



City of Ann Arbor

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

Meeting Agenda City Planning Commission

Wednesday, February 18, 2026

5:30 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

2. ROLL CALL

3. APPROVAL OF AGENDA

4. APPROVAL OF MINUTES OF PREVIOUS MEETINGS

- 4-a. [26-0194](#) City Planning Commission Meeting Minutes of January 21, 2026
Attachments: City Planning Commission Meeting Minutes of January 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

- [26-0200](#) Manager Memo
Attachments: CPC Memo Rezoning Protest Petitions 1-22-26.pdf

5-c. Planning Commission Officers and Committees

5-d. Written Communications and Petitions

- [26-0195](#) Various Communication to the Planning Commission

Attachments: 1. Athan New Housing Research from the NYT.pdf, 2. Ayles Chick-fil-a.pdf, 3. Cooper Re-zoning is an urgent priority.pdf, 4. Durfee Comments on draft 4 of the CLUP.pdf, 5. Fate Public Comment CLUP Draft 4.pdf, 6. Floyd Major Concerns with CLUP Version Four.pdf, 7. Gjoka Please do zoning changes this year.pdf, 8. Goodenough Zoning Reform this Year.pdf, 9. Gordon Serious concerns about the 4th draft Ann Arbor Comprehensive Land Use Plan.pdf, 10. Graham Suggestions on the Plan.pdf, 11. Homan Suggested Fence and Zoning Legislation.pdf, 12. Johnson 2026 Zoning Reform.pdf, 13. Klingler CLUP.pdf, 14. Kong Please Direct the Planning Commission to Begin Zoning Reforms in 2026.pdf, 15. Lau Act now on zoning reform.pdf, 16. Leaf Transition Height Tapering--An Already Decided Issue.pdf, 17. Leff 1424 Golden Ave. Property Auction.pdf, 18. Lucas Don't delay on Zoning Reform.pdf, 19. Meyer Comments on Comprehensive Land Use Plan.pdf, 20. Nichols transition zones too thick in places POORER places, specifically.pdf, 21. Oishi 2026 Zoning Reform.pdf, 22. Olsson Comprehensive Plan and Implementation.pdf, 23. Potter rezoning.pdf, 24. Ream Don't throw away tax pay your money!.pdf, 25. Ream ScienceDirect.pdf, 26. Ream Tree Speech 2.2.26 smoking gun, tree changes imperative.pdf, 27. Ream Trees Smoking Gun Atlanta for All PROTECTS TREES.pdf, 28. Rhoades 2025 Washtenaw County Housing Study.pdf, 29. Rhoades Presentation.pdf, 30. Rogers Implementing the comprehensive land use plan.pdf, 31. Scerbo Pass the comp plan and rezone this year.pdf, 32. Stein Support of Zoning Reform.pdf, 33. Wattles Comprehensive plan.pdf, 34. Wolff Draft 4 Comprehensive Land Use Plan.pdf, 35. Bassouini Please keep working for a more inclusive, accessible, and joyful future Ann Arbor.pdf, 36. Chun CLUP.pdf, 37. Crockett Last Minute Input.pdf, 38. Dabrowski Comments on CLUP version 4.pdf, 39. Dabrowski Comprehensive plan feedback.pdf, 40. Hilton Comprehensive Land Use Plan comments.pdf, 41. Hladis We need to start fixing our broken zoning laws ASAP.pdf, 42. Matthews Please send the Comprehensive Land Use Plan to Council for approval.pdf, 43. McKee Draft CLUP.pdf, 44. Mitchell Recommendation for Comprehensive Land Use Plan.pdf, 45. Pritts Comments on CLUP.pdf, 46. Shalayko Please Accept Draft 4 of the CLUP.pdf, 47. Stulberg The CLUP not only fails at affordability, it exacerbates the problem.pdf, 48. Shaw CLUP Version 4.pdf, 49. Topalian Comments re Planning Commission 2.18 meeting.pdf, 50. Baker Zoning Reform Request.pdf, 51. Bartleson Public Comment February 18th.pdf, 52. Caruso A2PauseThePlan.pdf, 53. Chambers Won't You Be My Neighbor.pdf, 54. Curnow support for CLUP.pdf, 55. Hall Ashley Mews Affordable Housing Units.pdf, 56. Lamping Public Comment for February 18th Planning Commission Meeting.pdf, 57. Miller Support for the CLUP Draft 4.pdf, 58. Withington In support of Comprehensive Land Use Plan.pdf, 59. Freedman comprehensive plan.pdf, 60. Jelic Comprehensive Land Use Plan.pdf, 61. Jordan Public Comment for 2-18-026 PC meeting.pdf, 62. Leverich Support for her Comprehensive Land Use Plan.pdf, 63. Nigam City Council Final Meeting Thoughts.pdf, 64. ONeal CULP.pdf, 65. ONeal Densification In.pdf, 66. Tuttle Support for Comprehensive Land Use Plan.pdf, 67. Zylka Approve the CLUP.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. [26-0196](#) Action Items Scheduled for Tuesday, March 3, 2026 Planning Commission Meeting

Attachments: 3-3-2026 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. [26-0197](#) City of Ann Arbor's Comprehensive Land Use Plan - 2050 Adoption - The Planning Commission will conduct a public hearing, discuss and consider approval and adoption of the drafted plan. If approved by the Planning Commission, the Plan will proceed to the City Council for final adoption.

Attachments: A2_Comprehensive Plan_DRAFT_04_021826.pdf, A2_Comprehensive Plan_DRAFT_04_APPENDIX_021826.pdf, EDITS_PUBLIC HEARING 2.18.2026.pdf, Comprehensive Plan 2026 Memo.pdf, 2.18.26 CPC Adoption Resolution.pdf, CPC Edits_Public Hearing.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.