



# City of Ann Arbor

## Formal Minutes - Draft

### City Planning Commission

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

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Wednesday, January 21, 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

**1. CALL TO ORDER**

*Chair Wyche called the meeting to order at 7:01 pm in Council Chambers at City Hall of Ann Arbor*

**2. ROLL CALL**

*Deputy Planning Manager Hank Kelley called the roll.*

**Present** 8 - Mills, Abrons, Hammerschmidt, Disch, Wyche, Weatherbee, Adams, and Norton

**Absent** 1 - Lee

*Others present:  
Deputy Planning Manager Hank Kelley  
Planner Jill Thacher*

**3. APPROVAL OF AGENDA**

**Moved by Commissioner Abrons 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. [26-0056](#)** January 6, 2026 City Planning Commission Meeting Minutes

**Attachments:** January 6, 2026 City Planning Commission Meeting Minutes.pdf

**Moved by Councilmember Disch seconded by Commissioner Mills to approve the January 6, 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 Tuesday, January 20, 2026 City Council meeting:*

*350 South Fifth Street Development Agreement was approved as a Consent Agenda item.*

*Unified Development Code Bike Parking passed on first reading.*

*Unified Development Code Community Participation Signs passed on first reading.*

*715-717 East Huron rezoning passed on first reading.*

*Arbor South Brownfield was postponed to the Monday, February 2, 2026 City Council meeting.*

**5-b. Planning Manager**

*Deputy Planning Manager Kelley reported:*

*Happy to report this is the second week of new hire for Site Compliance Coordinator, Traci Rogala. This is a full-time position assisting developers in navigating the path to completion for Certificates of Occupancy, tracking outstanding development agreement items and improving customer service. This is a position funded across multiple service areas but reporting to Planning and Development Services.*

*Farewell to CTN Specialist Mike Koski who is leaving us after 33 years of service with the City. We thank him for his service.*

**5-c. Planning Commission Officers and Committees**

*Chair Wyche shared information from a meeting he and Principal Planner Michelle Bennett had with Dr. Matthew Countryman discussing to the history of racial segregation in Ann Arbor, noting the information discussed will be clarified in the upcoming comprehensive plan draft.*

*Councilmember Disch asked Chair Wyche whether the passing of a local housing ordinance was included in the revised timeline.*

**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 Presentation.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

**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 Street, commented on PUDs, conditional zoning, and the comprehensive land use plan, noting his opposition to adding conditions to rezoned properties.*

*[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. [26-0058](#)** Action Items Scheduled for Tuesday, February 3, 2026 Planning Commission Meeting
- Deputy Planning Manager Kelley noted there are no petitions to present at the Tuesday, February 3, 2026 Planning Commission meeting and staff propose to cancel this meeting*

**9. UNFINISHED BUSINESS**

*None.*

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

- 10-a. [26-0060](#)** **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

**PROJECT PRESENTATION:**

*Juli Sala of Anderson of Eckstein, & Westrick presented the proposed request.*

**STAFF PRESENTATION:**

*Planner Jill Thacher presented the staff report.*

**DEDICATED PUBLIC COMMENT PERIOD:**

*Ken Garber, 28 Haverhill Court, asked whether the applicant has considered options to encourage ridesharing, carpooling, or school bus service for older students.*

*[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 Hammerschmidt seconded by Commissioner Mills that:**

**The Ann Arbor City Planning Commission approves the 495 Earhart Road Site Plan v.5 dated 11/26/2025, as it complies with all applicable requirements of the Unified Development Code and other applicable laws, ordinances, standards, and regulations.**

**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 8-0.**

**Yeas:** 8 - Sarah Mills, Ellie Abrons, Sara Hammerschmidt, Lisa Disch, Donnell Wyche, Julie Weatherbee, Daniel Adams, and Richard Norton

**Nays:** 0

**Absent:** 1 - Wonwoo Lee

- 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

**PROJECT PRESENTATION:**

*Scott Betzoldt of Midwestern Consulting, Brad Moore of J Bradley Moore and Associates, Ray Phillips of Kreiger Klatt Architects.*

