



City of Ann Arbor

Meeting Agenda

City Planning Commission

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

Wednesday, January 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**

This meeting is accessible in person, via Zoom, or by phone, see agenda for details.

Please click the link below to join this hybrid meeting via Zoom:

<https://a2gov.zoom.us/j/97766341226?pwd=akdzTVIcnBBaGJNSIZJdFpDdGUrdz09>
Passcode: 882985

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. 26-0056** January 6, 2026 City Planning Commission Meeting Minutes
Attachments: [January 6, 2026 City Planning Commission 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****26-0057 Various Communication to the Planning Commission**

Attachments: 1. DeVoto Request for Technical Clarification and Zoning Objection.pdf, 2. Fingerle REZ24-0008 and SP24-0013 Woodbury Gardens.pdf, 3. Homan Constructive Feedback and Zoning Objections Woodbury Gardens (REZ24-0008).pdf, 4. Kabza Comments.pdf, 5. Klingler CLUP.pdf, 6. Lamphear Written Comment Regarding Stormwater, Runoff, and Environmental Impacts.pdf, 7. Leaf and Levine Suggested First Package of Zoning Reforms (With Maps and UDC Revisions).pdf, 8. Norton Proposed State Legislation re Equity Investing in Housing.pdf, 9. Residents Concern on A2 image.pdf, 10. Rhoades 2025 Washtenaw County Housing Study.pdf, 11. Rhoades Presntation.pdf, 12. Terrell Comments on REZ24-0008 SP24-0013 - Neighborhood History.pdf, 13. Waits Revised Comment Woodbury Gardens.pdf, 14. Doyle Woodbury Gardens Rezoning and Proposed Site Plan Questions.pdf, 15. Kennedy Comments REZ24-0008.pdf, 16. Leaf Woodbury Gardens Rezoning.pdf, 17. Oif Submission for Planning Commission Packet File No. SP24-0016.pdf, 18. Schroder Woodbury Gardens Rezoning Question.pdf, 19. Summers Comment re REZ24-0008 SP24-0013.pdf, 20. Undy Woodbury Gardens Proposed Rezoning.pdf, 21. Walch Woodbury Gardens and 1310 Wisteria projects.pdf, 22. Bishu Written Comment REZ24-0008, 23. Canlas Resident Disapproval Woodbury Gardens.pdf, 24. Fuller Woodbury Project.pdf, 25. Linton Comments for Woodbury Gardens Rezoning.pdf, 26. Ruiz Resident Disapproval Woodbury Gardens.pdf, 27. Lin Resident Disapproval Woodbury Gardens.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. 26-0058 Action Items Scheduled for Tuesday, February 3, 2026 Planning Commission Meeting****9. UNFINISHED BUSINESS****10. REGULAR BUSINESS – Project Presentation, Staff Report, Public Hearing or Dedicated Public Comment, and Discussion of Each Item****10-a. 26-0060 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). Staff recommends approval.

Attachments: 495 Earhart SR 011526.pdf, 495 Earhart Site Plan 11262025.pdf, 495 Earhart Rd Zoning Map.pdf, 495 Earhart Rd Aerial Map Zoom.pdf, 495 Earhart Rd Aerial Map.pdf, 495 Earhart SEU approval 1999.pdf

10-b. [26-0059](#)

1310 Wisteria/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. Staff recommendation is denial.

Attachments: 1310 Wisteria SR 011626.pdf, 1310 Wisteria Site Plan v5 11192025.pdf, 1310 Wisteria Dr Zoning Map.pdf, 1310 Wisteria Dr Aerial Map.pdf, 1310 Wisteria Dr Aerial Map Zoom.pdf, 1310 Wisteria Woodbury Rezoning Boundaries.pdf, 1310 Wisteria Woodbury Rezoning Application.pdf, Woodbury Wisteria Questions memo.pdf, Woodbury Gardens - PC Presentation - 01-16-26.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

/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.