

Warren Road Planning Study - Workshop Results

Ann Arbor Township

On December 2, 2025, and February 10, 2026, the Planning Commission hosted two public input workshops to gather residents' thoughts about the desired future land uses of the Warren Road Study Area, approximately 140 acres recently purchased by the Township.

Residents were invited to attend the workshop through a number of different channels, including the Township's website, social media, and a post card mailing. The workshop agenda and a description of the meeting's purpose were posted on the Township's website.

Workshop Format

Chairs in the room were organized around six tables, each accompanied by a large aerial photograph of the subject property. The aerial clearly illustrated the vicinity's features, such as property lines, roads, buildings, woodlands and tree lines, and areas used for agriculture. Shading was added to the aerial to show the location of wetlands/floodplains, and soils with severe limitations for basements and septic systems. Each table accommodated approximately six people. As people entered the room, they sat down in the available chairs, organizing themselves into six small groups. Approximately 45 people attended the first workshop, and approximately 30 people attended the second workshop. Both meetings had a few Planning Commission members and Township Board Trustees.

Each workshop followed the same process. It began at 7:00pm with a welcome by the Planning Commission Chair and introductions all around. Then, the planning consultant gave a short background presentation about the existing site conditions, and the purpose of the workshop. Lastly, she described what participants were being asked to do. Residents were asked to decide whether this property should be used for one or more of the following uses:

- Agriculture
- Recreation
- Open space preservation
- Residential uses
- Public safety/service

They were also asked to locate their desired land uses on the aerial photographs, and record notes or clarifications of their vision directly on the aerial or sticky notes. Each table was supplied with markers and sticky notes. Once all the small group discussions ended (after approximately 40 minutes), the large group reconvened and the marked-up aerial photographs were taped to the front wall so everyone in the room could see them. Then, a spokesperson for each small group reported their results to the large group and answered any questions.

The workshop ended with a description of the next steps in the master planning process, and how the ideas generated during the discussions will be used to craft the Master Plan document.

Workshop Results

The ideas reflected on the aerial photographs and sticky notes are recorded on the following pages. The table on the next page summarizes the land use choices for each parcel (east and west). It identifies the choices made by a majority of the respondents. Following the table is an appendix that shows each individual, marked-up aerial photograph, and a transcription of the notes written on each.

Table1: Summary of Land Use Choices Illustrated on Aerial Photographs (By Group ID)

	East Parcel	West Parcel
Agriculture	A, B, C, E, F, 2, 4, 5, 6	A, C, E, F, 1, 2, 3, 4, 5, 6
Recreation	D, E, F, 1, 2, 3	B
Open Space Preservation	A, B, C, D, F, 1, 2, 4, 5, 6	A, B, C, D, E, 5, 6
Residential	C, D, E, 5	D, 5
Public Safety/Service	E, 2, 4, 5, 6	
Solar Arrays	B, 2, 5	2, 3, 5

Note that the December Workshop Groups are listed as A – F and the February Workshop Group are listed as 1 - 6

Appendix: Individual Marked-Up Aerial Photographs & Transcribed Notes

12-2-25 Workshop: Group A



Land Use Locations:

- **East Parcel:**
 - Overall: Leave as farmland.
- **West Parcel:**
 - Overall: Leave as farmland

Group Notes from Aerial:

- Sell development rights
- Conduct deer population management
- Evaluate woodland borders for clearing for more farmland
- Farm lease to local farmers minimum 5 years
- Improve quality of woodlands
- Ensure protection of water

12-2-25 Workshop: Group B



Land Use Locations:

