

City Council - 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: 877 853 5247 or 888 788 0099

Enter Meeting ID 942 1273 2148

Meeting Time: 06-07-21 19:00

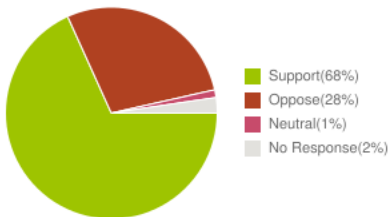
eComments Report

Meetings	Meeting Time	Agenda Items	Comments	Support	Oppose	Neutral
City Council - This meeting will be broadcast live on CTN Cable Channel 16, ATT Channel 99, and online at a2gov.org/watchCTN	06-07-21 19:00	110	85	58	24	1
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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



City Council - This meeting will be broadcast live on CTN Cable Channel 16, ATT Channel 99, and online at a2gov.org/watchCTN

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06-07-21 19:00

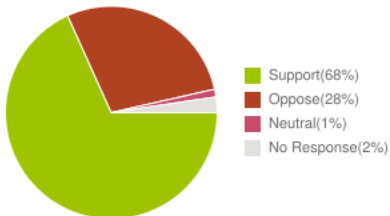
Agenda Name	Comments	Support	Oppose	Neutral
CA-24 21-0952 Resolution to Add South University Area Businesses to the Current Approval for Downtown Street Closures for Restaurant and Retail Use	2	2	0	0
CA-26 21-0882 Resolution to Appropriate \$1,100,000.00 from the Affordable Housing Millage to Avalon Housing Inc., or an Affiliated Entity for its Project, The Grove at Veridian at 2270 Platt Road, Without Regard to Fiscal Year (\$1,100,000) (8 Votes Required)	5	4	0	0
CA-29 21-0900 Resolution to Appropriate \$424,364.00 from the Affordable Housing Millage to Avalon Housing Inc., or an Affiliated Entity for its Hickory Way II Project at 1130 S Maple Road, Without Regard to Fiscal Year (\$424,364) (8 Votes Required)	5	5	0	0
PH-1 21-0589 An Ordinance to Amend Section 5.15 (Table 5-15-2) and Section 5.16.6 of Chapter 55 (Unified Development Code) of Title V of the Code of the City of Ann Arbor (Accessory Dwelling Units) (ORD-21-14)	3	3	0	0
PH-2 21-0634 An Ordinance to Amend Chapter 55 (Unified Development Code), Rezoning of 9.8 Acres from TWP(Township), R1C (Single-Family) and R1A (Single-Family) to R4E With Conditions (Multiple-Family Dwelling District with Conditions), Valhalla Ann Arbor Conditional Rezoning, 31, 50, 57, 77, 97, 98, 107, 145, 147, 151, 155, 159, 163 Valhalla Drive and 2065, 2099 South Main Street (CPC Recommendation: Approval - 8 Yeas and 1 Nay) (ORD-21-15)	15	5	9	1
PH-3 21-0771 Resolution to Approve Valhalla Ann Arbor Site Plan and Development Agreement, 31, 50, 57, 77, 97, 98, 107, 145, 147, 151, 155, 159, 163 Valhalla Drive and 2065, 2099 South Main Street (CPC Recommendation: Approval - 8 Yeas and 1 Nay)	13	5	7	0
PH-4 21-0944 Resolution to Adopt the Ann Arbor Moving Together Towards Vision Zero - City of Ann Arbor Comprehensive Transportation Plan (Adopted and Recommended by the CPC on April 20, 2021 - 9 Yeas, 0 Nays)	2	2	0	0
B-1 21-0589 An Ordinance to Amend Section 5.15 (Table 5-15-2) and Section 5.16.6 of Chapter 55 (Unified Development Code) of Title V of the Code of the City of Ann Arbor (Accessory Dwelling Units) (ORD-21-14)	5	4	1	0
B-2 21-0634 An Ordinance to Amend Chapter 55 (Unified Development Code), Rezoning of 9.8 Acres from TWP(Township), R1C (Single-Family) and R1A (Single-Family) to R4E With Conditions (Multiple-Family Dwelling District with Conditions), Valhalla Ann Arbor Conditional Rezoning, 31, 50, 57, 77, 97, 98, 107, 145, 147, 151, 155, 159, 163 Valhalla Drive and 2065, 2099 South Main Street (CPC Recommendation: Approval - 8 Yeas and 1 Nay) (ORD-21-15)	3	2	1	0
DB-1 21-0771 Resolution to Approve Valhalla Ann Arbor Site Plan and Development Agreement, 31, 50, 57, 77, 97, 98, 107, 145, 147, 151, 155, 159, 163 Valhalla Drive and 2065, 2099 South Main Street (CPC Recommendation: Approval - 8 Yeas and 1 Nay)	4	3	1	0

