



City of Ann Arbor

Formal Minutes - Draft

City Planning Commission

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

Wednesday, February 18, 2026

5:30 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 5:37 pm in Council Chambers at City Hall of Ann Arbor.

2. ROLL CALL

Planning Manager Brett Lenart called the roll.

Present 7 - Mills, Abrons, Hammerschmidt, Disch, Lee, Wyche, and Adams

Absent 2 - Weatherbee, and Norton

Others present:

Planning Manager Brett Lenart

Planner Michelle Bennett

3. APPROVAL OF AGENDA

Moved by Councilmember Disch 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. [26-0194](#) City Planning Commission Meeting Minutes of January 21, 2026

Attachments: City Planning Commission Meeting Minutes of January 21, 2026.pdf

Moved by Commissioner Abrons seconded by Commissioner Mills to approve the January 21, 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 Monday, February 2, 2026 City Council meeting:

City Council voted to open the public comment period for the expansion of the Downtown Development Authority boundaries and a change to its current funding model.

The Brownfield Plan and Development Agreement for Arbor South was approved.

350 South Fifth Street The Dean rezoning passed on first reading and will advance to second reading in a couple of weeks.

5-b. Planning Manager

Nothing to report.

26-0200 Manager Memo

Attachments: CPC Memo Rezoning Protest Petitions 1-22-26.pdf

5-c. Planning Commission Officers and Committees

None.

5-d. Written Communications and Petitions

26-0195 Various Communication to the Planning Commission

Attachments:

1. Athan New Housing Research from the NYT.pdf, 2. Ayles Chick-fil-a.pdf, 3. Cooper Re-zoning is an urgent priority.pdf, 4. Durfee Comments on draft 4 of the CLUP.pdf, 5. Fate Public Comment CLUP Draft 4.pdf, 6. Floyd Major Concerns with CLUP Version Four.pdf, 7. Gjoka Please do zoning changes this year.pdf, 8. Goodenough Zoning Reform this Year.pdf, 9. Gordon Serious concerns about the 4th draft Ann Arbor Comprehensive Land Use Plan.pdf, 10. Graham Suggestions on the Plan.pdf, 11. Homan Suggested Fence and Zoning Legislation.pdf, 12. Johnson 2026 Zoning Reform.pdf, 13. Klingler CLUP.pdf, 14. Kong Please Direct the Planning Commission to Begin Zoning Reforms in 2026.pdf, 15. Lau Act now on zoning reform.pdf, 16. Leaf Transition Height Tapering--An Already Decided Issue.pdf, 17. Leff 1424 Golden Ave. Property Auction.pdf, 18. Lucas Don't delay on Zoning Reform.pdf, 19. Meyer Comments on Comprehensive Land Use Plan.pdf, 20. Nichols transition zones too thick in places POORER places, specifically.pdf, 21. Oishi 2026 Zoning Reform.pdf, 22. Olsson Comprehensive Plan and Implementation.pdf, 23. Potter rezoning.pdf, 24. Ream Don't throw away tax pay your money!.pdf, 25. Ream ScienceDirect.pdf, 26. Ream Tree Speech 2.2.26 smoking gun, tree changes imperative.pdf, 27. Ream Trees Smoking Gun Atlanta for All PROTECTS TREES.pdf, 28. Rhoades 2025 Washtenaw County Housing Study.pdf, 29. Rhoades Presentation.pdf, 30. Rogers Implementing the comprehensive land use plan.pdf, 31. Scerbo Pass the comp plan and rezone this year.pdf, 32. Stein Support of Zoning Reform.pdf, 33. Wattles Comprehensive plan.pdf, 34. Wolff Draft 4 Comprehensive Land Use Plan.pdf, 35. Bassouini Please keep working for a more inclusive, accessible, and joyful future Ann Arbor.pdf, 36. Chun CLUP.pdf, 37. Crockett Last Minute Input.pdf, 38. Dabrowski Comments on CLUP version 4.pdf, 39. Dabrowski Comprehensive plan feedback.pdf, 40. Hilton Comprehensive Land Use Plan comments.pdf, 41. Hladis We need to start fixing our broken zoning laws ASAP.pdf, 42. Matthews Please send the Comprehensive Land Use Plan to Council for approval.pdf, 43. McKee Draft CLUP.pdf, 44. Mitchell Recommendation for Comprehensive Land Use Plan.pdf, 45. Pritts Comments on CLUP.pdf, 46. Shalayko Please Accept Draft 4 of the CLUP.pdf, 47. Stulberg The CLUP