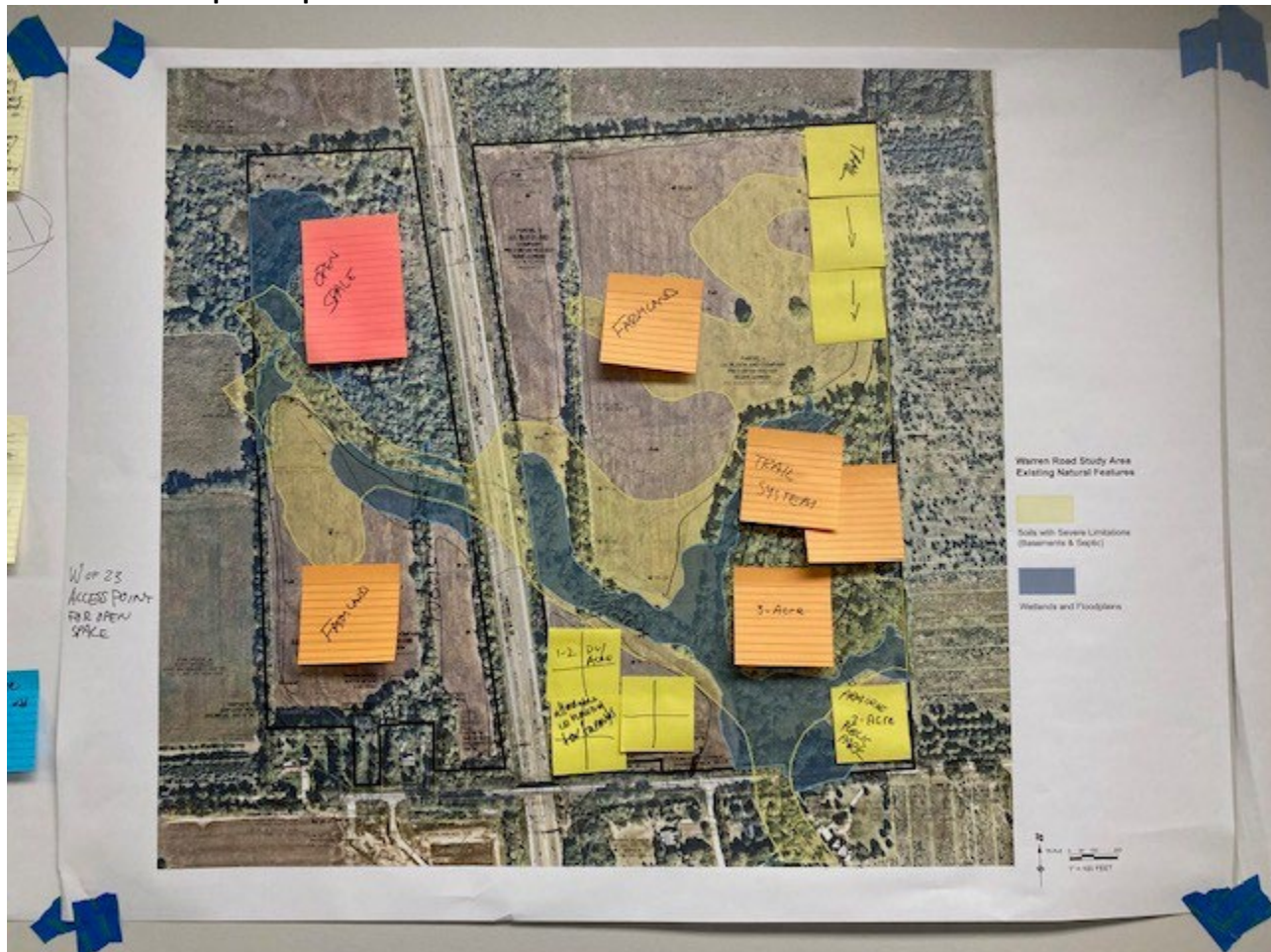
- **East Parcel:**
 - Overall: Regenerative agriculture plots under solar farm (sell power to DTE); partner with Tilian
 - Woodland: Restore and preserve; blackberries; food forest; nature preserve populated with wild birds.

- **West Parcel:**
 - North of stream: Hiking trails; campsites & cabins (pay to use).
 - South of stream: Active recreation; soccer fields, baseball field; basketball courts; connect to woodland trails

Group Notes from Aerial:

- No access to east parcel north of stream
- Preserve stream corridor across both parcels; All preserve, or sell some of each side of highway
- Partner with County and Greenbelt; Consult with the U on parkland design and maintenance (140 acres)
- Regenerative agriculture farm; mixed crops, nuts, farm animals; feed the community. Also have it so the community interacts/contributes to the farm; See Mark Shephard example. Dual use could preserve natural areas at same time to be productive.
- Transfer/sell development rights represented by current zoning from here to parcels/landowners/ developers in sewer service area. They can develop more homes/corner stores/human scale neighborhoods down along Plymouth/Dixboro/Geddes/Earhart. Township can use \$ to recoup cost of purchasing this land and to manage land as park/preserve.

12-2-25 Workshop: Group C



Land Use Locations:

