDER

*Chair Lee called the meeting to order at 5:30 pm in Council Chambers at
City Hall of Ann Arbor.*

2. ROLL CALL

Deputy Planning Manager Kelley called the roll.

Present 6 - Abrons, Hammerschmidt, Disch, Lee, Wyche, and
Weatherbee

Absent 3 - Mills, Adams, and Norton

Others present:

Planning Manager Brett Lenart

Deputy Planning Manager Hank Kelley

Principal Planner Matt Kowalski

Senior Planner Michelle Bennett

3. APPROVAL OF AGENDA

**Moved by Commissioner Wyche seconded by Commissioner
Weatherbee to approve the agenda. On a voice vote, the motion
carried unanimously.**

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

Moved by Councilmember Disch seconded by Commissioner Hammerschmidt to approve the June 17, 2025 City Planning Commission 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 there weren't any updates from City Council.

5-b. Planning Manager

Deputy Planning Manager Kelley reported:

Overview of annual administrative items for Planning Commission's Tuesday, July 8, 2025 Working Session and Tuesday, July 15, 2025 Regular Session.

Farewell to Matt Kowalski, who is retiring after 25 years. Matthew Kowalski has served as a planner with the City of Ann Arbor since the year 2000, over 25 years! This is his last Planning Commission meeting as he retires July 11th. Over the years Matt has contributed to numerous plans such as the Northeast Area Plan, Parks and Recreation Open Space Plan, The R4C Task Force and has reviewed countless developments. It was a scant 7,100 days ago, when Matt first appeared before the Planning Commission, perhaps he remembers his first petition. We will miss his expertise and warm disposition among our team.

ROLL CALL

Commissioner Norton entered the meeting at 5:38 pm.

Present 7 - Abrons, Hammerschmidt, Disch, Lee, Wyche, Weatherbee, and Norton

Absent 2 - Mills, and Adams

5-c. Planning Commission Officers and Committees

None.

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. Strowe 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

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.)

Jeff Crockett 506 East Kingsley Street, raised concerns about potential impacts to golf courses in the Comprehensive Plan.

Kim Winneck, resident, voiced concerns about the plan and city governance; encouraged greater public engagement.

Gaurav Kulkarni , 139 Ashley Mews Drive, emphasized the need for future-focused and climate-responsive planning.

Kami Pothukuchi, 616 Miller Avenue, supported affordable housing and reduced restrictions on ADUs.

Lissa Spitz, 809 John A Woods Drive, spoke in support of the plan and highlighted the importance of moving forward with city growth.

Susan Margoshitz, 615 Felch Street, raised concerns about development impacts in transition zones near Miller Avenue.

Jeff Kahan, 5th Ward, supported the plan overall, but recommended revisions to transition zones near Miller and Kingsley.

Will Leaf, found improvements in the second draft of the plan and proposed additional changes.

Andy Smith, 1735 Northbrook Drive, highlighted the importance of preserving green space and single-family homes.

Charles Ream, Packard resident, expressed concern regarding affordability, open space, and development intensity.

Eric Wolberg, 5th Ward, supported the plan for its potential to address housing and climate issues.

Ethan Jewett, 502 West Keech, voiced concerns and recommended pausing the planning process to explore neighborhood development.

Lindsay Bryan Podvin, 1501 Linwood Avenue, supported development and recreational opportunities while noting housing concerns.

Bruce Fields, observed a commuter-resident imbalance and the challenges of addressing it and thanked the Planning Commission.

Ginny Rogers, 1332 White Street, supported increasing retail, walkability, bikeability, and diverse housing options in neighborhoods.

Kathy Griswold, 3565 Fox Hunt Drive, shared concerns about the middle class and housing affordability.

Sarah Tucker, Fair Street, raised concerns about high-density development and competition from developers in residential areas.

Adam Q, 618 South Main Street, supported the plan's potential to encourage car-free living.

Emiline Hauf, commented on income disparities in opposition to the plan and housing preferences driven by climate and lifestyle.

Brendan Roose, 127 Fieldcrest Street, spoke in support of the plan and noted that many residents are renters impacted by housing challenges.

Joe Zilka, 1920 Woodbury Drive, supported housing diversity and commented on political differences affecting development.

Adam Goodman, 400 Virginia Avenue, endorsed a broad range of

housing types in the plan.

Kirk Westphal, 3505 Charter Place, encouraged upzoning and recognized local media coverage of the planning process.

Sara Bassiouni, 139 Ashley Mews Drive, supported the plan and emphasized patience during the transition.

Greg Matthews, 1208 Brooklyn Avenue, advocated for affordability and inclusivity through the Comprehensive Plan.

Greg Monroe, 1261 Bending Road, opposed to a transition district near Argo Park as to preserve natural experiences.

Jeffrey Post, 1942 Boulder Drive, voiced concerns about development and real estate changes under the Comprehensive Plan.

John Godfrey, highlighted concerns over community divisions, gentrification, and the planning process.

Stacey Harr, Crestland resident, supported diversity and affordability goals while raising questions about data sources.

Mary Holly Visel, expressed concern about growth intensity in the Argo Park and Lower Town areas.

Tricia Hackney, Ward 1, raised issues related to affordability and access to clear information.

Eleanor Jones, 1319 Olivia, saw opportunities for quality of life improvements but questioned current density levels.

Claudius Vincenz, 545 South Fifth Avenue, supported moderate-density housing citywide while noting early public awareness of the plan.

Ken Garber, 28 Haverhill Court, thanked the board and emphasized housing, density, and sustainable practices.

