



City of Ann Arbor

Formal Minutes - Final

City Planning Commission

301 E. Huron St.
Ann Arbor, MI 48104
[http://a2gov.legistar.com/
Calendar.aspx](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

1. CALL TO ORDER

*Chair Wyche called the meeting to order at 5:34 pm in Council
Chambers at City Hall of Ann Arbor.*

2. ROLL CALL

Deputy Planning Manager Hank Kelley called the roll.

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

Absent 1 - Lee

Others present:

*Deputy Planning Manager Hank Kelley
Senior Planner Michelle Bennett*

3. APPROVAL OF AGENDA

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

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

Moved by Councilmember Disch seconded by Commissioner Weatherbee to approve the September 16, 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 was nothing Planning related from the Monday, October 6, 2025 City Council meeting.

5-b. Planning Manager

Deputy Planning Manager Kelley reported:

Tonight the Planning Commission will decide whether to forward the third comprehensive plan draft to City Council to start the minimum 63-day review period. This would notify public agencies and surrounding municipalities that we are accepting their input according to the state statute.

If the Planning Commission forwards the draft, it is scheduled to go to City Council on October 20th.

To be approved, the plan would have to go through a public hearing and final vote with the planning commission, and then a final vote with city council. These would not happen before approximately February or March of 2026. During the review period, public comment would continue to be received via The Hub, engage.a2gov.org.

5-c. Planning Commission Officers and Committees

Commissioner Hammerschmidt reported at the Thursday, September 25, 2025 Ordinance Revisions Committee the committee discussed project signage requirements.

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 Famly 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

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.)

Kami Pothukuchi, Ward 5, spoke in support of the draft revisions and

recommends adding financing strategies for ADUs, including community and employer-based approaches.

Gabriel Grossman, Ward 4, spoke in support of the plan and raised concerns about student housing affordability, limited communal spaces, and excessive pavement.

Mary Durfee, 1052 Olivia, noted concern about infrastructure capacity and suggests the plan lacks sufficient detail on this issue (pages 90–91).

Adam Jaskiwcz, Ward 4, expressed support for the plan, particularly its emphasis on expanding housing options.

Kim Winick, opposes the removal of single-family zoning and expressed dissatisfaction with the public engagement process.

Jeff Crockett, 506 East Kingsley, recommended the plan include more emphasis on historic districts and their benefits, particularly on page 60.

Marty Hurwitz, Cambridge Road, raised concern about speculative investment and increased student housing in Burns Park.

Ralph McKee, Ward 4, stated they believe the plan may not meet its goals and questioned whether increased density will improve affordability or sustainability.

Bill Hanna, Ward 2, noted they prefer existing plans remain separate and expressed concern about increased density near residential areas and survey validity.

Ali Hassani, Ward 2, noted they view the plan as favoring developers and expressed concern about private equity purchasing residential properties.

Chuck Ream, Packard Street, spoke in support of missing middle housing but believes the plan does not adequately protect natural features like neighborhood trees.

Anne Bannister, North Main Street, recommended pausing the plan due to concerns about tree preservation, infrastructure capacity, and affordable housing outcomes.

Aaron J Puno, Ward 4, spoke in support of increased housing and

alternative models, citing current affordability challenges.

Jamie Hodges, 1225 Kensington, seeks clarification on the meaning of "transition" and is concerned about potential impacts on her neighborhood.

Curtis Davis, Ward 1, requested expanded historic designation in Kertytown to honor past immigrant and black communities and recommended pausing the plan.

Tracy Swinburn, Potter Avenue, suggested pausing the plan due to concerns about vague language and perceived prioritization of developer interests.

Eric Shalayko, Ward 4, spoke in support of the plan and efforts to increase housing availability.

Kathy Griswold, raised concerns about affordability impacts from property tax increases and the cost of a special election.

Josh Jacobson, Ward 5, spoke in support of the plan and its focus on affordable housing.

Jeffrey Post, Ward 2, highlighted concerns from home buyers about nearby multi-unit housing and rising taxes and encouraged collaboration with U-M and attention to neighborhood design.

Richard Dokas, Ward 4, spoke in support of adding duplexes but expressed concern with transition areas and affordability and recommended pausing the plan.

Alexandra Taylor, Ward 2, spoke in support of expanding housing but believes the FLUM may prioritize developer interests.

Larry Hagerty, Ward 2, expressed concern about limited economic detail and public engagement and recommends pausing the plan to rebuild trust.

Brenda Millet, Ward 3, raised concerns about developer viability due to tariffs and potential tax increases from infrastructure projects.

Irma Mayer, 2809 Brockman Boulevard, believes the engagement process was insufficient and recommended pausing the plan.

