



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, May 13, 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 5:40 pm in Council Chambers at
City Hall of Ann Arbor.*

2. ROLL CALL

Planning Manager Lenart called the roll.

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

Absent 1 - Hammerschmidt

*Others present:
Planning Manager Brett Lenart
Senior Planner Michelle Bennett*

3. APPROVAL OF AGENDA

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

4. APPROVAL OF MINUTES OF PREVIOUS MEETINGS

4-a. [25-0958](#) May 6, 2025 City Planning Commission Meeting Minutes

Attachments: May 6, 2025 City Planning Commisison Meeting

Minutes.pdf

Moved by Commissioner Weatherbee seconded by Councilmember Disch to approve the May 6, 2025 City Planning Commission meeting minutes. On a voice vote the minutes were unanimously approved as presented and forwarded to City Council.

5. COMMUNICATION

5-a. [25-0959](#) Various Communication to the Planning Commission

Attachments:

1. Agresta Comprehensive Land Use Plan.pdf, 2. Ann Arborite letter Comp Plan.pdf, 3. Ashton Changes to Zoning Regulations.pdf, 4. Burkhart Braun Court.pdf, 5. Caruso Community Communication about the Comprehensive Land Use Plane Where is the Water.pdf, 6. Dabrowski Feedback on Comprehensive Plan.pdf, 7. Freedman Ann Arbor Comprehensive Plan is Problematic.pdf, 8. Gruhl Regarding the Comprehensive Plan for Ann Arbor.pdf, 9. Hanna Planning Changes in Ann Arbor.pdf, 10. Janowiecki Support for Comprehensive Land Use Plan.pdf, 11. Leaf The Transition District.pdf, 12. O'Neal Comprehensive Land Use Plan.pdf, 13. Petiet Comprehensive Plan Comment.pdf, 14. Shaw Please Pause Finilizing the Comp Plan.pdf, 15. Barbier Pause the Comprehensive Plan.pdf, 16. Borset 5-13-2025 Agenda Comprehensive Plan Comments.pdf, 17. Chambers Zoning Reform Toolkit.pdf, 18. Leaf The Hub District.pdf, 19. Oswald Proposed Comprehensive Plan.pdf, 20. Saldutti Chapter 5 CLUP Discussion.pdf, 21. Tomtishen Proposed Comprehensive Plan.pdf, 22. Westphal Chapter 5 Suggestions Summary.pdf, 23. Block A Fork inthe Road.pdf, 24. Bondurant Comprehensive Land Use Plan.pdf, 25. Casbarro Support for Increased Housing Density.pdf, 26. Dutton CLUP.pdf, 27. Dutton Pause.pdf, 28. Esselman Input For Consideration from Huron River Watershed Council.pdf, 29. Ferrell How Many People Do We Want in Ann Arbor.pdf, 30. Gaiser Comprehensive Plan.pdf, 31. Gjoka High-Rises and Simple Zoning in the Transition District Please.pdf, 32. Hausler Don't Limit the Buidling Heights in the Comprehensive Plan.pdf, 33. Houk Thoughts on the CLUP.pdf, 34. Jaskiewicz Comp Plan Support and Appreciation.pdf, 35. Johnson Do Not Bring Back Flex District.pdf, 36. Lowenstein Comprehensive

Plan.pdf, 37. McCall Keep Going With the Plan! More Density in A2.pdf, 38. Sara M My 2 Cents.pdf, 39. Shalayko Chapter 5 of the Comprehensive Plan.pdf, 40. Sjo Draft Comprehensive Plan Feedback.pdf, 41. Skidmore In Support of the Comprehensive Housing Plan.pdf, 42. Smart Growth Ann Arbor Ann Arbor Comprehensive Plan.pdf, 43. Staci H Planning Commission May 13th.pdf, 44. Cummins Comprehensive Plan.pdf, 45. Easley Comprehensive Land Use Plan.pdf, 46. Hautamaki CLUP Comment.pdf, 47. Wenzel Comprehensive City Plan.pdf, 48. Weymouth Draft Comprehensive Plan.pdf, 49. Resident Comments Comprehensive Plan.pdf, 50. Resident The New Ann Arbor Comprehensive Plan It Stinks.pdf

Received and filed.

