



City of Ann Arbor

Meeting Agenda

City Planning Commission

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

Tuesday, October 7, 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=akdzTVIcnBBaGJNSIZJdFpDdGUrdz09>
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. 25-1706** September 16, 2025 City Planning Commission Meeting Minutes
Attachments: September 16, 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**25-1707 Various Communication to the Planning Commission**

Attachments: 1. Crockett Concerns About the Tailgating in the Council Chamber.pdf, 2. Dokas Comment on your plan.pdf, 3. Hagen Letter of Support.pdf, 4. Leaf Suggestion for Draft 3 of Comprehensive Plan.pdf, 5. Oif Email Thread With St Paul Library.pdf, 6. Oif Letter of Support St Lutheran Library Addition.pdf, 7. Ritter 45 Point Affordable Housing Newsletter.pdf, 8. Ritter Letter to Commissioner Wyche.pdf, 9. Theil Support for Comp Plan.pdf, 10. Chambers Draft 3 of the CLUP Excellent But Please Adjust Timeline for Recommendation 1.4.pdf, 11. Chun October 7 Planning Commission Meeting.pdf, 12. Chu October 7 Planning Commission Meeting.pdf, 13. Crockett Improving the Wording on Historic Districts on P 60 of the 3rd Draft of the CLUP.pdf, 14. Cruz Support for the Comprehensive Land Use Plan.pdf, 15. Hanna regarding the comprehensive plan.pdf, 16. Kahn Please do not approve the CLUP 3rd draft..pdf, 17. Kenney Request for Reconsideration_ Zoning Changes in Near-Campus Neighborhoods.pdf, 18. Matthews Let's Move Ann Arbor Forward Together.pdf, 19. Springgay City Wide Comprehensive Plan of 2025-26 - ReZoning.pdf, 20. Stulberg Comprehensive Plan Steering Committee Trojan Horse.pdf, 21. Bassiouni Please forward the comprehensive plan to City Council.pdf, 22. Fields please forward the comprehensive plan to city council.pdf, 23. Gregorka Comprehensive Land Use Plan Comments.pdf, 24. Kaufmann and Rubenstein White paper-Benefits of Historic Districts.pdf, 25. Knudson Comprehensive Land Use Plan Draft 3.pdf, 26. Leff CLUP Plan Draft 3.pdf, 27. McKee CLUP.pdf, 28. Moran Comments regarding Draft Comprehensive Land Use Plan.pdf, 29. O'Neal Elimination of Single Family Zoning.pdf, 30. O'Neal Now comes the third iteration of the CLUP.pdf, 31. Rhoades CLUP Map.pdf, 32. Zylka CLUP Draft 3.pdf, 33. Godfrey the Plan risks harm to vulnerable neighborhoods.pdf, 34. Majer Draft 3 Comments.pdf, 35. Westphal CLUP final comments.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. COMMUNICATION FROM COMMISSIONERS****8. PUBLIC HEARINGS SCHEDULED FOR NEXT REGULAR MEETING****8-a. 25-1708 Public Hearings or Dedicated Public Comment Periods Scheduled for Thursday, October 16, 2025 Planning Commission Meeting****9. UNFINISHED BUSINESS****10. REGULAR BUSINESS – Project Presentation, Staff Report, Public Hearing, and Commission Discussion of Each Item****11. OTHER BUSINESS**

11-a. [25-1709](#)

Review Comprehensive Plan Third Draft

The third draft of the Comprehensive Plan is introduced to the Planning Commission. Per the Michigan Planning Enabling Act, the Planning Commission may forward the draft to the City Council to request approval to begin the 63-day review period.

Attachments: 2025-10-07_Comprehensive Plan Third Draft Presentation.pdf, Ann Arbor Comprehensive Land Use Plan Notice to Plan Distribution Memo to CPC.pdf, A2_Comprehensive Plan_DRAFT_03_100225.pdf, A2_Comprehensive Plan_DRAFT_03_100225_APPENDIX_COMBINED.pdf, Edits_Compilation of Commissioner Comments 7.1.2025 UPDATED FOR 10.7.25.pdf

12.

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

13.

COMMISSION PROPOSED BUSINESS

14.

ADJOURNMENT

Donnell Wyche, 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 Comprehensive 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.