



City of Ann Arbor

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

Meeting Agenda City Planning Commission

Tuesday, June 17, 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

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF AGENDA

4. APPROVAL OF MINUTES OF PREVIOUS MEETINGS

4-a. [25-1065](#) June 3, 2025 City Planning Commission Meeting Minutes

Attachments: June 3, 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

[25-1068](#) Various Communication to the City Planning Commission

- Attachments:**
1. Arambasich Deny AAPS's attempt to build a road over Thurston South Prairie.pdf,
 2. Archibald Please do not issue permits for the proposed construction project at Thurston.pdf,
 3. Arini Please Deny AAPS Request to Build on City Owned Prairie Land.pdf,
 4. Badalamente Protect the Prairie.pdf,
 5. Baker Please Deny AAPS Request to Pave Thurston Nature Center.pdf,
 6. Baker Request to deny the South Prairie Permit (Ward 2) that AAPS and Gilbane are seeking.pdf,
 7. Cannon Inquiry About Condo Conversion & DADU Strategy in Residential Zoning.pdf,
 8. Carey South Prairie Thurston Nature Center.pdf,
 9. Carey Thurston Nature Center South Prairie Habitat.pdf,
 10. Carey URGENT happening now - Thurston South Prairie.pdf,
 11. Chambers CLUP Implementation Matrix Include Community Land Trust and TIF Financing.pdf,
 12. Chambers Comprehensive Plan - Resident Lawsuit Risk Mitigation.pdf,
 13. Chungfangchi Deny the AAPS Request.pdf,
 14. Cox Thurston South Prairie Call to Action Protect the Prairie.pdf,
 15. Curry Please Protect the South Prairie at Thurston Nature Center.pdf,
 16. Dale Support for Comprehensive Plan.pdf,
 17. Deckert Thurston.pdf,
 18. Dilcher Land Use Plan Aerial Apparatus Access Addressed.pdf,
 19. Dodge Thurston Nature Center.pdf,
 20. Dunlap Thank you for the Comprehensive Plan Forum.pdf,
 21. Fernandez-Silber Thurston Nature Center City Owned Prairie.pdf,
 22. Freeland Please Help Our Community.pdf,
 23. Garton Protect the Prairie at Thurston Nature Center.pdf,
 24. Goldstein Thurston.pdf,
 25. Gross Deny AAPS permits to build road on City land.pdf,
 26. Gross The AAPS Board is Out of Control, and Needs to Be Stopped.pdf,
 27. Guest Please Save Thurston Nature Center.pdf,
 28. Hanna Construction Concerns Thurston Elementary School.pdf,
 29. Hassani Question about Thurston elementary construction property lines.pdf,
 30. Hires Deny AAPS Thurston plan on city land.pdf,
 31. Hull Protect Thurston Nature Area.pdf,
 32. Kennedy Protect Thurston Nature Center.pdf,
 33. Kennedy Thurston Nature Center.pdf,
 34. Keosaian J South Prairie Habitat.pdf,
 35. Keosaian South Prairie Habitat.pdf,
 36. Kovas Speaking in support of rezoning and the new comprehensive plan.pdf,
 37. Krohn Environmental Sustainability in NE Ann Arbor.pdf,
 38. Leidy Thurston Nature Center.pdf,
 39. Luksetich Thurston Nature Center.pdf,
 40. Marable Save Thurston.pdf,
 41. Markel New Thurston School location.pdf,
 42. MAVD Aldrich Letter - Arbor South.pdf,
 43. McGowan Thurston Nature Area South Prairie.pdf,
 44. Melzer Thurston Nature Center.pdf,
 45. Mills How to Make Housing Affordable Beyond Band-Aids to Real Solutions.pdf,
 46. Moilanen Please halt Thurston Prairie Paving.pdf,
 47. Monroe Public Comments City Planning Commission Meeting 6-3-2025.pdf,
 48. Mose-Newman AAPS Request to Build Over Thurston Nature Center South Prairie.pdf,
 49. Pothukuchi Letter to Planning Commission 061025.pdf,
 50. Ransley AAPS Request for Use of Thurston Nature Center.pdf,
 51. Richter Protect Thurston Prairie.pdf,
 52. Rieck South Prairie-Thurston Nature Center-Fire Lane.pdf,
 53. Rieck Time sensitive Thurston - South Prairie.pdf,
 54. Roddy Thurston nature center protection.pdf,
 55. Rose Thurston Nature Center Prairie.pdf,
 56. Salamone Thurston Nature Center.pdf,
 57. Schoem Please Protect Thurston Nature Center.pdf,
 58. Robinson Mayer Deny AAPS's to build a road on Thurston Nature Center.pdf,
 59. Ryan Thurston Nature Center Professional Concerns.pdf,
 60. Scerbo Comments and Questions on Water Infrastructure Planning.pdf,
 61. Schneider Save the Thurston Prairie.pdf,
 62. Smart Growth Ann Arbor Comprehensive Plan.pdf,
 63. SS Comprehensive Plan Feedback - Pause the Plan.pdf,
 64. Tarpley Thurston Nature Center South Prairie Habitat.pdf,
 65. Taylor Thurston Nature Center - South Prairie Habitat.pdf,
 66. Weamer Deny AAPS Request.pdf,
 67. Wells South

Prairie Habitat at Thurston Nature Center.pdf, 68. Westerhoff Request of Denial of AAPS Building and Road Over Thurston Nature Center Prairie.pdf, 69. Wise Thurston Nature Area.pdf, 70. Taylor Thurston Nature Center South Prairie Permit.pdf, 71. Weiss Thurston Nature Center and New Thurston Build.pdf, 72. Yu Thurston Nature Center.pdf, 73. Leaf and Levine Final Suggestions for Comprehensive Plan.pdf, 74. Vuylsteke Thurston Nature Center South Prairie Land Parcel.pdf, 75. Wortman Greenview Pioneer Nature Area.pdf, 76. Anonymous Communication to the Planning Commission Ideas for the City.pdf, 77. Ream Tree protection ordinances and leave residential setbacks alone..pdf, 78. Samida Comprehensive Plan Residential District Plan.pdf, 79. Skidmore Comprehensive Land Use Plan.pdf, 80. Stein City of Ann Arbor Update Comprehensive Land Use Plan Draft 2 Available.pdf, 81. Westphal Comprehensive Plan Draft suggestions.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. PUBLIC HEARINGS SCHEDULED FOR NEXT REGULAR MEETING

- 7-a. [25-1067](#) Public Hearings Scheduled for July 1, 2025
Attachments: 7-01-2025 Notice of Public Hearing.pdf

8. UNFINISHED BUSINESS

- 8-a. [25-1128](#) **SP24-0011 (2845 S State St) Arbor South Site Plan for Planning Commission Approval** - Continued from the April 15, 2025 Planning Commission meeting, a proposed site plan to develop 14 new buildings in a downtown-style development around two existing buildings at 777 and 789 E Eisenhower Pkwy. New buildings include a hotel, apartment and condominium buildings, some with ground floor retail uses, restaurant/commercial buildings, and parking structures. The 23.5-acre site is zoned TC1 (Transit Corridor District). Ward 1. Staff Recommendation: Approval With Conditions
Attachments: June 17, 2025 Planning Staff Report (Arbor South), Landscape Modification Request Combined Letters (Arbor South), April 15, 2025 Planning Staff Report (Arbor South), 2025-06-17_ArborSouth_PC_Draft_v1.3.pdf

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

10. OTHER BUSINESS

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.