



City of Ann Arbor

Formal Minutes - Final

City Planning Commission

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

Tuesday, January 6, 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

Planning Manager Brett Lenart called the roll.

Present 9 - Mills, Abrons, Hammerschmidt, Disch, Lee, Wyche, Weatherbee, Adams, and Norton

*Others present:
Planning Manager Brett Lenart
Planner Michelle Bennett via Zoom*

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. [26-0016](#) December 16, 2025 City Planning Commission Meeting Minutes

Attachments: December 16, 2025 City Planning Commission Meeting

Minutes.pdf

Moved by Commissioner Lee seconded by Commissioner Weatherbee to approve the December 16, 2025 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, January 5, 2026 City Council meeting:

2857 Packard Road Development Agreement was on consent agenda and will be achieved as 35 all electric single family homes.

5-b. Planning Manager

There was no report from the Planning Manager.

5-c. Planning Commission Officers and Committees

None.

5-d. Written Communications and Petitions

26-0018 Various Communication to the Planning Commission

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.)

Jeff Crockett. 506 East Kingsley, stated increased density may contribute to higher land values, development and infrastructure costs, rents, and auto insurance rates.

Adam Jaskewicz, Las Vegas Drive, expressed support for minimum height requirements and for the draft plan overall.

John Godfrey, 2809 Brockman Avenue, stated that he does not support the plan because he believes it will not improve housing affordability and may attract profiteering.

Chuck Ream, Packard Street, expressed concern that reduced setbacks could affect modern tree protections.

Resident, stated that the plan does not sufficiently address ADA requirements for new housing.

Tom Stulberg, 1202 Traver Street, stated that the summary of public comments is inadequate.

Irma Majer, Brockman Boulevard, stated that public engagement efforts were inadequate.

Ken Garber, 28 Haverhill Court, stated his submitted comments have not been addressed and noted current systems are not sustainable.

Joe Zilka, 1920 Woodbury Drive, stated that housing development has not kept pace with population growth and expressed support for housing along transit corridors.

Tricia Hackney, The Crossing Condominiums, expressed concern about changes proposed for neighborhoods.

Jirka Hladis, Ward 1, expressed support for the draft Comprehensive Plan and suggested reconsidering the term "residential".

Brad Pritts stated the plan should be paused noting he believes it does not comply with state law and that engagement was inadequate.

Sarah Bassiouni, Ward 5, expressed support for the draft but wished it took a more expansive approach to welcoming new residents.

James D'Amour stated that the Natural Features Plan should be included and emphasized balancing growth with protection of natural systems.

Ross Smith expressed support for the Comprehensive Plan but wished it were more ambitious.

[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. [26-0019](#)** Action Items Scheduled for Wednesday, January 21, 2026 Planning Commission Meeting

Attachments: 1-21-2026 Notice of Public Hearing.pdf

Planning Manager Brett Lenart reported at the Wednesday, January 21, 2026 City Planning Commission:

Woodbury Gardens Rezoning (REZ24-0008) and 1310 Wisteria Site Plan (SP24-0013) for City Council approval: Woodbury Gardens proposes to rezone the existing 41.292 acre development that includes Astor Drive, Wisteria Drive, and Woodbury Drive from R3 (Multiple Family), R4 (multiple family), and PL (Public Land) districts to TC1 (transit corridor), with conditions capping the building height. The site plan project would partially redevelop one parcel to construct two seven-story buildings containing 342 dwelling units, and a five level parking garage. An administrative land transfer is required and will be considered separately.

495 Earhart Road, St Paul Lutheran School site plan for City Planning Commission approval. A proposal to add a 2,582 square foot building addition for a library, reconstruct and reconfigure the parking lot, and upgrade the stormwater detention. No increase in the number of students is expected as a result of this work. Zoned R1B (Single Family).

9. UNFINISHED BUSINESS

None.

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

None.

11. OTHER BUSINESS**11-a. 26-0020 Comprehensive Plan - Review Period Discussion**

Attachments: Edits_Compilation of Commissioner Comments
1.6.26.pdf, Summary of submitted comments_CPC.pdf,
Engage Page Comments 12-11 thru 1-5.xlsx

STAFF PRESENTATION:

Planner Michelle Bennett presented the Draft Comprehensive Plan.

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. 26-0049 Calendar Discussion - discuss agenda items or potential cancellation of upcoming Working Sessions and timing of first February meeting.

Planning Manager Lenart presented the proposed calendar changes.

Moved by Commissioner Lee seconded by Commissioner Norton that:

The City Planning Commission cancel the Tuesday, January 13, 2026 Work Session and change the start time of the Tuesday, February 3, 2026 Regular Session from 5:30 pm to 7:00 pm.

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

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

Ken Garber, 28 Haverhill Court, expressed appreciation to the commission for discussing the comments he suggested and stressed the importance of protecting the environment.

John Simpkins The Brentwood Square Association seeks clarification on the "residential/transition" designation to understand future investment implications.

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

Seeing no additional speakers Chair Wyche closed the Public Comment.

13. COMMISSION PROPOSED BUSINESS

Commissioner Abrons asked for clarification that the Tuesday, January 13, 2026 meeting will be cancelled.

Planning Manager Lenart confirmed the cancellation.

14. ADJOURNMENT

Moved by Commissioner Mills seconded by Commissioner Abrons to adjourn the meeting at 10:13 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.