Richard Dokus, highlighted the importance of solar energy and noted its limited inclusion in the plan.

Curtis Davis, 505 North Fourth Avenue, called for greater racial and ethnic inclusivity through the planning process.

Daniel Marquardt, shared concerns about affordability, density, taxes, and overall quality of life and expressed support of the Comprehensive Plan.

Resident, supported affordable housing but noted financial barriers to ADUs and short-term rentals.

Patrice Matujek, Brookside, voiced concern about sunlight loss, noise, and housing value from increased density.

Karen O'Neal, 1920 Scottwood, recommended pausing the Comprehensive Plan for further evaluation.

Tom Stuhlberg, 1202 Traver Street, supported gentle density and workforce housing, while questioning plan effectiveness.

Alex Lowe, Pittsfield Village, endorsed increased density and the possibility of high-rise development.

Shannon Lau, 2870 Oakdale Drive, supported the plan and encouraged constructive engagement from those seeking changes.

Ralph Katz, 605 Skyedale, shared concerns about parkland preservation and infrastructure.

Karen Isley, called for less polarization and more dialogue across differing perspectives.

Kitty Kahn, Ward 5, expressed interest in reducing housing costs and supported a pause in the planning process.

Luis Vazquez, 909 Barton Drive, supported the plan and referenced similar zoning approaches in Berkeley, CA.

Jim Pyke, 912 Pomona Road, advocated for respectful dialogue and openness toward new housing and residents.

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

Seeing no additional speakers Chair Lee closed the Public Comment.

7. PUBLIC HEARINGS SCHEDULED FOR NEXT REGULAR MEETING

- 7-a. [25-1230](#)** Public Hearings Scheduled for Tuesday, July 15, 2025 Planning Commission Meeting

Deputy Planning Manager Kelley reported:

There are no Public Hearings scheduled for the Tuesday, July 15, 2025 City Planning Commission meeting but there will be a voting session for bylaws review, election of officers, work program and a draft Comprehensive Plan discussion.

8. UNFINISHED BUSINESS

None.

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

PROJECT PRESENTATION:

John Phipps of Simon Property Group presented the proposed request.

STAFF PRESENTATION:

Principal Planner Matt Kowalski presented the staff report.

PUBLIC HEARING:

Ken Garber, 28 Haverhill Court, spoke in support of the sustainability of the residential portion of the plan while expressing interest and concern regarding the sustainability of its retail component.

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

format].

Seeing no additional speakers Chair Lee closed the Public Hearing.

Moved by Commissioner Wyche seconded by Commissioner Weatherbee that:

The Ann Arbor City Planning Commission approves the 900 Briarwood Site Plan version 5, dated May 27, 2025.

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

Yeas: 7 - Ellie Abrons, Sara Hammerschmidt, Lisa Disch, Wonwoo Lee, Donnell Wyche, Julie Weatherbee, and Richard Norton

Nays: 0

Absent: 2 - Sarah Mills, and Daniel Adams

- 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

PROJECT PRESENTATION:

Eric Leath of Landmark Properties and John Myefski of Myefski

Architects presented the proposed request.

STAFF PRESENTATION:

Principal Planner Matt Kowalski presented the staff report.

PUBLIC HEARING:

Ken Garber, 28 Haverhill Court, noted multiple projects have used the sustainability height exception to enhance development value with minimal sustainability benefit, and recommended reevaluating the policy.

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

Seeing no additional speakers Chair Lee closed the Public Hearing.

Moved by Commissioner Wyche seconded by Councilmember Disch that:

The Ann Arbor City Planning Commission approves the 1208 South University Site Plan version 4, dated May 30, 2025, and recommends approval of the Development Agreement.

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 Manger Kelley declaring the motion carried. Vote 7-0.

Yeas: 7 - Ellie Abrons, Sara Hammerschmidt, Lisa Disch, Wonwoo Lee, Donnell Wyche, Julie Weatherbee, and Richard Norton

Nays: 0

Absent: 2 - Sarah Mills, and Daniel Adams

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

STAFF PRESENTATION:

Senior Planner Michelle Bennett presented the draft Comprehensive Plan.

COMMISSION DISCUSSION:

The Commission held an open discussion on the item.

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

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

Greg Monroe, 1261 Bending Road, requested consideration of tradeoffs and land use protections around public spaces in the plan.

Kirk Westphal, 3505 Charter Place, expressed appreciation for the map review and suggested TC1 as a relevant model for transition zones.

Lisa Jevens, 1054 Martin Place, encouraged updating Trust for Public Land data to align with the PROS plan and accurately reflect park acreage per resident.

Tom Stulberg, 1202 Traver Street, commended a previous speaker's written communication and clarified that retail at Beekman in 2017 functioned as accessory commercial use.

Rita Mitchell, 621 Fifth Street, shared that commissions aim to address natural features more comprehensively than current code, and noted protections apply primarily at the site plan level.

Luis Vasquez, 909 Barton Drive, cited university car-centric housing as a challenge to commercial viability and referenced recent zoning reforms in Berkeley, CA.

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

Seeing no additional speakers Chair Lee closed the Public Comment.

12. COMMISSION PROPOSED BUSINESS

Commissioner Wyche asked for clarification on eligibility to serve on Executive Committee of Planning Commission.

13. ADJOURNMENT

Moved by Commissioner Weatherbee seconded by Commissioner Wyche to adjourn the meeting at 11:47 pm. On a voice vote, the Chair declared the motion carried unanimously

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.