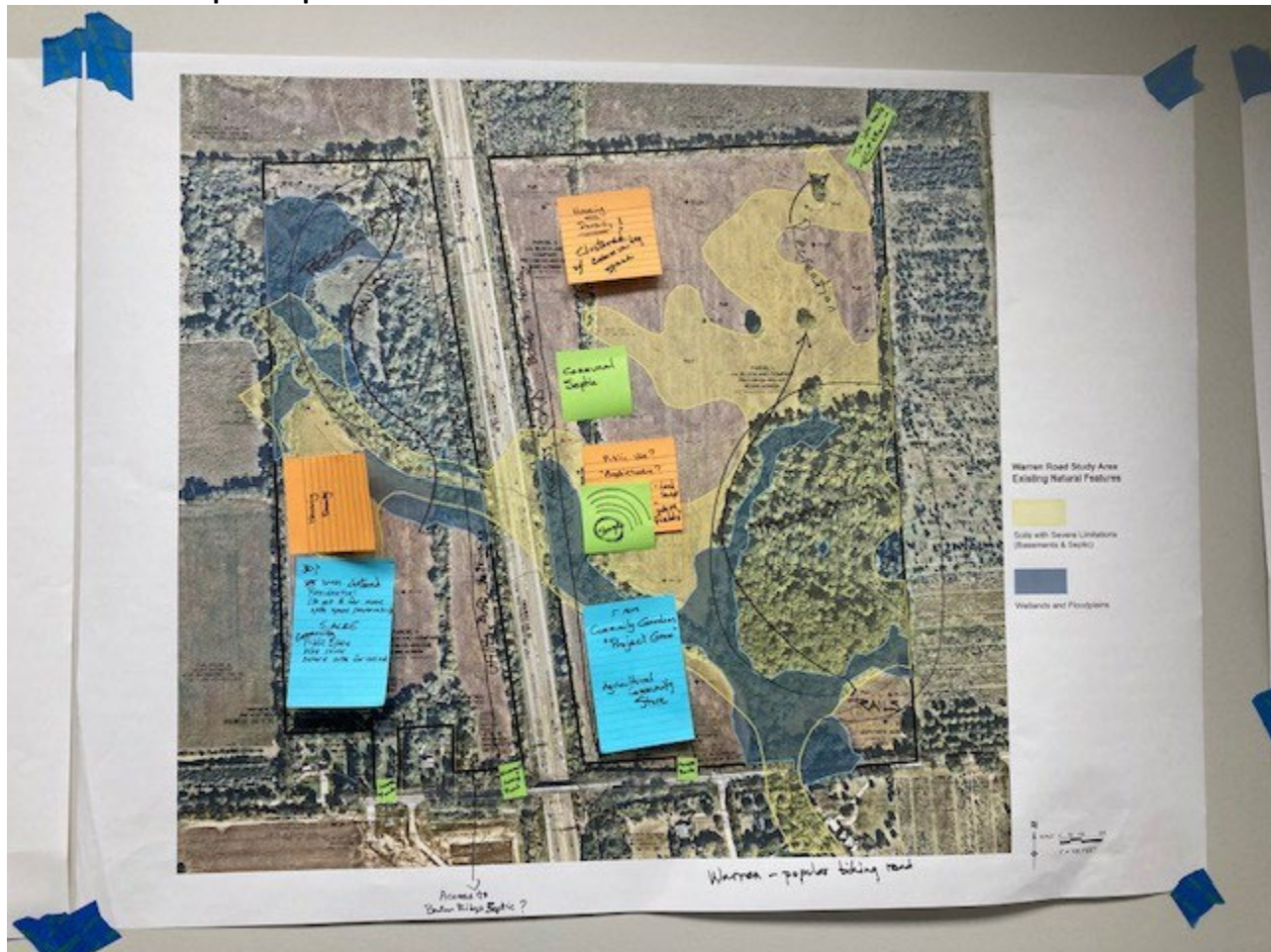
- **East Parcel:**
 - North of stream: Farmland
 - Woodland and northeast side: Preserve woodland and add trails; connect trails into Washtenaw County Park in northeast corner of property.
 - Southeast corner: Public park; prairie
 - Southwest corner: Affordable co-housing for farmers.

- **West Parcel:**
 - North of stream: Open space accessed via public access from Warren Rd.
 - South of stream: Farmland

Group Notes from Aerial:

- West of US23 access point for open space

12-2-25 Workshop: Group D



Land Use Locations:

- **East Parcel:**
 - Woodland and northeast side: Preserve woodland and add trails; recreation on northeast side of property; tie into Washtenaw County Park in northeast corner of property.
 - Northwest side: Housing; density!; clustered with community space; communal septic; access road along west property line/US-23; buffer housing along highway
 - North of stream: Public use? Amphitheater?; land sculpture/wave fields
 - Southeast corner: Access to trails on east side of site
 - Southwest corner: Five-acre community garden (“Project Grow”); Agricultural community store.

- **West Parcel:**
 - North of stream: Preserved area with trails
 - South of stream: 30 (?) houses – clustered residential (to get \$ for more open space preservation); five-acre community public space; bike route; nature area for animals
 - East property line: Access road; utilities/buffer to housing (access to Barton Ridge septic?)

Group Notes from Aerial:

- Warren Rd. – Popular biking road

12-2-25 Workshop: Group E



Land Use Locations:

- **East Parcel:**
 - North of stream: farming, coop-style housing, machinery coop; accessed via road along west property line & US-23
 - Path along stream; connecting to southwest/northeast bike trail; connecting to County Park
 - Southeast corner: Cohousing coop style
 - Southwest corner: Township Hall; community compost; farm stand

- **West Parcel:**
 - North of stream: Restored nature area with paths
 - South of stream: Farmland with farm housing; farm stand

Group Notes from Aerial:

- Align with Township Master Plan to support farmland; particularly beginning farmers with 5-10 acres with affordable house.
- Protect Traver Creek waterway.
- Connect Warren Rd with County Nature Area
- Woodland & wetland restoration projects – Twp. public habitat restoration, wildlife (i.e., Sandhill Cranes)
- Do NOT put property in PDR/preservation for a few years so don't restrict use.

