



City of Ann Arbor

Formal Minutes - Draft

City Planning Commission

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

Tuesday, August 19, 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

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or 888-788-0099 Enter Meeting ID: 977 6634 1226

1. CALL TO ORDER

*Chair Wyche called the meeting to order at 5:36 pm in Council
Chambers at City Hall of Ann Arbor.*

2. ROLL CALL

Senior Planner Jill Thacher called the roll.

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

Absent 1 - Hammerschmidt

Others present:

Planning Manager Brett Lenart via Zoom

Senior Planner Jill Thacher

Senior Planner Michelle Bennett

City Planner Mariana Melin-Corcoran

3. APPROVAL OF AGENDA

*Chair Wyche asked to move item 11, Bylaws Amendment, above item
10, Comprehensive Plan discussion.*

**Moved by Commissioner Adams seconded by Councilmember
Disch to approve moving item 11, Bylaws Amendment, above item
10, Comprehensive Plan discussion. On a voice vote, the motion
carried unanimously.**

Moved by Councilmember Disch seconded by Commisisoner Lee to approve the agenda as amended reflecting moving item 11, Bylaws Amendment, above item 10, Comprehensive Plan discussion. On a voice vote, the motion carried unanimously.

4. APPROVAL OF MINUTES OF PREVIOUS MEETINGS

- 4-a. [25-1406](#)** August 5, 2025 City Planning Commission Meeting Minutes

Attachments: 8-5-2025 CPC Meeting Minutes.pdf

Moved by Commissioner Weatherbee seconded by Commissioner Lee to approve the August 5, 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 at the Monday, August 18, 2025 City Council meeting there were not Planning related items discussed.

- 5-b. Planning Manager**

Senior Planner Thacher noted there was noting to report.

- 5-c. Planning Commission Officers and Committees**

None.

- 5-d. Written Communications and Petitions**

- [25-1407](#)** Various Communication to the City Planning Commission

Attachments: 1. Garber planning commission bylaws amendments.pdf, 2. Barron Comprehensive Plan flexibility.pdf, 3. Bennett No unit limits, no division of residential category.pdf, 4. Betrand Public comment_ please keep the residential category undivided without unit limits.pdf, 5. Chambers

Multiplex Gentle Density Housing, Form-Based Zoning, and Scalable Affordability.pdf, 6. Christman Please keep the Residential category undivided--no unit limits.pdf, 7. Chun Comprehensive Plan.pdf, 8. Cialdella Support for Comprehensive Land Use Plan as it is.pdf, 9. Dailey Please Keep Residential Category Undivided!.pdf, 10. Daniel Housing Abundance Now.pdf, 11. Dumlao Keep the CLUP Progressing.pdf, 12. Durfee Opposition letter.pdf, 13. Folsom Keep CLUP flexible_ avoid new Residential zoning restrictions.pdf, 14. Keller Residential housing designations.pdf, 15. Krinitsky Residential housing.pdf, 16. Kulkarni [Planning Commission] Don't cap most of Ann Arbor to 3-units.pdf, 17. Larson Keep the CLUP flexible.pdf, 18. Leaf Suggestions for Finishing Plan.pdf, 19. Lucas C2a2.info.pdf, 20. McCarter Please allow 4-plexes in all residential areas.pdf, 21. McGavock Support for Allowing Higher-Density Housing Options.pdf, 22. Mohai Voter feedback about Comprehensive Plan.pdf, 23. Ritter Downtown Vacancies.pdf, 24. Scerbo Dont Subdivide the Residential Category.pdf, 25. Schnaidt Please Keep Comprehensive Plan Flexible.pdf, 26. Spitz Please keep the flexibility in the CLUP!.pdf, 27. Trudeau Suggestions for Finishing Plan.pdf, 28. Whartman Comprehensive Plan- Greenview Pioneer Nature Area.pdf, 29. Vielmetti Supports uniform Residential Category.pdf, 30. Viljoen please don't ban small apartments in our neighborhoods.pdf, 31. Woodward Foot on the Gas.pdf, 32. Zylka Don't ban multiplexes and don't back down.pdf, 33. Hladis Comp plan feedback- Please keep it simple!.pdf, 34. Kheterpal Don't water down Transition zoning.pdf, 35. Lucas Please keep the CLUP flexible!.pdf, 36. Moran Comprehensive plan.pdf, 37. Olsson Re_ CLUP.pdf, 38. Ream Tree ordinance for Ann Arbor.pdf, 39. Remen-Wait Keep the draft plan flexible.pdf, 40. Rogers Avoid complexities and new restrictions in CLUP.pdf, 41. Rosaen Let's build.pdf, 42. Skidmore Keep the plan moving forward without more restrictions!.pdf, 43. Watson RE_ Letter on Transition Category .pdf, 44. Williamson Maintain Housing Flexibility in Residential neighborhoods.pdf, 45. Baker Support flexibility in new housing in Ann Arbor.pdf, 46. Carman Letter to PC.pdf, 47. Chambers 10.2 Ann Arbor Community Land Trust Amendment Request.pdf, 48. Crockett Twelve Reasons Why The Comprehensive Land Use Plan Absolutely Needs to Be Paused.pdf, 49. Crown Zoning for the Old

