



City of Ann Arbor

Formal Minutes - Draft

City Planning Commission

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

Thursday, January 23, 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: 977 6634 1226

1. CALL TO ORDER

Chair Wonwoo Lee called the meeting to order at 7:01 pm in the City of Ann Arbor Council Chambers.

2. ROLL CALL

Planning Manager Brett Lenart called the roll.

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

Absent 1 - Mills

Others present:

*Planning Manager Brett Lenart
Senior Planner Michelle Bennett*

3. APPROVAL OF AGENDA

Moved by Commissioner Wyche seconded by Commissioner Weatherbee. The agenda was approved unanimously by all present.

4. APPROVAL OF MINUTES OF PREVIOUS MEETINGS

4-a. [25-0047](#) January 7, 2025 City Planning Commission Meeting Minutes

Attachments: January 7, 2025 City Planning Commission Meeting Minutes.pdf

Moved by Councilmember Disch seconded by Commissioner Weatherbee to approve the January 7, 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

None.

5-b. Planning Manager

Planning Manager Lenart reported:

-A memo has been shared with the board to bring clarity the Planning Commission offering communication to City Council.

-Introduction of Senior Planner, Michelle Bennett

5-c. Planning Commission Officers and Committees

Chair Lee reported he passed on the Planning Commissions deliberations of the Capital Improvements Plan regarding the East Medical Center Drive Bridge as well as the Sunset Sidewalk discussion to the Transportation Commission.

5-d. Written Communications and Petitions

25-0048 Various Communication to the City Planning Commission

Attachments: Ateya - Comments Trying to Fight People's Wants Gets You Nowhere.pdf, Chambers Feedback on Comprehensive Plan Project Questions.pdf, Goodman Comprehensive Plan Comments.pdf, Hladis Feedback for 1-23 Comprehensive Plan Meeting.pdf, Leaf Comprehensive Plan Restrictive Districts Memo.pdf, Leaf and Levine Restrictive Districts Memo 1_2025.pdf, Leaf

and Levine Comprehensive Plan History.pdf, Lyon - Comments Desification of Single Family Zoned Housing.pdf, Pritts Comprehensive plan input - 1-22-25.pdf, Saldutti Comp Plan Feedback 1-23-25.pdf, Scerbo Comprehensive Plan Email.pdf, Scerbo Comprehensive Plan Feedback.pdf, Westphal Suggestions for Land Use Plan Draft.pdf, 2025 1-23 CPC City Council Communication Memo.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.)

Seeing no speakers Chair Lee closed the Public Comment.

7. PUBLIC HEARINGS SCHEDULED FOR NEXT REGULAR MEETING

7-a. 25-0049 Public Hearings Scheduled for Tuesday, February 4, 2025, Planning Commission Meeting

Manager Lenart noted there were no new hearings scheduled for the Tuesday, February 4, 2025 Planning Commission.

8. UNFINISHED BUSINESS

8-a. 25-0050 Proposed Amendment to Nonconforming Structures (Section 5.32.2) in Unified Development Code:

Attachments: 2025-01-23_CPC_Staff Report (Nonconforming Structures).pdf, 2025-1-23_CPC_Ordinance (Nonconforming Structure) - Proposed Annotated.pdf, Non Conforming Structures CPC Slides.pdf

PRESENTATION:

Planning Manager Lenart provided the proposed ordinance amendments.

PUBLIC HEARING:

Seeing no speakers Chair Lee closed the Public Hearing.

Moved by Commissioner Weatherbee seconded by Commissioner Abrons that:

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve amendments to Chapter 55, Unified Development Code, Section 5.32.2 Nonconforming Structure to allow administrative approval for additions to nonconforming buildings in residential zoning districts as proposed.

The Commission took into consideration the proposed request and discussed the matter. [For a complete record of the discussion, please see available video format.]

On a roll call vote the vote was as follows with the Planning Manager declaring the motion carried. Vote 8-0.

