



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, 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

Chair Lee called the meeting to order at 7:00 pm in Council Chambers at City Hall of Ann Arbor.

2. ROLL CALL

Deputy Planning Manager Kelley called the roll.

Present 6 - Hammerschmidt, Disch, Lee, Wyche, Weatherbee, and Adams

Absent 3 - Mills, Abrons, and Norton

*Others present:
Deputy Planning Manager Hank Kelley
Principal Planner Alexis DiLeo*

3. APPROVAL OF AGENDA

Moved by Commissioner Weatherbee seconded by Commissioner Wyche to approve the agenda. On a voice vote, the motion carried unanimously.

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

Moved by Commissioner Hammerschmidt seconded by Commissioner Adams to approve the June 3, 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, June 16, 2025 City Council meeting:

Unified Development Code changes to Land Division Modifications was approved.

Unified Development Code changes to Public Hearings and Community Participation for developers was approved.

Scio Church rezoning from R4D with conditions was approved at first reading.

The Development Agreement for 630 South Ashley was approved.

5-b. Planning Manager

Deputy Planning Manager Kelley reported:

Many residents are interested in the Thurston Elementary site, and clarified that the Planning Commission does not have a role in review of Ann Arbor Public School property noting any request to use the public right-of-way will be reviewed by Public Services, who can be contacted at engineering@a2gov.org.

5-c. Planning Commission Officers and Committees

None.

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 Commisison 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

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.)

Tim Rhodes, 448 South First Street, expressed concern about zone designations introduced in second draft of the City Comprehensive Plan.

Kirk Westphal, 3505 Charter Place, expressed interest in adding detail to the future land use map in the Comprehensive Plan draft, and indicating areas of multi-family transition within the plan.

Mary Durfee, resident, commented on the decline in younger demographics in the draft Comprehensive Plan and showed interest in metrics like bedroom counts, neighborhood satisfaction, business retention, and sewer and flooding impacts.

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

Seeing no additional speakers Chair Lee closed the Public Comment.

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

Deputy Planning Manager Kelley reported for the Tuesday, July 1, 2025 City Planning Commission meeting:

900 Briarwood Circle (SP24-0008) – Site Plan for Planning Commission Approval: Revision of the previously approved site plan (SP23-0005) for the large format retailer. A reduction of building size from one 100,000 SF 2-level building to a 60,000 SF 1-level building with an adjacent 15,880 SF small retail building. No other changes to the site are proposed. Zoned C2B (Business Service District). Ward 4.

1208 South University (SP24-0029) – Site Plan for Planning Commission Approval: An update to the original site plan that incorporates the adjacent parcel located at 610 S Forest Ave. The project

will be an 18-story mixed-use residential and retail tower. The proposed development consists of 259 rental apartment units and 5,120 SF of ground-level commercial tenant space. The building incorporates storage for 52 bikes and 83 garage parking spaces. Parking and loading have been concealed off the south side alley. Zoned D1 (Downtown Core District). Ward 3.

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

Chair Lee recused himself from the meeting due to his previous employer's involvement in the project.

PROJECT PRESENTATION:

Tom Covert of Midwestern Consulting, presented the proposed request.

STAFF PRESENTATION:

Principal Planner Alexis DiLeo presented the staff report and presentation.

PUBLIC HEARING:

Ken Garber, 28 Haverhill Court, raised concerns on transportation, gas usage, and concerns about the plan's parking provisions.

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

Seeing no additional speakers Vice Chair Wyche closed the Public Hearing.

Moved by Commissioner Weatherbee seconded Councilmember Disch that:

The Ann Arbor City Planning Commission hereby approves the Site Plan for SP24-0011 (2845 S State St) dated May 22, 2025, also known as Arbor South, with Landscape Modifications as proposed to Section 5.20.3 Vehicular Use Area, subject to entering into and satisfying all terms of a Development Agreement, with the condition that revised plans are submitted within 30 days that document completion of the following items:

- 1) All outstanding comments are resolved and documented pursuant to Engineering Review #4 to the satisfaction of the Engineering Division of Public Services.**
- 2) All outstanding comments are resolved and documented pursuant to Solid Waste Review 3 to the satisfaction of the Solid Waste Manager.**
- 3) All outstanding comments are resolved and documented pursuant to Planning Review #4 to the satisfaction of the Planning Manager.**
- 4) Revisions to the Multimodal Transportation Impact Analysis (MMTIA) will be submitted and plans modified to reflect outcomes to the satisfaction of the Transportation Manager.**

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 the Deputy Planning Manager declaring the motion carried. Vote 5-0.

Yeas: 5 - Sara Hammerschmidt, Lisa Disch, Donnell Wyche, Julie Weatherbee, and Daniel Adams

Nays: 0

Absent: 3 - Sarah Mills, Ellie Abrons, and Richard Norton

Recused: 1 - Wonwoo Lee

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

None.

10. OTHER BUSINESS

None.

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

Seeing no speakers Vice Chair Wyche closed the Public Comment.

12. COMMISSION PROPOSED BUSINESS

None.

13. ADJOURNMENT

Moved by Commissioner Adams seconded by Councilmember Disch to adjourn the meeting at 8:24 pm. On a voice vote, the Vice Chair declared the motion carried unanimously.

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.