City of Ann Arbor

Formal Minutes - Final

City Planning Commission

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

Wednesday, August 5, 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 7:00 pm in Council Chambers at City Hall of Ann Arbor.

2. ROLL CALL

Deputy Planning Manager Hank Kelley called the roll.

Present 7 - Mills, Hammerschmidt, Disch, Wyche, Weatherbee, Norton, and Bassiouni

Absent 2 - Lee, and Adams

Others present:
Deputy Planning Manager Hank Kelley
Senior Planner Joshua Shake
Associate Planner Emma Berger

3. APPROVAL OF AGENDA

Moved by Councilmember Disch seconded by Commissioner Weatherbee to approve the agenda as presented. On a voice vote, the motion carried unanimously.

4. APPROVAL OF MINUTES OF PREVIOUS MEETINGS

4-a. **26-1258** City Planning Commission Meeting Minutes of July 21, 2026

Attachments: City Planning Commission Meeting Minutes of July 21, 2026.pdf

Moved by Councilmember Disch seconded by Commissioner Weatherbee to approve the July 21, 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

Councilmemeber Disch reported on the Tuesday, August 4, 2026 primary election.

5-b. Planning Manager

Deputy Planning Manager Kelley reported:

A reminder the Comprehensive Plan is out for bid and proposals are due on August 11, 2026. No proposals will be considered or opened prior to that date.

The Tuesday, August 11, 2026 Work Session has been cancelled; future topics pending confirmation and follow up for the Tuesday, August 25, 2026 meeting.

5-c. Planning Commission Officers and Committees

None.

5-d. Written Communications and Petitions

26-1259 Various Communication to the Planning Commission

Attachments: Artinian_ Re_ Traffic Safety Concerns Along Ann Arbor-Saline Road near Northbrook Drive.pdf, Bowman 841 Broadway Street.pdf, Charnetski Planning Commission Meeting Tonight.pdf, Hart 841 Broadway Item 26–1262.pdf, Leaf The History of Zoning.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.)

Ken Garber, 28 Haverhill Court, asked a procedural question related to Unfinished Business item 9-a.

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

Seeing no additional speakers, Chair Wyche closed the Public Comment.

7. COMMUNICATION FROM COMMISSIONERS

None.

8. ACTION ITEMS SCHEDULED FOR NEXT REGULAR MEETING

8-a. 26-1260 Action Items Scheduled for Tuesday, August 18, 2026 Planning Commission Meeting

Attachments: 8-18-2026 Notice of Public Hearing.pdf

Deputy Planning Manager Kelley reported at the Tuesday, August 18, 2026 Planning Commission meeting:

PUBLIC HEARING:
548 S Fifth Ave Rezoning and Area Plan (REZ26-0007) – A petition to rezone a 7,600-square foot parcel at 548 S Fifth Ave from R4C Multiple-Family Dwelling to D1 Downtown Core base, Midtown Character overlay, and Secondary street frontage. 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 S Fifth Ave.

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.

DEDICATED PUBLIC COMMENT:
1000 Victors Way Area Plan Atrium South Area Plan; (SP26-0008) - A proposed area plan for future development of this 12-acre site with 5 apartment buildings, some including ground-floor retail space, a hotel, and two parking structures. The development may provide up to 985 residential units, 19,550 square feet of retail space, 120 hotel rooms, open space, and 1,180 structured parking spaces to replace the existing office buildings. Zoned TC1 (Transit Corridor).

9. UNFINISHED BUSINESS

9-a. 26-1261 **3400 Dexter Road (SP25-0021) is a Site Plan for City Council with Accompanying Annexation from Scio Township and Proposed Rezoning to R4B (Multiple-Family Dwelling District):** The site plan for a 4.31-acre parcel proposes the construction of 30 three-story attached townhome units in seven buildings (one three-unit building, three four-unit buildings, and three five-unit buildings). Each townhome will have two garage and two driveway parking spaces. There will also be three guest surface parking spaces. The site plan proposes 2.82 acres of open space and contains some wetland areas. It is adjacent to M-14, currently zoned TWP (Township) and would be in Ward 5.
Staff Recommendation: Approval with conditions.

