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, June 16, 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 7:02 pm in Council Chambers at City Hall of Ann Arbor.

2. ROLL CALL

Deputy Planning Manager Hank Kelley called the roll.

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

Absent 1 - Lee

Others present:
Deputy Planning Manager Hank Kelley
Principal Planner Alexis DiLeo
Principal Planner Michelle Bennett
Senior Planner Joshua Shake

3. APPROVAL OF AGENDA

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

4. APPROVAL OF MINUTES OF PREVIOUS MEETINGS

4-a **26-1023** City Planning Commission Meeting Minutes of June 2, 2026

Attachments: City Planning Commission June 2, 2026 Meeting Minutes.pdf

Moved by Commissioner Adams seconded by Councilmember Disch to approve the June 2, 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, June 1, 2026 City Council meeting:

The Development Agreement for 805 Oxford Street was approved.

The Second Amendment to the Development Agreement for 1601 S. State Street (Southtown) was approved.

The rezoning request for 3785 Varsity Drive was approved at first reading. Concerns were raised regarding potential nuisance impacts and short-term rentals.

The Unified Development Code amendment regarding exceptions to height limits was approved at first reading. Additional amendments may be considered at second reading.

The Anti-Displacement Plan Resolution, sponsored by Council Member Harrison, was approved.

The annexation request for 3400 Dexter Road was approved.

The John Street vacation was approved.

The conditional rezoning request for 700 N. Main Street was approved at first reading.

The rezoning request for 225 and 235 S. Wagner Road was approved at first reading.

5-b. Planning Manager

Deputy Planning Manager Kelley reported:

Commissioners were advised to watch for emails regarding the July 7, 2026 organizational meeting.

A presentation on solid waste services is scheduled for July 14, 2026.

A presentation on the Bryant Community geothermal project by Director Stults is forthcoming.

5-c. Planning Commission Officers and Committees

Commissioner Norton reported that the Stormwater Advisory Group held its final meeting the previous week. A technical report is forthcoming, and lessons learned from the process will be incorporated into the zoning code.

5-d. Written Communications and Petitions

26-1025 Various Communication to the Planning Commission

Attachments: Avrakotos Questions from Glazierway Community Participation Meeting.pdf, Chambers Boom, Bust, or Rebalancing_ What the Housing Data Actually Show About Ann Arbor.pdf, Chambers Re_ Economic Development, Housing, and Site Readiness_ .pdf, Glazier Heights - Community Participation Meeting (6_3_26).pdf, Kafi Traffic Comment Greenhills.pdf, Miller Greenhills traffic videos.pdf, Miller May 19, 2026 Planning Commission Meeting.pdf, Nagorny Comments to 420 Glazier Way Development Proposal (SP26-0010 – 3).pdf, Nick Plan Review Questions 3420 Glazier Way Attachment.pdf, Peterson RE_ 3400 Dexter Rd site plan comments.pdf, Reach Letter of Opposition Greenhills School SP25-0022.pdf, Ross Greenhills Staff Report Notes.pdf, Ross SP25-0022_June162026.pdf, Ross Traffic Comments SP25-0022 Greenhills School Expansion.pdf, Sarah Peterson RE_ 3400 Dexter Rd.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

There is no report at this time.

8. ACTION ITEMS SCHEDULED FOR NEXT REGULAR MEETING

8-a. 26-1078 Scheduled for Tuesday, July 7, 2026 Planning Commission Meeting

Attachments: 7-7-2026 Notice of Public Hearing.pdf

Woodbury Gardens Rezoning (REZ24-0008) and 1310 Wisteria Site Plan (SP24-0013) 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.

9. UNFINISHED BUSINESS

9-a. 26-0757 **850 Greenhills Drive (SP25-0022) Special Exception Use, Site Plan for Planning Commission Approval with Landscape Modification and Wetland Use Permit**. A request to amend the existing special exception use approval conditions from 545 students to 750 students and a proposed site plan to construct two additions with a total of 16,665 square feet, to the existing school and pave a fire access road around the building. A landscape modification is requested to allow previously approved landscaping to remain as nonconforming and a wetland use permit is requested to impact and mitigate wetland buffer areas. Site is 30.5 acres, zoned R1B.
Staff Recommendation: Approval with conditions.

Attachments: June 16, 2026 Planning Staff Report (Greenhills School).pdf, Greenhills School Operational Analysis June

2026.pdf, May 19, 2026 Staff Report (Greenhills School), Aerial/Parcel/Zoning Maps (Greenhills School), Special Exception Use Application (Greenhills School), Greenhills School Site Plan (March 20, 2026), Wetland Use Permit Application (Greenhills School), SP25-0022 Planning Commission 2026 05 19 Presentation.pdf, Greenhills_Drive_PC 6-16-2026 Presentation.pdf

PETITIONER PRESENTATION:
Peter Fayroian of Greenhills School and Tim Brandstetter presented the proposed request.

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

PUBLIC HEARING:
Rita Ross, representing the Earhart Village Homes Association, expressed opposition to the proposal, citing concerns regarding traffic impacts, insufficient parking, and potential hardship related to proposed sidewalks.

