



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, March 3, 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 7:00 pm in Council Chambers at City Hall of Ann Arbor.

2. ROLL CALL

Deputy Planning Manager Hank Kelley called the roll.

Present 6 - Mills, Hammerschmidt, Lee, Wyche, Weatherbee, and Adams

Absent 3 - Abrons, Disch, and Norton

Others present:

Deputy Planning Manager Hank Kelley

Planner Alexis DiLeo

Planner Michelle Bennett

3. APPROVAL OF AGENDA

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

4. APPROVAL OF MINUTES OF PREVIOUS MEETINGS

4-a. [26-0263](#) City Planning Commission Meeting Minutes of February 18, 2026

Attachments: City Planning Commission Meeting Minutes of February 18, 2026.pdf

Moved by Commissioner Adams seconded by Commissioner Mills to approve the February 18, 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 there have been two City Council meetings since the Planning Commission last met:

At the Thursday, February 19, 2026 City Council meeting:

715-717 East Huron Rezoning was approved on second reading.

Community Participation Signage UDC amendment was approved and will take effect July 1, 2026.

Bike Parking UDC Amendments has been sent back to City Planning Commission for further review, requesting Planning Commission to discuss not reducing Class A requirements in D1/D2, increased barrier-free requirements and more Class B bike parking across the city.

At the Tuesday, March 2, 2026 City Council meeting:

558 South Fifth The Dean rezoning was approved on second reading.

5-b. Planning Manager

Deputy Planning Manager Kelley reported:

For any students and recent grads listening, Planning Services has a current paid internship opportunity posted, which closes March 12, 2026.

We bid farewell last month to Beth Hartsog who assisted with Comprehensive Plan work and other important initiatives.

The March 10, 2026 Planning Commission Work Session will have a

different format than usual. The meeting will be held in Council Chambers at 7:00 pm and will be open to the public, but will not be streamed or recorded in order to encourage open discussion. Staff will give a "Planning 101" presentation, and there will be more opportunity for dialogue between the Commission and audience members than in a typical meeting. This has been communicated through the City's meeting calendar and email subscription service. Commissioners wishing to suggest agenda topics should contact Manager Lenart by Friday, March 6, 2026.

If all goes as planned, the Comprehensive Plan will go to City Council on Monday, March 16, 2026.

5-c. Planning Commission Officers and Committees

Commissioner Hammerschmidt reported at the Tuesday, February 24, 2026 Ordinance Revisions Committee:

The board discussed UDC amendments to the exception to height limits, stormwater management, and solid waste standards.

5-d. Written Communications and Petitions

[26-0264](#) Various Communication to the Planning Commission

Attachments: Ann Arbor Township Public Notice.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.)

Tom Stulberg, 1202 Traver Road, noted R2A dimensional standards were revised a few years ago to allow more duplex development, and questioned the definition of a duplex in cases like 904 Lincoln, which contains two duplexes on one site.

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

Seeing no additional speakers Chair Wyche closed the Public Comment.

7. COMMUNICATION FROM COMMISSIONERS

None.

8. ACTION ITEMS SCHEDULED FOR NEXT REGULAR MEETING**8-a. 26-0265 Action Items Scheduled for Tuesday, March 17, 2026 Planning Commission Meeting**

Attachments: 3-17-2026 Notice of Public Hearing.pdf

Deputy Planning Manager Kelley reported at the Tuesday, March 17, 2026 City Planning Commission:

525 South State Street Vacation for City Council Approval (SV25-0002) - A proposal to vacate the northern 26.5 feet of the South University right-of-way between South State Street and East University Avenue. All properties abutting this right of way are owned by the University of Michigan. Ward 1.

615 Riverview Drive Rezoning for City Council Approval (AOI25-0002) - A proposed annexation and rezoning of a single-family lot from Ann Arbor Charter Township to City of Ann Arbor R1B zoning district. There is no proposed development. The lot is 14,375 square feet. Ward 2.