Attachments: 3400 Dexter 08052026 CPC Memo.pdf, Staff Report 06-16-2026 SP25-0021.pdf, Site Plan 06-25-2025 v7 SP25-0021.pdf, Zoning Map 08-05-2026 SP25-0021.pdf, Aerial Map 08-05-2026 SP25-0021.pdf, Applicant Presentation 08-05-2026 SP25-0021.pdf

PETITIONER PRESENTATION:
Jason Iacoangeli of Toll Brothers presented the proposed request.

STAFF PRESENTATION:
Senior Planner Joshua Shake presented the staff report.

PUBLIC COMMENT:
Ken Garber, 28 Haverhill Court, stated general support for the project and asked about the possibility of a pedestrian pathway and additional sustainability features.

Rich Fein, with Citizens Climate Lobby, asked the developer to clarify the decision to heat the units with gas given the gas back up generator for wastewater pumping.

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

Seeing no additional speakers Chair Wyche closed the Public Comment.

Moved by Councilmember Disch seconded by Commissioner Mills that:

Motion 1: The Ann Arbor City Planning Commission recommends that the Mayor and City Council approve the 3400 Dexter Road rezoning from TWP (Township) to R4B (Multiple Family Dwelling District).

Motion 2: The Ann Arbor City Planning Commission recommends approval of SP26-0021, 3400 Dexter Road Site Plan version 7 dated June 25, 2026, subject to execution and compliance with the development agreement and the following conditions, which must be satisfied through the submission of revised plans within six months of approval by the City Council:

For Engineering:
1. Sheet C6 – Site Plan: With the current submission, a sidewalk gap will be created between 3400 Dexter Road and Ironwood Drive. Engineering supports the establishment of a connection through this corridor to provide adequate means of conveyance for both future residents of this development and those of the surrounding communities.

2. Sheet C7 - Utility Sheet:
a. The proposed storm sewer design in the Dexter-Ann Arbor Road Right-ofWay appears to be working against the existing grades. The City prefers not to introduce storm sewer piping in this area. Consider revising the grading to promote positive drainage toward the street from the front of sidewalk to the road pavement by providing a minimum 3% slope from the front of sidewalk to the edge of pavement to allow stormwater to sheet flow to the roadway. Alternatively, positive drainage toward the east could be achieved by regrading the area with a culvert and swale directing runoff east toward the next drive approach culvert.
b. The petitioner has noted that the proposed sanitary lift station is assumed to have a maximum depth of 17'. Provide inverts of the proposed sanitary sewer 3-inch force main.
c. The proposed 3-inch sanitary force main appears to be located in

the center of the 30-foot wide easement. All sanitary pipe located within a public utility easement shall be located 5 feet from the center of the easement.
d. The existing garage located on parcel address, 647 Ironwood Drive, shall not be located within a public utility easement. Consider the demolition or removal of the garage or relocation of the proposed utilities to meet this requirement.
e. Confirm if the buildings have "fire-rated" walls or true "firewalls".

For Transportation:
1. Sidewalk Connectivity: The construction of a north-side sidewalk connection between the site frontage and Ironwood/Rose corresponding with the City's planned Dexter Road Sidewalk Project.

All conditions must be fully satisfied through the submission of compliant plans prior to the City's acceptance and/or review of Civil Engineering Plans, and prior to the issuance of any associated permits for the development.

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 Deputy Planning Manager declaring the motion carried. Vote 7-0.

Yeas:	7 -	Sarah Mills, Sara Hammerschmidt, Lisa Disch, Donnell Wyche, Julie Weatherbee, Richard Norton, and Sarah Bassiouni
Nays:	0	
Absent:	2 -	Wonwoo Lee, and Daniel Adams

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

10-a. 26-1262 841 Broadway Street Site Plan for Planning Commission Approval (SP26-0007): A proposed plan to remove one level of the parking deck underneath the residential buildings and replace it with approximately seven units. The parking will be relocated offsite to the adjacent Amtrak lot. The

project is part of the larger 841 Broadway PUD (SP19-048; SP24-0003) and located in Ward 1.
Staff Recommendation: Approval with conditions.

