



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, July 21, 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

Vice Chair Hammerschmidt called the meeting to order at 7:00 pm in Council Chambers at City Hall of Ann Arbor.

2. ROLL CALL

Deputy Planning Manager Hank Kelley called the roll.

Present 6 - Hammerschmidt, Disch, Weatherbee, Adams, Norton, and Bassiouni

Absent 3 - Mills, Lee, and Wyche

Others present:

Deputy Planning Manager Hank Kelley

Principal Planner Alexis DiLeo

3. APPROVAL OF AGENDA

Moved by Councilmember Disch 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

4-a. [26-1213](#) City Planning Commission Meeting Minutes of July 7, 2026

Attachments: City Planning Commission Meeting Minutes of July 7, 2026.pdf

Moved by Councilmember Disch seconded by Commissioner Bassiouni to approve the July 7, 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, July 20, 2026 City Council meeting:

UDC adjustment to the sustainability component of the height exception amendment approved.

225 and 235 Wagner Road rezoning to R2A was approved.

3785 Varsity Drive rezoning to C2B, with condition that no units be used as STRs (short term rentals), was approved.

700 North Main Street rezoning to from M1 to C2B with a 75 foot height condition was approved.

A resolution for the City Administrator to report back on options related to a STR moratorium, with direction for amendments to ordinances after some study, which some amount would be done by Planning staff.

5-b. Planning Manager

No report.

5-c. Planning Commission Officers and Committees

No report.

5-d. Written Communications and Petitions

26-1214 Various Communication to the Planning Commission

Attachments: Artinian Follow up Regarding proposed Seven Story Apartment Development and Request for Response.pdf, Artinian Traffic Safety Concerns Regarding the Proposed Seven Story Apartment Development.pdf, Bailey Comment on City's Moving Together Transportation Plan.pdf, Doyle Glazing Requirements for 2424 East Stadium Boulevard.pdf, Hanselman Victory inn status .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, brought up the height exception amendment discussed at City Council, and reshared concerns that the affordability bonus may be underused, noting that the Renters Commission is continuing its review.

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

Seeing no additional speakers Vice Chair Hammerschmidt closed the Public Comment.

7. COMMUNICATION FROM COMMISSIONERS

None.

8. ACTION ITEMS SCHEDULED FOR NEXT REGULAR MEETING

8-a. [26-1215](#) Action Items Scheduled for Wednesday, August 5, 2026 Planning Commission Meeting

Attachments: 8-5-2026 Notice of Public Hearing.pdf

Deputy Planning Manager Kelley reported for the Wednesday, August 5, 2026 City Planning Commission:

PUBLIC HEARING

2958 Shady Lane Rezoning for City Council Approval (AOI26-0002): A proposed annexation and rezoning of a single-family lot from Pittsfield Township to City of Ann Arbor R1D zoning district. There is no proposed development. The lot is 5,227 square feet. Located in Ward 3.

DEDICATED PUBLIC COMMENT

3400 Dexter (SP25-0021) is a site plan for City Council with accompanying annexation from Scio Township and proposed rezoning to R4B (Multiple-Family Dwelling District) (Returning) 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.

841 Broadway Street Site Plan for Planning Commission Approval, (SP24-0003): A proposed plan to remove one level of the parking deck underneath the residential buildings and replace it with approximately seven units. The parking will be relocated offsite to the adjacent Amtrak lot. The project is part of the larger 841 Broadway PUD (SP19-048; SP24-0003) and located in Ward 1.

3681 Research Park Drive (SP25-0002) site plan for Planning Commission approval. The site plan proposes three additions to an existing Gift of Life building. The original eastern building will be demolished and replaced with a new wing for laboratory and medical space. The front center wing on the west half of the building will also be demolished and replaced with a new connector wing that will enclose the proposed internal courtyard. Lastly, a small utility room will be added to the rear of the building. The three additions total about 22,650 square feet for a total of 91,570 square feet. Existing parking in the front of the building will remain; 49 new parking spaces are located in the rear. Ward 4.

9. UNFINISHED BUSINESS

None.

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

- 10-a. 26-1216 Springhill Suites Site Plan for Planning Commission; SP25-0012; 2295 South State Street:** A site plan to develop a 5-story, 118-room hotel on a 2-acre site zoned O (Office). A shared driveway will be constructed on

the north side of the site. Parking for 122 vehicles will be provided underneath the building and at the rear of the site. Ward 4.

