



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 3, 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

*Vice Chair Wyche meeting called to order at 5:41 pm in Council
Chambers at City Hall of Ann Arbor.*

2. ROLL CALL

Planning Manager Lenart called the roll

Present 6 - Mills, Hammerschmidt, Wyche, Weatherbee, Adams,
and Norton

Absent 3 - Abrons, Disch, and Lee

*Others present:
Planning Manager Brett Lenart
Senior Planner Michelle Bennett*

3. APPROVAL OF AGENDA

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

4. APPROVAL OF MINUTES OF PREVIOUS MEETINGS

4-a. [25-1077](#) May 20, 2025 City Planning Commission Meeting Minutes

Attachments: May 20, 2025 City Planning Commission Meeting
Minutes.pdf

Moved by Commissioner Mills seconded by Commissioner Weatherbee to approve the May 20, 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

Planning Manager Lenart reported the following activity from the Monday, June 2, 2025 City Council meeting:

3801 Stone School and 2862 Stone School rezoning was approved.

2325 Crystal Way rezoning was approved.

343 South Fifth rezoning was approved.

PUD Modifications Unified Development Code amendment approved.

616 East Washington affordability agreement passed.

5-b. Planning Manager

None.

5-c. Planning Commission Officers and Committees

None.

5-d. Written Communications and Petitions

25-1078 Various Communication to the City Planning Commission

Attachments: 1. Abigg Comprehensive Plan Feedback - Pause the Plan.pdf, 2. Broadway Comprehensive Plan Feedback Pause the Plan.pdf, 3. Eisley Transition Districts.pdf, 4. Filonov Comprehensive Plan Feedback Pause the Plan.pdf, 5. Folsom Stay Strong Don't Pause the Plan.pdf, 6. Gastón Comprehensive Plan Note Re Transition Districts and Historic Districts.pdf, 7. Hanley Lake Hideaway Pause the Plan.pdf, 8. Harris

Comprehensive Plan Considerations.pdf, 9. Kocher Comprehensive Plan Feedback - Pause the Plan.pdf, 10. Leff Approve the Natural Features Resolution.pdf, 11. Mokotoff Pause the Plan.pdf, 12. Mull Comprehensive Plan Feedback Pause the Plan.pdf, 13. Peterson This is Why We Have Empty Commercial Spaces.pdf, 14. Ramaswami Understanding on Land Use and Protection of Prairie Habitat.pdf, 15. Saltzman Comments on City of Ann Arbor Comprehensive Plan Draft Report.pdf, 16. Fordice Comprehensive Plan Feedback.pdf, 17. Leaf Implementation Matrix 4+ Bedroom Item.pdf, 18. Pritts Comment Comprehensive Plan.pdf, 19. Stier Comments on Comprehensive Plan and the Future of Ann Arbor.pdf, 20. Torretti Re Zoning Proposal.pdf, 21. Weir Thank You for CLUP Question About Neighborhood Associations.pdf, 22. Westphal Suggestions for Implementation Matrix.pdf, 23. Zumhagen Ann Arbor City Planning Commission and Proposed Rezoning.pdf, 24. Monroe Public Comments City Planning Commission Meeting 6-3-2025.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.)

Kathleen Nolan, 2645 Easy Street, expressed concern about increasing residential density by developers and the Comprehensive Plan.

Kathy Griswold, 3565 Foxhunt Drive, raised questions about managing growth and pedestrian safety given existing infrastructure challenges noting that fatal crashes are on track to reach a decade high.

Jim Pike, 912 Pomona Road, expressed interest in a two-page executive summary outlining proposed changes to the Comprehensive Plan and spoke in support of eliminating exclusionary zoning.

Kirk Westphal, 3505 Charter Place, asked for clarification on certain elements of the implementation matrix, including regulations on larger units and potential contradictions with existing zoning policies and opposes incremental development.

Brian Chambers, 2115 Ember Way, advocated for including community land trusts as an affordable housing strategy within the implementation matrix.

Greg Monroe, 1261 Bending Road, called for removing references to

R-1 and R-2 zoning, suggests pausing the plan, and expressed concern about displacement.

Brad Pritts, 3030 Lexington, emphasized the need for grassroots engagement in planning efforts and supports pausing the plan to ensure community acceptance.

Mark Scerbo, 2017 Fair Street, noted that new housing development is expensive and that upzoning can increase land values while potentially reducing cost per person.

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

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

6-a. 25-1079 Comprehensive Plan Commissioner Response

COMMISSION DISCUSSION:

The Commission held an open discussion on the item.

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

7. PUBLIC HEARINGS SCHEDULED FOR NEXT REGULAR MEETING

7-a. 25-1080 Public Hearings Scheduled for Tuesday, June 17, 2025 Planning Commission Meeting

Planning Manager Lenart reported for the Tuesday, June 17, 2025 City Planning Commission meeting:

2845 South State Street “Arbor South” Site Plan for Planning Commission Approval

A proposed site plan to construct approximately 15 new buildings in downtown-style development around two existing buildings at 777 and 789 E Eisenhower Blvd. New buildings include a hotel, eight residential buildings, restaurant buildings, and three parking structures. The development proposes 93,500 square feet of new commercial space, approximately 150 hotel rooms, approximately 840 apartments or condominiums units including 230 affordable units, and approximately 2,500 vehicle parking spaces. Construction is planned in five phases on the 23.5-acre site is zoned TC1 (Transit Corridor) District.

8. UNFINISHED BUSINESS

None.

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

None.

10. OTHER BUSINESS

10-a. 25-1081 Comprehensive Plan Presentations

The City departments Economic Development, Systems Planning, and Office of Sustainability and Innovation were invited to present to the Planning Commission to provide a greater background on issues that could impact the direction of the draft Comprehensive Land Use Plan.

Attachments: CPC Utility Infrastructure Planning 06032025.pdf, EconDevCompPlan060325.pdf, Utility Infrastructure Question Follow Up.pdf

STAFF PRESENTATIONS:

Skye Stewart (Chief of Staff for Public Services Area), Troy Baughman (Systems Planning Engineer V of Systems Planning), and Molly Maciejewski (Water Treatment Plant Manager) delivered the Utility Infrastructure Planning presentation.

Joe Giant, Economic Development Director, delivered the Economic Development presentation.

10-b. 25-1082 Implementation Matrix

The Planning Commission will review the draft implementation matrix, Chapter 6, a series of draft actions that would implement the plan's goals.

Attachments: DRAFT_Implementation Matrix - CPC.pdf

STAFF PRESENTATION:

Senior Planner Michelle Bennett presented the Implementation Matrix.

COMMISSION DISCUSSION:

The Commission held an open discussion on the item.

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

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

Greg Monroe, 1261 Bending Road, asked for clarification on definition of "low end" in the infrastructure model, questioned the use of three years of data for the plan, and expressed support for developments like Veridian.

Kirk Westphal, 3505 Charter Place, emphasized the importance of permanent affordability, tenant rights, and relocation assistance while urging caution on policies that may restrict redevelopment.

Mark Scerbo, 2017 Fair Street, inquired about plans for new water treatment facilities and future water sources.

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

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

12. COMMISSION PROPOSED BUSINESS

None.

13. ADJOURNMENT

Moved by Commissioner Mills seconded by Commissioner Adams to adjourn the meeting at 9:36 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

The City of Ann Arbor highly encourages the public to participate in public meetings, either in-person or remotely.