City of Ann Arbor
Formal Minutes - Draft
City Planning Commission

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

Tuesday, October 20, 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 7:04 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, Lee, Wyche, Weatherbee, Adams, Norton, and Bassiouni

Absent 1 - Disch

Others present:
Deputy Planning Manager Hank Kelley
Principal Planner Jill Thacher
Water Quality Manager Jennifer Lawson

3. APPROVAL OF AGENDA

Moved by Commissioner Hammerschmidt 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. **26-1678** City Planning Commission Meeting Minutes of October 6, 2026

Attachments: City Planning Commisison Meeting Minutes of October 6, 2026.pdf

Moved by Commissioner Adams seconded by Commissioner Weatherbee to approve the October 6, 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 Thacher reported at the Monday, October 19, 2026 City Council meeting:

1310 Wisteria site plan and rezoning petitions denied due to concerns such as height, massing, and partial redevelopment.

A resolution asking the City Planning Commission to initiate rezoning around central campus was approved.

The 525 South State Street Vacation, the right of way the City is vacating to give back to the University, was approved.

5-b. Planning Manager

Deputy Planning Manager Kelley reported:

The Tuesday, October 27, 2026 working session topic will include presentation by Leah DuMouchel from the Michigan Association of Planning and a staff presentation on sign regulation changes requested by the Zoning Board of Appeals.

City staff participated in the Planning Michigan conference in Kalamazoo to experience continuing education.

Farewell to Commissioner Adams on his final regular session.

5-c. Planning Commission Officers and Committees

None.

5-d. Written Communications and Petitions

5-a. 26-1680 Various Communication to the Planning Commission

Attachments: Chambers AHU Text Amendment – Turning Ann Arbor's Housing Investment Into Homes.pdf, Chambers Turning Ann Arbor's Housing Investment Into Homes — AHU Review and Supporting Materials.pdf, Dabrowski Consulting Contract Approved for Development Review process Improvement.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.)

PUBLIC COMMENT:
Peter Hill, 1404 East Stadium Boulevard, expressed appreciation for City Council's direction to rezone the Central Campus area.

[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. 26-1681 Action Items Scheduled for Tuesday, November 17, 2026 Planning Commission Meeting:

Deputy Planning Manager Kelley reported:

The Thursday, November 5, 2026 meeting has been cancelled due to the election and scheduling conflicts.

Public notice deadline for the Tuesday, November 17, 2026 Planning Commission meeting is next week and these items could change:

PUBLIC HEARING
2900 South Main Street Rezoning and Site Plan (SP25-0013)

DEDICATED PUBLIC COMMENT
811 North Main Street Special Exception Use extension (SEU26-0002)

9. UNFINISHED BUSINESS

None.

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

10-a. 26-1682 **709 West Huron Street Rezoning (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.
Staff recommendation: Approval

Attachments: Staff Report 2026-10-20 (709 W Huron).pdf, 709 West Huron Street Boundary Survey.pdf, ZBA26-0014; 709 West Huron Street Plans.pdf, 709 W Huron St Aerial Map Zoom.pdf, 709 W Huron St Aerial Map.pdf, 709 W Huron St Zoning Map.pdf, 709 W Huron Rezoning Petition.pdf, Gott-House-PUD-Supplemental-Regulations.pdf

PETITIONER PRESENTATION:
Deborah Rasche, property owner, presented the proposed request.

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

PUBLIC HEARING:
Seeing no speakers Chair Wyche closed the Public Hearing.

Moved by Commissioner Mills seconded by Commissioner Weatherbee that:

The Ann Arbor Planning Commission hereby recommends that City Council approve the 709 West Huron Street Rezoning, to rezone this lot from PUD (Planned Unit Development) to O (Office) and to approve an area plan waiver.

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 8-0.

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

Nays: 0

Absent: 1 - Lisa Disch

11. OTHER BUSINESS

11-a. 26-1683 **Stormwater Comprehensive Plan**: The City is finalizing a comprehensive stormwater management plan that will bring together the City's existing stormwater plans, studies, policies, data, and ongoing initiatives into a single, coordinated framework. The Plan will provide a cohesive philosophy for staff, guide future decision-making and infrastructure design, and incorporate resiliency and climate adaptation into stormwater management.

Attachments: Comp SW Mgmt Plan - Commission Presentation V01.pdf

STAFF PRESENTATION:
Jennifer Lawson, City of Ann Arbor Water Quality Manager, presented the item.

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

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

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

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

13. COMMISSION PROPOSED BUSINESS

Chair Wyche asked if Short Term Rentals are allowed in TC1 as it seems

they are because UDC table is blank.
Deputy Manager Kelley responded they would follow up via email.

Chair Wyche also asked if there is a plan for rezoning Central Campus noting it would be helpful to understand how it will affect in-progress proposals.
Deputy Manager Kelley responded since the resolution was passed yesterday evening, the department does not yet have a timeline for completing the work. They stated that we do have a staff member who will be working on the rezoning and it will be handled in a manner similar to bicycle parking regulations, that in progress petitions would affect only a few developments, and we will follow up directly with the relevant petitioners.

Chair Wyche wanted to clarify due to the large size of the rezoning area, will public engagement notice go out via public mailings?
Deputy Planning Manager Kelley replied the City will want to do more than statutory mailers in terms of public engagement and we will want to hold informational sessions, but will see what Planning Manager Lenart has planned.

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

14. ADJOURNMENT

Moved by Commissioner Mills seconded by Commissioner Norton to adjourn the meeting at 8:25 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.