City of Ann Arbor

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

Meeting Agenda

City Planning Commission

Wednesday, August 5, 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. 26-1258 City Planning Commission Meeting Minutes of July 21, 2026

Attachments: City Planning Commission Meeting Minutes of July 21, 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

26-1259 Various Communication to the Planning Commission

Attachments: Artinian_ Re_ Traffic Safety Concerns Along Ann Arbor-Saline Road near Northbrook Drive.pdf, Bowman 841 Broadway Street.pdf, Charnetski Planning Commission Meeting Tonight.pdf, Hart 841 Broadway Item 26–1262.pdf, Leaf The History of 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. 26-1260 Action Items Scheduled for Tuesday, August 18, 2026 Planning Commission Meeting

Attachments: 8-18-2026 Notice of Public Hearing.pdf

9. UNFINISHED BUSINESS

9-a. 26-1261 **3400 Dexter Road (SP25-0021) is a Site Plan for City Council with Accompanying Annexation from Scio Township and Proposed Rezoning to R4B (Multiple-Family Dwelling District):** The site plan for a 4.31-acre parcel proposes the construction of 30 three-story attached townhome units in seven buildings (one three-unit building, three four-unit buildings, and three five-unit buildings). Each townhome will have two garage and two driveway parking spaces. There will also be three guest surface parking spaces. The site plan proposes 2.82 acres of open space and contains some wetland areas. It is adjacent to M-14, currently zoned TWP (Township) and would be in Ward 5.
Staff Recommendation: Approval with conditions.

Attachments: 3400 Dexter 08052026 CPC Memo.pdf, Staff Report 06-16-2026 SP25-0021.pdf, Site Plan 06-25-2025 v7 SP25-0021.pdf, Zoning Map 08-05-2026 SP25-0021.pdf, Aerial Map 08-05-2026 SP25-0021.pdf, Applicant Presentation 08-05-2026 SP25-0021.pdf

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

10-a. 26-1262 **841 Broadway Street Site Plan for Planning Commission Approval (SP26-0007):** A proposed plan to remove one level of the parking deck underneath the residential buildings and replace it with approximately

seven units. The parking will be relocated offsite to the adjacent Amtrak lot. The project is part of the larger 841 Broadway PUD (SP19-048; SP24-0003) and located in Ward 1.
Staff Recommendation: Approval with conditions.

Attachments: Staff Report 2026-08-05 SP26-0007.pdf, Site Plan 2026-08-05 SP26-0007.pdf, Zoning Map 2026-08-05 Sp26-0007.pdf, Aerial Map 2026-08-05 SP26-0007.pdf, Applicant Presentation 2026-08-05 SP26-0007.pdf

10-b. 26-1263 **2958 Shady Lane Rezoning for City Council Approval (AOI26-0002):**
A proposed annexation and rezoning of a single-family lot from Pittsfield Township to City of Ann Arbor R1D zoning district. There is no proposed development. The lot is 5,227 square feet. Ward 3.
Staff Recommendation: Approval.

Attachments: 08-05-2025 CPC A&Z Staff Report (2958 Shady Ln).pdf, 2958 Shady Ln Zoning Map.pdf, 2958 Shady Ln Aerial Map.pdf, 2958 Shady Ln Aerial Map Zoom.pdf, Annexation Application 2958 Shady Lane.PDF, Zoning Application 2958 Shady Lane.pdf

10-c. 26-1264 **3861 Research Park Drive (SP26-0002) Site Plan for Planning Commission Approval:** The site plan proposes three additions to an existing Gift of Life building. The original eastern building will be demolished and replaced with a new wing for laboratory and medical space. The front center wing on the west half of the building will also be demolished and replaced with a new connector wing that will enclose the proposed internal courtyard. Lastly, a small utility room will be added to the rear of the building. The three additions total about 22,650 square feet for a total of 91,570 square feet. Existing parking in the front of the building will remain; 49 new parking spaces are located in the rear. Ward 4.
Staff Recommendation: Approval.

Attachments: SP26-0002-2026-07-09 3861 Research Drive Site Plan v4.pdf, Staff Report 2026-08-05 (3861 Research Drive).pdf, 3861 Research Park Dr Zoning Map.pdf, 3861 Research Park Dr Aerial Map.pdf, 3861 Research Drive Planning Commission Presentation.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; 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.