9. UNFINISHED BUSINESS

None.

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

- 10-a. 26-0267 359 and 371 South Wagner Road Rezoning (REZ25-0006) for City Council Approval:** This is a petition to rezone two residential parcels totaling 12,197-square foot area from R1D (Single-Family Residential) to R2A (Two-Family Residential). The 359 S. Wagner Road parcel has a single-family home, and 371 S. Wagner Road is a vacant parcel. The applicant wishes to demolish the single-family home and build one two-family home per parcel. The requirement for an area plan is not required per 5.29.7A nor is a site plan required per Table 5.29-1 of the Unified Development Code.
Staff recommendation: Approval.

Attachments: 359 and 371 S Wagner Rezoning Staff Report 3.3.26.pdf, 359 and 371 S Wagner Rd Aerial Map.pdf, 359 and 371 S Wagner Rd Aerial Map Zoom.pdf, 359 and 371 S Wagner Rd Zoning Map.pdf, 359 AND 371 S WAGNER ROAD - REZONING APPLICATION 2026-01-08 (SIGNED).pdf, Skura Housing Examples.pdf

PROJECT PRESENTATION:

Candice Briere of Midwestern Consulting and Martin Skura, property owner and applicant, presented the proposed request.

STAFF PRESENTATION:

Planner Michelle Bennett presented the staff report.

DEDICATED PUBLIC COMMENT PERIOD:

Tom Stulberg, 1202 Traver Road, questioned whether two units in an R2A zone are required to be attached when located on a lot of at least 5,000 square feet.

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

Seeing no additional speakers Chair Wyche closed the Public Hearing.

Moved by Commissioner Mills seconded by Commissioner Lee that:

The Ann Arbor City Planning Commission recommends that the Mayor and City Council approve the rezoning of 359 and 371 South Wagner Road from R1-D (Single-Family) to R2A (Two-Family).

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 - Sarah Mills, Sara Hammerschmidt, Wonwoo Lee, Donnell Wyche, Julie Weatherbee, and Daniel Adams

Nays: 0

Absent: 3 - Ellie Abrons, Lisa Disch, and Richard Norton

- 10-b. [26-0268](#) **Street Vacation for John Street** - A proposal to vacate John Street, a one-block street extending between South 5th Avenue and South Division Street. All properties abutting John Street are owned by the applicant, the University of Michigan.
Staff recommendation: Approval.

Attachments: 03-03-2026 CPC John Street Street Vacation Staff Report.pdf, 03-03-2026 CPC John Street Street Vacation Zoning Map.pdf, 03-03-2026 CPC John Street Street Vacation Aerial Map.pdf, 03-03-2026 CPC John Street Street Vacation Survey.pdf

PROJECT PRESENTATION:

Mike Rein of the University of Michigan presented the proposed request.

STAFF PRESENTATION:

Planner Alexis DiLeo, on behalf of Joshua Shake, presented the staff report.

DEDICATED PUBLIC COMMENT PERIOD:

Seeing no speakers Chair Wyche closed the Public Hearing.

Moved by Commissioner Mills seconded by Commissioner Lee that:

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the John Street Street Vacation.

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 - Sarah Mills, Sara Hammerschmidt, Wonwoo Lee, Donnell Wyche, Julie Weatherbee, and Daniel Adams

Nays: 0

Absent: 3 - Ellie Abrons, Lisa Disch, and Richard Norton

- 10-c. [26-0270](#) **Amendment to Chapter 55 (Unified Development Code) regarding Stormwater Management Reviews** - A proposal to amend Section 5.22 Stormwater Management and Soil Erosion to clarify the sites that are within the jurisdiction of the Washtenaw County Water Resources Commissioner

therefore stormwater management plan reviews are deferred.

Staff recommendation: Approval

Attachments: March 3, 2025 Staff Report (Stormwater, Solid Waste).pdf,
Draft Ordinance (Stormwater Review).pdf, February 24,
2026 ORC Packet (Stormwater Review).pdf

STAFF PRESENTATION:

Planner Alexis DiLeo presented the staff report.

