



**City of Ann Arbor**  
**Formal Minutes - Draft**  
**City Planning Commission**

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

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Tuesday, June 2, 2026

7:00 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

**1. CALL TO ORDER**

*Chair Wyche called the meeting to order at 7:03 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, Lee, Wyche, Weatherbee, Norton, and Bassiouni

**Absent** 2 - Disch, and Adams

*Others present:*

*Deputy Planning Manager, Hank Kelley*

*Principal Planner, Alexis Dileo*

*Principal Planner, Michelle Bennett*

*Senior Planner, Joshua Shake*

*Urban Planning Intern, Willyne Smith*

**3. APPROVAL OF AGENDA**

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

**4. APPROVAL OF MINUTES OF PREVIOUS MEETINGS**

[26-0927](#) City Planning Commission Meeting Minutes of May 19, 2026

**Attachments:** City Planning Commission Draft May 19, 2026 Meeting Minutes.pdf

**Moved by Commissioner Mills, seconded by Commissioner Weatherbee to approve the May 19, 2026 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**

*Deputy Planning Manager Kelley reported at the Monday, June 1, 2026 City Council meeting:*

*The reappointment of Julie Weatherbee to the Zoning Board of Appeals, and*

*UDC Amendments to reflect new solid waste terminology and clarify the jurisdiction of the WCWRC review of stormwater passed on second reading.*

**5-b. Planning Manager**

*Deputy Planning Manager Kelley reported:*

*Staff welcomed new Urban Planning Intern, Willyne Smith, who provided a brief introduction.*

**5-c. Planning Commission Officers and Committees**

*There was no report at this time.*

**5-d. Written Communications and Petitions**

[26-0928](#) Various Communication to the Planning Commission

**Attachments:** Arends Clarification request.pdf, Garber 315 W. Huron

PUD supplemental regulations.pdf, Leaf Suggestions for RFP.pdf, Stein RFP Comments.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.)**

*Ken Garber, 28 Haverhill Court, commented on Agenda Item 11-a and expressed support for revising the development standards RFP language from "identify where and how sustainable features can be identified" to "identify where and how sustainable features can be required or incentivized, and environmental harms avoided or mitigated."*

*Seeing no additional speakers at this time Chair Wyche closed the Public Comment.*

**7. COMMUNICATION FROM COMMISSIONERS**

*There was no report at this time.*

**8. ACTION ITEMS SCHEDULED FOR NEXT REGULAR MEETING**

**8-a. [26-0929](#) Action Items Scheduled for Tuesday, June 16, 2026 Planning Commission Meeting**

**Attachments:** 6-16-2026 Notice of Public Hearing.pdf

*Deputy Planning Manager Hank Kelley reported for the Tuesday, June 16, 2026 City Planning Commission meeting:*

*3400 Dexter Road (SP25-0021) is a site plan for City Council with accompanying annexation from Scio Township and proposed rezoning to R4B (Multiple-Family Dwelling District). The site plan for a 4.31-acre parcel proposes the construction of 30 three-story attached townhome units in seven buildings (one three-unit building, three four-unit buildings, and three five-unit buildings). Each townhome will have two garage and two driveway parking spaces. There will also be three guest surface parking spaces. The site plan proposes 2.82 acres of open space and contains some wetland areas. It is adjacent to M-14, currently zoned TWP (Township) and would be in Ward 5.*

850 Greenhills Drive (SP25-0022) Special Exception Use, Site Plan for Planning Commission Approval with Landscape Modification and Wetland Use Permit. A request to amend the existing special exception use approval conditions from 545 students to 750 students and a proposed site plan to construct two additions with a total of 16,665 square feet, to the existing school and pave a fire access road around the building. A landscape modification is requested to allow previously approved landscaping to remain as nonconforming and a wetland use permit is requested to impact and mitigate wetland buffer areas. Site is 30.5 acres, zoned R1B.

**9. UNFINISHED BUSINESS**

None.

**10. REGULAR BUSINESS – Project Presentation, Staff Report, Public Hearing or Dedicated Public Comment, and Discussion of Each Item**

- 10-a. **26-0946** **315 W Huron Street (SP26-0004) (301, 311, 315, 317, 319 West Huron Street and 102, 106 South First Street) PUD Rezoning and Site Plan for City Council**: Proposed fully electric, 10-story mixed-use development with 285 units (studios, 1BR, 2BR; 15% at 60% AMI affordable) and amenity spaces. The ground floor will have covered parking with EV charging, and access via West Washington Street. The first floor will have additional covered parking and coffee shop retail, and access via South First Street. Floors 1-10 will have residential units and the 10th floor will feature a rooftop bar. A dedicated entrance will be provided off South First Street. Various sustainability features are included. Site partially in floodplain fringe; zoned D2 Downtown Interface, First Street Overlay District, Secondary Street Designation and located in Ward 5.  
Staff Recommendation: Approval