12-2-25 Workshop: Group F



Land Use Locations:

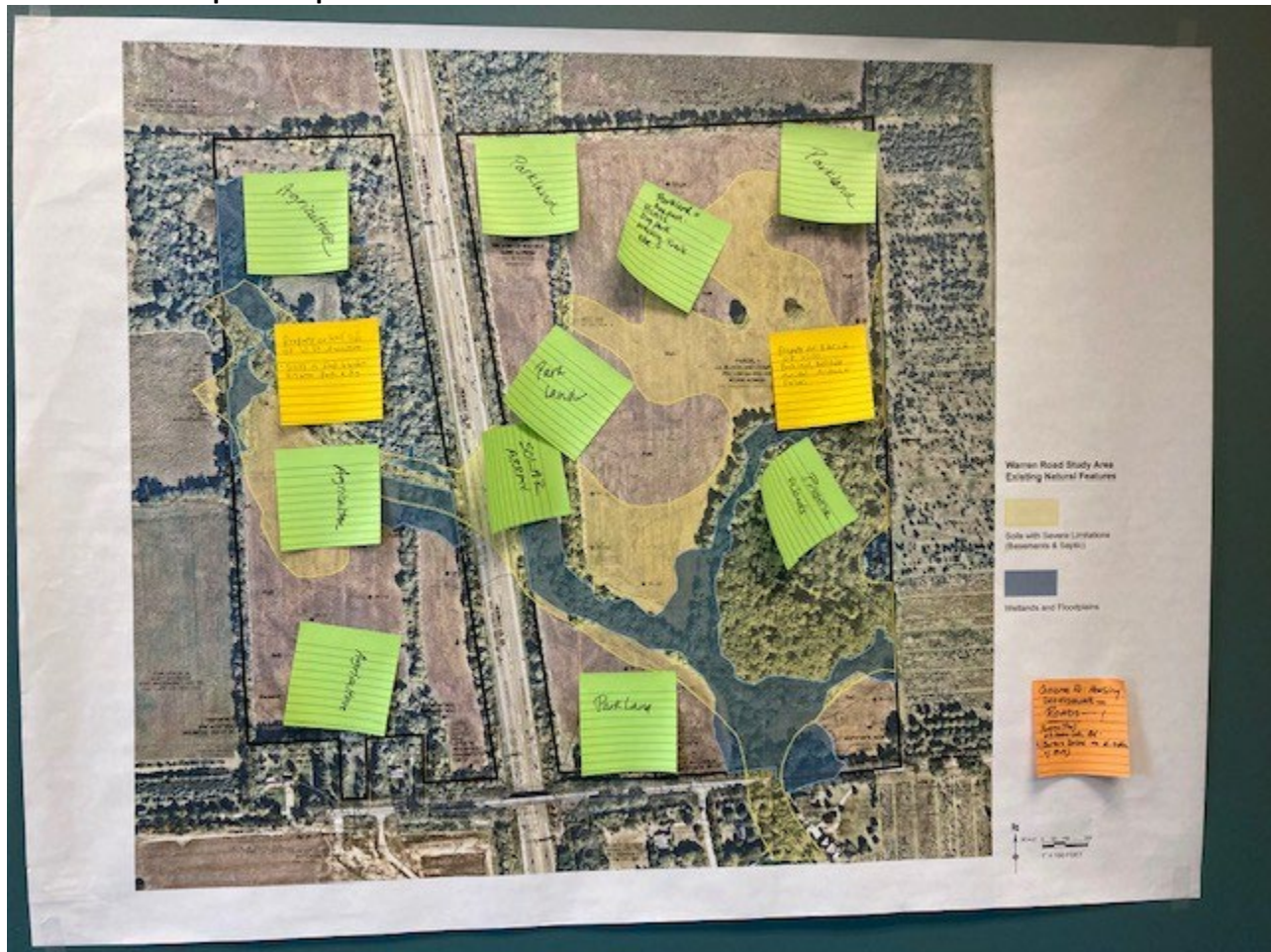
- **East Parcel:**
 - Overall: Large farming acreage
 - Woodlands, stream, wetlands: Permanently preserve open space
 - Southeast corner and east side of property: Add public access trail system/easement to County Park; must co-exist with farm use.

- **West Parcel:**
 - Overall: Large farming acreage

Group Notes from Aerial:

- Large farming acreage = sustainable farming!!
- Preserve high quality farmland; put in PDR
- New Township Hall on Barton Ridge donated parcel (south side of Warren Rd.)