Attachments: Staff Report 2026-08-05 SP26-0007.pdf, Site Plan 2026-08-05 SP26-0007.pdf, Zoning Map 2026-08-05 Sp26-0007.pdf, Aerial Map 2026-08-05 SP26-0007.pdf, Applicant Presentation 2026-08-05 SP26-0007.pdf

PETITIONER PRESENTATION:
Dave DiRita of Roxbury Group and Michael Decoster of Stantec presented the proposed request.

STAFF PRESENTATION:
Senior Planner Joshua Shake presented the staff report.

PUBLIC COMMENT:
Clark Charnetski, 2646 Traver Boulevard, expressed concern about the limited number of long term Amtrak parking spaces and noted interest in the Memorandum of Understanding for the lot.

Claire Steigelman, 1212 Birk Avenue, stated opposition to the Amtrak parking arrangement, citing high ridership at the Ann Arbor station.

Diana Bowman, 6 Southwick Court, commented that the current Amtrak lot is inadequate, emphasized the need for long term parking, and requested postponement for additional information from Amtrak and MDOT.

Ken Garber noted that late Wolverine arrivals make after hours travel difficult, suggested postponing the item for further stakeholder input, and asked whether all electric features for the new affordable housing building could be included in supplemental regulations.

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

Seeing no additional speakers Chair Wyche closed the Public Comment.

Moved by Councilmember Disch seconded by Commissioner Mills that:

The Ann Arbor City Planning Commission approves the 841 Broadway Street Site Plan (SP26-0007) version 2 dated June 12, 2026, subject to execution and compliance with a Development

Agreement and the following conditions, which must be satisfied through the submission of revised plans within six months of approval by the Planning Commission:

For Engineering:
• Sheet CU101 – Utility Calculations: The maximum sanitary sewer flow for parking garages is 3,375 gpd even if the number of covered parking spaces is greater than 125. Revise the flow for the parking garage in the sanitary sewer mitigation calculations and recalculate the total flow to be mitigated.
• Sheet CU103 - Utility Plan – Area B: Public utility easements shall be clear of obstructions such as electric vehicle charging equipment, geothermal wells, stormwater detention facilities, buildings, retaining walls, dumpster enclosures, or any other object with a foundation or footing.

For Transportation:
Include an updated Multimodal Transportation Impact Analysis (MTIA) of appropriate scope. The revised MTIA shall:
• Utilize current transportation data (multimodal traffic counts).
• Evaluate multimodal corridor operations.
• Incorporate current transportation planning assumptions.
• Assess a range of feasible transportation improvements and operational alternatives consistent with adopted City transportation policy and corridor objectives.

For Urban Forest and Natural Resources:
• Revise Vehicle Use Area (VUA) calculations, including required islands and trees.

All conditions must be fully satisfied through the submission of compliant plans prior to the City's acceptance and/or review of Civil Engineering Plans, and prior to the issuance of any associated permits for the development.

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 Deputy Planning Manager declaring the motion carried. Vote 7-0.

Yeas: 7 - Sarah Mills, Sara Hammerschmidt, Lisa Disch, Donnell Wyche, Julie Weatherbee, Richard Norton, and Sarah Bassiouni

Nays: 0

Absent: 2 - Wonwoo Lee, and Daniel Adams

10-b. 26-1263 **2958 Shady Lane Rezoning for City Council Approval (AOI26-0002):**
A proposed annexation and rezoning of a single-family lot from Pittsfield Township to City of Ann Arbor R1D zoning district. There is no proposed development. The lot is 5,227 square feet. Ward 3.
Staff Recommendation: Approval.

Attachments: 08-05-2025 CPC A&Z Staff Report (2958 Shady Ln).pdf, 2958 Shady Ln Zoning Map.pdf, 2958 Shady Ln Aerial Map.pdf, 2958 Shady Ln Aerial Map Zoom.pdf, Annexation Application 2958 Shady Lane.PDF, Zoning Application 2958 Shady Lane.pdf

STAFF PRESENTATION:
Associate Planner Emma Berger presented the staff report.

