



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, 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

1. CALL TO ORDER

Chair Wyche called the meeting to order at 7:02 pm in Council Chambers at City Hall of Ann Arbor.

2. ROLL CALL

Deputy Planning Manager Hank Kelley called the roll.

Present 9 - Mills, Hammerschmidt, Disch, Lee, Wyche, Weatherbee, Adams, Norton, and Bassiouni

*Others present:
Deputy Planning Manager Hank Kelley
Planner Alexis DiLeo
Planner Mariana Melin-Corcoran*

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. [26-0587](#) City Planning Commission Meeting Minutes of April 7, 2026

Attachments: City Planning Commission Meeting Minutes of April 7, 2026.pdf

Moved by Commissioner Adams seconded by Commissioner Weatherbee to approve the April 7, 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 20, 2026 City Council meeting:

DDA (Downtown Development Authority) expansion and revenue sharing plan was approved.

5-b. Planning Manager

Deputy Planning Manager Kelley reported:

If calendar update item is approved, the Tuesday, April 28, 2026 ORC meeting would be converted to a Work Session along with all future 2026 ORC meetings. The Tuesday, April 28 meeting would focus on the Hub Category implementation approach.

New Planning Commissioner, Sarah Bassiouni was approved for appointment last night by City Council and has participated in an orientation with Planning staff and the City Attorney's office. Commissioner Bassiouni invited to do a self-introduction.

5-c. Planning Commission Officers and Committees

None.

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

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.)

Ellie Abrons, 927 Northwood Street, expressed gratitude to the board for being able to serve with them for the past nearly seven years and officially said goodbye to the Planning Commission.

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

Seeing no additional speakers Chair Wyche closed the Public Comment.

7. COMMUNICATION FROM COMMISSIONERS

Commissioners expressed gratitude to Ellie Abrons for seven years of service on the Planning Commission.

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

Deputy Planning Manager Kelley reported for the Tuesday, May 5, 2026 City Planning Commission meeting:

225 and 235 South Wagner Road Rezoning (REZ26-0005) – A petition to rezone two residential parcels totaling 0.28 acres from R1D (Single-Family Residential) to R2A (Two-Family Residential). Both lots are currently vacant. The applicant wishes to build two principal dwelling units per parcel. Ward 5.

700 North Main Street Rezoning and Area Plan (REZ26-0002) – An application to rezone a 52,000-square foot parcel from R4C (Multiple-Family Dwelling) to R4E (Multiple-Family Dwelling) With Conditions to enable future development of a 6-story residential building with 64 apartments. The offered condition is a 75-foot maximum height limit. Ward 1.

3785 Varsity Drive Rezoning and Area Plan (REZ25-0007) – A rezoning request for City Council from M1 (Limited Industrial) to C2B (Business Service District). The area plan for a vacant 1.2-acre parcel proposes the construction of 50 one-bedroom apartments across two buildings. The site has floodway and floodplain on the southern portion of the site. Ward 4.

9. UNFINISHED BUSINESS

None.

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

- 10-a. [26-0590](#) **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

PETITIONER PRESENTATION:

Dan Whistler of Daniels and Zermack Associates presented the proposed request.

STAFF PRESENTATION:

Planner Mariana Melin-Corcoran 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 waives the Area Plan requirement as provided in Section 5.29.7.A and 5.29.7.B of the Unified Development Code because no new construction is proposed and recommends that the Mayor and City Council approve the zoning of 2080 South State Street from TWP (Township) to Office (O District).

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 9-0.

Yeas: 9 - Sarah Mills, Sara Hammerschmidt, Lisa Disch, Wonwoo Lee, Donnell Wyche, Julie Weatherbee, Daniel Adams, Richard Norton, and Sarah Bassiouni

Nays: 0

- 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 Parking).pdf, Staff Memo ORC 7-22-25 Bicycle Parking.pdf, Staff Memo ORC 1-28-25 Bicycle Parking.pdf

STAFF PRESENTATION:

Planner Mariana Melin-Corcoran presented the staff report.

PUBLIC HEARING:

Adam Goodman, 400 Virginia Avenue, requested a small amendment to allow a higher class of bicycle parking while noting that Class A serves a different purpose and should remain distinct from Class B and C.

Alex Lowe, 2532 Pittsfield Boulevard, expressed agreement with the previous caller that Class B is an improvement over Class C and that Class A serves a separate use case.

[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 Mills seconded by Councilmember Disch that:

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve amendments to Chapter 55, Unified Development Code, Section 5.19 to simplify and update the required parking tables and to make the design of bicycle parking facilities more user-friendly as proposed in the attached ordinance.

COMMISSION DISCUSSION:

The Commission held an open discussion on the item.

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

A first amendment to the motion was moved by Commissioner Mills seconded by Commissioner Adams that:

The City Planning Commission allow the substitution of Class B bicycle parking when Class C bicycle parking is required in Section 5.19.7.D.3

On a voice vote the vote carried unanimously with the Chair declaring the motion carried.

A second amendment to the motion was moved by Commissioner Norton seconded by Commissioner Lee that:

Staff are directed to update language in section 5.19.2.A.7 to differentiate electric vehicle and bicycle parking requirements.

