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, August 5, 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

Secretary Hammerschmidt called the meeting to order at 5:31 pm in Council Chambers at City Hall of Ann Arbor.

2. ROLL CALL

Planning Manager Lenart called the roll.

Councilmember Disch entered the meeting at 5:45 pm.

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

Absent 2 - Abrons, and Wyche

Others present:

Planning Manager Brett Lenart
City Planner Julia Shake

3. APPROVAL OF AGENDA

Manager Lenart noted it was suggested item 11-b and 11-a be reversed as one might relate to the other.

Moved by Commissioner Adams seconded by Commissioner Lee to approve the agenda as amended reflecting moving item 11-a to immediately follow item 11-b. On a voice vote, the motion carried unanimously.

4. APPROVAL OF MINUTES OF PREVIOUS MEETINGS

4-a. 25-1399 July 15, 2025 City Planning Commission Meeting Minutes

Attachments: July 15, 2025 City Planning Commission Meeting Minutes.pdf

Moved by Commissioner Mills seconded by Commissioner Lee to approve the July 15, 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

Manager Lenart reported there was nothing to report as due to the election, City Council will be meeting Wednesday, August 6, 2025.

25-1420 Capital Improvements Plan

Attachments: CIP Work Session Memo August 2025.pdf, DRAFT Updated FY26-31 CIP Project Report.pdf, DRAFT Updated FY26-31 CIP New Projects.pdf, DRAFT Updated FY26-31 CIP Project Clean-up.pdf, Sidewalk Gap Prioritization Criteria.pdf, Active Transportation CIP Scoring Criteria 2024 Update.pdf

5-b. Planning Manager

Planning Manager Lenart reported:

Included in the packet were documents regarding upcoming action on the Capital Improvements Plan. The documents are going to be discussed at the Tuesday, August 12, 2025 Work Session and if there are any questions to be addressed please let staff know by end of the day, Wednesday, August 6. The Capital Improvements Plan will go to the Planning Commission for adoption at the Wednesday, September 3, 2025 meeting.

5-c. Planning Commission Officers and Committees

Commissioner Weatherbee reported at the Wednesday, July 23, 2025 Zoning Board of Appeals meeting, the board approved a variance application for 2525 Ann Arbor Saline Road.

Manager Lenart reported at the Tuesday, July 22, 2025 Ordinance Revisions Committee meeting, the board discussed bike parking, recommending the proposed changes advance to the Planning Commission at a September meeting. The board also discussed developer signage and a proposed text amendment received by the Ann Arbor Community Land Trust, providing feedback.

5-d. Written Communications and Petitions

25-1400 Various Communication to the City Planning Commission

Attachments: 1. Bradley Comprehensive plan.pdf, 2. Brodkey St. Paul School rev.pdf, 3. Camino Please give the city wide plan more time- please don't ruin my neighborhood..pdf, 4. Chambers DC-3 Resolution Regarding the Draft Comprehensive Land Use Plan.pdf, 5. Chambers Defining Neighborhood Character—Independent of Housing Type.pdf, 6. Chambers.pdf, 7. Crockett Recommendations for Improving the Historic Preservation Statement and a Land Use Designation.pdf, 8. Douglas Proposed Comprehensive Plan.pdf, 9. Dunlap Comp Plan support for increased density.pdf, 10. Gregorka Comprehensive Plan Comments.pdf, 11. Hodges Pause the Plan.pdf, 12. Homan AUD Ordinance and Sign Ordnance.pdf, 13. Homan Iroquois Place Does Not Belong in Transition.pdf, 14. Ivers Comprehensive Land Use Plan draft.pdf, 15. Kaufmann statement attached.pdf, 16. Leaf Comprehensive Plan Suggestions.pdf, 17. Leaf Industrial vs Light Industrial.pdf, 18. Leff Residential rooftop solar and the CLUB.pdf, 19. Leaf The Residential Partition Proposal.pdf, 20. Rieck Thoughts on Comprehensive Land Use Plan.pdf, 21. Ritter Pause the Comprehensive Plan To Confer With Historic Districts.pdf, 22. Saldutti DC-3 Please Vote No.pdf, 23. Woodward Last Night's DC-3.pdf, 24. Crockett Comprehensive Land Use Plan Treatment of Historic Districts.pdf, 25. Ferguson Proposed Building Project at 2525 Ann Arbor Saline Road.pdf, 26. Fields comprehensive plan revisions.pdf, 27. Herold Meeting ID 977 6634 1226 Comments.pdf, 28. Lee Transitional

