



# City of Ann Arbor

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

## Meeting Agenda City Planning Commission

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Tuesday, June 16, 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

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 [26-1023](#) City Planning Commission Meeting Minutes of June 2, 2026  
**Attachments:** City Planning Commission June 2, 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. Written Communications and Petitions

- [26-1025](#) Various Communication to the Planning Commission

**Attachments:** Avrakotos Questions from Glazierway Community Participation Meeting.pdf, Chambers Boom, Bust, or Rebalancing\_ What the Housing Data Actually Show About Ann Arbor.pdf, Chambers Re\_ Economic Development, Housing, and Site Readiness\_ .pdf, Glazier Heights - Community Participation Meeting (6\_3\_26).pdf, Kafi Traffic Comment Greenhills.pdf, Miller Greenhills traffic videos.pdf, Miller May 19, 2026 Planning Commission Meeting.pdf, Nagorny Comments to 420 Glazier Way Development Proposal (SP26-0010 – 3).pdf, Nick Plan Review Questions 3420 Glazier Way Attachment.pdf, Peterson RE\_ 3400 Dexter Rd site plan comments.pdf, Reach Letter of Opposition Greenhills School SP25-0022.pdf, Ross Greenhills Staff Report Notes.pdf, Ross SP25-0022\_June162026.pdf, Ross Traffic Comments SP25-0022 Greenhills School Expansion.pdf, Sarah Peterson RE\_ 3400 Dexter Rd.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**

8-a. [26-1078](#) Scheduled for Tuesday, July 7, 2026 Planning Commission Meeting

**Attachments:** 7-7-2026 Notice of Public Hearing.pdf

**9. UNFINISHED BUSINESS**

9-a. [26-0757](#) **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.  
Staff Recommendation: Approval with conditions.

**Attachments:** June 16, 2026 Planning Staff Report (Greenhills School).pdf, Greenhills School Operational Analysis June 2026.pdf, May 19, 2026 Staff Report (Greenhills School), Aerial/Parcel/Zoning Maps (Greenhills School), Special Exception Use Application (Greenhills School), Greenhills School Site Plan (March 20, 2026), Wetland Use Permit Application (Greenhills School), SP25-0022 Planning Commission 2026 05 19 Presentation.pdf, Greenhills\_Drive\_PC 6-16-2026 Presentation.pdf

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

- 10-a. [26-1027](#)      **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.  
Staff Recommendation: Approval with conditions.

**Attachments:**    Staff Report 2026-06-16 (3400 Dexter).pdf, Site Plan 2026-06-16 SP25-0021.pdf, Zoning Map 2026-06-16 SP25-0021.pdf, Aerial Map 2026-06-16 SP25-0021.pdf, Transportation Review Memo #6.pdf, 2026-06-16 3400 Dexter PC Meeting Presentation.pdf

**11.    OTHER BUSINESS**

**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](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.