



City of Ann Arbor

Formal Minutes - Draft

City Planning Commission

301 E. Huron St.
Ann Arbor, MI 48104
[http://a2gov.legistar.com/
Calendar.aspx](http://a2gov.legistar.com/Calendar.aspx)

Tuesday, April 7, 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 7:01 pm in Council
Chambers at City Hall of Ann Arbor.*

2. ROLL CALL

Deputy Planning Manager Hank Kelley called the roll

Present 7 - Mills, Hammerschmidt, Disch, Lee, Wyche, Weatherbee,
and Norton

Absent 1 - Adams

Others present:

Deputy Planning Manager Hank Kelley

Planner Alexis DiLeo

Planner Mariana Melin-Corcoran

3. APPROVAL OF AGENDA

**Moved by Commissioner Mills seconded by Councilmember Disch
to approve the agenda as presented. On a voice vote, the motion
carried unanimously.**

4. APPROVAL OF MINUTES OF PREVIOUS MEETINGS

4-a. [26-0512](#) City Planning Commission Meeting Minutes of March 17, 2026

Attachments: City Planning Commission Meeting Minutes of March 17, 2026.pdf

Moved by Commissioner Lee seconded by Councilmember Disch to approve the March 17, 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, April 6, 2026 City Council meeting:

Rezoning of 371 South Wagner Road from R1D to R2A passed first reading.

Annexation of 2080 South State Street approved.

5-b. Planning Manager

Deputy Planning Manager Kelley reported:

Planner Bennett, Planner DiLeo, and Manager Lenart are finalizing a series of documents that will be provided in advance of the Tuesday, April 14, 2026 Working Session, focused on moving forward with Comprehensive Plan implementation. This information will include background information referenced or requested during the March 17 meeting, an overview of engagement scenarios, and a few options to prioritize where and how the City starts the work. This will be a typical virtual meeting held over Zoom.

5-c. Planning Commission Officers and Committees

None.

5-d. Written Communications and Petitions

26-0513 Various Communication to the Planning Commission

Attachments: Barese Planning Commission.pdf, Baron 805 Oxford Rd Demolition.pdf, Buchanan Support for the Implementation of CLUP.pdf, Dhadphale SEU25-0001-805.pdf, Echlin Urge for Comprehensive Plan Implementation.pdf, Glover SEU25-0001-805 Oxford.pdf, Graham Response Tree disaster, smoking gun!!.pdf, Husted Resident in support of the Adams resolution.pdf, Jagadish 805 Oxford Road.pdf, Jagadish SEU25-0001.pdf, Kloor Seu25 0001 805 Oxford.pdf, Levina concerns about proposed 805 Oxford Rd project.pdf, Lorenz Petition for Residential UDC Amendment from A2CLT.pdf, Mir SEU25-0001-805 Oxford.pdf, Patterson 805 Oxford Rd demolition.pdf, Stulberg Response Tree disaster, smoking gun!!.pdf, Zupancich Adams Resolution Approval.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.)

Ken Garber, 28 Haverhill Court, expressed concern about national politics, and inquired about OSI reviews of site plans.

Luis Vazquez, welcomed students to the meeting and expressed support for Commissioner Adams' memo from the Tuesday, March 17, 2026 Planning Commission meeting.

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

Seeing no additional speakers Chair Wyche closed the Public Hearing.

7. COMMUNICATION FROM COMMISSIONERS

None.

8. ACTION ITEMS SCHEDULED FOR NEXT REGULAR MEETING

8-a. [26-0514](#) Action Items Scheduled for Tuesday, April 21, 2026 Planning Commission Meeting

Attachments: 4-21-2026 Notice of Public Hearing.pdf

Deputy Planning Manager Kelley reported for the Tuesday, April 21, 2026 City Planning Commission:

2080 South State Street (AOI26-0001) – A proposed annexation and rezoning of a commercial lot from Pittsfield Township to City of Ann Arbor Office zoning district. There is no proposed development. The lot is 1.199 acres. Ward 4.

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.

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 to incorporate and change the features of a sustainable development and incorporate the features of an affordable housing development, and to amend Section 5.37 Definitions to delete the terms Affordable Housing Component and Sustainability Component.

9. UNFINISHED BUSINESS

None.

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

- 10-a. [26-0516](#) **805 Oxford Road (SEU25-0001)**** - A proposal to construct a three-story, approximately 23,500 square foot 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.
Staff Recommendation: Approval

Attachments: 4-7-2026 805 Oxford Staff Report.pdf, 805 Oxford Site Plan 3-11-2026.pdf, 805 Oxford SEU Application.PDF, 805 Oxford Rd Zoning Map.pdf, 805 Oxford Rd Aerial Map.pdf, 805 Oxford - DRAFT DA 4-1-2026.pdf, 805 Oxford Presentation.pdf

PETITIONER PRESENTATION:

Joe Maynard of Washtenaw Engineering Company, Sara Steenbergh of The Johnson Hill Land Ethics Studio, and Christopher Miller of Core Engineering presented the proposed request.