designation on Miller.pdf, 29. Rogers suggestions for Comp Plan that could have large impact.pdf, 30. Block Sometimes A Fig Leaf is Better Than Nothing.pdf, 31. Crown Comprehensive Plan.pdf, 32. Dybdahl Pause the plan!.pdf, 33. Goodly 2525 Ann Arbor-Saline Road Rezoning and Site Plan for City Council Approval SP24-0006.pdf, 34. Herseth Draft Plan concerns.pdf, 35. HRWC memo re Ann Arbor Comprehensive Land Use Plan.pdf, 36. Jaskiewicz SUPPORT more density in comp plan.pdf, 37. Monroe Public Comment 8-5-24.pdf, 38. ONeal Comprehensive Land Use Plan.pdf, 39. ONeal Taking Away Single Family Zoning - So Sad.pdf, 40. Wahlberg Comprehensive plan.pdf, 41. Warshefski 2525 Ann Arbor-Saline Road Comments for 8-5 Planning Commission Mtg.pdf, 42. Westphal feedback on remaining parcels map errors.pdf, 43. Wollin Commission plan for resulting of residential areas.pdf, 44. Wortman Draft Comprehensive Plan Greenview Pioneer Nature Area.pdf, 45. Pritts to Planning Commission 8-5-25.pdf, 46. Leff Roof top solar and the CLUP.pdf, 47. Ream Comprehensive Plan analysis.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.)

Will Leaf, 528 N State, suggested periphery parcels should be placed in transition zone.

Gaurav Kulkarni,139 Ashley Mews Drive, spoke to the Council Resolution.

Kathy Grizwold, commented on site distance and visibility for traffic, including lighting in crosswalks and intersections.

Peter Houk, 4th Ward, stated more cars coming in means more risk for pedestrians; need policies to promote density.

Jeff Crockett, 506 W Kingsley, Old Fourth Ward as transition zone and Historic Districts.

Chuck Ream, 1911 Packard Street, encouraged residents to run for City Council in order to influence the Comprehensive Plan, expressed

concerns about potential effects on the environment and neighborhood character.

Tracy Swinburn, resident, expressed that the current plan should include more analysis.

Trisha Hackney, 566 Kellogg Apt B, advocated for housing projects that seamlessly integrate their housing units into the community, noted that she supports less density in the proposed transition zones.

Richard Dokus, 1243 Marlborough Drive, opposed his neighborhood being in one of the proposed transition zones, raised concerns about climate conscious residents.

Greg Monroe, 1261 Bending Road, encouraged the planning commission to ensure that the recent City Council resolutions are reflected in the next draft of the Comprehensive Plan with robust language.

Donna Babcock, 1st Ward, advocated for phasing out short term rentals and recommended later converting them into market housing, emphasized the risk the Comprehensive Plan draft poses to solar panel owners in transition zones.

Kirk Westphal, 3505 Charter Place, expressed support for the proposed transition zones, suggested expanding HUB zones, and raised concerns about putting formal divisions within the proposed transition zones.

Mark Scerbo, 2017 Fair Street, expressed his support for proposed HUB and transition zones, supports rolling R3 and R4 lots to proposed transition zones.

Shannon Laauo, 2870 Oakdale Drive, encourages the commission to roll R3 and R4 parcels into proposed transition zones.

Ross Smith, 1607 Charleston Ave, supports expanding proposed HUB zones and ensuring we do not add too much constraint on developers.

Erma Meyer, 2809 Brockman Boulevard, advocated for an environmental assessment to be included in the Comprehensive Plan.

Ralph Mckee, 5th Ward, suggested we should gain consensus from individual neighborhoods.

Kathy Chow, resident, expressed her excitement for the Comprehensive Plan and thanked us for holding public outreach sessions at the public library early in the planning process.

Julie Ritter, 920 Catherine, expressed her opposition to the Comprehensive Plan.

Kris Crocket, 506 East Kinglsey, noted that the Comprehensive Plan does not include information about ecology.

Tom Stulberg, 1202 Traver Road, expressed opposition to the City Council resolution that was passed recently regarding the Comprehensive Plan.

Sarah Bakshume, 139 Ashley Muse Drive, voiced her support for the Comprehensive Plan.

Andrew Robins, 2355 Lancashire Drive, noted that the only way to minimize carbon emissions due to workers commuting from outside of Ann Arbor is to provide housing within the city.

Ken Garber, 28 Haverhill Court, questioned how the public comment process will be codified for by right site plans regarding the recent Bylaws amendment that was passed in City Council.

Susan Kauffman, 630 5th Street, advocated for stronger language in the Comprehensive Plan that protects Historic Districts and shows the City's commitment to historic preservation.

