

From: vnarmentrout <vnarmentrout@sbcglobal.net>
Sent: Saturday, August 22, 2020 11:36 AM
To: Lenart, Brett <BLenart@a2gov.org>
Subject: planned project site modifications (errors)

I am perusing the proposed ordinance changes. I perceive that the PPS modifications are intended to allow/encourage more use of solar panels, which is a good thing. However, as a long-time copy editor I am pained to see so many errors.

1. 5.18: the reference to the dimensional tables which will illustrate changes is missing, with a message "Error: Reference Source not found".

This makes it impossible for anyone to compare what is proposed to what is current.

2. 5.18 C:?? (1) The flexibility is part on an improved site plan.
(Surely this should be "of", not "on".)

3. 5.18 C (4) This sentence does not make sense. I think this is the missing word: Photovoltaic panels
that cover an area...

4. 5.18 C (5) As written, it appears that electrical panels are meant to be used only for electricity, which makes little sense.

I suggest that you move the word "solely" as shown here:

Electrical panels have capacity to power the development *solely* with electricity, and if all buildings are not fully electrified at the time of development, conduit and other necessary infrastructure is provided for future conversion.

Additional query: Would the intent be improved by saying "fully electrified at the time of construction"?

Language is everything, especially with regulations.

Vivienne Armentrout

From: Tom Stulberg <tomstulberg@hotmail.com>
Sent: Sunday, August 23, 2020 9:51 AM
To: Planning <Planning@a2gov.org>
Cc: Laura Strowe <leksarts@yahoo.com>; Mary Underwood <marymunderwood@me.com>; Tom Stulberg <tomstulberg@hotmail.com>
Subject: C1A and C1A/R Zoning Districts

Planning Commissioners:

In preparation for your upcoming ordinance revisions committee meeting on Tuesday 8/25/20, I believe that you will find a particular document quite helpful to understand the history and intent of the C1A and C1A/R Zoning Districts. It was written Susan Friedlaender, a highly regarded expert on this area of the law, on 11/17/17 to the mayor and city council prior to their vote on the LowerTown Development.

You can find this document at <https://lowertownlife.org/read-the-filing>. It is the second link, labeled "1140 Broadway Rezoning Comment SKF". On page 8, she included the November 13, 1987 memo from the planning director to the planning commission titled: "Analysis of the C1A/R, C2A/R, and C2B/R Zoning Districts in the Downtown Area". I trust that you will find this document quite interesting and essential preparation for Tuesday night's meeting.

I look forward to participating with you on this matter.

Tom Stulberg
spokesperson for Ann Arbor Neighbors for Responsible Development

(Board of Directors cc'd)