Fourth Ward.pdf, 50. Eisley Property near Argo - Transition district.pdf, 51. Fein Letter for 8.19.25 Planning Commission meeting.pdf, 52. Fields Please support housing abundance, without further delay.pdf, 53. Fogel Restrictive Zoning Proposal.pdf, 54. Gjoka Please don't divide the residential category or add height limits.pdf, 55. Graham Comment on The Plan.pdf, 56. Hart Discussion of CLUP at 8.19.2025CPC meeting.pdf, 57. Hazle Keep residential zoning flexible!.pdf, 58. Hladis Comp plan feedback non-motorized connectivity and 15 minute neighborhoods in Ward 1.pdf, 59. Hladis Comp plan feedback- Please keep it simple!.pdf, 60. Jevens Thank you for taking a closer look.pdf, 61. Kazis Comments re Draft of Comprehensive Plan.pdf, 62. Lau Why R3 R4 parcels belong in transition.pdf, 63. Malcolm Ann Arbor Needs Housing Abundance Now.pdf, 64. Matthews Move the Comp Plan forward ASAP.pdf, 65. Ramsburgh AAAHF Housing Study.pdf, 66. Ritter Historic District Wording for the Comprehensive Plan.pdf, 67. Rogers Avoid complexities and new restrictions in CLUP.pdf, 68. Tuttle Keep the Comprehensive Plan Flexible!.pdf, 69. Watson RE_ Letter on Transition Category .pdf, 70. Weir Please do not further restrict residential density in the plan.pdf, 71. Westphal Keep the CLUP general and generous.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.)

Tom Blackwell, 1640 Broadway, suggests the plan should address setbacks to support walkability and tree preservation.

John Godfrey, 2809 Brockman, noted recent housing data shows income-housing gaps but no county-wide crisis and recommended more data for the plan.

Will Leaf, 528 North State Street, recommended categorizing remaining parcels to maximize affordable housing potential, ideally within a transition district.

Kathy Griswold, Earhart West, raised concerns about unsolicited calls regarding property sale and recommends refuge islands for pedestrian safety on Miller Avenue.

Kami Pothukuchi, spoke in support of a straightforward housing strategy; encourages cost-effective ADU construction and review of permit fees and codes.

Ann Arbaugh, 1915 Austin Avenue, advocated for a more nuanced zoning map and slower planning process to gather additional information and questioned infrastructure funding.

Ralph McKee, 5th Ward, pointed out new construction may be more costly than existing homes and sees trade-offs in replacing single-family homes with triplexes.

Brendan Roose, 127 Fieldcrest Street, encouraged evaluating broader market impacts and expressed concern about the new residential district and triplex allowances.

Irma Majer, 2809 Brockman, emphasized the role of trees and affordability in community health, recommended prioritizing low- to middle-income housing and questioned Pittsfield Village zoning in the Comprehensive Plan.

Joe Zylka, 1920 Woodbury Drive, spoke in support of walkable communities and ownership models and questioned the new residential category and recent high-rise developments.

Kirk Westphal, 3505 Charter Place, prefers transition zoning for remaining parcels and expanded commercial options and suggested delaying new residential category to align with council direction.

Richard Dokas, 1243 Marlborough Drive, called for more regional data and planning and highlighted affordability concerns, tree preservation, and solar panel protections.