Brian Chambers, 215 Ember Way, expressed his support for the City Council resolution that recently passed, suggesting considering additional strategies.

Adam Jaskeviewicz, 4th Ward, urged the commission to roll R3 and R4 zoning designations into the proposed transition zones.

Brad Pritts 3030 Lexington, advocated for more meaningful public engagement.

Nancy Luff, 1512 Mont Clair Place, shared concerns regarding solar systems and affordable retail space for local businesses in proposed HUB and Transition districts.

Kathy Boris, 1726 Charlton, advocated for Ann Arbor's natural features.

Brandon Dimcheff, Larry Town resident, supports keeping the Comprehensive Plan simple.

Alex Lowe, 2532 Pittsfield Village, suggested that Pittsfield Village and other R3 and R4 zoning districts be combined with proposed transition districts.

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

Seeing no additional speakers Secretary Hammerschmidt closed the Public Comment.

7. COMMUNICATION FROM COMMISSIONERS

The Commission provided responses to Public Comment.

8. PUBLIC HEARINGS SCHEDULED FOR NEXT REGULAR MEETING

8-a. 25-1401 Public Hearings Scheduled for Tuesday, August 19, 2025 Planning Commission Meeting

Attachments: 8-19-2025 Notice of Public Hearing.pdf

Planning Manager Lenart reported at the Tuesday, August 19, 2025 Planning Commission meeting:

Proposed amendments to the Unified Development Code (Chapter 55 of the Code of the City of Ann Arbor) to Section 5.15 Permitted Use Tables, Section 5.16.1 Residential Uses, Section 5.16.6 Accessory Uses, and Section 5.37.2 Specific Terms related to accessory dwelling units and affordable housing. Section 5.15 may be amended to allow two-family dwellings in single-family districts when designated as affordable housing dwelling units, Section 5.16.1 may be amended to provide for an affordable housing dwelling unit bonus in single-family residential zoning districts, Section 5.16.6 may be amended to allow larger accessory dwelling units with certain restrictions when designated as affordable housing dwelling units, and Section 5.37.2 may be amended to provide a definition of affordable housing in an ownership context.

9. UNFINISHED BUSINESS

None.

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

10-a. **25-1402** 1007 Woodlawn Ave Rezoning with Area Plan Waiver Request (REZ25-0002) - A petition to rezone 1007 Woodlawn Ave from P (Parking) to C1 (Local Commercial), eliminating the P district on this block and expanding the existing C1 district, with a request to waive the area plan requirement as no development is proposed.

Attachments: Planning Staff Report 2025-08-05 (1007 Woodlawn RZ).pdf, 1007 Woodlawn Ave Aerial Map.pdf, 1007 Woodlawn Ave Zoning Map.pdf, 1007 Woodlawn Ave Aerial Map Zoom.pdf, REZ25-0002 APPLICATION.PDF, 1007 Woodlawn Applicant Presentation.pdf

PROJECT/PRESENTATION:
Bill Brinkerhoff, property owner, presented the proposed request.

STAFF PRESENTATION:
City Planner Julia Shake presented the proposed request.

PUBLIC HEARING:

Mark Scerbo, 2017 Fair Street, expressed strong support for the proposed zoning and rezoning measures, and emphasized the importance of increasing bicycle parking availability.

Shannon Lau, 2870 Oakdale, expressed support for Argus Farms, highlighting its role as a valued neighbor and its commitment to sourcing from local farms.

Alex Lowe, 2332 Pittsfield Village, noted parking zone should be eliminated all together and spoke in support of the proposed project.

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

Seeing no additional speakers Secretary Hammerschmidt closed the Public Hearing.

Moved by Commissioner Lee seconded by Commissioner Mills that:

The Ann Arbor Planning Commission hereby waives the area plan requirement and recommends that the Mayor and City Council approve the 1007 Woodlawn Avenue rezoning from P (Parking) to C1 (Local Business).

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 Planning Manager declaring the motion carried. Vote 7-0.

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

Nays: 0

Absent: 2 - Ellie Abrons, and Donnell Wyche

10-b. **25-1403** 2525 Ann Arbor-Saline Road Rezoning and Site Plan for City Council Approval (SP24-0006) - A petition to rezone 2525 Ann Arbor-Saline Road from O (Office District) to R4E (Multi-Family Dwelling District) and a site plan to construct 262 residential units. The building would be five stories with 379,459 square feet of floor area and include 297 vehicle parking spaces and 164 bicycle parking spaces. As part of the proposal, the existing curb cut on Ann Arbor-Saline Rd would be modified, a new curb would be added on Oakbrook Dr, and two new crosswalks would be installed on site, one across Oakbrook Dr and another across Ann Arbor-Saline Rd. The 4.16-acre site is currently vacant. Staff Recommendation - Approval

