City of Ann Arbor
Formal Minutes - Final
City Planning Commission

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

Tuesday, October 6, 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 7:03 pm in Council Chambers at City Hall of Ann Arbor.

2. ROLL CALL

Principal Planner Alexis DiLeo called the roll.

Councilmember Disch entered the meeting at 7:06 pm.

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

Others present:
Principal Planner Alexis DiLeo
Principal Planner Michelle Bennett
Senior Planner Mariana Melin-Corcoran

3. APPROVAL OF AGENDA

Moved by Commissioner Hammerschmidt 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. 26-1596 City Planning Commission Meeting Minutes of September 15, 2026

Attachments: City Planning Commission Meeting Minutes of September 15, 2026.pdf

Moved by Commissioner Weatherbee seconded by Commissioner Hammerschmidt to approve the September 15, 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

Principal Planner DiLeo reported at the Monday, October 5, 2026 City Council meeting:

2424 East Stadium Boulevard, University Inn, Development Agreement was approved

Professional Services Agreement with Stantec Consulting Michigan Inc. contract was approved

2080 South State Street rezoning from Township to Office District was approved

The Dean II, 548 South Fifth Street, rezoning from R4C to D1approved on 1st reading

5-b. Planning Manager

Principal Planner DiLeo reported:

1000 Victors Way has been pulled from the agenda at the applicant's request.

Commissioners Hammerschmidt and Adams are resigning from the Planning Commission.

5-c. Planning Commission Officers and Committees

None.

5-d. Written Communications and Petitions

26-1597 Various Communication to the Planning Commission

Attachments: AHU Letter to Planning Commission 10-2-26_.pdf, Chambers AHU Text Amendment – Turning Ann Arbor's Housing Investment Into Homes.pdf, Chambers Attainable Housing Unit Ordinance - Young Adult Housing Opportunity.pdf, Hladis Please consider modal filters for Carey and High St for the Division Bikeway.pdf, Neighbors for More Neighbors A2 Attainable Housing Units.pdf, Pooley Support Attainable Housing Unit TExt Amendment.pdf, Reuman Kline Lot.pdf, Calvo A2CLT Support Comments.pdf, Chambers Stantec UDC Contract – Strong Framework and Opportunities to be a Leading Zoning Reform City.pdf, Glushyn Allow AHU Petition.pdf, Hill Please Approve Amendment for Attainable Housing Units.pdf, Jaworski Support for Attainable Housing Unit Ordinace for A2CLT.pdf, Nahar Support A2CLT.pdf, Rabinowitz Support for AHU petition.pdf, Yo Support for A2CLT's Attainable Housing Unit (AHU) Ordinance Proposal.pdf, Holmes Public Comment on Proposed Attainable Housing Unit (AHU) ordinance.pdf, Morin A2CLT.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.)

Seeing no speakers Chair Wyche closed the Public Comment.

7. COMMUNICATION FROM COMMISSIONERS

None.

8. ACTION ITEMS SCHEDULED FOR NEXT REGULAR MEETING

8-a. **26-1598** Action Items Scheduled for Tuesday, October 20, 2026 Planning Commission Meeting:

Attachments: 10-20-2026 Notice of Public Hearing.pdf

Principal Planner DiLeo reported for the Tuesday, October 20, 2026 City Planning Commission:

PUBLIC HEARING
709 West Huron Street Rezoning for City Council Approval (REZ26-0010) - A proposed rezoning from Planned Unit Development (PUD) to Office to allow for a mixed use of office and residential in the existing building. No development proposed. The 0.41-acre site is located in Ward 5

PRESENTATIONS
Stormwater Comprehensive Plan Update

9. UNFINISHED BUSINESS

None.

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

10-a. 26-1599 **2525 Ann Arbor Saline Road (SP26-0011)** - Proposed revisions to SP24-0006 (a multi-family residential development approved in October 2025) that require a new site plan for Planning Commission. Revisions include an additional two stories in height (for a total of seven stories), a smaller building footprint, slightly moving the drive approach on Oakbrook Drive, additional surface parking for vehicles, and more residential units (for a total of 287 units). There are no proposed changes to the approved plans for the driveway off Ann Arbor-Saline Road, which is shared with the Cranbrook Village shopping center. Located in Ward 4.
Staff Recommendation: Approval.

Attachments: 10-6-2026 CPC 2525 Ann Arbor Saline Staff Report.pdf, SP26-0011-2026-09-10 The Crescent Site Plan_v3.pdf, 2525 Ann Arbor-Saline Rd Aerial Map Zoom.pdf, 2525 Ann Arbor-Saline Rd Aerial Map.pdf, 2525 Ann Arbor-Saline Rd Zoning Map.pdf, Silverview - The Crescent - PC Presentation - 10-05-26.pdf

PETITIONER PRESENTATION:
Raymond Phillips of Kreiger Klatt presented the proposed request.

STAFF PRESENTATION:
Senior Planner Mariana Melin-Corcoran presented the staff report.

PUBLIC COMMENT:
Jace Longenecker, 1320 Sheehan Avenue, spoke in favor of the project and the walkability of the location to campus.

Adam Jaskiewicz, 4th Ward, expressed support for the project noting it will help to support transit and provide more housing.

Sarah Lorenz, Scio Church Road, noted the project will be a wonderful addition to the neighborhood and helpful to neighboring businesses.

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

Seeing no additional speakers Chair Wyche closed the Public Comment.