Eric Shlaeka, Ward 4, supports organic development, walkability, and increased density additionally recommended flexibility and opposes the new residential zone.

Adam McCue, 618 S Main, spoke in opposition to the new residential district noting increased density supports climate and affordability goals and cited recent public support.

Chris Olson, Dhu Varren Road, advocated for density as a climate

strategy and alignment with A2Zero goals.

Nishant Keterpal, 423 W Liberty, spoke in support of mixed-use and density near businesses and believes reducing vehicle travel is key to lowering emissions.

Donna Babcock, 1890 Upland Drive, recommended using precise measurements in the plan and expressed concern about zoning near Leslie Park and infrastructure gaps.

Gaurav Kulkarni, 139 Ashley Mews Drive, suggests increasing density in high-demand areas to reduce displacement; opposes limiting residential units to three.

Cathy Chow, Ward 4, spoke in support of increased housing density and variety to meet diverse family needs.

Greg Monroe, 1261 Bending Road, prefers lower building heights with more units and supports compromise and clearer public engagement materials.

Shannon Lau, 2870 Oakbrook Drive, recommended fewer restrictions in transition zones and more flexibility and including business presence in residential areas.

Trisha Hackney, Crossings of Ann Arbor, raised concerns that new development may replace existing affordable housing in transition zones.

Jirka Hladis, Chandler Road, encourages a streamlined process and supports transition zoning for R3/R4 areas due to height tapering and non-motorized travel.

Tom Stulberg, 1202 Traver Street, highlighted gaps in the plan regarding affordability and amenities and expressed concern about potential price increases and commuting impacts.

Brandy Stewart, 4241 Erie Drive, noted long commutes for local workers and supports A2CLT as a way to reduce travel burdens.

Beverly Flock, resident, spoke to high housing costs and long affordable housing waitlists and notes migration to townships and university-related impacts.

Brian Chambers, 2815 Ember Way, emphasized housing affordability challenges and expressed support of four-story buildings as a way to increase attainable housing.

Jeff Crockett, 506 East Kingsley, referenced concerns from community members about historic district language, downtown planning, and accessibility suggesting these be addressed in the next draft.

Luis Vasquez, 909 Barton Drive, recommended avoiding additional restrictions in residential zones and maintaining transition areas and expressed support of neighborhood commercial development.

Kathy Boris, 1726 Charlton, raised questions about corporate ownership of new housing and its impact on affordability and neighborhood character.

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

Seeing no additional speakers, Chair Wyche closed the Public Comment.

7. COMMUNICATION FROM COMMISSIONERS

None.

8. PUBLIC HEARINGS SCHEDULED FOR NEXT REGULAR MEETING

8-a. 25-1408 Public Hearings Scheduled for Wednesday, September 3, 2025 Planning Commission Meeting

Senior Planner Thacher reported there were no public hearings scheduled for the Wednesday, September 3, 2025 Planning Commission meeting but noted the Capital Improvements Plan will be voted on at that meeting.

9. UNFINISHED BUSINESS

None.

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

- 10-a. [25-1410](#) 841 Broadway Street Site Plan for Planning Commission Approval.
(SP24-0003): A proposed plan to construct a four-story, 22-unit housing apartment building, of which 18 units will be affordable, along with 973 square feet of commercial space on the ground floor. The project is part of the larger 841 Broadway PUD (SP19-048) within the same footprint as the site originally proposed to be a one-story commercial building. The proposed project is in the 841 Broadway PUD and located in Ward 1.

Attachments: 2025-08-19 Staff Report 841 Broadway St (SP24-0003).pdf, 841 Broadway (SP24-0003) 2025-07-16 Site Plan V7.PDF, Recorded First Amendment to 841 Broadway Development Agreement.pdf, 841 Broadway Supplemental Regulations.pdf, 841 Broadway St Zoning Map.pdf, 841 Broadway St Aerial Map.pdf, 841 Broadway St Applicant Presentation.pdf

PROJECT/PRESENTATION:

David Derita of Roxbury Group and Mike Decoster of Stantec, presented the proposed request.

STAFF PRESENTATION:

Senior Planner Thacher presented the staff report.