Katherine Miller, 504 Concord Pines Drive, expressed support for the proposal as a neighbor and school parent, referencing prior comments about Greenhills and noting concerns about questions raised during a previous petition process.

Henry Miller, 504 Concord Pines Drive, a Greenhills student, expressed support for the proposal, stating that the project would add needed school space and improve traffic conditions on Greenhills Drive.

Phillip Miller, Concord Pines Drive expressed support for the proposal, noting that Greenhills is a good neighbor and that traffic concerns are typical near schools.

Seeing no additional speakers Chair Wyche closed the Public Hearing. [For a complete record of the comments, please see available video format].

Moved by Commissioner Hammerschmidt seconded by Councilmember Disch that the following motion be approved:

Motion: The Ann Arbor Planning Commission hereby approves a modification to the Greenhills School Special Exception Use for a private school in the R1B (Single-Family Dwelling) district to increase the maximum enrollment to 750 students based on the

following findings:

1. The location, size and character of the proposed use is compatible with the R1B (Single-Family Dwelling) district and neighborhood in which the site is situated.

2. The location and size of the proposed use, and its location and layout, will not unduly inconvenience or conflict with public utility systems or the transportation network that serves the site and neighborhood.

3. All applicable standards for the proposed use have been met.

And the Ann Arbor Planning Commission hereby approves the Greenhills School Site Plan dated March 20, 2026, Landscape Modification to allow landscape elements which are part of a previously approved site plan to be maintained and continued as nonconforming, and Wetland Use Permit to impact 4,828 square feet of wetland buffer area and mitigate 7,242 square feet, subject to the following conditions: a. The plan is revised to show the recommended one-way vehicle circulation plan. b. The wetland monitoring plan provided on sheet 11 is extended from two years to five years.

COMMISSION DISCUSSION:
The Commission held an open discussion on the item. [For a complete record of the discussion, please see available video format].

A first amendment to the motion was moved by Commissioner Adams and seconded by Commissioner Hammerschmidt including additional transportation related language at the end of the motion:

Motion: The Ann Arbor Planning Commission hereby approves a modification to the Greenhills School Special Exception Use for a private school in the R1B (Single-Family Dwelling) district to increase the maximum enrollment to 750 students based on the following findings:

The location, size and character of the proposed use is compatible with the R1B (Single-Family Dwelling) district and neighborhood in which the site is situated.

The location and size of the proposed use, and its location and layout, will not unduly inconvenience or conflict with public utility systems or the transportation network that serves the site and neighborhood.

All applicable standards for the proposed use have been met.

And the Ann Arbor Planning Commission hereby approves the Greenhills School Site Plan dated March 20, 2026, Landscape Modification to allow landscape elements which are part of a previously approved site plan to be maintained and continued as nonconforming, and Wetland Use Permit to impact 4,828 square feet of wetland buffer area and mitigate 7,242 square feet, subject to the following conditions:

The plan is revised to show the recommended one-way vehicle circulation plan, and Transportation Demand Management plan demonstrating staggered start times and other interventions as presented in the June 16th, 2026 Staff Report.

The wetland monitoring plan provided on sheet 11 is extended from two years to five years.

On a voice vote the amendment was approved unanimously by all present. (Vote 8-0).

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 on the amended motion was as follows with the Deputy Planning Manager declaring the motion carried. (Vote 8-0).

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

Nays: 0

Absent: 1 - Wonwoo Lee

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

10-a. 26-1027 **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: Staff Report 2026-06-16 (3400 Dexter).pdf, Site Plan 2026-06-16 SP25-0021.pdf, Zoning Map 2026-06-16 SP25-0021.pdf, Aerial Map 2026-06-16 SP25-0021.pdf, Transportation Review Memo #6.pdf, 2026-06-16 3400 Dexter PC Meeting Presentation.pdf

PETITIONER PRESENTATION:
Jason Iacoangeli, AICP – Toll Brothers and Jason Rickard, PE – SKE Group

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

PUBLIC HEARING:
Ken Garber, 28 Haverhill Court, commented on the proposed zoning, questioning whether R4A would be more appropriate and encouraging additional sustainability features, including solar energy opportunities.

Seeing no additional speakers Chair Wyche closed the Public Hearing.

Moved by Commissioner Adams seconded by Commissioner Mills that the following motion be approved:

Motion: 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: The Ann Arbor City Planning Commission recommends approval of SP26- 0021, 3400 Dexter Road Site Plan version 6 dated April 30, 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-of-Way 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].

Moved by Commissioner Weatherbee seconded by Councilmember Disch that the motion to postpone the petition to August 5, 2026.

DISCUSSION ON MOTION TO POSTPONE:
[For a complete record of the discussion please see available video format].

On a voice vote the second motion to postpone the petition was unanimously approved, with the Deputy Planning Manager declaring the motion carried. (Vote 8-0).

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

Nays: 0

Absent: 1 - Wonwoo Lee

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

None at this time.

14. ADJOURNMENT

Moved by Commissioner Hammerschmidt, seconded by Commissioner Weatherbee to adjourn the meeting at 10:23 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.