



City of Ann Arbor

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

Meeting Agenda City Planning Commission

Tuesday, August 5, 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

2. ROLL CALL

3. APPROVAL OF AGENDA

4. APPROVAL OF MINUTES OF PREVIOUS MEETINGS

4-a. 25-1399 July 15, 2025 City Planning Commission Meeting Minutes

Attachments: July 15, 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

25-1420 Capital Improvements Plan

Attachments: CIP Work Session Memo August 2025.pdf, DRAFT Updated FY26-31 CIP
Project Report.pdf, DRAFT Updated FY26-31 CIP New Projects.pdf,
DRAFT Updated FY26-31 CIP Project Clean-up.pdf, Sidewalk Gap
Prioritization Criteria.pdf, Active Transportation CIP Scoring Criteria 2024
Update.pdf

5-c. Planning Commission Officers and Committees

5-d. Written Communications and Petitions

25-1400 Various Communication to the City Planning Commission

Attachments:

1. Bradley Comprehensive plan.pdf, 2. Brodkey St. Paul School rev.pdf, 3. Camino Please give the city wide plan more time- please don't ruin my neighborhood..pdf, 4. Chambers DC-3 Resolution Regarding the Draft Comprehensive Land Use Plan.pdf, 5. Chambers Defining Neighborhood Character—Independent of Housing Type.pdf, 6. Chambers.pdf, 7. Crockett Recommendations for Improving the Historic Preservation Statement and a Land Use Designation.pdf, 8. Douglas Proposed Comprehensive Plan.pdf, 9. Dunlap Comp Plan support for increased density.pdf, 10. Gregorka Comprehensive Plan Comments.pdf, 11. Hodges Pause the Plan.pdf, 12. Homan AUD Ordinance and Sign Ordinance.pdf, 13. Homan Iroquois Place Does Not Belong in Transition.pdf, 14. Ivers Comprehensive Land Use Plan draft.pdf, 15. Kaufmann statement attached.pdf, 16. Leaf Comprehensive Plan Suggestions.pdf, 17. Leaf Industrial vs Light Industrial.pdf, 18. Leff Residential rooftop solar and the CLUB.pdf, 19. Leaf The Residential Partition Proposal.pdf, 20. Rieck Thoughts on Comprehensive Land Use Plan.pdf, 21. Ritter Pause the Comprehensive Plan To Confer With Historic Districts.pdf, 22. Saldutti DC-3 Please Vote No.pdf, 23. Woodward Last Night's DC-3.pdf, 24. Crockett Comprehensive Land Use Plan Treatment of Historic Districts.pdf, 25. Ferguson Proposed Building Project at 2525 Ann Arbor Saline Road.pdf, 26. Fields comprehensive plan revisions.pdf, 27. Herold Meeting ID 977 6634 1226 Comments.pdf, 28. Lee Transitional designation on Miller.pdf, 29. Rogers suggestions for Comp Plan that could have large impact.pdf, 30. Block Sometimes A Fig Leaf is Better Than Nothing.pdf, 31. Crown Comprehensive Plan.pdf, 32. Dybdahl Pause the plan!.pdf, 33. Goodly 2525 Ann Arbor-Saline Road Rezoning and Site Plan for City Council Approval SP24-0006.pdf, 34. Herseth Draft Plan concerns.pdf, 35. HRWC memo re Ann Arbor Comprehensive Land Use Plan.pdf, 36. Jaskiewicz SUPPORT more density in comp plan.pdf, 37. Monroe Public Comment 8-5-24.pdf, 38. ONeal Comprehensive Land Use Plan.pdf, 39. ONeal Taking Away Single Family Zoning - So Sad.pdf, 40. Wahlberg Comprehensive plan.pdf, 41. Warshefski 2525 Ann Arbor-Saline Road Comments for 8-5 Planning Commission Mtg.pdf, 42. Westphal feedback on remaining parcels map errors.pdf, 43. Wollin Commission plan for resulting of residential areas.pdf, 44. Wortman Draft Comprehensive Plan Greenview Pioneer Nature Area.pdf, 45. Pritts to Planning Commission 8-5-25.pdf, 46. Leff Roof top solar and the CLUP.pdf, 47. Ream Comprehensive Plan analysis.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. [25-1401](#) Public Hearings Scheduled for Tuesday, August 19, 2025 Planning Commission Meeting

Attachments: 8-19-2025 Notice of Public Hearing.pdf

9. UNFINISHED BUSINESS

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

- 10-a. [25-1402](#) 1007 Woodlawn Ave Rezoning with Area Plan Waiver Request (REZ25-0002) - A petition to rezone 1007 Woodlawn Ave from P (Parking) to C1 (Local Commercial), eliminating the P district on this block and expanding the existing C1 district, with a request to waive the area plan requirement as no development is proposed.

Attachments: Planning Staff Report 2025-08-05 (1007 Woodlawn RZ).pdf, 1007 Woodlawn Ave Aerial Map.pdf, 1007 Woodlawn Ave Zoning Map.pdf, 1007 Woodlawn Ave Aerial Map Zoom.pdf, REZ25-0002 APPLICATION.PDF, 1007 Woodlawn Applicant Presentation.pdf

- 10-b. [25-1403](#) 2525 Ann Arbor-Saline Road Rezoning and Site Plan for City Council Approval (SP24-0006) - A petition to rezone 2525 Ann Arbor-Saline Road from O (Office District) to R4E (Multi-Family Dwelling District) and a site plan to construct 262 residential units. The building would be five stories with 379,459 square feet of floor area and include 297 vehicle parking spaces and 164 bicycle parking spaces. As part of the proposal, the existing curb cut on Ann Arbor-Saline Rd would be modified, a new curb would be added on Oakbrook Dr, and two new crosswalks would be installed on site, one across Oakbrook Dr and another across Ann Arbor-Saline Rd. The 4.16-acre site is currently vacant. Staff Recommendation - Approval

Attachments: 2525 Ann Arbor Saline Staff Report.pdf, SP24-0006_The Crescent Site Plan_v7_7-21-25.pdf, 2525 Ann Arbor-Saline Rd Architectural Renderings.pdf, 2525 Ann Arbor Saline Zoning Application.pdf, 2525 Ann Arbor-Saline Rd Zoning Map.pdf, 2525 Ann Arbor-Saline Rd Aerial Map.pdf, 2525 Ann Arbor-Saline Rd Aerial Map Zoom.pdf, 2525 Ann Arbor Saline DRAFT Development Agreement 7-30-25.pdf, 2525 Ann Arbor Saline Rd Applicant Presentation.pdf

11. OTHER BUSINESS

- 11-a. [25-1405](#) Review Comprehensive Plan Second Draft

Attachments: Future Land Use Recommendations.pdf, Future Land Use Map – Areas to Amend.pdf

- 11-b. [25-1404](#) Response to City Council Resolution

Attachments: City Council Resolution 7.21.25 Staff Response.pdf, Execution Proposal July 21 2025 Council Resolution Regarding Comprehensive Land Use Plan.pdf

- 11-c. [25-1421](#) Planning Commission By-Laws Amendment

Attachments: 7.31.2025 Bylaws Memo.pdf, [DRAFT] 2025 7-30 CPC Bylaws.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 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.