



City of Ann Arbor

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

Meeting Agenda City Planning Commission

Tuesday, May 20, 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

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=akdzTVllcnBBaGJNSIZJdFpDdGUrdz09>

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. [25-0977](#) May 13, 2025 City Planning Commission Meeting Minutes

Attachments: May 13, 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****25-0978****Various Communication to the City Planning Commission****Attachments:**

1. A2 Comp plan analysis.pdf, 2. Adams Housing Affordability Analysis.pdf, 3. Amoe Comprehensive Plan.pdf, 4. Averill Comprehensive Land Plan Feedback.pdf, 5. Carey Planning Thoughts.pdf, 6. Comprehensive Plan Comment From Avalon.pdf, 7. Copeland A2 Liberty Oaks Comprehensive Plan.pdf, 8. Crockett Lack of Community Engagement in Understanding or Assigning Transition Districts.pdf, 9. D'Amour Comment from CARD.pdf, 10. Daskin Comprehensive Land Use Plan Feedback Pause the Plan.pdf, 11. Davison Supporting CLUP.pdf, 12. Dort Comprehensive Plan Feedback - Pause the Plan.pdf, 13. Ford Pause the Plan.pdf, 14. Ford Request for Information Regarding Comprehensive Plan and Plan Process.pdf, 15. Gallagher Comprehensive Plan.pdf, 16. Gholami Asking for Your Assistance With Affordable Housing.pdf, 17. Haddix Slow the Comprehensive Land Use Plan.pdf, 18. Howley-Visel Transitional District.pdf, 19. Jankowski A2 Liberty Oaks Comprehensive Plan.pdf, 20. Kaufmann Comprehensive Land Use Plan.pdf, 21. Kazis Comments Re Comprehensive Land Use Plan Draft.pdf, 22. King Draft Comprehensive Land Use Plan.pdf, 23. Ladewski Draft Comprehensive Planning Process - Comments.pdf, 24. Lewan A2 Comprehensive Land Use Plan.pdf, 25. Lewis 303 Detroit.pdf, 26. Linkner Zoning Bad Changes.pdf, 27. Madden Feedback to Project Plan.pdf, 28. McClintock Comments on Comprehensive Plan.pdf, 29. McKee Comprehensive Plan Feedback - Pause the Plan.pdf, 30. Mohai Resident Feedback Regarding the A2 Comprehensive Land Use Plan.pdf, 31. Monroe Public Comment May 7, 2025 Engagement Activity Boards.pdf, 32. Morrison Comments on Draft Comprehensive Plan - May 16, 2025.pdf, 33. Mortensen A2 Liberty Oaks Comprehensive Plan.pdf, 34. Murawskii Comprehensive Plan Feedback - Pause the Plan.pdf, 35. O'Neal Comprehensive Land Use Plan.pdf, 36. O'Neal Densification.pdf, 37. Ratliff Comprehensive Plan.pdf, 38. Ream Input for Comprehensive Plan.pdf, 39. Rein Comprehensive Land Use Plan.pdf, 40. Riseng Comprehensive Land Use Plan.pdf, 41. Rosenbaum Last Night's Meeting and Support for Comprehensive Plan.pdf, 42. Shill Comprehensive Land Use Plan.pdf, 43. Sonen Comments on the Comprehensive Plan.pdf, 44. Stulberg Lack of Community Engagement in Understanding or Assigning Transition Districts.pdf, 45. Tinkerhess Comprehensive Plan.pdf, 46. Tirion Please Pause the Plan.pdf, 47. Zimmer May 16 Survey.pdf, 48. Ziobro Comprehensive Plan - thoughts.pdf, 49. Bare Please Pause the Comprehensive Land Use Plan.pdf, 50. Dokas Want to Read Some Academic Studies on Upzoning.pdf, 51. Gorris Please Plan to Keep R1 Single Family Zones South of Stadium Blvd.pdf, 52. Klingler Comprehensive Plan.pdf, 53. Rosen Please Move Forward with the Comprehensive Plan.pdf, 54. Young Comment for May 20 Meeting.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.)

6-a. Commissioner Response**7. PUBLIC HEARINGS SCHEDULED FOR NEXT REGULAR MEETING**

- 7-a. [25-0979](#) Public Hearings Scheduled for Tuesday, June 3, 2025 Planning Commission Meeting

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

- 9-a. [25-0980](#) 303 Detroit Street Site Plan for Planning Commission Approval. (SP24-0025): A proposed plan to convert 303 Detroit Street from an office/retail building to a residential building with 16 units by adding approximately 10,000 square feet. Construction includes building an additional floor on top of the existing buildings, adding balconies, and creating a parking garage in the basement accessed by a rotating automobile elevator from a new driveway off North Fourth Ave. Site is in the D2 (Downtown Interface) base zoning district, Kerrytown Character overlay district, and Secondary street type designation.

Attachments: 2025-05-20 Staff Report SP24-0026.pdf, 303 Detroit St Site Plan V4 May 5, 2025.pdf, 303 Detroit St Zoning Map.pdf, 303 Detroit St Aerial Map.pdf, Market Place Condos - 05 20 25 PC Presentation.pdf

- 9-b. [25-0981](#) 630 South Ashley Street Site Plan for Planning Commission Approval. (SP25-0003): A proposed site plan to construct two single-family homes with a garage between them, plus a detached garage with a second-story residential unit. The former Armen Cleaners site is 0.17-acres, currently vacant, and is in the C2B (Business Service District) zoning district and the Old West Side Historic District. The project has received Historic District Commission approval and variances from the Zoning Board of Appeals. Staff Recommendation - Approval

Attachments: 630 S Ashley Staff Report.pdf, 630 Ashley Site Plan 4-25-25_v3.pdf, 630 S Ashley DRAFT Development Agreement.pdf, 630 S Ashley St Aerial Map.pdf, 630 S Ashley St Zoning Map.pdf

- 9-c. [25-0982](#) 625 Church Street Site Plan for Planning Commission Approval (SP24-0017): A proposed site plan to redevelop 621 Church Street, 625 Church Street, 633 Church Street and 1207 Willard Street, plus an area extending over 616 S Forest, to construct a 20-story apartment building of approximately 180 units, 280,000 square feet of floor area and 195 feet in height. Site is 16,052 square feet and is in the D1 (Downtown Core) base zoning district, South University Character overlay district, and Secondary street type designation.

Attachments: May 20, 2025 Planning Staff Report (625 Church), Zoning Map (625 Church), Aerial Photo (625 Church), Site Plan (625 Church), Architectural Plan (625 Church), Resolution R-25-123, Air Rights Purchase Agreement (R-25-123), Development Agreement (625 Church) Rough Draft.pdf, Planning Commission Presentation 5.20.2025.pdf

10. OTHER BUSINESS

10-a. 25-1000 City Planning Commission 2025 Calendar

Attachments: 2025 CPC Meeting Schedule v4.pdf

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

12. COMMISSION PROPOSED BUSINESS

13. ADJOURNMENT

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.