On a voice vote the vote carried unanimously with the Chair declaring the motion carried.

Moved by Commissioner Mills seconded by Councilmember Disch that:

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve amendments to Chapter 55, Unified Development Code, Section 5.19 to simplify and update the required parking tables and to make the design of bicycle parking facilities more user-friendly as proposed in the attached ordinance. The Planning Commission further recommends amendments to allow the substitution of Class B bicycle parking when Class C bicycle parking is required in Section 5.19.7.D.3, and to direct staff to update language in section 5.19.2.A.7 to differentiate electric vehicle and bicycle parking.

On a roll call vote the vote was as follows with the Deputy Planning Manager declaring the motion carried as amended. **Vote 9-0.**

Yeas: 9 - Sarah Mills, Sara Hammerschmidt, Lisa Disch, Wonwoo Lee, Donnell Wyche, Julie Weatherbee, Daniel Adams, Richard Norton, and Sarah Bassiouni

Nays: 0

- 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

STAFF PRESENTATION:

Planner Alexis DiLeo presented the staff report.

PUBLIC HEARING:

Adam Goodman, 400 Virginia Avenue, changes do not appear urgent and seems consistent with the current interpretation, which has been working well, and offering both affordability and sustainability bonuses could be beneficial.

Adam Jaskiewicz, 1430 Las Vegas Drive, expressed agreement for the previous public comment and suggested allowing bonuses to be combined to support greater density.

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

Seeing no additional speakers Chair Wyche closed the Public Hearing.

Moved by Councilmember Disch seconded by Commissioner Mills that:

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve amendments to Chapter 55, Unified Development Code, Sections 5.18 and 5.37, related to exceptions to height limits to update the eligibility requirements for sustainable developments as proposed in the attached ordinance.

COMMISSION DISCUSSION:

The Commission held an open discussion on the item.

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

A first amendment to the motion was moved by Commissioner Norton seconded by Commissioner Mills that:

In the proposed ordinance, the fourth line of section 5.18.4.b.2. be modified to say "portion of building in a residential district or within 300 feet of a residential district."

On a voice vote the motion carried unanimously.

Moved by Councilmember Disch seconded by Commissioner Mills that:

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve amendments to Chapter 55,

Unified Development Code, Sections 5.18 and 5.37, related to exceptions to height limits to update the eligibility requirements for sustainable developments as proposed in the attached ordinance. The Commission recommends the approval with amended language in the proposed ordinance to modify the fourth line of section 5.18.4.b.2. to say "portion of building in a residential district or within 300 feet of a residential district."

On a roll call vote the vote was as follows with the Deputy Planning Manager declaring the motion carried as amended. **Vote 9-0.**

Yeas: 9 - Sarah Mills, Sara Hammerschmidt, Lisa Disch, Wonwoo Lee, Donnell Wyche, Julie Weatherbee, Daniel Adams, Richard Norton, and Sarah Bassiouni

Nays: 0

11. OTHER BUSINESS

11-a. [26-0672](#) Commission Continuing Education Funds

Deputy Planning Manager Kelley presented the proposed item.

COMMISSION DISCUSSION:

The Commission held an open discussion on the item.

Moved by Commissioner Norton seconded by Councilmember Disch that:

The Planning Commission approves allocation of \$250 each to support continuing education for Commissioners Lee and Wyche to attend the 2026 Building Michigan Communities Conference for Fiscal Year 2026.

On a voice vote the motion passed unanimously.

11-b. [26-0676](#) 2026 City Planning Commission Calendar Review

Attachments: 2026 CPC Meeting Schedule v3.pdf

Deputy Planning Manager Kelley presented the proposed calendar changes, converting Ordinance Revisions Committee meetings to Work Sessions.

Councilmember Disch noted to strike Tuesday, September 22, 2026 and Tuesday, November 24, 2026 from the calendar due to a previously scheduled City Council meeting and City holiday scheduling.

COMMISSION DISCUSSION:

The Commission held an open discussion on the item.

Moved by Commissioner Adams seconded by Councilmember Disch that:

The City Planning Commission approves the updated calendar to convert Ordinance Revisions Committee meetings to Working Sessions for the remainder of 2026 with the exception of Tuesday, September 22, 2026 and Tuesday, November 24, 2026 which will be cancelled due to conflicts.

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 motion carried unanimously.

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

Adam Jaskewicz, 1430 Las Vegas Drive, noted he agrees stacked height incentives should be considered separately and the incentives should be viewed as an exchange rather than a giveaway.

Seeing no additional speakers Chair Wyche closed the Public Comment.

13. COMMISSION PROPOSED BUSINESS

Commissioner Bassiouni noted it's not urgent, but additional background on figures like the 300' standard in the UDC would be helpful if time allows.

Chair Wyche requested that development descriptions accompanying community participation postcards shared on the planning website include STREAM IDs to improve navigating to this information.

Commissioner Lee noted upcoming MDOT meetings and drop in sessions are scheduled for the reconstruction of North Main Street, from

Huron Street up to the M-14 ramps.

14. ADJOURNMENT

Moved by Commissioner Adams seconded by Commissioner Mills to adjourn the meeting at 9:09 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.