



City of Ann Arbor

Formal Minutes - Draft

City Planning Commission

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

Tuesday, March 17, 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

1. CALL TO ORDER

Chair Wyche called the meeting to order at 7:00 pm in Council Chambers at City Hall of Ann Arbor.

2. ROLL CALL

Planning Manager Brett Lenart called the roll.

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

Absent 1 - Abrons

*Others present:
Planning Manager Brett Lenart
Planner Emma Berger*

3. APPROVAL OF AGENDA

Moved by Commissioner Mills 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. [26-0386](#) City Planning Commission Meeting Minutes of March 3, 2026

Attachments: City Planning Commission Meeting Minutes of March 3,

2026.pdf

Moved by Commissioner Weatherbee seconded by Commissioner Mills to approve the March 3, 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, March 16, 2026 City Council meeting:

615 Riverview Drive Annexation approved.

Comprehensive Plan approved.

5-b. Planning Manager

Planning Manager Lenart reported:

There were plans for the Tuesday, April 14, 2026 Work Session to discuss Comprehensive Plan next steps.

Included in the packet is a memo on Pending Legislation about a series of housing bills that have been introduced on the state level.

26-0468 Michigan Housing Bills

Attachments: 2026 3-13 Michigan Housing Bills Memo.pdf

5-c. Planning Commission Officers and Committees

Commissioner Norton reported the Storm Water Advisory Group, City staff is in the process of updating it's planning for better managing storm water and thinking about sizing infrastructure.

Commissioner Lee reported the Transportation Committee was meeting Wednesday, March 18, 2026, mentioning the North Main Street project is planned for 2030 and there is meeting engagement occurring. There is also a survey going on as part of Vision Zero and zero plan goals towards zero fatalities on our roads.

There are a few sidewalk gap projects happening at Huron River Drive, Geddes Road from Huron Parkway to Ellsworth, Dhu Varren Road from Pontiac to Omlesaad, and Sunset Road to Wildt Street from Newport to Summit.

Spin scooters contracts are coming up for renewal in June.

5-d. Written Communications and Petitions

26-0387 Various Communication to the Planning Commission

Attachments: AA Township Adoption of Master Plan.pdf, Brown I support timely rezoning by 2027.pdf, Chambers Adopting the CLUP Expanding Housing Choices while Protecting Affordability.pdf, Ina Support for Immediate Zoning.pdf, Jaskiewicz SUPPORT Comp Plan Execution Proposal.pdf, Lau Executing Zoning Reform.pdf, Leaf Implementing the CLUP.pdf, Lucas Support for moving ahead.pdf, Matthews Resident Support for Rapid Implementation of the Comprehensive Plan.pdf, Pomerleau Protecting the residential neighborhood north of Kerrytown.pdf, Rogers Support for Commissioner Adams Memo.pdf, Bourgoin Planning Commission Meeting, Tuesday March 17, 2026.pdf, Chambers Adopting the CLUP Expanding Housing Choices while Protecting Affordability 2.pdf, Chambers CLUP Briefing at the Ann Arbor City Club - March 18th.pdf, Fields CLUP implementation.pdf, Pomerleau large buildings in established residential neighborhoods.pdf, Ream Comprehensive plan city council speech, March 16, 2026.pdf, Stein Please pass the Adams Resolution.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.)

Adam Jaskiewicz, 1430 Las Vegas Drive, thanked staff and the Planning Commission for their work on the Comprehensive Plan and noted that information on Michigan housing bills is available by searching "Abundant Housing Michigan."

[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.** **26-0388** Action Items Scheduled for Tuesday, April 7, 2026 Planning Commission Meeting

Attachments: 4-7-2026 Notice of Public Hearing.pdf

Planning Manager Lenart reported for the Tuesday, April 7, 2026 City Planning Commission:

414 South Main Street - A petition to amend the Supplemental Regulations of the Ashley Mews Planned Unit Development (PUD). Proposed changes would allow all permitted uses in the D1 Downtown Core District in the high-rise portion of the site. No changes are proposed to the site plan or low-rise townhouses permitted uses. The PUD and site plan were originally approved in 1999.

805 Oxford Road - A proposal to construct a three-story, approximately 23,500 sqft sorority with 47 beds and a surface parking lot with 16 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.

2700 Fuller Road Rezoning for City Council Approval (REZ26-0003): A proposed annexation and rezoning of a 6,534 square foot vacant lot from Ann Arbor Charter Township (TWP) to City of Ann Arbor PL zoning district. There is no proposed development. Ward 2.

1601 South State Street (Southtown) - A proposed site plan for a 215,500-square foot, 8-story residential building with approximately 290 apartments and a 39-space parking garage. Building design includes a one-story podium and a C-shaped tower open to the west. Approval of this site plan will replace a previously approved site plan for a comparable development mass but different design. Site is 1.7 acres, zoned C1A/R With Conditions.

9. UNFINISHED BUSINESS

None.

