



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, May 5, 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

1. CALL TO ORDER

Chair Wyche called the meeting to order at 7:02 pm in Council Chambers at City Hall of Ann Arbor

2. ROLL CALL

Deputy Planning Manager Hank Kelley called the roll.

Present 8 - Mills, Hammerschmidt, Disch, Lee, Wyche, Weatherbee, Adams, and Norton

Absent 1 - Bassiouni

Others present:

Deputy Planning Manager Hank Kelley

Planner Alexis DiLeo

Planner Michelle Bennett

Planner Mariana Melin-Corcoran

3. APPROVAL OF AGENDA

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

4. APPROVAL OF MINUTES OF PREVIOUS MEETINGS

- 4-a. [26-0739](#) City Planning Commission Meeting Minutes of April 21, 2026

Attachments: City Planning Commission Meeting Minutes of April 21, 2026.pdf

Moved by Commissioner Weatherbee seconded by Commissioner Lee to approve the April 21, 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

Councilmember Disch reported at the Monday, May 4, 2026 City Council meeting:

Rezoning of 359 and 371 Wagner Road to permit duplexes was approved.

Unified Development Code Stormwater and Solid Waste terms were approved at first reading.

5-b. Planning Manager

Deputy Planning Manager Kelley reported:

By request of the Planning Commission, staff has set up an opportunity to provide a closed session at the next regular session, Tuesday, May 19, 2026 to ask the City Attorney questions related to Special Exception Uses. Reminder to please reply to email by end of week.

Comprehensive Plan Implementation will also appear on the Tuesday, May 19, 2026 agenda with a presentation by Manager Lenart.

Please prepare for a packed agenda for the Tuesday, May 19, 2026 meeting. We encourage any petition questions be shared in advance so staff can address efficiently.

The Tuesday, May 12, 2026 Working Session will include Q&A with Fire Marshal Reddmann regarding fire code interactions with site plan reviews.

5-c. Planning Commission Officers and Committees

Commissioner Norton reported he and Planner Michelle Bennett attended the last Stormwater Advisory group meeting noting the group is making progress, but there is nothing specific to report.

Chair Wyche reported he and Commissioner Lee are attending the Building Michigan Communities conference in Lansing next week Tuesday and Wednesday.

5-d. Written Communications and Petitions**26-0740** Various Communication to the Planning Commission

Attachments: Alvarez 225 and 235 South Wagner Rd. rezoning (REZ26-0005).pdf, Homan Hub Zoning.pdf, Leaf One Hub District vs Many.pdf, Leaf Please Start Implementing the CLUP.pdf, Nelson Comments for Official Opposition to Proposed Rezoning (REZ26-0005).pdf, Trudeau support for 700 N Main rezoning.pdf, Beranek CPC - 700 N Main St Rezoning and Area Plan (REZ26-0002).pdf, Frank Ongoing Energy Waste.pdf, Hilton North Central Neighborhood Association comments re 700 North Main Street proposal.pdf, Nagar 700 N Main St..pdf, Pomerleau North Central Neighborhood Association comments re 700 North Main Street proposal.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.)

Seeing no speakers Chair Wyche closed the Public Comment.

7. COMMUNICATION FROM COMMISSIONERS

None.

8. ACTION ITEMS SCHEDULED FOR NEXT REGULAR MEETING**8-a. 26-0741**

Action Items Scheduled for Tuesday, May 19, 2026 Planning Commission Meeting

Attachments: 5-19-2026 MLive Notice of Public Hearing.pdf, 5-19-2026 Notice of Public Hearing.pdf

Deputy Planning Manager Kelley reported at the Tuesday, May 19, 2026 City Planning Commission meeting:

805 Oxford Road Site Plan and Special Exception Use for City Planning Commission Approval (SP25-0025; SEU25-0001): A proposal to construct a three-story, approximately 23,500 square foot sorority with 47 beds and a surface parking lot with 8 spaces. The parcel is zoned R2B (Two-Family Dwelling and Student Housing District). The petition includes a Special Exception Use application which is required for sororities in the R2B District. Ward 2.

