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, September 15, 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 7:05 pm in Council Chambers at City Hall of Ann Arbor.

2. ROLL CALL

Deputy Planning Manager Hank Kelley called the roll.

Commissioner Hammerschmidt entered the meeting at 7:09 pm.

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

Others present:
Deputy Planning Manager Hank Kelley
Principal Planner Michelle Bennett
Senior Planner Mariana Melin-Corcoran

3. APPROVAL OF AGENDA

Moved by Commissioner Bassiouni 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. 26-1482 City Planning Commission Meeting Minutes of September 1, 2026

Attachments: City Planning Commission Meeting Minutes of September 1, 2026.pdf

Moved by Commissioner Adams seconded by Councilmember Disch to approve the September 1, 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 Wednesday, September 8, 2026 City Council meeting:

City Council approved the final contract for Kline lot.

The 2958 Shady Lane Annexation resolution passed.

2080 South State Street Rezoning passed on First Reading.

5-b. Planning Manager

Deputy Planning Manager Kelley reported:

City staff will begin interviewing three consultant teams for the Unified Development Code rewrite and for Economic Development process improvement this week.

Manager Kelley noted the parking minimum elimination analysis memo in the packet. The analysis showed that since reforming parking minimums in 2022, 56% of projects produced less parking than prior.

26-1562 Parking Minimum Elimination Memo

Attachments: 9.10.26 FINAL Parking Minimum Elimination Impact Memo.pdf

5-c. Planning Commission Officers and Committees

None.

5-d. Written Communications and Petitions

26-1483 Various Communication to the Planning Commission

Attachments: Chambers Addendum V Contractor Interview Questions and SIDC Discussion Summary – September 15.pdf, Chambers Housing Opportunity Addendums and Near-Term Implementation Considerations.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, expressed concern about gas heating at Lockwood senior housing. He noted that the development had promised electric heating but instead provided boilers. He stated that there has been no final decision from MSHDA and that the issue was never fully resolved.

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

7. COMMUNICATION FROM COMMISSIONERS

Commissioner Weatherbee reported on a tour of Wolverine Village and noted that the cafeteria is all-electric and the largest cafeteria in Washtenaw County.

Councilmember Disch raised a question regarding the figures in the parking memo and asked why a more significant change in the number of parking spaces was not reflected.

Manager Kelley explained that the parking ratio is directly associated with the location of the development. Other commissioners shared insight into Figure 4, noting that the overall reduction in parking spaces due to the updated regulations numbers in the thousands. Commissioner Mills suggested to revisit the memo if the Commission contemplates parking maximum regulations in the future.

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

8. ACTION ITEMS SCHEDULED FOR NEXT REGULAR MEETING

8-a. 26-1484 Action Items Scheduled for Tuesday, October 6, 2026 Planning Commission Meeting:

Attachments: 10-6-2026 Notice of Public Hearing.pdf

Deputy Planning Manager Kelley reported for the Tuesday, October 6, 2026 City Planning Commission meeting:

PUBLIC HEARING:
Amendment to Chapter 55 (Unified Development Code) regarding Attainable Housing Unit is a petition to amend Chapter 55 to define and allow up to two Attainable Housing Units on any lot in a Residential zoning district by considering amendments to Sections 5.16 Use Specific Standards, Section 5.17 Area, Height and Placement Regulations, and Section 5.37 Definitions. Attainable Housing Units are proposed to be single-family dwellings of 850-square feet or less when one story or 1,250-square feet or less when two stories with reduced building spacing requirements.

530 South Division Street Rezoning with Area Plan (REZ26-0008) is a petition to rezone an 8,500-square foot parcel from R4C (Multiple-Family Dwelling) to D1 (Downtown Core), Midtown Character, and Front Yard with a voluntary condition to reduce the maximum height limit from 180 feet to 65 feet, and an area plan demonstrating conceptual development of a future additional duplex building meeting the standards of the proposed zoning designation.

DEDICATED PUBLIC COMMENT:
1000 Victors Way (Atrium South) Area Plan (SP26-0008) is 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).

2525 Ann Arbor-Saline Road (SP26-0011) is a 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.

9. UNFINISHED BUSINESS

None.

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

10-a. 26-1485 3695 South State Street PUD Zoning and Site Plan for City Council Approval (SP25-0027): A proposed rezoning from Office to Planned Unit Development (PUD) to construct a four-story building with 66 affordable apartments and 66 surface vehicle parking spaces. The 1.43-acre site is currently vacant and is located in Ward 4. Staff Recommendation: Approval.

