City of Ann Arbor

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

Meeting Agenda

City Planning Commission

Tuesday, July 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

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. 26-1213 City Planning Commission Meeting Minutes of July 7, 2026

Attachments: City Planning Commission Meeting Minutes of July 7, 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

26-1214 Various Communication to the Planning Commission

Attachments: Artinian Follow up Regarding proposed Seven Story Apartment Development and Request for Response.pdf, Artinian Traffic Safety Concerns Regarding the Proposed Seven Story Apartment Development.pdf, Bailey Comment on City's Moving Together Transportation Plan.pdf, Doyle Glazing Requirements for 2424 East Stadium Boulevard.pdf, Hanselman Victory inn status .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. 26-1215 Action Items Scheduled for Wednesday, August 5, 2026 Planning Commission Meeting

Attachments: 8-5-2026 Notice of Public Hearing.pdf

9. UNFINISHED BUSINESS

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

10-a. 26-1216 **Springhill Suites Site Plan for Planning Commission; SP25-0012; 2295 South State Street**: A site plan to develop a 5-story, 118-room hotel on a 2-acre site zoned O (Office). A shared driveway will be constructed on the north side of the site. Parking for 122 vehicles will be provided underneath the building and at the rear of the site. Ward 4. Staff Recommendation: Approval

Attachments: July 21, 2026 Staff Report (2295 S State).pdf, Parcel-Zoning-Aerial Maps (2295 S State).pdf, Springhill Suites Site Plan_v7_2026-06-18.pdf

10-b. 26-1217 **University Inn Ann Arbor Site Plan for Planning Commission; SP25-0030; 2424 East Stadium Boulevard**: A site plan to construct a 6-story residential building and three townhome buildings on a 4-acre site zoned TC1 (Transit Corridor). The development provides 307 dwelling units, 295 in the multi-family building and 4 in each townhouse building. Parking for 417 vehicles and 156 bicycles will be provided underneath the buildings and in garages. Eleven landmark trees are proposed to be removed and mitigated on and off site. Ward 3.

Staff Recommendation: Approval

Attachments: Staff Report 2026-07-21 (2424 E Stadium).pdf, Parcel-Zoning-Aerial Maps (2424 E Stadium Blvd).pdf, University Inn Ann Arbor Site Plan_v5_2026-07-06.pdf, Beztak UIAA_PC FINAL.pdf

11. OTHER BUSINESS

11-a. 26-1218

2026 City Planning Commission Calendar Review

The Planning Commission is requested to cancel the Thursday, November 5, 2026 meeting due to election conflicts.

Attachments: 2026 CPC Meeting Schedule v7.pdf

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.