**STAFF PRESENTATION:**

*Planner Jill Thacher presented the staff report.*

**PUBLIC HEARING:**

*Sam Homan, 1451 Coler Road, expressed opposition to mixed-use near R3 areas, prefers changes to building height and clubhouse placement, and supports improved pedestrian connections, sidewalks, and consideration of a parking garage at 1972 South Industrial.*

*Donna Ainesworth, 1435 South Boulevard, expressed concerns about changes to existing housing patterns.*

*Jeff Terrell, 1310 Iroquois Place, expressed concerns about proposed building heights, infrastructure capacity, and requested substantial buffering such as evergreen plantings placed to avoid utility conflicts.*

*Dee Lamphere, 1307 Iroquois Place, noted recurring flooding on their street and requested careful stormwater planning while questioning the suitability of TC1 rezoning for an area currently zoned R3 and R4.*

*James Miller, 1314 Iroquois Place, expressed concern about increased traffic in the neighborhood noting increased street congestion.*

*Quinn Thompson, 1208 Astor Avenue, supported upzoning in general but questioned why it is not being applied along South Industrial and raised concerns about affordability and the predominance of luxury market units.*

*Ruby Summers, 1411 South Boulevard, expressed concern about housing costs and neighborhood integration and stated a preference for 3–4 story buildings and missing middle housing consistent with existing neighborhood scale.*

*John Fingerle, 1316 Iroquois Place, submitted written comments and a FOIA request expressing concern about the long term implications of rezoning and requested postponement until more information is available.*

*Katie DeVoto, 1408 Iroquois, appreciated staff communication but expressed concerns about affordability and the high proportion of studio and one-bedroom units.*

*Scott Betzholdt provided comments on behalf of the developer in response to public input.*

*Andrea Blaser, 1335 Astor Avenue, expressed concern about displacement due to demolition and questioned whether the proposed housing type meets the needs of long term residents rather than primarily students.*

*Ken Garber, 28 Haverhill Court, raised concerns about the amount of parking proposed, its alignment with TC1 goals, and questioned the developer's follow through on commitments made in other projects.*

*Tom Stulberg, 1202 Traver Road, noted a PUD would allow for conditions such as affordable housing contributions and expressed concern that proposed building heights exceed current R3 and R4 limits.*

*Rich Fein, 618 Dwayne Court, requested additional information about the heating, HVAC, and hot water systems for the proposed units.*

*[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 Councilmember Disch that:**

**The Ann Arbor City Planning Commission recommends that the Mayor and City Council approve the 1310 Wisteria Site Plan v.5 dated November 19, 2025 and Development Agreement contingent upon an approved administrative land transfer.**

**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 failed. Vote 0-8.**

**Yeas: 0**

**Nays: 8 - Sarah Mills, Ellie Abrons, Sara Hammerschmidt, Lisa Disch, Donnell Wyche, Julie Weatherbee, Daniel Adams, and Richard Norton**

**Absent: 1 - Wonwoo Lee**

**Moved by Councilmember Dish seconded by Commissioner Mills that:**

**The Ann Arbor City Planning Commission recommends that the Mayor and City Council approve the 1310 Wisteria Rezoning Petition to TC1 (Transit Corridor) district and accept the conditions to limit the maximum height as stated in the Statement of Conditions letter and shown on the 1310 Wisteria/Woodbury Zoning Boundaries Map, subject to executing a Conditional Zoning Statement of Conditions.**

**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 failed. Vote 4-4.**



**Yeas:** 4 - Ellie Abrons, Lisa Disch, Donnell Wyche, and Daniel Adams

**Nays:** 4 - Sarah Mills, Sara Hammerschmidt, Julie Weatherbee, and Richard Norton

**Absent:** 1 - Wonwoo Lee

**11. OTHER BUSINESS**

*None.*

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

*Sam Homan, 1451 Coler, noted they would appreciate clear architectural standards to ensure overlapping fences behind garages are constructed with appropriate materials.*

*[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 Norton stated the Storm Water Advisory Group is actively working on updating the Storm Water Management Plan.*

**14. ADJOURNMENT**

**Moved by Councilmember Disch seconded by Commissioner Mills to adjourn the meeting at 9:59 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](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.