Agenda Name	Comments	Support	Oppose	Neutral
DB-2 21-0944 Resolution to Adopt the Ann Arbor Moving Together Towards Vision Zero - City of Ann Arbor Comprehensive Transportation Plan (Adopted and Recommended by the CPC on April 20, 2021 - 9 Yeas, 0 Nays)	1	1	0	0
C-1 21-0640 An Ordinance to Amend Section 8:530 of Chapter 105 (Housing: Entry to Show Premises and Time for Rental Agreements) of Title VIII (Building Regulations) of the Ann Arbor City Code	3	3	0	0
C-2 21-1042 An Ordinance to Amend Chapter 112 (Non-Discrimination), Section 9:151, Title IX of the Code of the City of Ann Arbor to Add Definition of Race to Include Prohibition Against Race-Based Hair Discrimination	5	5	0	0
C-3 21-0870 An Ordinance to Add Sections 5.12.9 and to Amend Sections 5.15, 5.16.3, 5.17.4 and 5.20.4 of Chapter 55 (Unified Development Code) of Title V of the Code of the City of Ann Arbor (New Zoning District TC1 Transit Corridor)	5	4	1	0
DC-2 21-0973 Resolution Establishing a Council Subcommittee for the Purpose of Studying and Setting Parameters for a Payment In Lieu of Taxes (PILOT) Program for the City of Ann Arbor	3	1	2	0
DC-4 21-1075 Resolution Supporting the For The People Act (H.R. 1 / S. 1)	3	3	0	0
DC-6 21-1096 Resolution to Request that Councilmember Jeff Hayner Resign from the Ann Arbor City Council	8	6	2	0

Sentiments for All Agenda Items

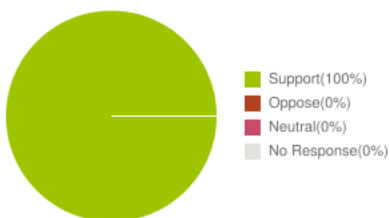
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Overall Sentiment



Agenda Item: eComments for CA-24 21-0952 Resolution to Add South University Area Businesses to the Current Approval for Downtown Street Closures for Restaurant and Retail Use

Overall Sentiment



Jim Pyke

Location:

Submitted At: 10:30am 06-07-21

As long as they are thoughtfully planned, the more downtown street closure we have the better as far as I'm concerned.

Let's make our relatively small downtown area as safe and pleasant for pedestrians as we possibly can.

Jean Leverich

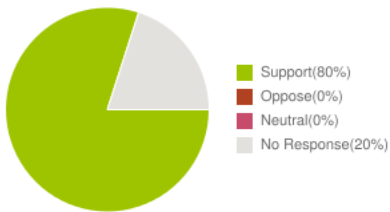
Location:

Submitted At: 9:34am 06-07-21

Let's help community businesses recover this summer.

Agenda Item: eComments for CA-26 21-0882 Resolution to Appropriate \$1,100,000.00 from the Affordable Housing Millage to Avalon Housing Inc., or an Affiliated Entity for its Project, The Grove at Veridian at 2270 Platt Road, Without Regard to Fiscal Year (\$1,100,000) (8 Votes Required)

Overall Sentiment



Dan Roehrig

Location:

Submitted At: 10:46am 06-07-21

I strongly support this development. This site has been vacant too long and Veridien will be a welcome addition to the Allen neighborhood (where I live).

Jim Pyke

Location:

Submitted At: 10:32am 06-07-21

This project has been in the planning stages for a long time. I hope injecting significant funding will help it move decisively forward.