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

10-a. 26-0389 525 South State Street Vacation for City Council Approval

(SV25-0002) - A proposal to vacate the northern 26.5 feet of the South University right-of-way between South State Street and East University Avenue. All properties abutting this right of way are owned by the University of Michigan. Ward 1.

Attachments: 2026-03-17 SV Staff Report (525 S State St).pdf, 525 S State St Zoning Map.pdf, 525 S State St Aerial Map.pdf, 525 S State St Aerial Map Zoom.pdf, SV25-0002-U of M South U Vacation 01825 8-3-25_v2.pdf, Assessors_Plat_28_Diag.pdf

STAFF PRESENTATION:

Planner Emma Berger presented the staff report.

DEDICATED PUBLIC COMMENT PERIOD:

Ken Garber, 28 Haverhill Court, questioned why the item is coming to the board now and whether a swap with the University was considered to allow for protected bike lanes.

[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 Commissioner Lee that:

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the 525 South State Street Right-of-Way Release/Vacation as proposed.

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 Planning Manager declaring the motion carried. Vote 8-0.

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

Nays: 0

Absent: 1 - Ellie Abrons

10-b. [26-0390](#) 615 Riverview Drive Rezoning for City Council Approval

(AOI25-0002) - A proposed annexation and rezoning of a single-family lot from Ann Arbor Charter Township to City of Ann Arbor R1B zoning district. There is no proposed development. The lot is 14,375 square feet. Ward 2.

Attachments: 2026-03-17 A&Z Staff Report (615 Riverview Dr).pdf, 615 Riverview Dr Aerial Map Zoom.pdf, 615 Riverview Dr Aerial Map.pdf, 615 Riverview Dr Zoning Map.pdf, 615 Riverview Dr Zoning Application.pdf, 615 Riverview Dr Petition for Annexation.PDF

STAFF PRESENTATION:

Planner Emma Berger presented the staff report.

DEDICATED PUBLIC COMMENT PERIOD:

Seeing no speakers Chair Wyche closed the Public Hearing.

Moved by Commissioner Mills seconded by Councilmember Disch that:

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the R1B (Single-Family Dwelling District) Zoning of 615 Riverview Drive which is in the process of being annexed into the City.

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 Planning Manager declaring the motion carried. Vote 8-0.

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

Nays: 0

Absent: 1 - Ellie Abrons

10-c. [26-0459](#) Commissioner Adams - Comprehensive Land Use Plan Zoning Reform - Execution Proposal

Attachments: Memo - Comp Plan Execution Proposal - Final.pdf, adams-memo-summary.pdf

Commissioner Adams presented the proposed item.

DEDICATED PUBLIC COMMENT PERIOD:

Tim Rhoades, 448 South First Street, expressed opposition to Commissioner Adams' memo, noting uncertainty about the starting point, district boundaries, and the need for additional engagement.

Adam Jaskiewicz, 1430 Las Vegas Drive, spoke in support of the memo, describing it as a pragmatic approach that would help the City advance well-defined ideas and expand housing opportunities in Ann Arbor.

Peter Houk, 2025 Yeoman Court, spoke in support of the memo stressing the need and urgency for more housing in Ann Arbor.

Kirk Westphal, 3505 Charter Place, spoke in support of the memo regarding hub and transition, suggested change in the timeline from nine months to three months.

Ken Garber, 28 Haverhill Court, expressed support for a development moratorium prior to rezonings and noted the need for sustainability incentives in the UDC for market-rate developments.

Jirka Hladis, 1st Ward, expressed support for the memo with the exception of height limits in Hub, questioning imposing artificial height limits in the most dense parts of the City.

Adam Goodman, 400 Virginia Avenue, spoke in support of the Comprehensive Plan but expressed disappointment in the length of time it took to approve.

Alex Lowe, 2532 Pittsfield Boulevard, spoke in agreement with a previous speakers comment on reducing the time span of implementation of the Comprehensive Plan.

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

Seeing no additional speakers Chair Wyche closed the Public Hearing.

COMMISSION DISCUSSION:

The Commission held an open discussion on the item.

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

11. OTHER BUSINESS

None.

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

Tim Rhodes, 448 South First Street, suggested Headlee tax money moved to incentivize older community members to downsize

Kirk Westphal, 3505 Charter Place, recommended creating a schedule for workplan.

Brian Chambers, stressed focus on housing development and gentle density, expressed opposition of moratorium on development.

Adam Goodman, 400 Virginia Avenue, suggested to immediately amend use table to allow triplex in all residential.

Alex Lowe, 2835 Pittsfield Boulevard, suggested allowing triplexes in all residential zones immediately.

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

Seeing no additional speakers Chair Wyche closed the Public Hearing.

13. COMMISSION PROPOSED BUSINESS

Commissioner Lee thanked the Commission for their work on the Comprehensive Plan.

14. ADJOURNMENT

Moved by Commissioner Mills seconded by Commissioner Adams to adjourn the meeting at 9:26 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.

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.