not only fails at affordability, it exacerbates the problem.pdf, 48. Shaw CLUP Version 4.pdf, 49. Topalian Comments re Planning Commission 2.18 meeting.pdf, 50. Baker Zoning Reform Request.pdf, 51. Bartleson Public Comment February 18th.pdf, 52. Caruso A2PauseThePlan.pdf, 53. Chambers Won't You Be My Neighbor.pdf, 54. Curnow support for CLUP.pdf, 55. Hall Ashley Mews Affordable Housing Units.pdf, 56. Lamping Public Comment for February 18th Planning Commission Meeting.pdf, 57. Miller Support for the CLUP Draft 4.pdf, 58. Withington In support of Comprehensive Land Use Plan.pdf, 59. Freedman comprehensive plan.pdf, 60. Jelic Comprehensive Land Use Plan.pdf, 61. Jordan Public Comment for 2-18-026 PC meeting.pdf, 62. Leverich Support for her Comprehensive Land Use Plan.pdf, 63. Nigam City Council Final Meeting Thoughts.pdf, 64. ONeal CULP.pdf, 65. ONeal Densification In.pdf, 66. Tuttle Support for Comprehensive Land Use Plan.pdf, 67. Zylka Approve the CLUP.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.)

Lisa Jevens, 1057 Martin Place, referenced a memo included in the January 21, 2026 meeting packet noting it recommends transitioning R2B and expressed rapid rezoning may be contentious and inequitable.

Tom Stulberg, 1202 Traver Street, noted PUDs can help support affordable housing, noting The Dean does not do so, and urged caution on upzoning without community benefits.

Mark Scerbo, 2017 Fair Street, spoke about his housing instability since 2018, noting he was ultimately able to purchase a home due in part to personal advantages.

Alex Lowe, 2352 Pittsfield Boulevard, said he wished the memo referenced from the January 21, 2026 meeting had included his neighborhood and supported applying its strategy more broadly.

[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

Chair Wyche asked for clarification that Parkland is controlled by the Parks Department and there is a city charter where any land use change requires a public vote. The Comprehensive Plan does not override the charter and this decision is not made by the Planning Commission.

Manager Lenart responded the Planning Commission would not have the agency to make the decision to pursue or sell a public asset.

Chair Wyche asked for clarification that the process would start at City Council with a new designation and if that land became developable would come through the normal development process.

Councilmember Disch noted if we take items out of context they can sound like a big deal. Noting the sentence in question is 3.1.2 of the implementation plan for the Comprehensive Plan matrix is to "evaluate" which would happen every 5 years regardless.

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

8. ACTION ITEMS SCHEDULED FOR NEXT REGULAR MEETING

- 8-a.** [26-0196](#) Action Items Scheduled for Tuesday, March 3, 2026 Planning Commission Meeting

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

Planning Manager Lenart reported:

359 and 371 South Wagner Road Rezoning (REZ25-0006) - 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 South Wagner Road parcel has a single-family home, and 371 South 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.

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.

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.

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.

9. UNFINISHED BUSINESS

None.

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

- 10-a. [26-0197](#)** City of Ann Arbor's Comprehensive Land Use Plan - 2050 Adoption - The Planning Commission will conduct a public hearing, discuss and consider approval and adoption of the drafted plan. If approved by the Planning Commission, the Plan will proceed to the City Council for final adoption.

Attachments: A2_Comprehensive Plan_DRAFT_04_021826.pdf,
A2_Comprehensive
Plan_DRAFT_04_APPENDIX_021826.pdf,
EDITS_PUBLIC HEARING 2.18.2026.pdf,
Comprehensive Plan 2026 Memo.pdf, 2.18.26 CPC
Adoption Resolution.pdf, CPC Edits_Public Hearing.pdf

Planner Bennett and Planning Manager Lenart explained the public hearing process, noting the Planning Commission is voting on the edits by motion. The Comprehensive Plan needs to pass the Planning Commission by resolution and 2/3 vote by the board.

The board voted to open the Dedicated Public Comment Period before

Comprehensive Plan Staff Presentation and board discussion.

DEDICATED PUBLIC COMMENT PERIOD:

Barbara Tucker, 1225 Broadway, expressed support for EA2.org and A2CLT.org as a land trust that would use vacant land to provide permanently affordable housing for local workers.

Steven Haynes, 725 Newport Place, noted a commendable plan stating he has never seen greater density reduce housing prices, increases demand for development.

Tom Stulberg, 1202 Traver Place, noted the plan will worsen housing affordability because modest homes will be removed and language too weak for STRs.

Ali Hassani, 2074 Yorktown Drive, corporations and developers are taking equity out of our communities and the city should focus on subsidy to workers so they can live here.

Marcia Polinberg Ramsey, 524 South First Street, expressed concerns to protect the historic districts and about how our infrastructure can support greater density.

Adam McCue, 618 South Main Street, spoke in support of the Comprehensive Plan noting this is the way to address the housing crisis, with more supply and less restrictions.