Joan Lowenstein

Location:

Submitted At: 9:05am 06-07-21

This is exactly why we passed the millage. We should support this kind of housing because it is not only affordable but innovative and can serve to encourage other similar projects.

Adam Jaskiewicz

Location:

Submitted At: 12:21pm 06-05-21

I strongly support building more affordable housing. I think this is a great project.

Jean Leverich

Location:

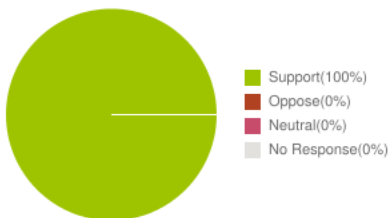
Submitted At: 12:23pm 06-04-21

I strongly support the allocation of \$1.1 million to support Avalon Housing's portion of the Veridian development on a formerly County-owned property on Platt Rd. The housing affordability crisis requires a multi-pronged solution to meet the needs of a diverse constituency of neighbors, from our most poor to middle-class families who would like to live in Ann Arbor but cannot afford the housing market. To make forward progress, we need a diversity of approaches. The Veridian development is an ambitious project incorporating sustainability features and market rate homes, but also integrated affordable and supportive housing units built and operated by Avalon. This is an ideal model for welcoming neighbors.

The communities that Avalon serves with developments like these are the most vulnerable and in need of safe and healthy homes. These are excellent projects to begin using our affordable housing dollars to advance options for those who are most in need in our community.

Agenda Item: eComments for CA-29 21-0900 Resolution to Appropriate \$424,364.00 from the Affordable Housing Millage to Avalon Housing Inc., or an Affiliated Entity for its Hickory Way II Project at 1130 S Maple Road, Without Regard to Fiscal Year (\$424,364) (8 Votes Required)

Overall Sentiment



Jim Pyke

Location:

Submitted At: 10:36am 06-07-21

I'm excited to be able to put more financial support behind local subsidized housing. Hopefully council support for this and all the affordable housing millage related resolutions will be decisive (require little to no discussion) and unanimous.

Joan Lowenstein

Location:

Submitted At: 9:08am 06-07-21

Hickory Way has been extremely successful and has led to Ann Arbor's being one of the communities in the US that has been able to essentially end homelessness for veterans.

Brandon Dimcheff

Location:

Submitted At: 8:52pm 06-06-21

I'm excited about putting our affordable housing funds to use!

Adam Jaskiewicz

Location:

Submitted At: 12:22pm 06-05-21

More affordable housing. Do it!

Jean Leverich

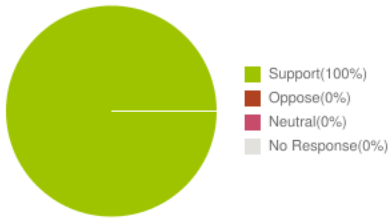
Location:

Submitted At: 12:28pm 06-04-21

I support allocating \$400,000 from the Affordable Housing millage to support the development of the second phase of Avalon's Hickory Way property on Maple Rd. This will add an additional 84 homes to this property, which has a mix of income-restricted units, many of which are set aside for extremely low-income residents, and all are capped to be affordable for households earning below 60% of Area Median Income (AMI). The communities that Avalon serves with developments like these are the most vulnerable and in need of safe and healthy homes. These are excellent projects to begin using our affordable housing dollars to advance options for those who are most in need in our community.

Agenda Item: eComments for PH-1 21-0589 An Ordinance to Amend Section 5.15 (Table 5-15-2) and Section 5.16.6 of Chapter 55 (Unified Development Code) of Title V of the Code of the City of Ann Arbor (Accessory Dwelling Units) (ORD-21-14)

Overall Sentiment



Jim Pyke

Location:

Submitted At: 10:39am 06-07-21

Let's make it easier to build more ADUs!!

I hope that relaxing code restrictions will be just the start of the ways that we can support building more ADUs throughout the many neighborhoods that can benefit from them.