850 Greenhills Drive (Greenhills School) Special Exception Use and Site Plan for Planning Commission Approval (SP25-0022). A request to amend the existing special exception approval for a 545-student private school to 750 students and a proposed site plan to construct two additions totaling 16,665 square feet to the existing school, and pave a fire access road around the building. The site is 30.5 acres, zoned R1B and in Ward 2.

Dedicated Public Comment Period:

1710 Dhu Varren - Village of Ann Arbor Site Plan for Planning Commission Approval (SP25-0026; 1710 Dhu Varren Road, 1680 Dhu Varren Road, and 2520, 2540, 2600, 2670, 2672, 2678, 2682 Pontiac Trail) - a site plan on 78 acres for 616 multi-family units: 136 for-sale attached townhomes and 480 rental apartments (1–3 bedrooms). A 10-acre portion of the site's former landfill area will remain undeveloped open space, with remediation occurring concurrent with development. Access via Dhu Varren Road (north), Pontiac Trail (west), and internal connection to Leslie Park (east), with north-south internal circulation. Zoned R4A and located in Ward 1.

9. UNFINISHED BUSINESS

None.

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

- 10-a. [26-0742](#) **225 and 235 South Wagner Road Rezoning (REZ26-0005)** - A petition to rezone two residential parcels totaling 0.28 acres from R1D (Single-Family Residential) to R2A (Two-Family Residential). Both lots are currently vacant. The applicant wishes to build two principal dwelling units per parcel. Ward 5.

Staff Recommendation: Approval.

Attachments: 5-5-26 CPC Staff Report (225-235 S Wagner).pdf, REZONING APPLICATION FOR A2CLT 225 235 S. WAGNER.PDF, 225 and 235 S Wagner Rd Zoning Map.pdf, 225 and 235 S Wagner Rd Aerial Map Zoom.pdf, 225 and 235 S Wagner Rd Aerial Map.pdf, 225 and 235 Wagner Road Petitioner Presentation.pdf

PETITIONER PRESENTATION:

Doug Selby of Ann Arbor Community Land Trust presented the proposed request.

STAFF PRESENTATION:

Planner Mariana Melin-Corcoran presented the proposed request.

PUBLIC HEARING:

Brian Alvarez, 215 South Wagner Road, stated concerns about neighborhood impact, including parking availability and increased density.

Andrew Krantz, 249 South Wagner Road, expressed opposition to multi family rezoning, citing parking limitations and lack of construction details related to stormwater.

Adam Jaskiewicz, 1430 Las Vegas Drive, voiced support for the Community Land Trust and its proposed text amendment as consistent with the adopted Comprehensive Plan.

Tom Stulberg, 1202 Traver Road, expressed support for the Community Land Trust, noting it as an option for low income homeownership.

Seeing no additional speakers Chair Wyche closed the Public Hearing.

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

Moved by Commissioner Hammerschmidt seconded by Councilmember Disch that:

The Ann Arbor City Planning Commission recommends that the

Mayor and City Council approve the rezoning of 225 and 235 South Wagner Road from R1-D (Single-Family Dwelling District) to R2A (Two-Family Dwelling District).

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 8-0.

Yeas: 8 - Sarah Mills, Sara Hammerschmidt, Lisa Disch, Wonwoo Lee, Donnell Wyche, Julie Weatherbee, Daniel Adams, and Richard Norton

Nays: 0

Absent: 1 - Sarah Bassiouni

- 10-b. [26-0743](#) 700 North Main Street Rezoning and Area Plan (REZ26-0002) - An application to rezone a 52,000-square foot parcel from R4C (Multiple-Family Dwelling) to R4E (Multiple-Family Dwelling) With Conditions to enable future development of a 6-story residential building with 64 apartments. The offered condition is a 75-foot maximum height limit. Ward 1.**

Staff Recommendation: Approval.

Attachments: May 5, 2026 Staff Report (700 N Main RZ).pdf, Zoning/Parcel Map (700 N Main).pdf, REZONING APPLICATION (700 N Main).PDF, Near North Area Plan (700 N Main).PDF, 700 North Main Street Presentation - May 5-2026.pdf

PETITIONER PRESENTATION:

Brad Moore of J Bradley Moore & Associates Architects, Brian Biskner of Umlor Group, and Alex Bogaerts of Alexander Bogaerts and Associates presented the proposed request.

