City of Ann Arbor

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

Meeting Agenda

City Planning Commission

Tuesday, August 18, 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. 26-1314 City Planning Commission Meeting Minutes of August 5, 2026

Attachments: City Planning Commission Meeting Minutes of August 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

26-1315 Various Communication to the Planning Commission

Attachments: Crown Redeemer Church Special Exception Use Application.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. 26-1316 Action Items Scheduled for Tuesday, September 1, 2026 Planning Commission Meeting:

3005 Packard Road Site Plan for City Planning Commission Approval (SP25-0011): Relocation of the solid waste enclosure from the south to the north side of the site and four additional Class C bicycle parking spaces. Staff recommendation: Approval.

9. UNFINISHED BUSINESS

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

10-a. 26-1317 **525 Detroit Street Special Exception Use (SEU26-0001)** - A request for Special Exception Use for religious assembly at 525 Detroit Street (the former Treasure Mart building). A previous SEU request for the same use was approved in 2021 and recently expired. The site is under construction with an approved site plan. No new development is proposed. Zoned R4C and located in Ward 1.
Staff Recommendation: Approval.

Attachments: 525 Detroit SR SEU.pdf, 525 Detroit St Zoning Map.pdf, 525 Detroit St Aerial Map.pdf, SEU26-0001-S.E.U. APPLICATION_V1 (1).pdf, 525 Detroit slides.pdf

10-b. 26-1318 **548 South Fifth Avenue Rezoning and Area Plan (REZ26-0007)** - A petition to rezone a 7,600-square foot parcel at 548 South Fifth Avenue from R4C Multiple-Family Dwelling to D1 Downtown Core base, Midtown Character overlay, and Secondary street frontage with conditions. The parcel is proposed to be included in site of The Dean, a project to develop

a high-rise residential building under separate review at main address 558 South Fifth Avenue.
Staff Recommendation: Approval.

Attachments: Staff Report 2026-08-18 (548 S Fifth Ave) v2.pdf, 548 S Fifth Ave Zoning Map.pdf, 548 S Fifth Ave Aerial Map.pdf, 548 S Fifth Ave Aerial Map Zoom.pdf, REZ26-0007 Rezoning Application.pdf, REZ26-0007 Rezoning Justification.pdf, REZ26-0007 Area Plan.pdf, ORD-26-06 Briefed and Approved.pdf, The Dean Ann Arbor CPC Meeting - 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.