Jean Leverich

Location:

Submitted At: 9:43am 06-07-21

I support this update to make the ordinance more flexible by allowing detached small homes (which the current ordinance mostly prohibits), allowing homeowners who have single-family homes in a zone that technically allows for apartment buildings (but often does not actually permit more than one home on a property) to add an ADU instead; and eliminating the requirement that the property owner live in one of the two units. These updates have been through multiple rounds of public engagement and other processes over the last few years and align well with the AARP's ADU ordinance recommendations.

By making these small homes more viable for more residents to construct, we can increase the diversity of housing options across the City and create more opportunities for households to adapt their circumstances without being forced to sell and move from a property.

Brandon Dimcheff

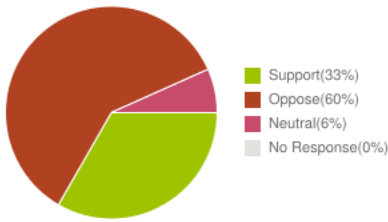
Location:

Submitted At: 8:40pm 06-06-21

I support these amendments to the ADU regulations. We need more housing, and while this may not create a ton of units, it adds flexibility for people who want to help pay their mortgage or have a family member live nearby.

Agenda Item: eComments for PH-2 21-0634 An Ordinance to Amend Chapter 55 (Unified Development Code), Rezoning of 9.8 Acres from TWP(Township), R1C (Single-Family) and R1A (Single-Family) to R4E With Conditions (Multiple-Family Dwelling District with Conditions), Valhalla Ann Arbor Conditional Rezoning, 31, 50, 57, 77, 97, 98, 107, 145, 147, 151, 155, 159, 163 Valhalla Drive and 2065, 2099 South Main Street (CPC Recommendation: Approval - 8 Yeas and 1 Nay) (ORD-21-15)

Overall Sentiment



Dan Roehrig

Location:

Submitted At: 10:52am 06-07-21

I support this development. We need more housing and this has been thoroughly vetted.

Jim Pyke

Location:

Submitted At: 10:45am 06-07-21

Let's make this development a reality for Ann Arbor!

So many great reasons to build dense multifamily housing on this site - proximity to shopping and transit lines topping the list among those reasons.

I am very excited to welcome new neighbors to our city, and to free a few more of our tens of thousands of daily single occupant vehicle commuters from the stress, expense, and environmental devastation resulting from those commutes.

Jean Leverich

Location:

Submitted At: 9:31am 06-07-21

I support this conditional rezoning petition (from single family to R4E). This project will be the largest all-electric housing development in Ann Arbor. Every aspect of the project, including (but not limited to) traffic, storm-water management & public safety has already been vetted and approved by the City and County staff & received enthusiastic approval/support from Planning Commission with a vote of 8 to 1.

For many years, I lived in a condo off of Ann Arbor-Saline Rd by Busch's, and there are several similar multifamily communities there. This location is ideal. It's on a transit line, with grocery shopping, basic services, schools, and entertainment all within easy walking/biking distance. We have a housing shortage in Ann Arbor that drives up housing costs. Let's support new, green projects aligned with our Comprehensive Land Use Plan and A2Zero goals that allow residents to live car-light lifestyles. This project is a meaningful start at addressing the housing crisis.

Brandon Dimcheff

Location:

Submitted At: 8:50pm 06-06-21

We desperately need more housing in town, and this is a great location for dense development. It's close to downtown, groceries, and other amenities, which makes it an ideal location for living a car-free or reduced-car lifestyle.

Irma Majer

Location:

Submitted At: 6:04pm 06-06-21

I am opposed to the rezoning and site plan for the Valhalla development because it is too large for the site (per original recommendation of CPD staff) and will create a choke point at an already congested area during peak travel times. Also, energy efficiency is a good goal, but here it doesn't make up for an unpleasing design plan. The City should stop spot-zoning, as well as plans for transit corridor upbuilding such as this until the residents of the entire city have been informed and included in the decision-making process. Fundamental changes in zoning should not be green-lighted piecemeal, but rather included in city-wide consideration of comprehensive reform of the Master Plan.

