



# City of Ann Arbor

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

## Meeting Agenda City Planning Commission

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Tuesday, April 15, 2025

5:30 PM

Larcom City Hall, 301 E Huron St, Second floor,  
City Council Chambers

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This meeting will be broadcast live on CTN Cable Channel 16, ATT Channel 99, and online at [a2gov.org/watchCTN](http://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

This meeting is accessible in person, via Zoom, or by phone, see agenda for details.

Please click the link below to join this hybrid meeting via Zoom:

<https://a2gov.zoom.us/j/97766341226?pwd=akdzTVllcnBBaGJNSlZJdFpDdGUrdz09>  
Passcode: 882985

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

Please note it is possible that telephone or electronic public comment may encounter technical difficulties that prevent your participation. For the greatest assurance that your comments

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **APPROVAL OF AGENDA**
4. **APPROVAL OF MINUTES OF PREVIOUS MEETINGS**
- 4-a. **[25-0792](#)** April 1, 2025 City Planning Commission Meeting Minutes  
**Attachments:** April 1, 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****25-0793****Various Communication to the City Planning Commission**

**Attachments:** Adams Comments Questions on Proposed Comprehensive Land Use Plan.pdf, Agresta Against Comprehensive Plan Land Use.pdf, Burns Message to the Ann Arbor Planning Commission and City Council.pdf, Carey Comprehensive City Plan Comments Questions.pdf, Carey Zoning Questions Comments.pdf, Chambers Comprehensive Plan - Resident Lawsuit Risk Mitigation.pdf, Chambers Resolution Regarding the Comprehensive Land Use Plan.pdf, Crockett Adding Historic to Other Character Areas of the Comprehensive Plan.pdf, Dybdahl Master Plan for Neighborhood Density.pdf, Farjo Thoughts on Comprehensive Land Use Plan.pdf, Glahn Zoning Plans.pdf, Goodman Chapters 1-3 Feedback.pdf, Heikkinen Ltr to City Planning v2 PDF 4-15-2025.pdf, Homan Comp Plan The Low Rise Residential Zone Needs a Thesis.pdf, Homan Thoughts on the Draft Comprehensive Plan.pdf, Jaskiewicz DC-5 and the Comprehensive Plan.pdf, Kahn Please Pause the Comprehensive Land Use Plan.pdf, Land High Density Housing.pdf, Leaf Feedback on Sections 1, 2 , and 3..pdf, Leverich Please Schedule at Least One Weekend Engagement Session.pdf, Lewis City Comprehensive Plan.pdf, Lumm Comprehensive Land Use Master Plan.pdf, Madden Rezoning Plan.pdf, McCall Support for Increased Density.pdf, Miller South State Street Development Proposal.pdf, Millett Second Downtown.pdf, Nyquist Comprehensive Plan Community Engagement.pdf, Ramsburgh Comprehensive Plan.pdf, Saldutti Comprehensive Plan Review Discussion 25-069 10-a.pdf, Schwartz Vote No.pdf, Schultz Unleashing Less Expensive Building Technologies.pdf, Shuchman Change in Zoning.pdf, Sivertson Comprehensive Land Use Plan.pdf, Skidmore Support Housing.pdf, Snuverink Proposed Zoning Changes.pdf, Swinburn Comprehensive Plan Allmendinger Park.pdf, Thomas Strong Support for New Housing in A2.pdf, Trudeau CLUP Resolution DC-5.pdf, Van Fossan Commnet in Support of New Housing in Comprehensive Plan.pdf, Van Parunak Future Zoning Recommendations.pdf, Westphal Comments on Chapter 1-3.pdf, Zacharda and Pertosa Our Family's Opinion of Proposed Zoning Changes.pdf, Zemgulys Do Better for the Comp Plam.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. **25-0794** Public Hearings Scheduled for Tuesday, May 6, 2025 Planning Commission Meeting

**Attachments:** 5-06-2025 Notice of Public Hearing.pdf

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

- 9-a. [25-0795](#) **2845 South State Street (Arbor South) Site Plan for Planning Commission Approval** - 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: Postpone.

**Attachments:** Staff Report 2025-04-15 (Arbor South).pdf, Location Map (Arbor South - 2845 S State St), Zoning Map (Arbor South - 2845 S State St), Aerial Map (Arbor South - 2845 S State St), 250414\_ArborSouth\_PC\_Draft\_v6.pdf

- 9-b. [25-0796](#) Comprehensive Plan Review - Chapter 1, 2, and 3

**Attachments:** Questions for Comp Plan Chapters 1-3.pdf

**10. OTHER BUSINESS**

- 10-a. [25-0797](#) 2025 City Planning Commission Calendar Review

**Attachments:** 2025 CPC Meeting Schedule v3.pdf

**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](mailto: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](http://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.