STAFF PRESENTATION:

Planner Mariana Melin-Corcoran presented the staff report.

PUBLIC HEARING:

Aradhna Krishna, 1835 Cambridge Road, opposed the proposal due to concerns about housing values, site capacity, parking, event-related impacts, tree removal, and the scale of the proposed dining room.

David Patterson, 1942 Cambridge Road, raised concerns about demolition of the historic home, the scale of the new structure, dining room size, neighborhood compatibility, and tree removal impacts.

Scottie Parrish, 1945 Cambridge Road, opposed the proposal due to concerns about tree loss and increased traffic.

Matt Wolf, 1841 Cambridge Road, voiced concerns about changes to city character, prioritization of students over long-term residents, and loss of a historic structure.

Hesham Shaban, 809 Oxford Road, expressed concerns about the size of the development and spoke in opposition to the proposed project.

Jack Jagadish, 1835 Cambridge Road, spoke in opposition of the proposal due to concerns about impacts on neighboring homes.

Bridget Bly, expressed concerns about effects on neighboring properties, permeable pavement, and tree removal.

Bruce Judge, 1945 Cambridge Road, cited concerns about loss of open space, alignment with the comprehensive plan, and demolition of the historic home.

Dorothy, 1841 Cambridge Road, expressed concerns about the scale of the development, tree removal, and potential soil stability impacts.

Ken Garber, 28 Haverhill Court, commented on HVAC system choices and raised concerns about the use of natural gas for water heating and the kitchen.

Luis Vazquez, 909 Barton Drive, voiced concerns about demolishing a historic home without increasing housing capacity on the site, neighborhood value and A2SEU (Ann Arbor Sustainable Energy Utility).

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

Seeing no additional speakers Chair Wyche closed the Public Hearing.

Moved by Commissioner Weatherbee seconded by Commissioner Mills that:

The Ann Arbor City Planning Commission, after hearing all interested persons and reviewing all relevant information, including the accompanying site plan, finds the petition substantially meets the standards in Chapter 55 (Unified Development Code) Section 5.29.5.D (Special Exceptions) and Section 5.16.1.E (Fraternity or Sorority House, and Student Cooperative Housing), and therefore approves the Kappa Delta Sorority House at 805 Oxford Rd for 75 occupants. This approval is based on the following findings:

- 1. The proposed use will be consistent with the R2B (Two-Family Dwelling and Student Housing) District, which provides for residential use, including special exceptions for fraternity or sorority houses and student cooperative housing.**
- 2. The proposed use will not adversely impact traffic, pedestrians, bicyclists, circulation, or road intersections based on the location. Oxford Road provides access to the site, and the proposed use is consistent with the existing and other surrounding uses' traffic impact.**
- 3. The subject site meets the use specific standards for on-site resident manager, minimum lot area and minimum lot area per occupant, principal building floor area, and screening.**
- 4. The maximum number of occupants shall be established as 75.**
- 5. A site plan documenting the existing and proposed conditions of the site has been submitted as part of this application.**

And that the Ann Arbor Planning Commission approves The Kappa Delta Sorority (805 Oxford Road) Site Plan v5 dated 3-11-2026,

alternative natural features mitigation for 92 inches of tree mitigation, and the Development Agreement.

COMMISSION DISCUSSION:

The Commission held an open discussion on the item.

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

Moved by Commissioner Mills seconded by Commissioner Hammerschmidt that:

The City Planning Commission moves to postpone the 805 Oxford Road Development Proposal to a date uncertain.

On a voice vote, the motion to postpone carried unanimously.

- 10-b. [26-0517](#) **414 South Main Street "Ashley Mews" (REZ26-0001)** - 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. Staff Recommendation: Approval

Attachments: 4-7-2026 Ashley Mews Staff Report.pdf, Ashley Mews DRAFT PUD Supp Regs 2-18-26 track.pdf, Ashley Mews DRAFT PUD Supp Regs 2-18-26 clean.pdf, Ashley Mews PUD Site Plan 5-19-2000.pdf, Ashley Mews Rezoning Application 1-15-26.pdf, 2025-12-16 CPC Ashley Mews Pre-PUD Staff Memo.pdf, Ashley Mews Condominiums Zoning Map.pdf, Ashley Mews Condominiums Aerial Map.pdf, 414 South Main Street Photo.pdf

PETITIONER PRESENTATION:

Scott Munzel of Dever, Eby & Issa presented the proposed request.

STAFF PRESENTATION:

Planner Melin-Corcoran presented the staff report.

PUBLIC HEARING:

Seeing no speakers Chair Wyche closed the Public Hearing.