DEDICATED PUBLIC COMMENT PERIOD:

Seeing no speakers Chair Wyche closed the Public Hearing.

Moved by Commissioner Mills seconded by Commissioner Adams that:

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve amendments to Chapter 55, Unified Development Code, Section 5.22 related to stormwater management review to clarify the circumstances when review by the Washtenaw County Water Resources Commissioner (WCWRC) is necessary as proposed in the attached ordinance.

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 - Sarah Mills, Sara Hammerschmidt, Wonwoo Lee, Donnell Wyche, Julie Weatherbee, and Daniel Adams

Nays: 0

Absent: 3 - Ellie Abrons, Lisa Disch, and Richard Norton

- 10-d. [26-0271](#) Amendment to Chapter 55 (Unified Development Code) regarding Solid Waste Terms - A proposal to amend Sections 5.18 Special Dimensional and Site Layout Standards, 5.20 Landscaping, Screening and Buffering, 5.29 Specific Procedures and 5.37 Definitions to change outdated references and terms related to solid waste and solid waste containers for consistency with recent amendments to Chapter 26 (Solid Waste Management) and the Solid Waste Regulations.
Staff recommendation: Approval**

Attachments: March 3, 2026 Staff Report (Stormwater, Solid Waste).pdf, Draft Ordinance (Solid Waste Terms) Tracked.pdf, Draft Ordinance (Solid Waste Terms) Clean.pdf, February 24, 2026 ORC Packet (Solid Waste Terms).pdf

STAFF PRESENTATION:

Planner Alexis DiLeo presented the staff report.

DEDICATED PUBLIC COMMENT PERIOD:

Seeing no speakers Chair Wyche closed the Public Hearing.

Moved by Commissioner Lee seconded by Commissioner Mills that:

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve amendments to Chapter 55, Unified Development Code, Sections 5.18, 5.20, 5.29 and 5.37 related to solid waste terms for consistency and accuracy with recent amendments to Chapter 26 and the Solid Waste Regulations as proposed in the attached ordinance.

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 - Sarah Mills, Sara Hammerschmidt, Wonwoo Lee, Donnell Wyche, Julie Weatherbee, and Daniel Adams

Nays: 0

Absent: 3 - Ellie Abrons, Lisa Disch, and Richard Norton

11. OTHER BUSINESS

None.

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

Seeing no speakers Chair Wyche closed the Public Comment.

13. COMMISSION PROPOSED BUSINESS

Chair Wyche stated that he has been following nine housing bills highlighted by the Governor during the State of the State address and inquired whether Staff intends to update the Planning Commission or the public on them. Commissioner Wyche further asked if Staff has any insight into the City's level of support for these initiatives and whether Staff could offer updates or direction as the Comprehensive Land Use Plan proceeds to City Council.

Deputy Planning Manager Kelley noted Staff is aware of these bills noting the Michigan Association of Planning sent an email alerting members, Staff sent a team email making them aware and we could discuss at a future Staff meeting. Deputy Planning Manager Kelley also noted we would be happy to expand awareness by collecting and sharing information.

Chair Wyche noted he has an article that reviews all the bills and includes links and that he will forward to Deputy Planning Manager Kelley.

Deputy Planning Manager Kelley stated that Planning Commission may add time to a future agenda if discussion is desired and suggested that City Council would be the most appropriate body to send communication of support (or otherwise) to the State House of Representatives regarding the bills.

Commissioner Adams noted that, for the staff meeting, consideration should be given to how preemption could affect local regulations and rather than replacing existing setback numbers, it could eliminate local standards altogether. He suggested having a prepared approach in place to address this possibility.

14. ADJOURNMENT

Moved by Commissioner Lee seconded by Commissioner Weatherbee to adjourn the meeting at 7:58 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.