**Attachments:** Staff Report 2026-06-02 SP26-0004.pdf, Site Plan 2026-06-02 SP26-0004.pdf, Supplemental Regulations 2026-06-02 SP26-0004.pdf, Zoning Map 2026-06-02 SP26-0004.pdf, Aerial Map 2026-06-02 SP26-0004.pdf, 315 W Huron - PUD PC Deck - updated Cafe.pdf

**PETITIONER PRESENTATION:**

*Ryan Talbot, Talbot Development presented the proposed request.*

**STAFF PRESENTATION:**

*Senior Planner, Joshua Shake presented the staff report.*

**PUBLIC HEARING:**

*Amy Barnett, 111 North Ashley Street, asked whether the proposed units would be condominiums or rentals and inquired about resident parking.*

*Brandon Andies, 300 Glenwood Street, expressed opposition to the proposal, voicing concerns over demolition of a historic building, opportunities for public involvement, impacts to existing employees, and possible closures of Huron Street during construction.*

*Dan Gunning, 626 Westwood Avenue, expressed opposition to the proposal, citing concerns regarding the building's design, height, pedestrian accessibility, affordability provisions, and impacts on existing businesses. He expressed support for the current zoning.*

*John Marucci, 111 North Ashley Street, expressed opposition to the proposal, citing concerns regarding light pollution, sewer infrastructure, and the proposed street closure.*

*Robert Helber, 1890 Encore Lane, expressed support for the project, noting occupancy challenges within the Arbor Atrium building, difficulties faced by existing businesses, and that the building has not been designated as historic.*

*Laura Cocalis, 111 North Ashley Street, expressed opposition to the proposal, citing concerns regarding the number of proposed units, parking, pedestrian safety, sanitation, and the overall scale of the development.*

*Ken Garber, 28 Haverhill Court, expressed support for the project's sustainability features but stated that it falls short of A2Zero goals. He recommended requiring all energy sources, including backup systems, to be electric unless otherwise required by law.*

*Seeing no additional speakers Chair Wyche closed the Public Hearing.*

**Moved by Commissioner Mills, seconded by Commissioner Lee that the following motion be approved:**

**Motion: The Ann Arbor City Planning Commission recommends that the Mayor and City Council approve the 315 West Huron Planned Unit Development Zoning District and Supplemental Regulations.**

**COMMISSION DISCUSSION:**

The Commission held an open discussion on the item. [For a complete record of the discussion, please see available video format].

A first amendment to the motion was moved by Commissioner Mills and seconded by Commissioner Hammerschmidt to add the following language at the end of the motion:

**Motion:** The Ann Arbor City Planning Commission recommends that the Mayor and City Council approve the 315 West Huron Planned Unit Development Zoning District and Supplemental Regulations, with the additional recommendation that in the Draft Supplemental Regulations under Section 4: PUD Regulations (C) Sustainability Features, the final phrase in point 1. is adjusted to add a final statement that the back-up power source shall not be based on a connection to natural gas.

On a voice vote to the amended motion, the vote was as follows with the Deputy Planning Manager declaring the motion carried as amended. (Vote 7-0)

Moved by Commissioner Mills, seconded by Commissioner Lee that the following motion be approved:

**Motion as Amended:** The Ann Arbor City Planning Commission recommends approval of SP26- 0004, 315 West Huron Street Planned Unit Development Site Plan (301, 311, 315, 317, 319 West Huron Street and 102, 106 South First Street) version 2 dated April 15, 2026, subject to execution and compliance with the development agreement and the following conditions, which must be satisfied through the submission of revised plans within six months of approval by the City Council:

**For Engineering:**

**Sheet AL – ALTA Survey/Existing Conditions Plan:** Dimension the widths of amenity zones and sidewalks in the W. Huron Street and W. Washington Street rights-of-way. Show and label the Railroad Right-of-Way lines on all applicable plan sheets.

**Sheet C-205 – Site Playout Plan | Ground Floor:**

- It is noted that an existing building wall is proposed to remain within the W. Huron Street right-of-way. A license agreement with the Michigan Department of Transportation (MDOT) may be

required.

-Clarify who benefits from the “Proposed Easement for the Treeline Trail”. If the easement is intended for public access, revise the label to be “Public Access Easement”.

**Sheet C-300 – SESC and Grading Sheet:**

- It appears that the proposed grading of the sidewalk in S. First Street right-of-way north of the proposed drive approach is channeling the water between the front of the sidewalk and amenity zone. All proposed sidewalk shall drain towards the street and not collect along the sidewalk. Revise the grading to meet Article 12 Detail SD-DDA-1.

