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, July 7, 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 7:01 pm in Council Chambers at City Hall of Ann Arbor.

2. ROLL CALL

Planning Manager Brett Lenart called the roll

Present 8 - Mills, Hammerschmidt, Disch, Lee, Wyche, Weatherbee, Adams, and Norton

Absent 1 - Bassiouni

Others present:
Planning Manager Brett Lenart

3. APPROVAL OF AGENDA

Moved by Commissioner Mills 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. **26-1128** City Planning Commission June 16, 2026 Meeting Minutes

Attachments: City Planning Commission June 16, 2026 Meeting Minutes.pdf

Moved by Commissioner Adams seconded by Commissioner Weatherbee to approve the June 16, 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

Councilmember Disch reported at the Monday, July 6, 2026 City Council meeting:

UDC Amendment Bike and Vehicle Parking approved on first reading.

2700 Fuller Rezoning approved on first reading.

615 Riverview Drive Rezoning approved on first reading.

315 West Huron PUD passed on first reading, noting concerns were raised about STRs (short term rentals) and 25 year affordability limit.

5-b. Planning Manager

Planning Manager Lenart reported:

The City is moving towards implementation of the recently adopted Comprehensive Plan and have issued a request for proposals for a consultant as the preferred option identified by the Planning Commission. That was issued to the public on Friday, June 26, 2026. That request for proposals has been posted to various websites. Proposal questions to staff are due by Monday, July 20, 2026. All proposals to do the work are due to the City by Tuesday, August 11, 2026.

In addition to UDC updates, Planning has partnered with the Economic Development Department to include some of their consultant requests to look at our development review process for opportunities for improvement.

5-c. Planning Commission Officers and Committees

None.

5-d. 26-1125 Various Communication to the Planning Commission

Attachments: 1 - 3400 Dexter Ave 6_16 Ann Arbor Planning Commission Meeting Comments.pdf, 2 - Cook Letter of Opposition Greenhills School Application.pdf, 3 - De Voto Written Comment — Woodbury Gardens Rezoning (REZ24-0008) and Site Plan (SP26-0003).pdf, 4 - Kvicala Comments on New building construction.pdf, 5 - Letter of Concern Ashley Mews Board Affordable Housing Units.pdf, 6 - Peterson 3400 Dexter Rd Questions after 6_16 Meeting.pdf, 7 - Reinhardt Slowly destroying the soul of Ann Arbor - First and Huron.pdf, 8 - Ashton-Miller Comment on Woodbury Gardens TC1 Rezoning — SP26-0003 _ REZ24-0008.pdf, 9 - Homan - Woodbury Gardens (REZ24-0008 and SP26-0003).pdf, 10 - Lamphear — Woodbury Gardens Rezoning (REZ24-0008) and Site Plan (SP26-0003).pdf, 11 - Pearlman - Woodbury Gardens Rezoning.pdf, 12 - Leaf High-Rises and the Housing Shortage.pdf, 13 - Summers - Woodbury Gardens (REZ24-0008 and SP26-0003) & Issue of City Utility Easement.pdf, Greener Woodbury Gardens Rezoning REZ24-0008 & Site Plan (SP26-0003).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

Planning Manger Lenart reported for the Tuesday, July 21, 2026 City Planning Commission:

No public hearings scheduled, but two agenda items will provide for public comment opportunity:

Springhill Suites Hotel SP25-0012 (2295 South State Street) Site Plan for Planning Commission: 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.

University Inn Residential SP25-0030 (2424 East Stadium Boulevard) Site Plan for Planning Commission: 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.

9. UNFINISHED BUSINESS

None.

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

10-a. 26-1127 **Woodbury Gardens Rezoning (REZ24-0008) and 1310 Wisteria Site Plan (SP26-0003) for City Council approval.** Woodbury Gardens proposes to rezone the existing 41.292-acre development that includes Astor Drive, Wisteria Drive, and Woodbury Drive from R3 (Multiple Family), R4 (Multiple Family), and PL (Public Land) districts to TC1 (Transit Corridor), with conditions capping the building height. The site plan project would partially redevelop one parcel to construct three seven-story buildings containing 342 dwelling units, and a five-level parking garage. An administrative land transfer is required and will be considered separately. Ward 4.

Attachments: 1310 Wisteria 2 SR.pdf, SP26-0003-23195 Woodbury Site Plan_v2.pdf, 1310 Wisteria Woodbury Rezoning Boundaries.pdf, Final 1310 Wisteria Woodbury Statement of Zoning Conditions Letter.pdf, 1310 Wisteria Dr Zoning Map.pdf, 1310 Wisteria Dr Aerial Map.pdf, Woodbury Gardens - PC Presentation - 07-06-26.pdf

PETITIONER PRESENTATION:
Brad Moore of J. Bradley Moore and Associates and Ray Philips of Krieger Klatt Architects presented the proposed request.

STAFF PRESENTATION:
Planning Manager Brett Lenart presented the staff report.

PUBLIC HEARING:

James Ashton-Miller, 1314 Iroquois, TC1 is intended to reduce car dependency, but this site lacks direct transit frontage and currently exceeds desired parking levels, suggesting it may not align with TC1 criteria.