John Godfrey, 2809 Brockman, expressed concern that the draft may reduce affordability and displace residents but supports adding a community benefits ordinance.

Ron Lev, Ward 3, questioned whether the plan will improve affordability and expresses concern about market-driven outcomes.

Tricia Hackney, Crossings Condominiums, stated they believe the plan may not effectively address affordability.

Stacy Haarer, 2004 Crestland, recommended pausing the plan to allow for more careful review.

Bronwen Gates, suggested pausing the plan to allow for additional neighborhood input.

Kirk Westphal, Charter Place, expressed support for the draft plan.

Karen O'Neal, Burns Park, recommended pausing the plan due to concerns about affordable housing and infrastructure.

Dan Village, Ward 3, stated he believes the plan may lead to increased speculation without improving affordability.

Greg Monroe, Ward 5, recommended limiting building heights and removing residential areas from transition zones and raised concerns about congestion and natural feature loss.

Donna Babcock, 1890 Upland Drive, spoke in opposition to inclusion of her area in the transition category.

Wendy Carmen, 2340 Georgetown Boulevard, spoke in support of the plan's values but questions whether its goals will be achieved.

Tegwyn John, Ward 1, recommended pausing the plan to better support natural areas and community diversity.

Tom Stulberg, 1202 Traver, suggested pausing the plan and cited concerns about affordability, sustainability, and equity.

Julie Ritter, Ward 1, recommended pausing the plan and expressed skepticism about upzoning as a solution to affordability.

Kathy Boris, 1726 Charlton, believes increased density may primarily benefit higher-income households.

Mary Howley-Visel, 635 Swift Street, expressed concern about transition designation near the river and recommends pausing the plan.

Alice Ralph, 1607 East Stadium Boulevard, spoke in opposition of transition designation and believes increased density may impact neighborhood cohesion.

Shannon Lau, 2870 Oakdale Drive, expressed support for the plan and its approach to expanding housing options.

Sara Ellen, spoke in support of the plan as a step toward updating zoning regulations.

Hannah Stanton Gockel, endorsed increased housing density and mixed-use development.

Alex Lowe, Pittsfield Village, spoke support of the Comprehensive Plan.

Karen White, 2719 Cranbrook, stated they do not agree with characterizing single-family housing as exclusionary.

Luis Vasquez, 909 Barton Drive, spoke in support of the plan, favors accelerating its implementation, and encourages greater housing density.

Rita Mitchell, resident, raised concerns about preserving natural features and the public engagement process and recommends pausing the plan.

Eric Ivancich, resident, spoke in support of the plan and advocates for moving forward with implementation.

[For a complete record of public comments, please see available video format].

Seeing no additional speakers Chair Wyche closed the Public Comment

7. COMMUNICATION FROM COMMISSIONERS

Commissioners provided feedback and answered questions from Public

Comments.

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

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

Deputy Planning Manager Kelley reported:

For the Thursday, October 16, 2025 Planning Commission meeting starting at 5:30 pm - 350 South Fifth Street SP25-0009 PUD Site Plan for Planning Commission Approval - A proposed site plan to develop a mixed-use building containing ground floor retail and 330 apartments on a 0.8-acre site zoned 350 S Fifth PUD. The building would be 313,000-square feet and 20 stories tall. Site improvements include creating a shared service drive along north side of the site, from South Fifth Ave to South Fourth Ave, for solid waste access and future use by AAATA for additional bus boardings.

[Zoning district and supplemental regulations were approved by Ordinance 22-03, April 4, 2022, files AP21-001 and Z21-007.]

9. UNFINISHED BUSINESS

None.

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

None.

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

STAFF PRESENTATION:

Senior Planner Michelle Bennett presented the draft Comprehensive Plan.

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

Moved by Commissioner Mills seconded by Councilmember Disch that

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council authorize distribution of the City of Ann Arbor Comprehensive Land Use Plan, for review and comment to adjoining jurisdictions and stakeholders in accordance with MCL 125.3801, et. Seq., the Michigan Planning Enabling Act (Public Act 33 of 2008, as amended).

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

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

Yea: 8 - Sarah Mills, Ellie Abrons, Sara Hammerschmidt, Lisa Disch, Donnell Wyche, Julie Weatherbee, Daniel Adams, and Richard Norton

Nays: 0

Absent: 1 - Wonwoo Lee

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

Seeing no speakers Chair Wyche closed the Public Comment.

13. COMMISSION PROPOSED BUSINESS

Commissioner Abrons and Commissioner Hammerschmidt asked City staff to send updated calendar meeting invitations.

14. ADJOURNMENT

Moved by Commissioner Weatherbee seconded by Councilmember Disch to adjourn the meeting at 9:20 pm. On a voice vote, the Chair declared the motion carried unanimously.

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.