Attachments: 2026-09-15 3695 S State PUD Staff Report.pdf, SP25-0027-3695 S. State St Site Plan_v4_7-31-26.pdf, 3695 S State DRAFT PUD Supplemental Regulations 9-10-26.pdf, 3695 S State St Aerial Map Zoom.pdf, 3695 S State St Aerial Map.pdf, 3695 S State St Zoning Map.pdf, 260914 - State Street Flats - Planning Commission Presentation.pdf

PETITIONER PRESENTATION:
Stephen Dronen of Lockwood presented the proposed request.

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

PUBLIC HEARING:
Ken Garber, 28 Haverhill Court, expressed appreciation for Lockwood's active involvement in Ann Arbor and its efforts to build affordable housing. He asked how Lockwood receives funding for projects such as this. He noted that the electrification of the building was a significant positive and asked whether the project would pursue net-zero certification or be fully electric.

[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 Weatherbee seconded by Commissioner Lee that:

Motion 1: The Ann Arbor City Planning Commission recommends that the Mayor and City Council approve the 3695 South State Street Planned Unit Development Zoning District and Supplemental Regulations.

Motion 2: The Ann Arbor City Planning Commission recommends approval of SP250027, 3695 South State Street Planned Unit Development Site Plan version 4 dated July 31, 2026 and alternative natural features mitigation for 37.25 inches of tree mitigation, subject to execution and compliance with 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 the Deputy Planning Manager 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. 26-1486 **2285 West Liberty Street Site Plan for Planning Commission Approval (SP26-0001)**: The site plan proposes a 343-unit residential development in the TC1 district. The project would be 100% affordable for an average income of 60% AMI. The building proposes to be 12 stories tall; the first three levels are dedicated to a parking structure with nine stories of residential above. The height of the building tapers down as it approaches an R-zoned parcel to the south. The ground level would offer co-working and office space along W. Liberty. Class A bicycle parking is provided on the first and second level. It is located in Ward 5. Staff recommendation: Conditional Approval.

Attachments: Staff Report 2026-09-15 (2285 W Liberty).pdf, 2285 W Liberty Site Plan_v5 2026-09-15.pdf, 2285 W Liberty St

Aerial Map.pdf, 2285 W Liberty St Aerial Map Zoom.pdf, 2285 W Liberty St Zoning Map.pdf, Presentation 2026-09-15 (2285 W Liberty) .pdf

PETITIONER PRESENTATION:
Cody Dietrich of Tareen Development Partners presented the proposed request.

STAFF PRESENTATION:
Principal Planner Michelle Bennett presented the staff report.

PUBLIC HEARING:
Ken Garber, 28 Haverhill Court, expressed his appreciation for the affordable housing component and asked for additional information about the project's financing. He also asked how the sustainability items would be met if they are not included in the development agreement.

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

Seeing no additional speakers Chair Wyche closed the Public Hearing.

Moved by Councilmember Disch seconded by Commissioner Weatherbee that:

The Ann Arbor City Planning Commission approves SP26-0001, 2285 West Liberty Street Site Plan version 5 dated July 31, 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 City Planning Commission.

For Stormwater:
1. Sheet C510 – Storm Details Sheet: The site plan shall show overflow structure and associated piping, going to overflow drain in bioretention islands, and include a detail of the islands with elevations and drain.
For Urban Forestry:
2. Sheet L101 – Landscape Plan: Individual islands identified as "VUA Islands" shall meet the minimum required tree quota of one tree per every 250 square feet of island area.

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 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

11. OTHER BUSINESS

None.

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

Nelly Nolan, 551 S State, asked what local government issue is most important for younger people to be aware of and care about. She expressed appreciation for the opportunity to learn during the meeting and noted that she was attending for a local government class.

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

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

13. COMMISSION PROPOSED BUSINESS

Commissioner Wyche invited the commission to respond to Nelly's question about what young people should care about related to local government. Various commissioners responded.

14. ADJOURNMENT

Moved by Commissioner Adams seconded by Councilmember Disch to adjourn the meeting at 9:49 pm. On a voice vote, the Chair

declared the motion carried unanimously.

Donnell Wyche, Chairperson
Courtney Manor, Administrative Assistant
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.