

# City Planning Commission - This meeting will be broadcast live on CTN Cable Channel 16, ATT Channel 99, and online at [a2gov.org/watchCTN](http://a2gov.org/watchCTN)

To speak at public comment call: 877 853 5247 (Toll Free) or 888 788 0099

Meeting ID: 976 0979 8997

Meeting Time: 07-07-20 19:00

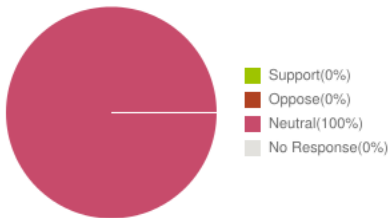
## eComments Report

Meetings	Meeting Time	Agenda Items	Comments	Support	Oppose	Neutral
City Planning Commission - This meeting will be broadcast live on CTN Cable Channel 16, ATT Channel 99, and online at <a href="http://a2gov.org/watchCTN">a2gov.org/watchCTN</a>  To speak at public comment call: 877 853 5247 (Toll Free) or 888 788 0099 Meeting ID: 976 0979 8997	07-07-20 19:00	24	2	0	0	2

### Sentiments for All Meetings

The following graphs display sentiments for comments that have location data. Only locations of users who have commented will be shown.

#### Overall Sentiment



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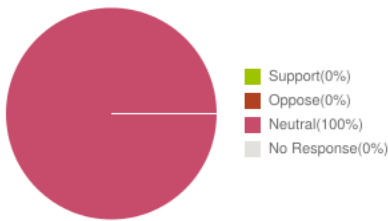
**07-07-20 19:00**

Agenda Name	Comments	Support	Oppose	Neutral
9-b 20-1007 Valhalla Ann Arbor Site Plan, Annexation, and Rezoning for City Council Approval - Proposed multiple-family residential project containing 454 units and townhomes with parking located under the buildings and along the private drives. Project includes annexation of parcels from Pittsfield Township and petitioner is requesting a conditional R4E multiple-family zoning designation of this 9.8-acre site, located at 31-163 Valhalla Drive and 2065, 2099 South Main Street.	1	0	0	1
10-a 20-1008 Proposed Amendments to Chapter 55 - Unified Development Code to Amend the Parking Standards (Section 5.19) to require electric vehicle (EV) infrastructure for new development projects that require a Site Plan for City Council. Amendments would require installation of EV systems and infrastructure as a percentage of the overall parking requirement. The requirements will include three different types of EV charging station infrastructure: 1) EV Capable (capacity to install future EV systems), 2) EV Ready (partially installed system), and 3) EV Installed (fully installed system). Land uses affected by these proposed amendments include residential, commercial, office and research, transportation, industrial, and accessory uses. Staff Recommendation: Approval	1	0	0	1

**Sentiments for All Agenda Items**

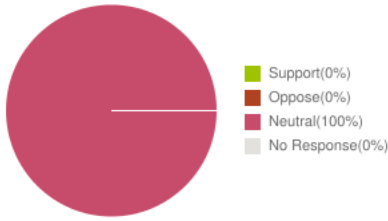
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**Overall Sentiment**



**Agenda Item: eComments for 9-b 20-1007 Valhalla Ann Arbor Site Plan, Annexation, and Rezoning for City Council Approval - Proposed multiple-family residential project containing 454 units and townhomes with parking located under the buildings and along the private drives. Project includes annexation of parcels from Pittsfield Township and petitioner is requesting a conditional R4E multiple-family zoning designation of this 9.8-acre site, located at 31-163 Valhalla Drive and 2065, 2099 South Main Street.**

## Overall Sentiment



### Ken Garber

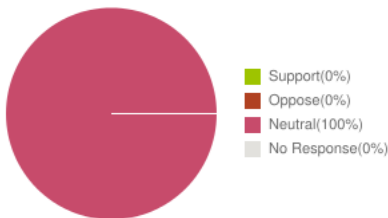
Location:

Submitted At: 1:36pm 07-07-20

It's fantastic that the petitioner is going all-electric. My one sustainability concern is about solar panels. The earlier plan included 435,000 KWh photovoltaic capacity per year, providing 12-13% of the project's electricity needs. I don't see in today's staff report that there will be more solar panels. With electric heating and appliances, electricity use will go up. The plan specified 10,000 square feet of vegetated roof area. Green roofs are great; they cool buildings in summer and slow stormwater runoff. But solar panels would make a bigger energy impact. Roughly 568 solar panels, each putting out 265W of power, could fill that same area. Those 150 kW, based on the Michigan average of 4.1 hours of peak sunlight per day, would provide 224,000 KWh of energy annually, increasing the project's current generating capacity by 52 percent. This will add cost, but little compared to total project cost. And it may be possible to keep some green roofs by putting some panels elsewhere.

Agenda Item: eComments for 10-a 20-1008 Proposed Amendments to Chapter 55 - Unified Development Code to Amend the Parking Standards (Section 5.19) to require electric vehicle (EV) infrastructure for new development projects that require a Site Plan for City Council. Amendments would require installation of EV systems and infrastructure as a percentage of the overall parking requirement. The requirements will include three different types of EV charging station infrastructure: 1) EV Capable (capacity to install future EV systems), 2) EV Ready (partially installed system), and 3) EV Installed (fully installed system). Land uses affected by these proposed amendments include residential, commercial, office and research, transportation, industrial, and accessory uses. Staff Recommendation: Approval

## Overall Sentiment



### Ken Garber

Location:

Submitted At: 2:03pm 07-07-20

This is a very good ordinance. I have just one suggestion. The ordinance recommends, but doesn't require, that EV chargers be powered by renewable energy. To ensure as much clean electricity as possible for these EVs, we should go further. Require solar for commercial and multifamily residential installed EV charging stations. (Not all single family dwellings are suitable for solar.) For these open parking lots, require that every EV-installed space be coupled to photovoltaic cells with a minimum power of 2.6 kW. That's roughly the photovoltaics that would fit on a carport roof above a typical parking space. (A freestanding solar installation nearby would also be OK.) Given that the average EV goes 3 miles for every KWh of energy its battery takes in, charging an EV at such a

solar station for 5 hours would add 40 miles to that car's range, enough extra mileage for most commuters. These solar-powered stations can also be connected to the grid to ensure sufficient power on cloudy days.