6. PUBLIC COMMENT (Persons may speak for three minutes on any item. Please state your name and address for the record.)

Will Leaf, 528 North State, spoke in support of the transition district with performance standards but wanted to remove the shopping district and industrial district.

Suzette Wanninkhof, 225 Murray Avenue, car free home owner who opposes height limits in transition zones, preferring market-driven decisions.

Shannon, 2870 Oakdale Drive, supported the plan but advocated for high-rises in the transition zone.

Gaurav Kulkarni, 139 Ashley Mews, supported the plan, found the engagement process sufficient, and believed pausing it would undermine the process.

Claire Kolevar, 704 Hutchins, 30 year resident of Ann Arbor, called for pausing the plan.

Sean Kong, 2235 Trillium Lane, opposed subcategorizing the transition zone into additional subcategories.

Ethan Jewett, 502 West Keech, stated people were not informed about the plan and urged pausing the plan, describing it as overly simplistic .

Erin Kenny, 1039 Olivia, called for pausing the plan expressing concern

for developers taking over and replacing current homes.

Jirka Hladis, Chandler Road, pointed to election results as evidence of pro-housing sentiment in the community.

Jonathan Levine, 456 Hildale, wanted to allow four height levels, opposed transition subzones, and saw no need to require first-floor commercial use.

Margaret McCall, 2798 Colony Road, spoke in support of the plan noting she would like to keep Ann Arbor affordable.

Irma Majer, 2809 Brockman Boulevard, called for pausing the plan and shared excerpts from an essay written by an MIT educated urban planner.

Wendy Ryan, 2317 Packard, noted increasing property values over 40 years, sees no affordability measures, infrastructure planning, or green space in the draft, and urged pausing the plan.

Daniel Rosenbaum, 521 Fountain St, spoke in support of the plan and welcomes density in transition districts.

Christine Comber, 1502 Dexter Avenue, called for pausing the plan, citing concerns about noise and light pollution.

Chuck Ream criticized the plan as favoring developers, cited conflicts of interest on the planning commission, called for a tree ordinance, and questioned infrastructure funding.

John Beale, 20 Heatheridge, criticized the plan for lacking data, noted infrastructure challenges, and doubted affordability.

Emmeline Helk, Churchill Downs resident, asked to not put restrictions on density in the city noting she would like to continue living here after graduation.

Peter Hauke Yorn Court resident, advocated for avoiding restrictions in transition zones to keep housing accessible.

Maggie Frye, Cook Avenue resident, spoke in support of the plan and opposed subdividing the transition area.

Jim Swanson, Kimberley Road resident, called for pausing the plan and cited conflicts of interest on the planning commission.

Richard Dokas, 1243 Marlborough Drive, spoke in opposition to adding businesses to residential areas.

Brendan Rous, 127 Field Crest Street, spoke in support of the plan and favored removing restrictions in transition zones.

James D'Amour, raised concerns about the Gelman Plume's potential impact on Barton Pond and wanted it addressed in the comprehensive plan.

Ronald Koenig, 1215 Wynnstone, spoke in support of density and high rise buildings along corridors and downtown only.

Greg Monroe, 1261 Bending Road, called for pausing the plan, asked for a definition and explanation of the goals and how they will be achieved.

Sara Bessuni, 139 Ashley Mews Drive, spoke in support of the Comprehensive Plan.

Joe Zilka, 1920 Woodbury Drive, supported stronger mixed-use hubs and transition density to align with The Ride's 2045 Plan.

Kathy Griswold, 3565 Foxhunt Drive, questioned readiness for implementing the comprehensive plan asking if we have safe systems for our infrastructure.