Rowan Anastasia, 2007 Huron Parkway, development has changed the character of this city, noting she doesn't support the plan.

Jeffrey Post, 1942 Boulder Drive, noted design standards should be cohesive with the University of Michigan.

Adam Jaskiewicz, 1430 Las Vegas Drive, noted character of our city is always changing, exclusionary zoning has created a housing crisis and spoke in support of the Comprehensive Plan.

Beverly Straussman, said she does not support the plan because it doesn't create affordable housing and will destroy the character of the city

Adam Goodman, 400 Virginia Avenue, spoke in support of the plan noting dense housing pays disproportionately more in taxes per acre and some buildings on South University pay 40 times the amount in taxes per

acre.

Michele Cooker, 634 Fifth Street, doesn't support the plan because it favors the developers.

Ralph McKee, 1116 Red Oak Road, spoke in opposition of the Comprehensive Plan noting it doesn't help housing affordability.

Lenny Lamping of the Inner-Cooperative Council noted the Comprehensive Plan is an opportunity to increase affordable housing.

Stacy Mates, 505 Eberwhite, expressed support for the Comprehensive Plan, making the corridor of Stadium Boulevard like a mini downtown and residential density.

Ginny Rogers, 1332 White Street, spoke in support of the Comprehensive Plan and hopes it will increase the amount of housing in Ann Arbor. .

Chuck Ream spoke in opposition of the plan noting there isn't a strong enough protection of the trees.

Jeff Crockett, 506 East Kingsley, suggested a correction from "all" to "most" in reference to historic districts location relative to downtown, noting the transition category is inappropriate from the Old Fourth ward.

Tricia Hackney, the Crossings, stated that the Comprehensive Plan is too favorable to investors and developers.

Richard Dokas, 1243 Marlborough, spoke in opposition of the Comprehensive Plan noting it lacks equity and does not distribute the burden evenly across the wards.

Katrina Radzioch, 1330 Kay Parkway, spoke in opposition of the plan due to limited community engagement and perceived corporate benefit.

Ken Garber, 28 Haverhill Court, stated that a 2050 plan should prioritize eliminating carbon emissions.

Claudius Vincenz, 545 South Fifth Avenue, raised concern about a discrepancy in terms of transition zones and said the Hub's proximity to residential areas and the U of M campus leads him to not support the plan.

Mark Karadesh, 1980 Traver Road, expressed support for the Comprehensive Plan as a way to provide more housing.

Donna Babcock, 1890 Upland Drive, opposes the Comprehensive Plan noting she does not want her area placed in a transition category.

John Godfrey, 2809 Brockman Boulevard, noted an urgency towards truly affordable housing and stated he does not support the plan.

Marina Campoy-lovasco, 514 East Kingsley, expressed support for the plan.

Alan Haber, 531 Third Street, said he does not support the plan and believes it should be tabled.

Marty Hurwitz, Cambridge Road stated he does not support the plan noting there are items that are not adequately dealt with including that City population is growing and affordable housing .

Stacey Haar, 2004 Crestland Drive, raised questions about what the Comprehensive Plan will do for the city.

Mark Scerbo, 2017 Fair Street, expressed support for the plan and addressed affordability within the City.

Jeanette Duane, 2744 Kimberley Road, noted she would like stronger requirements for developers to include affordable housing.

Odile Hugonot-Haber, spoke to how the city has changed since moving to Ann Arbor and stated they do not support the plan.

Mark Madonna, 836 South Main Street, spoke in support and encouraged the board to approve the Comprehensive Plan.

Alexis Hannoff expressed support for rezoning areas with existing retail developments around Briarwood Mall and support for hub categories.

Leah DuMouchel, 727 Madison Place, shared about what brought her to move to Ann Arbor and expressed support for the Comprehensive Plan.

Kurt Westphal 3505 Charter Place, thanked the board for their dedicated service and expressed support for the Comprehensive Plan.

Greg Monroe, Ward 5, noted the Comprehensive Plan should define success because the expected outcomes are unclear.

Kathy Griswold stated that traffic injuries have increased over time.

Jonah Riddle, 529 Burwood, noted Ann Arbor is not afraid to make change and expressed support for the plan.

Levi Barnes, 909 East University, shared positive experiences he's had since moving to Ann Arbor and expressed support for the Comprehensive Plan.

Vicky Engle, Ward 5, noted she does not support the Comprehensive Plan because she believes it will not create affordable housing and will alter the city's character.

Emily Warner, 1516 Dexter Avenue, agrees with concerns shared by other speakers, noting she does not support the plan and stated it should be tabled.

Luis Vasquez, Barton Drive, shared a story about his mother's most recent visit to Ann Arbor and expressed support for the Comprehensive Plan.