2-10-26 Workshop – Group 1



Land Use Locations:

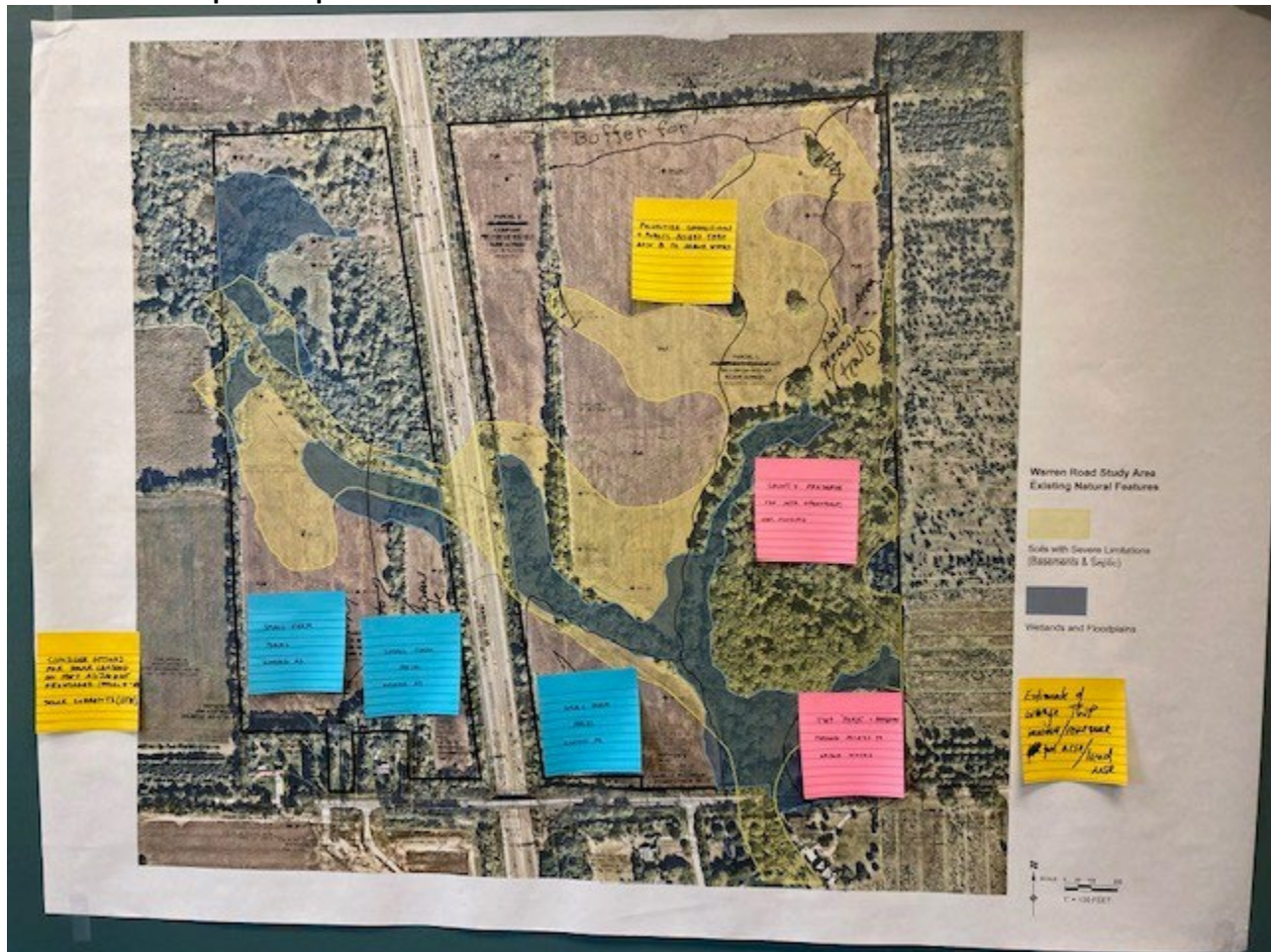
- **East Parcel:**
 - Overall: Agriculture

- **West Parcel:**
 - Overall: Parkland
 - Woodland: Preserved
 - Along highway: Solar array

Group Notes from Aerial:

- Property on east side of US23 – Parkland, ball fields, minimal mechanical features.
- Parkland = ballfields, picnics, dog park, walking trails, etc.
- Property on west side of US23 – Agriculture.
- US23 is good boundary between Park and Agriculture.
- Concerns Re: Housing developments = ROADS! Pontiac Trail, Whitmore Lake Road & Barton Drive on E. side of M-14.