Moved by Commissioner Mills seconded by Commissioner Norton that:

The Ann Arbor Planning Commission approves the 2525 Ann Arbor Saline Road "The Crescent" Site Plan version 3 dated 9-10-26, subject to the signing and recording of a Development Agreement.

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 Principal Planner DiLeo 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. 26-1600 **530 South Division Street Rezoning and Area Plan (REZ26-0008)** - A petition to rezone an 8,500-square foot lot from R4C (Multiple-Family) to D1 (Downtown Core), Liberty/Division Character, Front Yard Street with an offered condition to limit the maximum height to 65 feet, and an area plan illustrating future development of a duplex building. Ward 5.
Staff Recommendation: Approval.

Attachments: October 6, 2026 Staff Report (530 S Division).pdf,

Aerial-Zoning-Parcel Maps (530 S Division).pdf, Area Plan_v2_2026-09-25 (530 S Division).pdf, Rezoning Justification REZ26-0008 (530 S Division).pdf, Rezoning Petition REZ26-0008 (530 S Division).pdf, Ordinance (530 S Fifth Conditional) DRAFT.pdf, 530 S Division PC presentation.pdf

PETITIONER PRESENTATION:
Brad Moore of J Bradley Moore presented the proposed request.

STAFF PRESENTATION:
Principal Planner Alexis DiLeo presented the staff report.

PUBLIC HEARING:
Adam Jaskiewicz, 1430 Las Vegas Drive, spoke in support of maintaining the existing structure and noted the proposal highlights limitations within the UDC.

[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 Lee seconded by Commissioner Mills that:

The Ann Arbor Planning Commission hereby recommends that City Council approve the 530 South Division Street Rezoning and Area Plan, version 2 dated September 25, 2026, to rezone this lot from R4C (Multiple-Family Dwelling) to D1 (Downtown Core), Liberty/Division Character, and Front Yard frontage and accept the offered condition to limit the maximum height to 65 feet.

COMMISSION DISCUSSION:
The Commission held an open discussion on the item.

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

An amendment to the motion was moved by Commissioner Bassiouni seconded by Commissioner Adams that:

The Ann Arbor City Planning Commission change the language from accept the offered condition to reject the offered condition.

On a roll call vote the vote was as follows with Principal Planner

DiLeo declaring the motion to amend 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

Moved by Commissioner Lee seconded by Commissioner Mills that:

The Ann Arbor City Planning Commission hereby recommends that City Council approve the 530 South Division Street Rezoning and Area Plan, version 2 dated September 25, 2026, to rezone this lot from R4C (Multiple-Family Dwelling) to D1 (Downtown Core), Liberty/Division Character, and Front Yard frontage and reject the offered condition to limit the maximum height to 65 feet.

On a roll call vote the vote was as follows with Principal Planner DiLeo declaring the motion as amended 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-c. 26-1601 **Amendment to Chapter 55 Section 5.16.1 (Unified Development Code) regarding Attainable Housing Units** - A petition to amend Section 5.16.1 related to Attainable Housing Units, to add a new Use Specific Standards - Residential Uses section allowing up to two Attainable Housing Units to be developed on any parcel in all Residential zoning districts, up to three dwelling units in total on the lot, with restrictions including floor area limitations.
Staff Recommendation: Denial

Attachments: October 6, 2026 Staff Report (Attainable Housing Unit).pdf, Petition to Amend UDC from A2CLT Revised 8-18-26.pdf, Petition to Amend UDC from A2CLt 4-02-26.pdf, Ordinance DRAFT (Attainable Housing Unit).pdf, Attainable Housing Unit Ordinance (AHU)--Planning Commission Presentation 10-6-26.pdf

PETITIONER PRESENTATION:
Sarah Lorenz of the Ann Arbor Community Land Trust presented the proposed request.

STAFF PRESENTATION:

Principal Planner Alexis DiLeo presented the staff report.

PUBLIC HEARING:
Brian Chambers, Third Ward, noted that much of the land consists of large single family lots, and the petition serves as a step toward a broader zoning rewrite aimed at supporting more affordable starter homes.

Adam Jaskiewicz, 1430 Las Vegas Drive, expressed support for the AHU amendment, stating that many lots are used for larger luxury homes and that nonprofit developers face disadvantages.

Jirka Hladis, First Ward, stated support but suggested that ADU standards should be amended to accomplish the intended change.

[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 Adams seconded by Commissioner Hammerschmidt that:

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve amendments to Chapter 55, Unified Development Code, Section 5.16 related to Attainable Housing Units to allow all residentially zoned parcels to have up to three dwelling units as petitioned by the Ann Arbor Community Land Trust.

COMMISSION DISCUSSION:
The Commission held an open discussion on the item.

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

An amendment to the motion was moved by Commissioner Lee seconded by Commissioner Mills that:

The City Planning Commission postpone the item to the first City Planning Commission meeting of December.

On a voice vote the motion to postpone carried unanimously.

11. OTHER BUSINESS

None.

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

Christopher Cheek, 950 Greene Street, noted mobility was left out of the conversation and raised concerns about road closures.

Tom Stulberg, resident, spoke in support of the progress has been made.

Seeing no additional speakers Chair Wyche closed the Public Comment.

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

13. COMMISSION PROPOSED BUSINESS

None.

14. ADJOURNMENT

Moved by Councilmember Disch seconded by Commissioner Lee to adjourn the meeting at 10:23 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.