



City of Ann Arbor

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

Meeting Agenda City Planning Commission

Tuesday, April 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=akdzTVllcnBBaGJNSlZJdFpDdGUrdz09>
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. [26-0587](#) City Planning Commission Meeting Minutes of April 7, 2026
Attachments: City Planning Commission Meeting Minutes of April 7, 2026.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**26-0588** Various Communication to the Planning Commission

Attachments: Ariana What's going on.pdf, Garber height exception ordinance suggestions.pdf, Goodman Bicycle Parking Ordinance.pdf, Grant S Wagner rezoning.pdf, Jagadish 805 Oxford Rd Plan.pdf, Ream Big tree death on Packard.pdf, Rhoades Planning Commission Comment Regarding Zoning Process.pdf, Stier 315 W Huron St Development.pdf, Stier 350 S Fifth Ave.pdf, Tebeau The Plan A Reasonable Route to Growth and Affordability.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. 26-0589** Action Items Scheduled for Tuesday, May 5, 2026 Planning Commission Meeting

Attachments: 5-5-2026 Notice of Public Hearing.pdf

9. UNFINISHED BUSINESS**10. REGULAR BUSINESS – Project Presentation, Staff Report, Public Hearing or Dedicated Public Comment, and Discussion of Each Item****10-a. 26-0590** **2080 South State Street (AOI26-0001)** - A proposed rezoning of a commercial lot from TWP Township to O Office zoning district. There is no proposed development. The lot is 1.199 acres. Ward 4.
Staff recommendation: Approval.

Attachments: 2026-04-21 A&Z Staff Report (2080 S State).pdf, 2080 S State St Zoning Map.pdf, 2080 S State St Aerial Map.pdf, 2080 S State St Aerial Map Zoom.pdf, 2080 S State Annexation Petition 11-25-25.PDF, 2080 S State Zoning Petition 11-25-25.PDF

10-b. 26-0591 **Amendment to Chapter 55 (Unified Development Code) Regarding Bicycle Parking** - An Ordinance to amend Section 5.19.1 Parking Requirements, Section 5.19.2 Required Parking, 5.19.3 Special Parking Districts, 5.19.5 Use of Parking Facilities, and 5.19.7 Design of Bicycle Parking Facilities of Chapter 55 (Unified Development Code) of Title V of the Code of the City of Ann Arbor to modify sections to condense vehicle parking requirement tables, condense and update bicycle parking requirement tables, and to improve usability, design, and accessibility of bicycle parking facilities.
Staff recommendation: Approval.

Attachments: 04-21-2026 Staff Report (Bike and Vehicle Parking).pdf, Ordinance (Bicycle and Vehicle Parking) CLEAN.pdf, Ordinance (Bicycle and Vehicle Parking) TRACK.pdf, Staff Report CPC 2025-11-18 (Bike and Vehicle Parking).pdf, Staff Report CPC 2025-11-05 (Bike and Vehicle Parking).pdf, Staff Memo ORC 7-22-25 Bicycle Parking.pdf, Staff Memo ORC 1-28-25 Bicycle Parking.pdf

- 10-c. [26-0592](#) **Amendment to Chapter 55 (Unified Development Code) Regarding Exceptions to Height Limits for Sustainable and Affordable Housing Developments** - A proposal to amend Section 5.18.4 Exceptions to Height Limits and Section 5.37.2 Specific Definitions, to update the eligibility requirements for sustainable developments, provide alternatives for compliance, and provide the standards for affordable housing and sustainable developments in the exception regulations section, removing from the definition section.
Staff recommendation: Approval.

Attachments: April 21, 2026 Staff Report (Exceptions to Height Limits), Ordinance (Exceptions to Height Limits) 4-17-26.pdf, ORC Memo 2026-02-24 Exceptions to Height Limits.pdf

11. OTHER BUSINESS

- 11-a. [26-0672](#) Commission Continuing Education Funds
- 11-b. [26-0676](#) 2026 City Planning Commission Calendar Review
Attachments: 2026 CPC Meeting Schedule v3.pdf

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.