2-10-26 Workshop – Group 2



Land Use Locations:

- **East Parcel:**
 - North of stream: Agriculture
 - Woodland & along east property line: County preserve with trails
 - Southeast corner: Township Park pavilion, parking, access to Arbor Woods
 - Southwest corner: Small Farm Parcels zoning A-1

- **West Parcel:**
 - South of stream: Small Farm Parcels zoning A-1

Group Notes from Aerial:

- Consider options for solar leasing on Hwy. adjacent frontages (Parcel W & E – Solar Currents DTE)
- Prioritize connections & public access thru east B to Arbor Woods.
- Tap into greenbelt, NAP funding.
- Estimate of average Township income/revenue per acre/land use
- East Parcel: “Buffer area” written just south of northern property line, with arrow pointing to adjacent land north of subject site

2-10-26 Workshop: Group 3



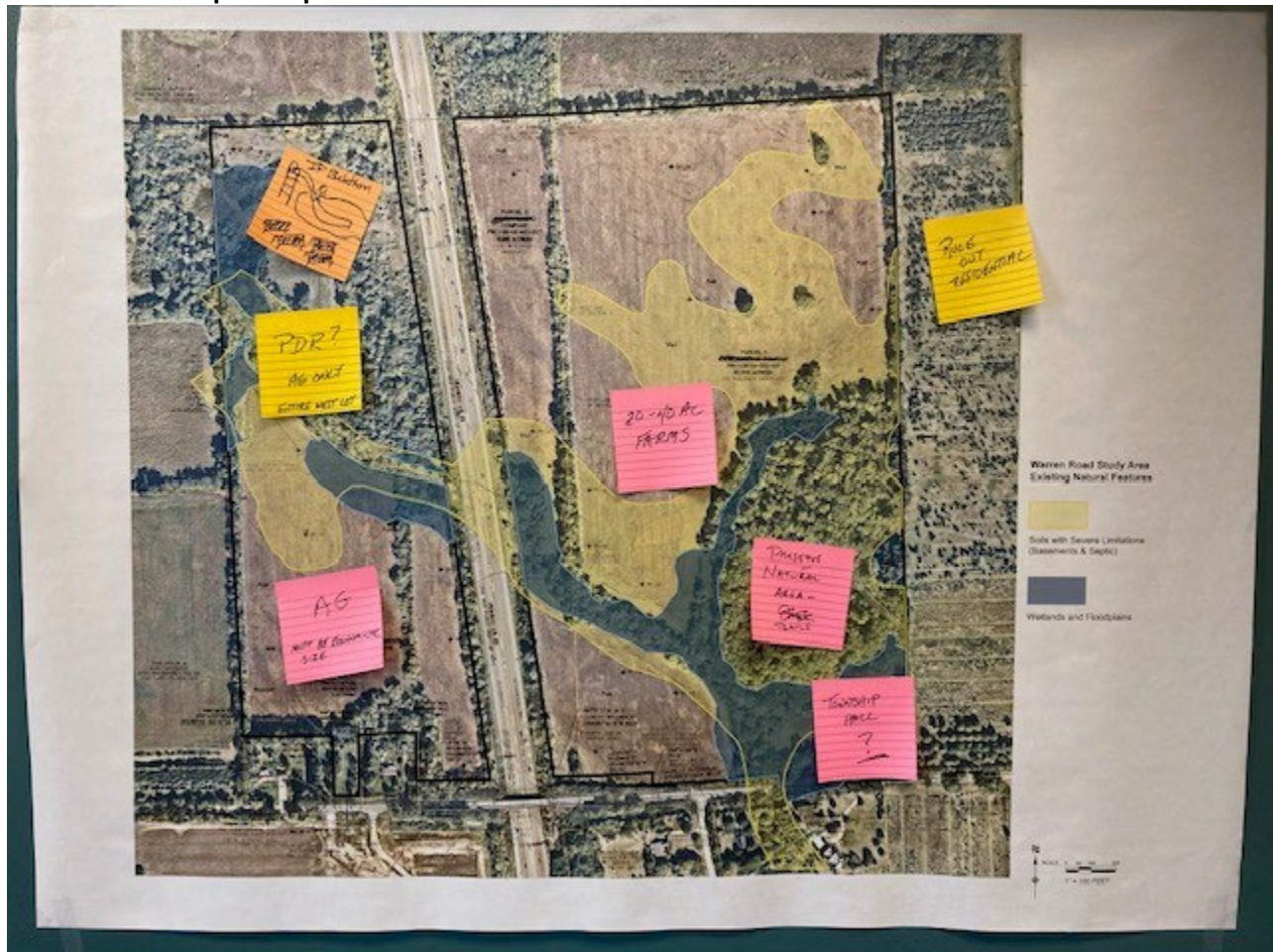
Land Use Locations:

- **East Parcel:**
 - Overall: Park & walking paths (include parking lot for recreation/preserved land. Picnic areas?)
- **West Parcel:**
 - South of stream: Farming
 - North of stream: Solar panels

Group Notes from Aerial:

- Bad ideas: Non-affordable housing; data center.