PUBLIC COMMENT:
Seeing no speakers Chair Wyche closed the Public Comment.

Moved by Commissioner Norton seconded by Commissioner Hammerschmidt that:

The Ann Arbor City Planning Commission hereby recommends that the Mayor and City Council approve the R1D (Single-Family Dwelling District) Zoning of 2958 Shady Lane which is in the process of being annexed into the City.

On a roll call vote the vote was as follows with the Deputy Planning Manager declaring the motion carried. Vote 7-0.

Yeas: 7 - Sarah Mills, Sara Hammerschmidt, Lisa Disch, Donnell Wyche, Julie Weatherbee, Richard Norton, and Sarah Bassiouni

Nays: 0

Absent: 2 - Wonwoo Lee, and Daniel Adams

10-c. 26-1264 **3861 Research Park Drive (SP26-0002) Site Plan for Planning Commission Approval:** The site plan proposes three additions to an

existing Gift of Life building. The original eastern building will be demolished and replaced with a new wing for laboratory and medical space. The front center wing on the west half of the building will also be demolished and replaced with a new connector wing that will enclose the proposed internal courtyard. Lastly, a small utility room will be added to the rear of the building. The three additions total about 22,650 square feet for a total of 91,570 square feet. Existing parking in the front of the building will remain; 49 new parking spaces are located in the rear. Ward 4.
Staff Recommendation: Approval.

Attachments: SP26-0002-2026-07-09 3861 Research Drive Site Plan v4.pdf, Staff Report 2026-08-05 (3861 Research Drive).pdf, 3861 Research Park Dr Zoning Map.pdf, 3861 Research Park Dr Aerial Map.pdf, 3861 Research Drive Planning Commission Presentation.pdf

PETITIONER PRESENTATION:
Rob Wagner of Midwestern Consulting and Betsy Willams of HKS Inc presented the proposed request.

STAFF PRESENTATION:
Associate Planner Emma Berger on behalf of Principal Planner Michelle Bennett presented the staff report.

PUBLIC COMMENT:
Seeing no speakers Chair Wyche closed the Public Comment.

Moved by Councilmember Disch seconded by Commissioner Mills that:

The Ann Arbor City Planning Commission approves SP26-0002, 3861 Research Park Drive Site Plan version 4 dated July 9, 2026.

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 Councilmember Disch seconded by Commissioner Mills that:

The Ann Arbor City Planning Commission approves SP26-0002, 3861 Research Park Drive Site Plan version 4 dated July 9, 2026, conditioned on the site plan being revised so that bicycle parking

conforms with bicycle parking standards in effect on August 5, 2026.

On a voice vote the motion to amend carried with a vote of 6-1.

On a roll call vote the vote on the amended motion was as follows with the Deputy Planning Manager declaring the motion carried as amended. Vote 5-2.

Yeas: 5 - Sarah Mills, Sara Hammerschmidt, Lisa Disch, Julie Weatherbee, and Richard Norton

Nays: 2 - Donnell Wyche, and Sarah Bassiouni

Absent: 2 - Wonwoo Lee, and Daniel Adams

11. OTHER BUSINESS

None.

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

Seeing no speakers Chair Wyche closed the Public Comment.

13. COMMISSION PROPOSED BUSINESS

Deputy Manager Kelley noted that updating the PUD supplemental regulations would be treated as a rezoning with some exceptions, it would follow a pre petition conference to outline the updates, and should be accompanied by an area plan or site plan, though a new site plan is not required.

Commissioner Bassiouni thanked staff for the RFP deadline reminder of August 11, 2026.

Commissioner Norton asked who will be on the review committee and how the committee is selected. Deputy Manager Kelley noted that was discussed internally by Planning Manager Lenart and his colleagues.

14. ADJOURNMENT

Moved by Commissioner Mills seconded by Commissioner Weatherbee to adjourn the meeting at 10:14 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.

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(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

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