STAFF PRESENTATION:

Planner Alexis DiLeo presented the proposed request.

PUBLIC HEARING:

Curtis Davis, North Central Homeownership Association, noted that the proposed height is unusual for the area and suggested that building

heights on 4th and 5th Avenue be considered individually while acknowledging the site is suitable for mixed use.

Adam Jaskiewicz, 1430 Las Vegas Drive, stated that smaller units are typical for mid rise development near downtown and expressed support for the proposal on Main Street.

Seeing no additional speakers Chair Wyche closed the Public Hearing.

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

Moved by Commissioner Weatherbee seconded by Commissioner Lee that:

The Ann Arbor City Planning Commission recommends that the Mayor and City Council approve the rezoning of 700 N. Main St. from R4C (Multiple-Family Dwelling) to R4E (Multiple-Family Dwelling) With Conditions, adopting and incorporating a Conditional Zoning Statement of Conditions, and the Near North Area Plan for future development of multiple-family residential use.

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 8-0.

Yeas: 8 - Sarah Mills, Sara Hammerschmidt, Lisa Disch, Wonwoo Lee, Donnell Wyche, Julie Weatherbee, Daniel Adams, and Richard Norton

Nays: 0

Absent: 1 - Sarah Bassiouni

- 10-c. [26-0744](#) **3785 Varsity Drive Rezoning and Area Plan (REZ25-0007)** - A rezoning request for City Council from M1 (Limited Industrial) to C2B (Business Service District). The area plan for a vacant 1.2-acre parcel proposes the construction of 50 one-bedroom apartments across two buildings. The site has floodway and floodplain on the southern portion of the site. Ward 4. Staff Recommendation: Approval.**

Attachments: 3785 Varsity Drive Rezoning and Area Plan Staff Report 5.5.26.pdf, 3785 Varsity Rezoning Application.pdf, 3785 Varsity Dr Zoning Map.pdf, 3785 Varsity Dr Area Plan.pdf, 3785 Varsity Dr Presentation.pdf

PETITIONER PRESENTATION:

Brian Biskner of Umlor Group presented the proposed request.

STAFF PRESENTATION:

Planner Michelle Bennett presented the proposed request.

PUBLIC HEARING:

Adam Jaskiewicz, 1430 Las Vegas Drive, expressed support while noting a need for improved pedestrian access, including a formal connection to the Pheasant Run neighborhood and addressed a potential sidewalk gap to Ellsworth.

Seeing no additional speakers Chair Wyche closed the Public Hearing.

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

Moved by Commissioner Mills seconded by Commissioner Weatherbee that:

The Ann Arbor City Planning Commission recommends that the Mayor and City Council approve the rezoning and area plan of 3785 Varsity Drive from M1 (Limited Industrial District) to C2B (Business Service District).

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 8-0.

Yeas: 8 - Sarah Mills, Sara Hammerschmidt, Lisa Disch, Wonwoo Lee, Donnell Wyche, Julie Weatherbee, Daniel Adams, and Richard Norton

Nays: 0

Absent: 1 - Sarah Bassiouni

11. OTHER BUSINESS

None.

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

Brian Alvarez, 215 South Wagner, noted that the postcard map caused confusion, and raised concerns about resale caps and governance of the A2CLT, questioned the accuracy and effectiveness of the Community Participation Meeting summary, and asked how to provide feedback on A2CLT homes.

Seeing no additional speakers Chair Wyche closed the Public Comment.

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

13. COMMISSION PROPOSED BUSINESS

Commissioner Adams shared information about his request to add Comprehensive Plan Implementation items to the Tuesday, May 19, 2026 Planning Commission meeting.

Councilmember Disch proposed the board have a discussion around how to facilitate cooperative housing, suggesting it be brought up at a future Work Session.

Chair Wyche noted discrepancies in the Wagner Road rezoning postcard map sent by the City and inquired as to how discrepancies in projects should be considered.

Deputy Manager Kelley noted they will discuss and debrief with staff what the materials show.

14. ADJOURNMENT

Moved by Commissioner Lee seconded by Commissioner Mills to adjourn the meeting at 9:31 pm. On a voice vote, the Chair 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.

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.