



City of Ann Arbor

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

Meeting Agenda City Planning Commission

Tuesday, May 19, 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. [26-0753](#) City Planning Commission Meeting Minutes of May 5, 2026
Attachments: City Planning Commission Draft Meeting Minutes of May 5, 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****26-0754** Various Communication to the Planning Commission

Attachments: Carver Dhu Varren Development Planning Committee Meeting Comments.pdf, Cicchella concern_comment for public hearing regarding expansion for Greenhills School tonight.pdf, Ebrons CLUP Implementation Memo.pdf, Fein Regarding DTE electric capacity for 805 Oxford Rd.pdf, Garber Village of Ann Arbor (1710 Dhu Varren) carbon emissions.pdf, Hathcher Support of SP25-0022.pdf, Leaf New Options for Implementing CLUP.pdf, Marcano Letter of Opposition for SP25-0022 Public Hearing _ May 19, 2026.pdf, Miller Letter of Support Greenhills Project.pdf, Patterson Letter of Opposition SEU25-0001-805 Oxford_ Oxbridge neighbor statement.pdf, Reach Letter of Opposition 850 Greenhills.pdf, Ream Future look for Ann Arbor.pdf, Ritter Demographics And The Land Use Plan.pdf, Ross Letter of Opposition Greenhills Schools SP25-0022.pdf, Scio Township Intent to Plan.pdf, Steiner Pedestrian access Nixon construction.pdf, Trudeau North Central Neighborhood Association comments re 700 North Main Street proposal.pdf, Turner Greenhills School.pdf, Weber Correspondence for Inclusion in Planning Commission Packet — AI Data Center Zoning.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. 26-0755** Action Items Scheduled for Tuesday, June 2, 2026 Planning Commission Meeting

Attachments: 6-2-2026 Notice of Public Hearing.pdf

9. NEW BUSINESS**9-a. Closed session under the Michigan Open Meetings Act for the purpose of discussing attorney/client privileged written communication as set forth in MCL 15.268(1)(h). Staff Recommendation: Approval.****10. UNFINISHED BUSINESS****10-a. 26-0756** **805 Oxford Road Site Plan and Special Exception Use for City Planning Commission Approval (SP25-0025; SEU25-0001):** A proposal to construct a three-story, approximately 23,500 square foot sorority with 47 beds and a surface parking lot with 8 spaces. The parcel is zoned R2B (Two-Family Dwelling and Student Housing District). The

petition includes a Special Exception Use application which is required for sororities in the R2B District. Ward 2.

Attachments: 5-19-2026 CPC 805 Oxford Staff Report.pdf, 805 Oxford Site Plan 4-29-2026.pdf, 4-7-2026 805 Oxford Staff Report.pdf, 805 Oxford SEU Application 4-30-2026.PDF, 805 Oxford Rd Zoning Map.pdf, 805 Oxford Rd Aerial Map.pdf, 805 Oxford Rd Aerial Map Zoom.pdf, 805 Oxford Presentation.pdf

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

11-a. [26-0757](#) 850 Greenhills Drive (SP25-0022) Special Exception Use, Site Plan for Planning Commission Approval with Landscape Modification and Wetland Use Permit.

A request to amend the existing special exception use approval conditions from 545 students to 750 students and a proposed site plan to construct two additions with a total of 16,665 square feet, to the existing school and pave a fire access road around the building. A landscape modification is requested to allow previously approved landscaping to remain as nonconforming and a wetland use permit is requested to impact and mitigate wetland buffer areas. Site is 30.5 acres, zoned R1B.

Staff Recommendation: Approval

Attachments: May 19, 2026 Staff Report (Greenhills School), Aerial/Parcel/Zoning Maps (Greenhills School), Special Exception Use Application (Greenhills School), Greenhills School Site Plan (March 20, 2026), Wetland Use Permit Application (Greenhills School), SP25-0022 Planning Commission 2026 05 19 Presentation.pdf

11-b. [26-0758](#) 1710 Dhu Varren Road (SP25-0026) (Also 1680 Dhu Varren Road, and 2520, 2540, 2600, 2670, 2672, 2678, 2682 Pontiac Trail):

is a site plan on a 78-acre site for 616 multi-family housing units including 136 for sale attached townhomes and 480 rental apartments of one, two, and three bedrooms. The central portion of the site was previously used as a landfill and a 10-acre portion of this area will be undeveloped and used as open space. Necessary remediation activities will also occur as part of the development. The plan includes connections to Dhu Varren Road on the north and Pontiac Trail to the west, along with an internal connection to a portion of Leslie Park to the east and internal north-south circulation. The parcel is zoned R4A-Multiple Family Dwelling Zoning District and located in Ward 1.

Staff Recommendation: Conditional Approval

Attachments: Staff Report 2026-05-19 SP25-0026.pdf, Zoning Map 2026-05-19 SP25-0026.pdf, Aerial Map 2026-05-19 SP25-0026.pdf, Applicant Presentation 2026-06-19 SP25-0026.pdf

12. OTHER BUSINESS

- 12-a. [26-0846](#) Comprehensive Plan Implementation
Attachments: 2026 5-19 - UDC Implementation Memo to CPC.pdf

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

14. COMMISSION PROPOSED BUSINESS

15. ADJOURNMENT

Donnell Wyche, Chairperson

Brittany Alexander, Administrative Assistant

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.