Attachments: 2525 Ann Arbor Saline Staff Report.pdf, SP24-0006_The Crescent Site Plan_v7_7-21-25.pdf, 2525 Ann Arbor-Saline Rd Architectural Renderings.pdf, 2525 Ann Arbor Saline Zoning Application.pdf, 2525 Ann Arbor-Saline Rd Zoning Map.pdf, 2525 Ann Arbor-Saline Rd Aerial Map.pdf, 2525 Ann Arbor-Saline Rd Aerial Map Zoom.pdf, 2525 AnnArborSaline DRAFT Development Agreement 7-30-25.pdf, 2525 Ann Arbor Saline Rd Applicant Presentation.pdf

PROJECT/PRESENTATION:

Andy Jacob, owner, presented the proposed request.

STAFF PRESENTATION:
City Planner Julia Shake presented the proposed request.

PUBLIC HEARING:

Marck Scerbo, 2017 Fair Street, the proposal is detailed and well-prepared, with recommendations for crosswalks, improved curbcuts, and added greenery.

Hugh Short, resident, feels the five-story scale is out of character with surrounding buildings and raised safety concerns regarding added parking.

Anne Desanty, 443 Sumark Way, notes increased traffic, limited accessible shopping, and questions the safety of proposed crosswalks and completeness of the staff report.

Ross, resident, spoke in support of the project, noting items that need to be improved are not with the pending project.

Gary Nealis, 520 Galen Circle, raised several traffic-related concerns, including emergency access, curb placement, neighborhood impact, and localized flooding.

Gary Wachefski, 546 Galen Circle, suggested reviewing zoning compatibility, updating the Comprehensive Plan, improving streetscape, and relocating the parking entrance.

Ken Garber, 28 Haverhill Court, noted environmental considerations were requested, including sustainability measures, rooftop solar, and electrification details.

Adam Jaskiewicz, 1420 Las Vegas Drive, supports the plan and suggests exploring a roundabout to improve traffic flow.

Mary Wachefski, 564 Galen Circle, opposes the development, citing traffic, parking, and neighborhood fit, and proposes using the site as a public space.

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

Seeing no additional speakers Secretary Hammerschmidt closed the Public Hearing.

Moved by Commissioner Weatherbee seconded by Councilmember Disch that:

The Ann Arbor City Planning Commission recommends that the Mayor and City Council approve The Crescent (2525 Ann Arbor-Saline Road) Site Plan and Development Agreement.

and that:

The Ann Arbor City Planning Commission recommends that the Mayor and City Council approve The Crescent (2525 Ann Arbor-Saline Road) Rezoning from O (Office) to R4E (Multiple-Family).

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 Planning Manager declaring the motion carried

Yeas:	6 -	Sara Hammerschmidt, Lisa Disch, Wonwoo Lee, Julie Weatherbee, Daniel Adams, and Richard Norton
Nays:	1 -	Sarah Mills
Absent:	2 -	Ellie Abrons, and Donnell Wyche

11. OTHER BUSINESS

11-a. **25-1405** Review Comprehensive Plan Second Draft

Attachments: Future Land Use Recommendations.pdf, Future Land Use Map – Areas to Amend.pdf

Manager Lenart presented the draft Comprehensive Plan.

COMMISSION DISCUSSION:
The Commission held an open discussion on the item.

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

11-c. **25-1421** Planning Commission By-Laws Amendment

Attachments: 7.31.2025 Bylaws Memo.pdf, [DRAFT] 2025 7-30 CPC Bylaws.pdf

Manager Lenart noted the item and discussion will be postponed to the Tuesday, August 19, 2025 Planning Commission meeting.

11-b. **25-1404** Response to City Council Resolution

Attachments: City Council Resolution 7.21.25 Staff Response.pdf, Execution Proposal July 21 2025 Council Resolution Regarding Comprehensive Land Use Plan.pdf

Manager Lenart introduced the item.

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 voice vote the changes to the resolution passed unanimously.

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

Greg Monroe, noted support of tiered residential, and thanked the Commission for their work.

Adam Jaskiewicz, 1420 Las Vegas Drive, noted they are looking forward to more density and more commercial uses along West Stadium

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

Seeing no additional speakers Secretary Hammerschmidt closed the Public Comment.

13. COMMISSION PROPOSED BUSINESS

None.

14. ADJOURNMENT

Moved by Commissioner Mills seconded by Commissioner Weatherbee to adjourn the meeting at 11:45 pm. On a voice vote, Secretary Hammerschmidt 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.

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(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.