Staff Recommendation: Approval

Attachments: July 21, 2026 Staff Report (2295 S State).pdf,
Parcel-Zoning-Aerial Maps (2295 S State).pdf, Springhill
Suites Site Plan_v7_2026-06-18.pdf

PETITIONER PRESENTATION:

Heath Hartt of Midwestern Consulting presented the proposed request.

STAFF PRESENTATION:

Principal Planner Alexis DiLeo presented the staff report.

PUBLIC COMMENT:

Ken Garber, 28 Haverhill Court, commented the proposed parking ratio may be higher than necessary, commented on sustainability features, and expressed concern that multiple gas powered hotel projects totaling over 600,000 square feet could hinder climate goals.

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

Seeing no additional speakers Vice Chair Hammerschmidt closed the Public Comment.

Moved by Commissioner Adams seconded by Councilmember Disch that:

The Ann Arbor Planning Commission hereby approves the Springhill Suites Site Plan at 2295 S State St, version 7 dated June 16, 2026, to develop a hotel, subject to entering into and satisfying all provisions of a Development Agreement.

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 6-0.

Yeas: 6 - Sara Hammerschmidt, Lisa Disch, Julie Weatherbee,
Daniel Adams, Richard Norton, and Sarah Bassiouni

Nays: 0

Absent: 3 - Sarah Mills, Wonwoo Lee, and Donnell Wyche

- 10-b. [26-1217](#) **University Inn Ann Arbor Site Plan for Planning Commission;**
SP25-0030; 2424 East Stadium Boulevard: A site plan to construct a 6-story residential building and three townhome buildings on a 4-acre site zoned TC1 (Transit Corridor). The development provides 307 dwelling units, 295 in the multi-family building and 4 in each townhouse building. Parking for 417 vehicles and 156 bicycles will be provided underneath the buildings and in garages. Eleven landmark trees are proposed to be removed and mitigated on and off site. Ward 3.
Staff Recommendation: Approval

Attachments: Staff Report 2026-07-21 (2424 E Stadium).pdf,
Parcel-Zoning-Aerial Maps (2424 E Stadium Blvd).pdf,
University Inn Ann Arbor Site Plan_v5_2026-07-06.pdf,
Beztak UIAA_PC FINAL.pdf

PETITIONER PRESENTATION:

Zachary Weiss of Beztak Companies and John Myefski of Myefski Architects presented the proposed request.

STAFF PRESENTATION:

Principal Planner Alexis DiLeo presented the staff report.

PUBLIC COMMENT:

Ken Garber, 28 Haverhill Court, commented on the prevalence of parking structures in TC1, asked about the project's planned green building certification and electrification, and noted that seeking Brownfield TIF for a market rate development suggests sustainability features should be strong.

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

Seeing no additional speakers Vice Chair Hammerschmidt closed the Public Hearing.

Moved by Commissioner Adams seconded by Councilmember Disch that:

The Ann Arbor Planning Commission hereby approves the University Inn Ann Arbor Site Plan at 2424 E Stadium Blvd, version 5 dated July 6, 2026, to develop a multi-family residential building and townhomes, subject to entering into and satisfying all terms of a Development Agreement.

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 6-0.

Yeas: 6 - Sara Hammerschmidt, Lisa Disch, Julie Weatherbee, Daniel Adams, Richard Norton, and Sarah Bassiouni

Nays: 0

Absent: 3 - Sarah Mills, Wonwoo Lee, and Donnell Wyche

11. OTHER BUSINESS

11-a. 26-1218 2026 City Planning Commission Calendar Review

The Planning Commission is requested to cancel the Thursday, November 5, 2026 meeting due to election conflicts.

Attachments: 2026 CPC Meeting Schedule v7.pdf

Moved by Councilmember Disch seconded by Commissioner Norton that:

The Planning Commission cancel the Thursday, November 5, 2026 meeting due to election conflicts.

On a voice vote the Vice Chair declared the motion carried unanimously.

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

Seeing no speakers Vice Chair Hammerschmidt closed the Public Comment.

13. COMMISSION PROPOSED BUSINESS

None.

14. ADJOURNMENT

Moved by Commissioner Adams seconded by Commissioner Norton to adjourn the meeting at 8:27 pm. On a voice vote, the Vice 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.