



# City of Ann Arbor

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

## Meeting Agenda City Planning Commission

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Tuesday, March 3, 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

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. **26-0263** City Planning Commission Meeting Minutes of February 18, 2026  
**Attachments:** City Planning Commission Meeting Minutes of February 18, 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**

[26-0264](#) Various Communication to the Planning Commission

Attachments: Ann Arbor Township Public Notice.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. [26-0265](#) Action Items Scheduled for Tuesday, March 17, 2026 Planning Commission Meeting

Attachments: 3-17-2026 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. [26-0267](#) **359 and 371 South Wagner Road Rezoning (REZ25-0006) for City Council Approval:** This is 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 S. Wagner Road parcel has a single-family home, and 371 S. 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.

Staff recommendation: Approval.

Attachments: 359 and 371 S Wagner Rezoning Staff Report 3.3.26.pdf, 359 and 371 S Wagner Rd Aerial Map.pdf, 359 and 371 S Wagner Rd Aerial Map Zoom.pdf, 359 and 371 S Wagner Rd Zoning Map.pdf, 359 AND 371 S WAGNER ROAD - REZONING APPLICATION 2026-01-08 (SIGNED).pdf

10-b. [26-0268](#) **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.

Staff recommendation: Approval.

**Attachments:** 03-03-2026 CPC John Street Street Vacation Staff Report.pdf, 03-03-2026 CPC John Street Street Vacation Zoning Map.pdf, 03-03-2026 CPC John Street Street Vacation Aerial Map.pdf, 03-03-2026 CPC John Street Street Vacation Survey.pdf

10-c. [26-0270](#)

**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.

Staff recommendation: Approval

**Attachments:** March 3, 2025 Staff Report (Stormwater, Solid Waste).pdf, Draft Ordinance (Stormwater Review).pdf, February 24, 2026 ORC Packet (Stormwater Review).pdf

10-d. [26-0271](#)

**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.

Staff recommendation: Approval

**Attachments:** March 3, 2026 Staff Report (Stormwater, Solid Waste).pdf, Draft Ordinance (Solid Waste Terms) Tracked.pdf, Draft Ordinance (Solid Waste Terms) Clean.pdf, February 24, 2026 ORC Packet (Solid Waste Terms).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](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.