2-10-26 Workshop: Group 4



Land Use Locations:

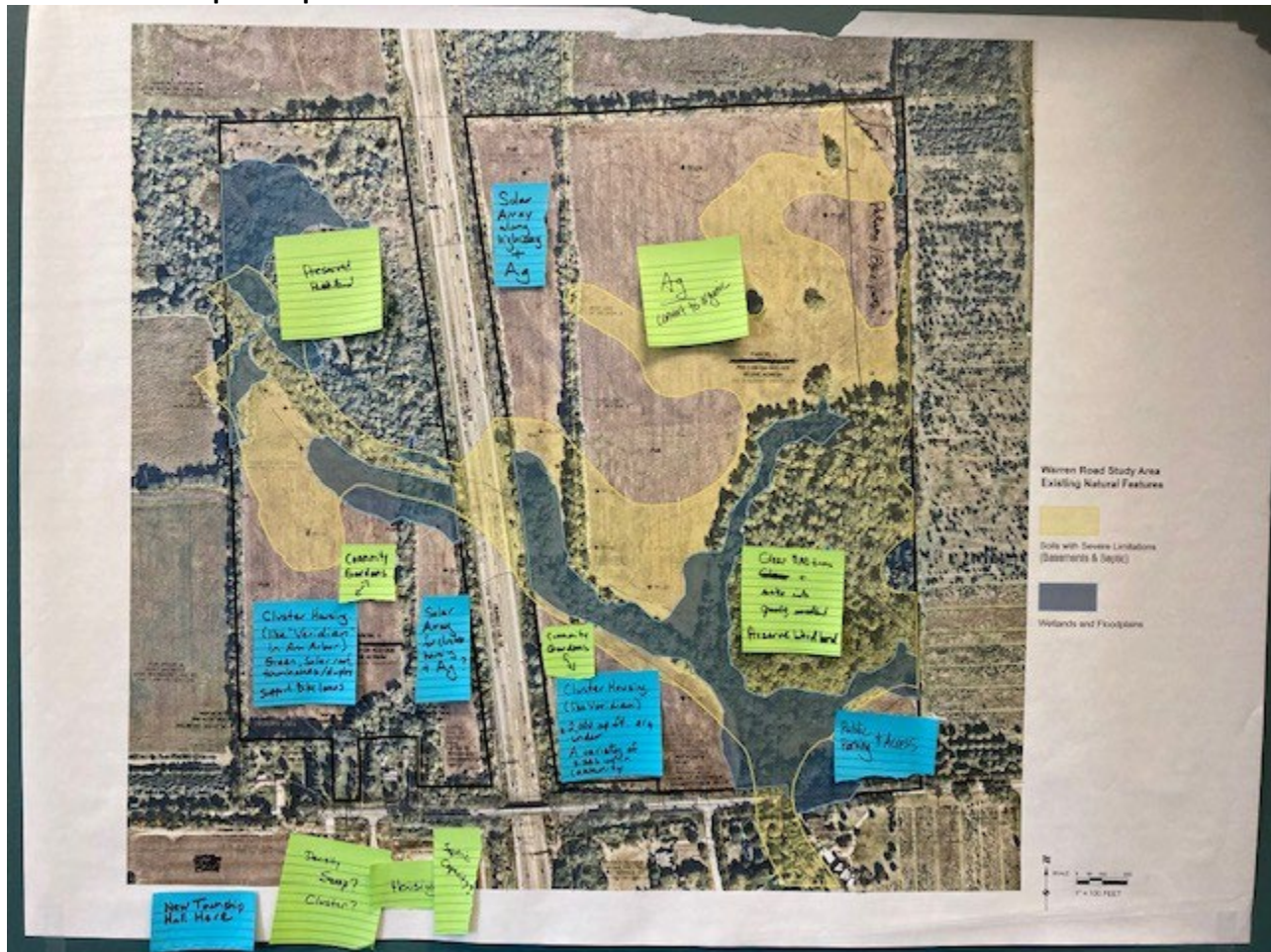
- **East Parcel:**
 - North of stream: 20-40 acre farms
 - Woodlands: Preserve natural area– trails.
 - Southeast corner: Township Hall (?)

- **West Parcel:**
 - Overall: Agriculture
 - North of stream: If buckthorn, water park!

Group Notes from Aerial:

- Agriculture must be economical size
- PDR?
- Rule out residential

2-10-26 Workshop: Group 5



Land Use Locations:

• **East Parcel:**

- Overall: Agriculture – convert to organic
- Woodland: Restore and preserve.
- Along highway: Solar array and agriculture
- Southeast corner: Parking lot & access
- Southwest corner: Cluster Housing (like Veridian); 2,000 s.f. or under; a variety of sizes within community; community gardens.