Susan Douglas

Location:

Submitted At: 4:29pm 06-06-21

Valhalla traffic and safety concerns have not been adequately addressed. Nearby citizens were told that the already-busy Main/Scio Church intersection would not be impacted by the addition of a staggering 454 new units literally at that intersection. Then we were told that congestion is good, which is dubious. Increased traffic combined with awkward and dangerous traffic patterns, such as Valhalla residents u-turning south in the Pioneer High School parking lot because they can only exit north onto Main St. points to chronic, dangerous traffic issues ahead. It will only take one fatality to be a tragedy. The physical constraints of the site in fixing the ingress/egress issues alone are justification enough to reduce the density of the units. Instead, the strategy seems to be to simply pretend that there isn't a problem. Council should table this project until a solution can be found to the very real safety issues confronting their constituents if the current site plan is approved.

John Tatum

Location:

Submitted At: 6:43pm 06-05-21

Valhalla R4E Zoning Inconsistent with Master Plan

The City is not following the proper process to approve rezoning, and is ignoring the approved Master Plan. The City is obligated to update the Master Plan before acting on this rezoning.

The proposed R4E zoning is not based on the approved Master Plan for this area. It considers only the developer's parcels, not the surrounding area, and has not been vetted through a robust process. It does not truly represent the community's vision. It establishes a spot-zoning precedent that will apply to parcels across the city. Deny the Valhalla proposal, and engage in the approved process to modify the Master Plan. Only then consider the developer's proposal.

Adam Jaskiewicz

Location:

Submitted At: 12:26pm 06-05-21

As a fourth-ward resident who travels through this area frequently, I strongly support this re-zoning and this development. I want to see more housing built in Ann Arbor of all types, including large apartment complexes like this. This is a great location for density and will add much-needed vibrancy to the neighborhood.

Daniel Atkins

Location:

Submitted At: 7:59pm 06-04-21

Three reasons to vote NO: 1)Rezoning these parcels to R4E is spot zoning. This is a dangerous precedent that violates strategic master planning with robust community input. This project violates our Master Plan, which you have approved within the last 5 years, and goes against the advice of the City Planners. They recommended R1D with up to 84 units. 2)Traffic and safety issues have not been adequately resolved. The entrances and exits for this development for up to a 1000 people are not aligned with the existing signalized intersections. This creates turning constraints on entrances and exits that will create congestion and safety issues at an increasingly busy 3 road intersection near a high school. 3) Only 3% of the proposed units contribute to affordable housing. The Bowen housing needs assessment* commissioned by the Council documents a primary demand for affordable and non-student housing. This project, at the cost of spot zoning, makes a minimal contribution to that need.

Victoria Green

Location:

Submitted At: 4:29pm 06-04-21

Today Ann Arbor lacks sufficient east-west routes between State and Main south of Hoover. The Stadium-State-Eisenhower-Main superblock cuts off pedestrians and bikers and is a barrier to Ann Arbor's 20-minute neighborhood goal. (and it's worse south of Eisenhower). Bikers must ride the long way around to the grocery store on high-speed arterials; it's patently unsafe for all ages.

Can the Valhalla development include the first piece of a non-motorized route to connect people east of State to the Busch's? Like the folks in the new affordable housing complex at State and Stimson?

Steve Giardini

Location:

Submitted At: 8:58am 06-04-21

Adding such a big community in that small space will reek havoc on an already condensed and congested roadway infrastructure. The area surrounding the proposed Valhalla project is physically unable to support such an increase load on community resources. In addition, the proposed Valhalla community does not support A2's vision for affordable housing and sustainability impact.

Jane Chronis

Location:

Submitted At: 11:35am 06-03-21

Rezoning these parcels to R4E is spot zoning. This project violates the City's Master Plan which is approved by City Council every 5 years and goes against the advice of the professional City Planners who recommended R1D zoning with up to 84 units (compared with what the developer is requesting – 454 units). This is inconsistent with this location and parcel size and requires over engineering, such as pumping wastewater and sewage, to try to make it work.

2. Traffic and safety issues have not been adequately resolved. The entrances and exits for this development for up to 1,000 people are not aligned with the existing signalized intersections. This creates turning constraints on entrances and exists that will cause increased congestion and safety issues at an increasingly busy 3 road intersection near Pioneer High School.

3. Only 3% of the proposed units contribute to affordable housing. This project, at the cost of spot zoning, makes a minimal contribution to that need.

