



City of Ann Arbor

Formal Minutes - Draft

City Planning Commission

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

Wednesday, September 3, 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 Wyche called the meeting to order at 7:05 pm in Council Chambers at City Hall of Ann Arbor.

2. ROLL CALL

Deputy Planning Manager Hank Kelley called the roll.

Present 7 - Mills, Hammerschmidt, Disch, Lee, Wyche, Weatherbee, and Norton

Absent 2 - Abrons, and Adams

Others present:

*Deputy Planning Manager Hank Kelley
Capital Projects Asset Manager Kayla Coleman*

3. APPROVAL OF AGENDA

Moved by Commissioner Lee seconded by Commissioner Mills to approve the agenda as presented. On a voice vote, the motion carried unanimously.

4. APPROVAL OF MINUTES OF PREVIOUS MEETINGS

4-a. [25-1546](#) August 19, 2025 City Planning Commission Meeting Minutes

Attachments: August 19, 2025 City Planning Commission Meeting Minutes.pdf

Moved by Commissioner Mills seconded by Councilmember Disch to approve the August 19, 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 Tuesday, September 2, 2025 City Council meeting no Planning related items were discussed but noted annexation of parkland adjoining Furstenberg Park was approved.

5-b. Planning Manager

Deputy Planning Manager Kelley stated there was nothing to report.

5-c. Planning Commission Officers and Committees

None.

5-d. Written Communications and Petitions

25-1548 Various Communication to the City Planning Commission

Attachments: Beyer No new residential subcategory.pdf, Bloom Development suggestion.pdf, Graham Comment on Plan19Aug25.pdf, Kahn Please consider Tiny Homes in the CLUP..pdf, Lee 2590 Miller Rd.pdf, Lewis AA facing Housing pressure right now.pdf, Mitchell Comment on The Plan.pdf, Dabrowski Comments on draft 2 of the comprehensive plan and continued support for a pause.pdf, Sunset Wildt Corridor project.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.)

Greg Holcombe and Sunset Street neighbors, spoke in opposition to the Sunset Brooks sidewalk project being included in the CIP and requested further study before implementing changes.

Adam Jaskiewicz, Las Vegas Drive, spoke in support of the Sunset Brooks sidewalk project being included in the CIP as a way to support pedestrian safety.

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

Seeing no additional speakers Chair Wyche closed the Public Comment.

7. COMMUNICATION FROM COMMISSIONERS

None.

8. PUBLIC HEARINGS SCHEDULED FOR NEXT REGULAR MEETING

- 8-a. [25-1549](#)** Public Hearings Scheduled for Tuesday, September 16, 2025 Planning Commission Meeting

Attachments: 9-16-2025 Notice of Public Hearing.pdf

Deputy Planning Manager Kelley reported:

For the Tuesday, September 16, 2025 City Planning Commission meeting:

Proposed amendments to the Unified Development Code (Chapter 55 of the Code of the City of Ann Arbor) to Section 5.16.3.F – Marijuana Facilities – Commercial – Use Specific Standards to remove school separation requirements, require submission of nearest school locations with any related Special Exception Use permit application, and other modifications

9. UNFINISHED BUSINESS

None.

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

10-a. 25-1550 Updated Fiscal Year 2026-2031 Capital Improvements Plan (CIP)

The Updated FY 2026-2031 CIP is a plan for City capital investments to be undertaken over the next six years. This plan describes projects that address needs for municipal and park facilities, transportation, utilities, and other infrastructure improvements, along with proposed costs and scheduling. Upon adoption by the City Planning Commission, the CIP becomes a supporting document for the City's comprehensive plan and is a source document for the City's capital budget planning.

Attachments: 2025-09-03_CPC_FY26-31 Update CIP Staff Report.pdf.pdf, 2025-09-03_CPC_FY26-31 Update CIP Staff Report.pdf.pdf, 2025-09-03_CPC_FY26-31 Update CIP Draft for Adoption.pdf, 2025-09-03_CPC_FY26-31 Update New Projects.pdf, 2025-09-03_CPC_FY26-31 Update CIP Project Clean-up.pdf

STAFF PRESENTATION:

Kayla Coleman, Capital Projects Asset Manager, presented the proposed request.

Moved by Commissioner Lee seconded by Commissioner Mills in that

Whereas, Section 1:185 of the Ann Arbor City Code requires that the City Planning Commission annually prepare a Capital Improvements Plan (CIP), identifying public improvements that will be needed within the ensuing six years, in the general order of priority;

Whereas, The FY2026-2031 Capital Improvements Plan (CIP) was approved by the Ann Arbor City Planning Commission on January 7, 2025;

Whereas, The Ann Arbor City Council approved the FY2026 Capital Budget on May 19, 2025 which used the FY2026-2031 Capital Plan as its basis;

Whereas, The second year of the FY2026-2031 CIP has been adjusted based on current conditions as related to the adjusted FY2027 Capital Budget to be considered by the City Council;

Whereas, Sunset (Brooks to Newport) Sidewalks (TR-AT-18-13) was added to the CIP at Planning Commission's request, which scored at a combined score ranking of 21 out of 44, resulting in programming for anticipated construction in 2029, and resulting in Jones (Plymouth to Broadway) Sidewalk (TR-AT-18-06) being delayed to beyond the 6-year capital planning period; and

Resolved, That the City Planning Commission hereby approves the Updated FY2026-2031 Capital Improvements Plan as a supporting document for the City's Comprehensive Plan; and

Resolved, That the City Planning Commission recommends that City Council approve the FY2027 Capital Budget, using the Updated FY2026-2031 Capital Improvements Plan as it's basis.

COMMISSION DISCUSSION:

The Commission took into consideration the proposed amendment and discussed the matter.

[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 7-0.

Yeas: 7 - Sarah Mills, Sara Hammerschmidt, Lisa Disch, Wonwoo Lee, Donnell Wyche, Julie Weatherbee, and Richard Norton

Nays: 0

Absent: 2 - Ellie Abrons, and Daniel Adams

11. OTHER BUSINESS

11-a. [25-1552](#) City Planning Commission 2025 Calendar Review

Attachments: 2025 CPC Meeting Schedule v7.pdf

STAFF PRESENTATION:

Deputy Planning Manager Kelley presented the proposed calendar changes.

Moved by Councilmember Disch seconded by Commissioner Hammerschmidt that

The City Planning Commission approve the proposed calendar changes as presented in tonight's packet.

COMMISSION DISCUSSION:

The Commission took into consideration the proposed amendment

and discussed the matter.

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

Moved by Commissioner Mills seconded by Commissioner Weatherbee to change the Tuesday, October 21, 2025 meeting status to a special meeting to accommodate an annual retreat between the hours of 4pm and 7pm. The amendment was considered friendly to the body.

On a voice vote the Chair declared the amended motion carried unanimously.

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

Mark Scerbo, resident, would like the Planning Commission walking tour to be publicly accessible and expressed interest in joining.

Seeing no additional speakers Chair Wyche closed the Public Comment.

13. COMMISSION PROPOSED BUSINESS

None.

14. ADJOURNMENT

Moved by Councilmember Disch seconded by Commissioner Mills to adjourn the meeting at 8:09 pm. On a voice vote, the Chair declared the motion carried unanimously.

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 Comprehensive 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.