Tony Pinnell, 1328 Minerva Road, opposed high-rises in transition districts.

Lee Talbot, 2120 Woodside Road, called for pausing the plan, citing concerns over tree loss and road congestion.

Andrew Robbins, Northside resident, supported the plan, noting the lack of housing prevented him from moving back home to Connecticut.

Tracy Swinburn, Potter Avenue, called for pausing the plan.

James Farmer, 1529 Pine Valley Boulevard, spoke in support of the plan.

Vince Caruso, 556 Glendale Circle, raised concerns about the Gelman Plume noting it could threaten the water supply.

Ellen Ramsberg, 1503 Cambridge, thanked the Planning Commission and staff for the work put into the plan, and called for pausing the plan.

Julie Ritter, 920 Catherine, expressed disappointment, describing the plan as a marketing strategy for investors.

Alice Ralph, East Stadium Boulevard resident, attended three engagement session where there have been statements of goals about the plan, not answers.

Alex Hull, resident, spoke in support of the plan saying it represents their interests fairly well.

Kirk Westphal, 3505 Charter Place, advocated for high-rises in transition zones where they are not near residential areas and opposed downzoning.

Donna Babcock, 1890 Upland Drive, called for pausing the plan.

Mark Scerbo, 2017 Fair Street, supported greater density in transition zones.

Deena Kurz, Provincetown Court, spoke about wanting thoughtful, sustainable development, including solar access zoning.

Sarah, Woodland Drive, argued that public comments did not represent the broader community.

John Godfrey wanted engagement at the beginning of the process and called for pausing the plan noting we can do better at bringing the community together.

Staci Haarer, 2004 Crestland, supported housing diversity and density but felt too much was left to developers.

Brad Pritts, resident, thanked staff and Planning Commission, suggested the plan be structured by neighborhood.

Kitty Kahn, Krauss Street, the plan would not result in affordable housing and called for pausing it.

Kathy Boris, 1726 Charleton, spoke about ADUs and TC1 zoning changes.

Ashley Duke highlighted difficulties in finding housing, supported the Community Land Trust, and asked for an expedited approval process.

Rita Mitchell, 621 Fifth Street, raised concerns about section 4.1, which referenced parks being converted to housing.

Luis Vasquez, 909 Barton Dr, supported high-rises in transitions zones where they are not near residential areas, opposed subdistricts, and rejected downzoning.

Robert Haarer, 2004 Crestland, spoke in support of the plan.

Angela, 1053 Lincoln Avenue, thanked the Planning Commission and called for pausing the plan.

Tom Stulberg, 1202 Traver Street, argued the plan would lead to unaffordable housing.

Katie, Manchester Road resident, spoke in support of the plan.

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

Seeing no additional speakers Chair Lee closed the Public Comment.

7. UNFINISHED BUSINESS

None.

8. OTHER BUSINESS

8-a. [25-0960](#) Comprehensive Plan Review

Attachments: Questions and Edits for Comp Plan Chapters.pdf,
Preliminary Results from Spring 2025 Open House.pdf,
FLU Summary of Concentrated Comments.pdf,
Community Engagement Comments_FLUM.pdf

STAFF PRESENTATION:

Senior Planner Michelle Bennett presented the draft Comprehensive Plan

COMMISSION DISCUSSION:

The Commission held an open discussion on the item and provided feedback. [For a complete record of the discussion, please see available video format]

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

Kirk Westphal, 3505 Charter Place, spoke in support of transition heights, prefers flexibility in commercial requirements, advocates for downzoning near Geddes Lake, and inquired about Beekman's designation within the plan.

Jirka Hladis, first ward resident, asked about the minimum land area needed to be considered a neighbor.

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

Seeing no additional speakers Chair Lee closed the Public Comment.

10. ADJOURNMENT

Moved by Commissioner Mills seconded by Councilmember Disch to adjourn the meeting at 11:22 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.