Michael Wheelen, 400 Maynard Street, spoke to the benefit of mixed use development and expressed support for the plan.

Anne Bannister, 612 North Main Street, noted she does not support the plan because she believes natural features are insufficiently protected.

Tim Rhoades, 448 South First Street, said he does not support the plan and believes it should incorporate the Community Foundation study and align with historic districts.

Elizabeth Curtz, Ward 2, expressed support for the plan, noting the hubs could provide daytime support.

Brian Chambers, Ward 3, spoke to growing cities restricting housing supplies and expressed support for the plan.

Brad Pritts spoke in opposition of the plan noting uncertainty with how the plan will move through and suggested it be slowed down.

Molly Kleinman, 1447 Harpst Street, spoke to support received from her community and expressed support for the plan.

James D'Amour, stated he is not supportive of the plan noting natural features are unprotected.

Eric Ivancich, Ward 3, shared how he came to Ann Arbor and spoke in support of the plan.

Eric Shalayko, 2779 Page Avenue, spoke to affordability in Ann Arbor and in support of the plan.

Alex Lowe, 2532 Pittsfield Boulevard, expressed support for the plan and noted it's well beyond time to send the Comprehensive Plan to City Council.

Rita Mitchell, 621 Fifth Street, noted tree canopy is inadequate and the plan reduces the canopy.

Greg Matthews, 1208 Brooklyn, expressed a need for more housing in Ann Arbor and noted he is supportive of the plan.

SaraEllen Strongman, spoke to the cost of housing in Ann Arbor and in support of the plan.

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

Seeing no additional speakers Chair Wyche closed the Public Hearing.

STAFF PRESENTATION:

Planner Michelle Bennett presented the Draft Comprehensive Plan.

COMMISSION DISCUSSION:

The Commission held an open discussion on the item.

Moved by Commissioner Lee seconded Councilmember Disch by that:

WHEREAS, the Ann Arbor City Council directed City Staff, Interface Studio LLC, and the Planning Commission to develop and deliver a Comprehensive Plan for adoption on April 17, 2023;

WHEREAS, the City of Ann Arbor’s Comprehensive Plan – 2050 (the “Plan”) is attached and has been publicly shared in response to this direction;

WHEREAS, Ann Arbor adhered to all requirements of the Michigan Planning Enabling Act, PA 33 Of 2008 adoption process by notifying its neighboring jurisdictions and required agencies (pursuant of MCL 125.3841), holding an extended 63-day review period to collect feedback, and holding a public hearing (pursuant of MCL 125.3843);

WHEREAS, the Comprehensive Land Use Plan (“the Plan”) uses data, public input, maps, charts, graphics, and narrative to form policy direction toward the year 2050;

WHEREAS, the Plan strives to advance the core values of affordability, sustainability, equity, and dynamism;

WHEREAS, the Plan replaces the following plans: 2004 Natural Features Plan, 2009 Ann Arbor Land Use Plan, 2009 Ann Arbor Downtown Plan, 2013 Ann Arbor Sustainability Framework, and 2013 South State Street Corridor Plan;

WHEREAS, the approved Plan includes those modifications approved by the Planning Commission after the public hearing.

RESOLVED, the City of Ann Arbor Planning Commission approves and adopts the City of Ann Arbor’s Comprehensive Land Use Plan – 2050; and

RESOLVED, the City of Ann Arbor Planning Commission forwards the Plan to the City Council for approval pursuant to City Code.

COMMISSION DISCUSSION:

The Commission held an open discussion on the item.

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

Yeas: 7 - Sarah Mills, Ellie Abrons, Sara Hammerschmidt, Lisa Disch, Wonwoo Lee, Donnell Wyche, and Daniel Adams

Nays: 0

Absent: 2 - Julie Weatherbee, and Richard Norton

Moved by Commissioner Lee seconded Councilmember Disch by that:

I move to approve all of the edits identified in blue in the attached memorandum.

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

Several Planning Commissioners shared reflections on the process that led to the approval of the Plan and the implementation process in the future.

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

11. OTHER BUSINESS

None.

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

John Floyd, 519 Sunset Road, spoke to housing affordability in Ann Arbor and stated that he does not support the plan.

Mark Scerbo, 2017 Fair Street, expressed appreciation to the Commissioners and noted he has valued meeting new people through the process of learning about the Comprehensive Plan.

Alex Lowe, 2532 Pittsfield Boulevard, stated that he hopes the UDC rewrite process improves.

Tom Stulberg, 1202 Traver Road, stated the Comprehensive Plan does not align with the community's vision.

[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

None.

14. ADJOURNMENT

Moved by Commissioner Abrons seconded by Commissioner Mills to adjourn the meeting at 10:32 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.

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(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

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