- Provide slopes along the center line of West Huron Street and along the proposed sidewalk fronting the subject parcel. The longitudinal slope of the proposed sidewalk shall not exceed the slope of West Huron Street, per ADA requirements.

**Sheet C-400 – Utility Plan:** The sanitary mitigation calculations shall be shown on this sheet.

**Sheet C-403 – Storm Details and Sanitary Calculations:**

- On the Coversheet it is stated that a rooftop bar is proposed. Include the rooftop bar in the sanitary mitigations and architecture plan sheets.

- On Sheet A-4 there are areas labeled Amenity Zone 1 and Amenity Zone 2. Provide information on what is proposed in “Amenity Zone 2” and clarify which amenity zone is being referenced in the calculations.

- Confirm whether The Last Word Bar will have food preparations. If so, per the City of Ann Arbor Standard and Specifications Appendix B: Sanitary Table, bars with food preparations have a flow rate of 30 gpd/seat, confirm and revise as necessary.

- Impacts to the sanitary sewer system will be modeled. Further information will be forthcoming once the sanitary mitigation calculations are approved.

Comments have been provided in blue on the PDF named 25500084-PUD Site Plan Resubmittal (2026.04.15)\_v2Origin.pdf, which can be found in the review files in A2 Stream, project number SP25-0014 shall be addressed.

**For Transportation:**

- South First Street Driveway – Pedestrian Safety Design: Revise the

First Street driveway to incorporate a pedestrian-priority crossing treatment (e.g., raised crossing or equivalent design) such that the sidewalk maintains priority across the driveway and vehicle speeds are reduced.

- **Off-Site Parking Pedestrian Demand:** Provide an estimate of pedestrian volumes associated with off-site parking and identify likely pedestrian routes to and from the site, including primary crossing locations. This information is necessary to evaluate pedestrian activity and potential conflicts consistent with UDC Section 5.29.8E.
- **Curbside Management / Loading Activity:** Provide a description of anticipated loading, delivery, and passenger pick-up/drop-off activity and how these uses will be accommodated without adversely affecting vehicular, bicycle, and pedestrian operations.

**For DDA:**

- **Landscape planter details along Huron Street and along First Street must be updated.**
- **Street tree species along Huron must be updated.**

All conditions must be fully satisfied through the submission of compliant plans prior to the City's acceptance and/or review of Civil Engineering Plans, and prior to the issuance of any associated permits for the development.

**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 Deputy Planning Manager declaring the motion carried. (Vote 7-0).

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

**Nays:** 0

**Absent:** 2 - Lisa Disch, and Daniel Adams

**11. OTHER BUSINESS**

**11-a. [26-0930](#) CPC Feedback on Unified Development Code Update Requests For**

**Proposals**

**Attachments:** Ann Arbor UDC Rewrite RFP Scope (Draft) CPC  
06.02.26.pdf

*Principal Planner, Michelle Bennett and Principal Planner, Alexis DiLeo presented the proposed item.*

**COMMISSION DISCUSSION:**

*The Commission held an open discussion on the item. [For a complete record of the discussion, please see available video format].*

- 11-b. **26-0950** **City Planning Commission 2026 Calendar Updates:** Staff noted that the current City Planning Commission meeting calendar includes a meeting on August 4, 2026, which coincides with the State and Local Primary Election. Staff recommended rescheduling the meeting to Wednesday, August 5, 2026, to accommodate election operations and staffing needs.

**Attachments:** 2026 CPC Meeting Schedule v4.pdf

*Deputy Planning Manager Kelley presented the proposed item.*

**Moved by Commissioner Mills, seconded by Commissioner Weatherbee that:**

**The Planning Commission moves to approve the calendar adjustment as included in the meeting packet.**

**On a roll call vote the motion carried unanimously.**

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

*Seeing no speakers at this time, Chair Wyche declared the Public Comment closed.*

13. **COMMISSION PROPOSED BUSINESS**

*Commissioner Wyche inquired about upcoming Planning Commission officer elections and the annual organizational meeting.*

*Deputy Planning Manager Kelley responded that commissioners would receive additional information via email and noted that Planning Manager Lenart would facilitate the*

*Commissioner Wyche requested that a continuing education discussion items be added to a future agenda.*

*Deputy Planning Manager Kelley asked whether the June 9 working session could be cancelled. The Commission expressed consensus in support of cancelling the meeting.*

**14. ADJOURNMENT**

**Moved by Commissioner Lee, seconded by Commissioner Hammerschmidt to adjourn the meeting at 10:17 pm. On a voice vote, the Chair declared the motion carried unanimously.**

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](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 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.