Moved by Commissioner Mills seconded by Councilmember Disch

that:

The Ann Arbor City Planning Commission recommends that the Mayor and City Council approve amendments to the Ashley Mews (414 South Main Street) Planned Unit Development Supplemental Regulations.

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 Deputy Planning Manager declaring the motion carried. Vote 7-0.

Yeas: 7 - Sarah Mills, Sara Hammerschmidt, Lisa Disch, Wonwoo Lee, Donnell Wyche, Julie Weatherbee, and Richard Norton

Nays: 0

Absent: 2 - Ellie Abrons, and Daniel Adams

- 10-c. [26-0518](#) **Southtown Site Plan for Planning Commission Approval (1601 S State St) (SP25-0028)** - A proposed site plan for a 215,500-square foot, 8-story residential building. Approval of this site plan will replace a previously approved site plan for a comparable development mass with a redesigned tower above the podium, elimination of commercial uses on the first floor, reconfigured site access, and increased number of dwelling units from 216 to 289. Site is 1.7 acres, zoned C1A/R With Conditions. Staff Recommendation: Approval

Attachments: April 7, 2026 Staff Report (Southtown 1601 S State St), Southtown Site Plan v3 (2026-02-03) SP25-0028, First Amendment to Southtown Development Agreement, Southtown Development Agreement, ORD-24-13 Briefed and Approved.pdf, Southtown Conditional Zoning Statement of Conditions, ANN ARBOR CPC PRESENTATION - SOUTHTOWN - 04072026.pdf

PETITIONER PRESENTATION:

Jason Van Ryn of Nederveld and Heidi Poscher of 4M presented the proposed request.

STAFF PRESENTATION:

Planner DiLeo presented the staff report.

DEDICATED PUBLIC COMMENT PERIOD:

Ken Garber, 28 Haverhill Court, expressed support for the microgrid, solar panels, and the unique pledge of negative carbon emissions and questioned whether the owner specific Development Agreement would remain valid under a new owner, and if the project can meet zoning expectations.

Luiz Vasquez, 909 Barton Drive, noted he agreed with and supported the previous public comment and that the Planning Commission should vote accordingly.

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 approves the Southtown Site Plan v3 dated February 23, 2026.

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 Deputy Planning Manager declaring the motion carried. Vote 7-0.

Yeas: 7 - Sarah Mills, Sara Hammerschmidt, Lisa Disch, Wonwoo Lee, Donnell Wyche, Julie Weatherbee, and Richard Norton

Nays: 0

Absent: 2 - Ellie Abrons, and Daniel Adams

- 10-d. [26-0515](#) 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.
Staff Recommendation: Approval

Attachments: 4-7-2026 A&Z CPC Staff Report (2700 Fuller Rd).pdf, 2700 Fuller Rd Zoning Map.pdf, 2700 Fuller Rd Aerial

Map.pdf, 2700 Fuller Rd Aerial Map Zoom.pdf, Resolution
- Annexation.pdf

STAFF PRESENTATION:

Planner DiLeo, on behalf of Planner Emma Berger, presented the staff report.

PUBLIC HEARING:

Seeing no speakers Chair Wyche closed the Public Hearing.

**Moved by Commissioner Hammerschmidt seconded by
Commissioner Lee that:**

**The Ann Arbor City Planning Commission hereby recommends that
the Mayor and City Council approve the PL (Public Land) Zoning of
2700 Fuller Road which has been 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 Deputy Planning
Manager declaring the motion carried. Vote 7-0.**

Yeas: 7 - Sarah Mills, Sara Hammerschmidt, Lisa Disch, Wonwoo
Lee, Donnell Wyche, Julie Weatherbee, and Richard
Norton

Nays: 0

Absent: 2 - Ellie Abrons, and Daniel Adams

11. OTHER BUSINESS

None.

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

*Ken Garber, 28 Haverhill Court, thanked the commission for their
discussion on 805 Oxford Road and for their volunteer services.*

*Luiz Vasquez, 909 Barton Drive, expressed thanks to the commission for
their work and discussion at tonight's meeting.*

[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

Chair Wyche noted that a discussion with Solid Waste and the Fire Marshal would be useful to understand potential site impacts, with questions available in advance and suggested the discussion be at an upcoming work session.

Commissioner Mills questioned OSI reviews on items and/or OSI staff being a resource to developers.

Manager Kelley responded OSI is included in all presubmittals, as they coordinate applicant meetings and concentrate on PUDs and other areas involving discretionary review.

Commissioner Weatherbee noted in the past it was requested OSI not be included in the meeting packets.

Chair Wyche suggested it may be helpful to meet with the City attorney to further discuss SEU criteria.

Manager Kelley suggested the discussion may be a good fit for the annual organization meeting agenda.

14. ADJOURNMENT

Moved by Councilmember Disch seconded by Commissioner Lee to adjourn the meeting at 10:51 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

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