PUBLIC HEARING:

Tom Stulberg, 1202 Traver, expressed support for the proposed application and the inclusion of affordable housing units on site.

Trisha Hackney, Crossings of Ann Arbor, raised a question regarding the site's location near the Broadway Bridge and shared concerns about potential flooding.

Greg Monroe 1261 Bending Road, inquired about the pricing structure of the development and how affordable housing is incorporated.

Sarah Lorenz, Ann Arbor Community Land Trust, voiced support for the project and suggested that additional stories could be beneficial.

Ken Garber, 28 Haverhill Court, noted the project meets separate 15% affordable housing requirements under PUD and Brownfield policies, but urged full affordability given public support, and recommended replacing gas heating with all-electric standards in the PUD.

Luis Vasquez, 909 Barton Drive, asked about the potential for electrification and suggested that increasing the building's height could allow for more affordable housing units.

Alex Lowe, 2532 Pittsfield Boulevard, commented that a taller building could be feasible and highlighted the environmental benefits of urban living in terms of reduced CO₂ emissions compared to living outside the city.

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

Seeing no additional speakers Chair Wyche closed the Public Hearing.

Moved by Commissioner Lee seconded by Commissioner Mills that:

The Ann Arbor City Planning Commission approves the 841 Broadway Street Site Plan Version 7 dated July 16, 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 Senior Planner Thacher declaring the motion carried. Vote 8-0.

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

Nays: 0

Absent: 1 - Sara Hammerschmidt

- 10-b. [25-1409](#)** Ann Arbor Community Land Trust Text Amendment Request: A petitioner-initiated proposed amendment to Section 5.16.6.D Accessory Dwelling Unit (ADU) of the Unified Development Code to allow increased floor area for an ADU if both the primary unit and the ADU are deed restricted to be affordable.

Attachments: Staff Report 2025-08-14 (A2CLT amendment).pdf, ORC Staff Memo (ADU Amendment).pdf, A2CLT Petition for Text Amendment 5-16-25.pdf, ADU Ordinance Slide Deck--Planning Commission 8.19.25.pdf, A2CLT Buyer

Testimonials--How would an A2CLT home make a difference in your life 8.19.25.pdf

PROJECT PRESENTATION:

Sarah Lorenz of Ann Arbor Community Land Trust presented the proposed request.

STAFF PRESENTATION:

City Planner Mariana Melin-Corcoran presented the proposed request.

PUBLIC HEARING:

Sophie Javorski, Howell resident, spoke in support of the proposed ADU amendment.

Ashley, Canton resident, expressed support for the amendment, emphasizing the importance of affordable housing in Washtenaw County.

Marieta McGraw, Ward 5, supports the amendment and mentions her reserved A2CLT home and employment with AAPS.

Kami Pothukuchi, Ward 5, spoke in support of the amendment and suggests ways to improve it, including deed restrictions, incentives, and separating land and building ownership.

Greg Monroe, 1261 Bending Road, noted the amendment as a step toward missing middle housing and raises questions about zoning code challenges and fee waivers.

Sarah, Pittsfield Township resident, spoke in support of the amendment, views A2CLT as a pathway to affordable homeownership.

Tom Stulberg 1202 Traver Road, spoke in support of the amendment as a timely solution for attainable housing and acknowledged zoning concerns and the urgency before the comp plan is finalized.

Brian Chambers, 2815 Ember Way, urged immediate action on the amendment and cited manageable enforcement and readiness of families and financing.

Beverly Fly, 2081 Garden Circle, spoke in support of the amendment, emphasizing the importance of precise language and referenced past affordability.

Ken Garber, 28 Haverhill Court, spoke in support of the amendment and suggested adding all-electric language to address enforcement concerns and limit applicability.

Daniel Jacob Prostack, expressed support for the amendment.

Alex Lowe spoke in support of piloting the amendment with flexibility on deed restrictions and questioned size limits for ADUs.

Luis Vazquez, 909 Barton Drive, spoke in support of the amendment and stressed the need to advance the Comp Plan and include land trust provisions.

Lisa Jevens, 1054 Martin Place, spoke in support of the amendment and believes delaying it disadvantages A2CLT compared to developers.

Brandon Dimcheff, 1401 Harpst Street, supports trying the amendment as a temporary measure while zoning and the comp plan are finalized.