Julie Fritz

Location:

Submitted At: 9:41am 06-03-21

Rezoning these parcels is spot zoning and violates the City's Master Plan which is approved every 5 years. This is the first use of the super high density R4E zoning and should be strategically analyzed, reviewed, and considered in the City's Master Plan instead of being a stand-alone agenda item at a City Council meeting.

Helen Severino

Location:

Submitted At: 11:14am 06-01-21

Oppose such large/dense development

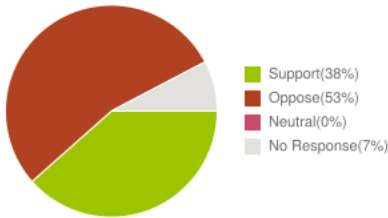
Jean Holland

Location:

Submitted At: 4:51pm 05-28-21

I strongly oppose the rezoning of this particular parcel to R4E. It is completely inappropriate for this location. I would be in favor of a less dense rezoning that makes more sense for this parcel.

Overall Sentiment



Jean Leverich

Location:

Submitted At: 1:37pm 06-07-21

Valhalla development. Building more multifamily housing helps people who would otherwise live in neighboring communities live close to downtown.

Valhalla supports the goals of the MASTER PLAN & key city policy & planning objectives:

Provide pedestrian, bicycle & transit connections & amenities to encourage alternatives to vehicular access by increasing travel choices.

Locate high residential densities near mass transit routes near commercial, employment & activity centers.

Sustainability: higher density, preserve existing natural features, stormwater management practices, LEED Silver standards, vegetated/green roof systems, & solar photovoltaic systems. Install significant public utility infrastructure at no cost to the city.

Generate significant monies for the city park system, the city general fund & AAPS; provide permanent affordable housing & contribute to the affordable housing millage.

Jim Pyke

Location:

Submitted At: 10:51am 06-07-21

On the one hand I'm glad that new development goes through such an extensive planning and vetting process before final approvals.

On the other hand it's incredibly anxiety provoking for me (and I have to assume for the developers too) that all that work can be threatened with site plan denial after months or even years of difficult, expensive effort.

Please vote yes on this.

Let's get some more dense multi-family housing built in Ann Arbor!

Zach Tobin

Location:

Submitted At: 9:48am 06-07-21

Even without the affordable housing units provided within this development, any additional housing in A2 lowers pressure on housing price inflation. This spot seems ideal relative to other locations that have been proposed in the past due to its proximity to a major road, walkability to grocery and other shopping, and limited impact to neighboring communities. I strongly urge the council to support this development, as you are unlikely to find a more suitable location outside of downtown and outward sprawl for an increase in A2 housing stock.

Brandon Dimcheff

Location:

Submitted At: 8:55pm 06-06-21

As I said in PH-2, I'm excited to see this happen. It's an ideal place. It might not be perfect (nothing is) but we need the housing and I think it'll do great here.

John Tatum

Location:

Submitted At: 6:47pm 06-05-21

Traffic

The three-road Main/Ann Arbor-Saline intersection is already challenging. The proposed Valhalla access on Main isn't aligned with the Scio Church intersection. Neither access point is signalized, which will increase congestion and decrease safety.

The northbound access on Main requires a 180° turn; it will add to congestion, frustration, and accident potential. The Huron Valley Professional Center will have a south-only egress. Northbound tenants and customers will turn across traffic into the Busch's complex to head north.

Neither the developer's traffic study nor any staff analysis considers the known and potential additional traffic-generating developments to the south, which will place additional demands on the intersection.

Utilities

At 454 units on 9.8 acres, the Valhalla project places extraordinary demands on storm and wastewater utilities (pumping required). While all-electric sounds green, more than 67% of DTE power is still generated by fossil fuels.

Adam Jaskiewicz

Location:

Submitted At: 12:27pm 06-05-21

I strongly support the Valhalla re-zoning and development. As a fourth-ward resident I look forward to seeing additional density in this area.

