



City of Ann Arbor

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

Meeting Agenda City Planning Commission

Tuesday, July 7, 2026

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

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 will be heard, submit them in writing ahead of the meeting or attend in person.

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **APPROVAL OF AGENDA**
4. **APPROVAL OF MINUTES OF PREVIOUS MEETINGS**
- 4-a. **[26-1128](#)** City Planning Commission June 16, 2026 Meeting Minutes
Attachments: City Planning Commission June 16, 2026 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. [26-1125](#) Various Communication to the Planning Commission**

Attachments: 1 - 3400 Dexter Ave 6_16 Ann Arbor Planning Commission Meeting Comments.pdf, 2 - Cook Letter of Opposition Greenhills School Application.pdf, 3 - De Voto Written Comment — Woodbury Gardens Rezoning (REZ24-0008) and Site Plan (SP26-0003).pdf, 4 - Kvicala Comments on New building construction.pdf, 5 - Letter of Concern Ashley Mews Board Affordable Housing Units.pdf, 6 - Peterson 3400 Dexter Rd Questions after 6_16 Meeting.pdf, 7 - Reinhardt Slowly destroying the soul of Ann Arbor - First and Huron.pdf, 8 - Ashton-Miller Comment on Woodbury Gardens TC1 Rezoning — SP26-0003 _ REZ24-0008.pdf, 9 - Homan - Woodbury Gardens (REZ24-0008 and SP26-0003).pdf, 10 - Lamphear — Woodbury Gardens Rezoning (REZ24-0008) and Site Plan (SP26-0003).pdf, 11 - Pearlman - Woodbury Gardens Rezoning.pdf, 12 - Leaf High-Rises and the Housing Shortage.pdf, 13 - Summers - Woodbury Gardens (REZ24-0008 and SP26-0003) & Issue of City Utility Easement.pdf, Greener Woodbury Gardens Rezoning REZ24-0008 & Site Plan (SP26-0003).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. COMMUNICATION FROM COMMISSIONERS****8. ACTION ITEMS SCHEDULED FOR NEXT REGULAR MEETING****9. UNFINISHED BUSINESS****10. REGULAR BUSINESS – Project Presentation, Staff Report, Public Hearing or Dedicated Public Comment, and Discussion of Each Item**

10-a. [26-1127](#) Woodbury Gardens Rezoning (REZ24-0008) and 1310 Wisteria Site Plan (SP26-0003) for City Council approval. Woodbury Gardens proposes to rezone the existing 41.292-acre development that includes Astor Drive, Wisteria Drive, and Woodbury Drive from R3 (Multiple Family), R4 (Multiple Family), and PL (Public Land) districts to TC1 (Transit Corridor), with conditions capping the building height. The site plan project would partially redevelop one parcel to construct three seven-story buildings containing 342 dwelling units, and a five-level parking garage. An administrative land transfer is required and will be considered separately. Ward 4.

Attachments: 1310 Wisteria 2 SR.pdf, SP26-0003-23195 Woodbury Site Plan_v2.pdf, 1310 Wisteria Woodbury Rezoning Boundaries.pdf, Final 1310 Wisteria Woodbury Statement of Zoning Conditions Letter.pdf, 1310 Wisteria Dr Zoning Map.pdf, 1310 Wisteria Dr Aerial Map.pdf, Woodbury Gardens - PC Presentation - 07-06-26.pdf

11. OTHER BUSINESS

- 11-a. [26-1126](#) Annual Organizational Meeting: Election of Officers, Committee Assignments, Review of Bylaws, and Annual Work Program.

Attachments: 2026-07-07_CPC_Organizational Meeting - Staff Report - revised.pdf, 2025-10-20_CPC Bylaws_Council Approved.pdf, 2026-07-07_CPC_FY27 Work Program_accept changes.pdf, 2026-07-07_CPC_FY27 Work Program_redline.pdf

12. PUBLIC COMMENT (Persons may speak for three minutes on any item.)**13. COMMISSION PROPOSED BUSINESS****14. ADJOURNMENT**

Donnell Wyche, Chairperson
Brittany Alexander, Administrative Assistant

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.