Linda Brower, 421 Third Street, spoke in support of the amendment, acknowledging challenges but urging equal treatment for A2CLT as for developers.

Anthony DeVee, 2434 Laurelwood Circle, spoke in support of the amendment.

Adam Goodman, 400 Virginia Avenue, suggested applying San Diego's ADU policies, including multiple units per lot and excluding basement floor area from calculations.

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

Seeing no additional speakers Chair Wyche closed the Public Hearing.

Moved by Commissioner Mills seconded by Councilmember Disch that:

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the following amendment to Chapter 55, Unified Development Code:

Section 5.16.6.D Accessory Dwelling Unit (ADU), add subsection 7 to allow ADUs with a maximum gross floor area of 1,700 square feet if both the principal unit and ADU are deed-restricted to remain

permanently affordable to households at or below the Area Median Income (AMI).

COMMISSION DISCUSSION:

The Commission held an open discussion on the item.

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

Moved by Commissioner Mills seconded by Commissioner Lee that:

The City Planning Commission amend language of the motion to: Section 15.16.6.D Accessory Dwelling Unit (ADU), add subsection 7 to allow ADUs with a maximum gross floor area of 1,700 square feet, but in any case not larger than the total floor area of the principal dwelling unit. And remove language referencing affordable deed-restriction.

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 Senior Planner Thacher declaring the motion carried. Vote 5-3.

Yeas: 5 - Sarah Mills, Lisa Disch, Donnell Wyche, Julie Weatherbee, and Daniel Adams

Nays: 3 - Ellie Abrons, Wonwoo Lee, and Richard Norton

Absent: 1 - Sara Hammerschmidt

Moved by Commissioner Mills seconded by Councilmember Disch that:

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the following amendment to Chapter 55, Unified Development Code:
Section 15.16.6.D Accessory Dwelling Unit (ADU), add subsection 7 to allow ADUs with a maximum gross floor area of 1,700 square feet, but in any case not larger than the total floor area of the principal dwelling unit, removing language referencing deed-restriction.

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 Senior Planner Thacher declaring the motion failed. **Vote 2-6.**

Yeas: 2 - Donnell Wyche, and Daniel Adams

Nays: 6 - Sarah Mills, Ellie Abrons, Lisa Disch, Wonwoo Lee, Julie Weatherbee, and Richard Norton

Absent: 1 - Sara Hammerschmidt

10-c. [25-1233](#) Review Comprehensive Plan Second Draft

Attachments: Edits_Compilation of Commissioner Comments
7.1.2025.pdf, Updated Residential Narrative 8.19.25
CLEAN.pdf, Updated Residential Narrative 8.19.25
TRACK CHANGES.pdf, FLU 8.19.25.pdf,
AnnArborCompPlan_Engagment_Appendix - DRAFT.pdf,
FLU Map Amendments_MB Notes 8.5.2025.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. **OTHER BUSINESS**

11-a. [25-1446](#) Planning Commission By-Laws Amendment

Attachments: 2025 8-14 Bylaws Memo.pdf, [DRAFT] 2025 8-14 CPC
Bylaws.pdf

Planning Manager Lenart presented the proposed item.

Moved by Commissioner Mills seconded by Commissioner Weatherbee that:

The Ann Arbor City Planning Commission hereby adopts the amended Planning Commission Bylaws, subject to City Council review and approval.

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 voice vote the Bylaws passed unanimously.

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

Kirk Westphall, 3505 Charter Place, raised questions about retail spaces and whether they would be allowed in residential and/or transition districts and questioned the idea of keeping low scale apartments affordable.

Shannon Lau, 2807 Oakdale Drive, thanked to Commission for going through the Comp Plan process, commending Senior Planner Bennett and Chair Wyche for their efforts.

Tom Stulberg, 1202 Traver, questioned how the board would be able to make the Ann Arbor Community Land Trust move forward as the Ann Arbor needs affordable housing.

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

Seeing no additional speakers Chair Wyche closed the Public Comment.

13. COMMISSION PROPOSED BUSINESS

None.

14. ADJOURNMENT

Moved by Commissioner Mills seconded by Commissioner Weatherbee to adjourn the meeting at 11:56 pm. On a voice vote, Chair Wyche 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.

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(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.