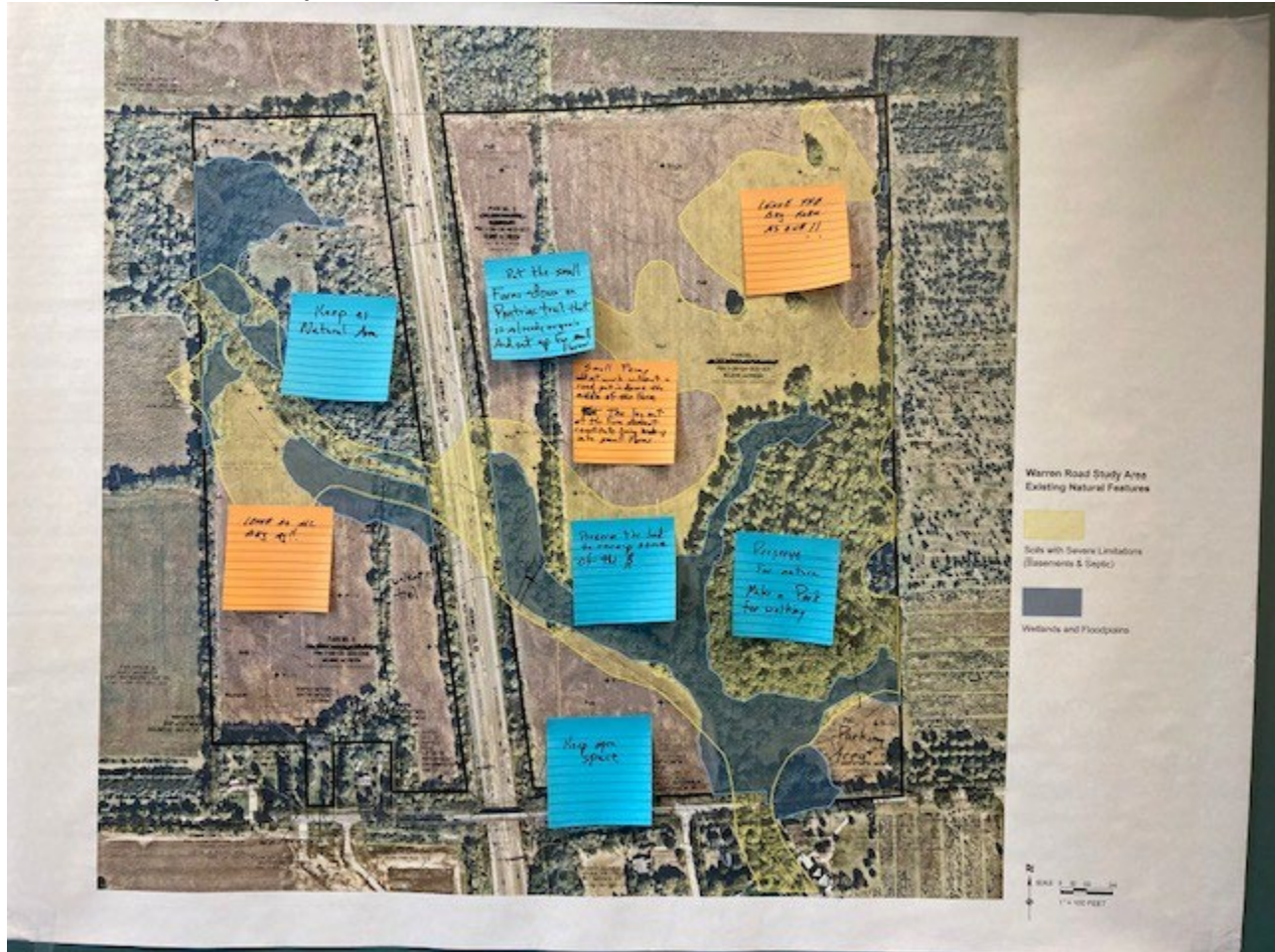
• **West Parcel:**

- North of stream: Preserved parkland
- Southeast corner: Solar array for cluster housing & agriculture
- Southwest corner: Cluster Housing (like Veridian); Green, solar roof; townhomes/duplex.; community gardens

Group Notes from Aerial:

- Density swap? Cluster?
- Housing? Septic capacity?
- New Township Hall on Barton Ridge donated parcel (south side of Warren Rd.)

2-10-26 Workshop: Group 6



Land Use Locations:

• **East Parcel:**

- North of stream: Leave the big farm as one!!
- Woodland, stream corridor and wetlands: Preserve, make park for walking
- Southeast corner: Parking
- Southwest corner: Preserved open space.

• **West Parcel:**

- North of stream: Preserved natural area
- South of stream: Leave as all big ag!!

Group Notes from Aerial:

- Small farms will not work without a road put in down the middle of the property. The layout of the property doesn't constitute being broken up into small farms.
- Put small farms down on Pontiac Trail that is already organic and set up for small farmers.
- Preserve the land to recoup some of the \$