Sam Homan, 1451 Coler Road, request that the developer provide a utility easement to allow delayed road work to proceed, consider adding crosswalks in Woodbury Gardens, and maintain the west parcel near Frisinger Park as public land.

Dee Lamphear, 1307 Iroquois Place, submitted comments expressing concern that the proposal does not align well with the area and would benefit from a more comprehensive planning framework.

Donna Ainsworth, 1435 South Boulevard, noted concern that the proposal could displace current Woodbury Gardens residents who view the area as an affordable and high□quality place to live.

Jack Benson, 1411 Iroquois Place, expressed appreciation for the commission's work, noting he believes the zoning should follow the established plan rather than be adjusted to fit this proposal.

Ken Garber, 28 Haverhill Court, raised questions about the sustainability measures, parking allocation, and building standards, and I do not feel this location is appropriate for TC1 zoning.

Katie Devoto, 1408 Iroquois, stated they believe proposed TC1 zoning conflicts with the Comprehensive Land Use Plan and would strain nearby intersections already operating at low service levels.

Adam Jaskiewicz, 1430 Las Vegas Drive, expressed support for the petition with conditions and recommend improving pedestrian connections and crosswalks to better link the area to surrounding neighborhoods and transit.

Ann Marshall, 1341 Harpst Street, expressed concerned the project could negatively affect a well functioning existing neighborhood.

[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 Mills seconded by Commissioner Adams that:

The Ann Arbor City Planning Commission recommends that the

Mayor and City Council approve the 1310 Wisteria Rezoning Petition to TC1 (Transit Corridor) district and accept the conditions to limit the maximum height as stated in the Statement of Conditions letter and shown on the 1310 Wisteria/Woodbury Zoning Boundaries Map, subject to executing a Conditional Zoning Statement of Conditions.

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 the Planning Manager declaring the motion carried. Vote 7-1.

Yeas: 7 - Sara Hammerschmidt, Lisa Disch, Wonwoo Lee, Donnell Wyche, Julie Weatherbee, Daniel Adams, and Richard Norton

Nays: 1 - Sarah Mills

Absent: 1 - Sarah Bassiouni

Moved by Commissioner Mills seconded by Commissioner Adams that:

The Ann Arbor City Planning Commission recommends that the Mayor and City Council approve the 1310 Wisteria Site Plan v.2 dated May 5, 2026 and Development Agreement contingent upon an approved administrative land transfer.

On a roll call vote the vote was as follows with the Planning Manager declaring the motion carried. Vote 8-0.

Yeas: 8 - Sarah Mills, Sara Hammerschmidt, Lisa Disch, Wonwoo Lee, Donnell Wyche, Julie Weatherbee, Daniel Adams, and Richard Norton

Nays: 0

Absent: 1 - Sarah Bassiouni

11. OTHER BUSINESS

11-a. 26-1126 Annual Organizational Meeting: Election of Officers, Committee Assignments, Review of Bylaws, and Annual Work Program.

Attachments: 2026-07-07_CPC_Organizational Meeting - Staff Report - revised.pdf, 2025-10-20_CPC Bylaws_Council Approved.pdf, 2026-07-07_CPC_FY27 Work Program_accept changes.pdf, 2026-07-07_CPC_FY27 Work Program_redline.pdf

Moved by Commissioner Mills seconded by Commissioner Weatherbee that the following commissioners be nominated for the executive board:

Chair Wyche as Chair of the City Planning Commission

Vice Chair Hammerschmidt as Vice Chair of the City Planning Commission

Commissioner Adams as Secretary of the City Planning Commission

All nominations were accepted.

On a voice vote, the Chair declared the motion carried unanimously.

Commissioner Adams noted Item 7. Communication from Commissioners is not in By-Laws and suggested adding as an item to the agenda and noting it in the by-laws.

Moved by Commissioner Adams seconded by Commissioner Norton that:

The City Planning Commission is recommending the bylaws be forwarded to City Council for consideration with the addition of a new item between number 6 and number 8 Communication From Commissioners to the standard agenda.

On a voice vote, the Chair declared the motion carried unanimously.

The Planning Commission discussed the current Committee and Liaisons appointments and no changes were made.

Chair Wyche suggested the next Planning Commission retreat have a developer present and discuss recent projects.

Chair Wyche suggested topics for future Work Plan Discussions:
Commissioner Mills discuss Data Centers
Commissioner Norton discuss Planning Practices

Commissioner Lee to discuss Development Proformas and Capital Stacks
Michigan Planning Association to discuss Best Practices

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

Moved by Commissioner Hammerschmidt seconded by Councilmember Disch:

I move that the attachment for fiscal year 2027 be adopted.

On a voice vote, the Chair declared the motion carried unanimously.

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

Ken Garber, 28 Haverhill Court, noted he is looking forward to commissioner presentations.

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

Seeing no additional speakers Chair Wyche closed the Public Hearing.

13. COMMISSION PROPOSED BUSINESS

None.

14. ADJOURNMENT

Moved by Commissioner Lee seconded by Commissioner Norton to adjourn the meeting at 9:39 pm. On a voice vote, the Chair declared the motion carried unanimously.

Donnell Wyche, Chairperson
Brittany Alexander, Administrative Assistant

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.