Yeas: 8 - Ellie Abrons, Sara Hammerschmidt, Lisa Disch, Wonwoo Lee, Donnell Wyche, Julie Weatherbee, Daniel Adams, and Richard Norton

Nays: 0

Absent: 1 - Sarah Mills

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

9-a. 25-0051 Comprehensive Plan - Presentation and Discussion

Attachments: Planning Commission_07_Major Topics_20250123 QUESTIONS REVISED.pdf, Floor Area Ratio REVISED.pdf, Planning Commission Questions and Responses.pdf

PRESENTATION:

Planning Manager Lenart provided the presented a series of topics for feedback and direction from the Commission.

PUBLIC HEARING:

- *Will Leaf, resident, noted there were some critical changes that needed*

to be made stressing the importance of eliminating the three districts that restrict housing focusing on the Employment District.

- Gabe Grossman, Old 4th Ward, noted transit corridor are way too narrow and the height limits should be increased. Historic district should permit more uses.*

- Jonathan Levine 456 Hilldale, we have to eliminate single-family zoning, but they don't deliver housing. Mr. Levine suggested to increase density on major corridors of South State, North Main, and West Stadium.*

- Kirk Westphal, 3505 Charter Place, Where do I want to restrict housing? Public meetings showed we need more housing (5 ft increase in housing heights is not enough). Transition zone - downzones some areas that are TC-1 - this will also split residential zones in some areas*

- Jim Pike, 912 Pomona Road, spoke in support of ending exclusionary single family zoning.*

- Max, 722 E Kingsley, is surprised Old 4th Ward won't see change as the Old Fourth Ward is becoming decrepit and would like to see this area revitalized.*

- Matthew Ostrosky, 2944 Birch Hollow Drive, stated zoning districts make it harder for people to get places if uses are segregated.*

- Ina, Old 4th Ward resident, spoke to not restrict housing in zones noting people are desperate for housing and rent keeps going up.*

- Matt Kersh, resident, would like to echo what people are saying about needing housing.*

- Elise McCoy, 514 Lawrence Ave, excited for mixed use come to Ann Arbor. Spoke to South Industrial area noting she was able to walk to a handful of businesses while living there.*

- Brian Chambers 2815 Timber Way, there is a new stakeholder or escalating event to back pedal away from housing as median housing price keeps going up.*

- Kate, North State Street, spoke to the employment district on South Industrial noting not adding housing here is keeping this city too expensive. Industrial is a good place for mixed-use*

- Kalil, Ypsilanti Township, had to move yearly because rents keep going up, and is opposed to the employment zone*

- Mark Scerbo, it's hard to image an apartment building in a single-family neighborhood. How can we write a plan that is flexible to fit over the next several decades?*

- Adam Jaskiewicz, 1430 Las Vegas Drive, overall there is a lot he likes about the plan. Supports low rise residential with missing middle. Transition is more restrictive than TC-1. No need for mixed hubs, we are not in a jobs crisis.*

- Adam Goodman, 400 Virginia Avenue, biggest concern is districts that*

restrict housing, as that drives up the price of housing.

Seeing no additional speakers Chair Lee closed the Public Hearing.

The Commission took into consideration the proposed request and discussed the matter. [For a complete record of the discussion, please see available video format.]

10. OTHER BUSINESS

- 10-a. [25-0121](#)** Appoint a Planning Commission representative to the Comprehensive Stormwater Management Plan Advisory Group

PRESENTATION:

Planning Manager Lenart presented the proposed request.

Moved by Commissioner Wyche seconded by Commissioner Hammerschmidt that:

Commissioner Norton be appointed to serve on the Comprehensive Stormwater Management Advisory Group.

On a voice vote the vote was as follows with the Chair declaring the motion carried. Vote 8-0.

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

Brian Chambers, resident, spoke to the Comprehensive Plan, median income and density.

Mark Scerbo, noted the importance of thrift stores stating they are compatible with housing. Also spoke to density.

Kirk Westphal, spoke to considering a mixed use transition district.

Seeing no additional speakers Chair Lee closed the Public Comment.

12. COMMISSION PROPOSED BUSINESS

None.

13. ADJOURNMENT

Moved by Commissioner Wyche seconded by Commissioner Hammerschmidt to adjourn the meeting at 10:13 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>).

(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.