Mary McDonald

Location:

Submitted At: 8:18pm 06-04-21

Much about this project is right: increased density, reduced dependence on fossil fuels, green space. But the red flags are too many to ignore: increased traffic combined with dangerous traffic patterns for egress/ingress, and ends-justify-the-means spot zoning allowing such an unprecedented number of units that the site will require its own pumping station(s) and backup generators for water runoff and sewage. This is in addition to all-electric units and car charging stations in an area with a history of power outages and brownouts. As proposed, Valhalla will be so overbuilt that it teeters on the brink of infrastructure disaster. The expense of all-electric heat/appliances will push the units to the high end of market rate. How does this address the housing needs of mid-range income workers the City purports to want to help? I urge council to vote no, reduce the density to a manageable size for the site, and incorporate measures which better address the City's socio-economic goals.

Chris Grant

Location:

Submitted At: 5:16pm 06-04-21

Please let this project go forward, if traffic impact can be addressed completely. I trust that your professional staff will continue to pay close attention to this, and I feel that the traffic studies so far have been accurate.

It's a great location for many people, it's blocking nobody's view, it's not encroaching on an existing neighborhood, and I hope it will loosen the housing market a bit. I don't think there is a better location for this kind of density in the city, and we do need the density.

Patricia Arnold

Location:

Submitted At: 4:59pm 06-04-21

As being considered, I firmly oppose approving the Valhalla development. To avoid repetition of already mentioned concerns, I will simply submit that, as proposed, I have grave concerns regarding the inevitable increase in traffic along S. Main (by Scio Church) which will jeopardize the safety of pedestrians, cyclists and other motorists along the corridor. Additionally, the projected density of the project far exceeds what is reasonable for the neighborhood. I am concerned that the decision to proceed has already been made and that the people who will be impacted by this development are not genuinely being heard. This is not what I expect (nor respect) from Ann Arbor's government.

Meg Crawley

Location:

Submitted At: 4:08pm 06-04-21

Meg Crawley <megcrawley5@gmail.com>

Sun, May 30, 3:03 PM (5 days ago)

to stopvalhallaglen

I live two blocks west of Michigan Stadium, so I am not strongly affected by this new housing, should it be approved. However, I drive through the area frequently and can't imagine a new influx of traffic right there being a good idea. Main Street is heavily traveled all the time. There is a lot of high school traffic already. There is commercial traffic from shopping nearby. There is neighborhood traffic at Scio Church Road.

I'm all for increasing our stock of housing in Ann Arbor, but not in this already congested area. There must be other possibilities for this development. Please do not approve this development.

Steve Giardini

Location:

Submitted At: 9:00am 06-04-21

Adding such a big community in that small space will reek havoc on an already condensed and congested roadway infrastructure. The area surrounding the proposed Valhalla project is physically unable to support such an increase load on community resources. In addition, the proposed Valhalla community does not support A2's vision for affordable housing and sustainability impact.

Rezoning this piece of land goes against the City's master plan and should be automatically vetoed.

Julie Fritz

Location:

Submitted At: 10:03am 06-03-21

This proposed development of 454 units and up to 1,000 people and cars is too dense for this area and presents traffic and safety issues. For example, the proposed development's entrance / exit on Main Street is not aligned with Scio Church Road and Main Street intersection (which has signals). Furthermore, vehicles can only turn right and go north from the Main Street entrance. I believe many people will do a U-turn at Pioneer High School or turn around at Scio Church Road dental office's parking lot (Wennersten Dental) to go south. This is already a very congested traffic area with two very close and busy intersections (Main Street & South Main Street and Main Street and Scio Church Road). This high density development should not be approved until these traffic and safety issues have been adequately resolved.

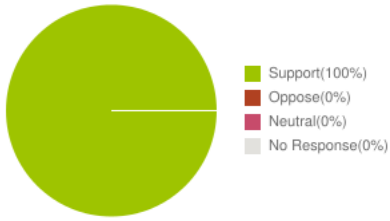
Helen Severino

Location:

Submitted At: 11:13am 06-01-21

Oppose such large/dense development

Overall Sentiment



Jean Leverich

Location:

Submitted At: 1:39pm 06-07-21

strongly support. I was so impressed when I heard about this project from Dr. Stults at the Ann Arbor Community Academy. I was also impressed by the cooperation between Planning and Transportation Commissions at their joint meeting. Very exciting!

Adam Jaskiewicz

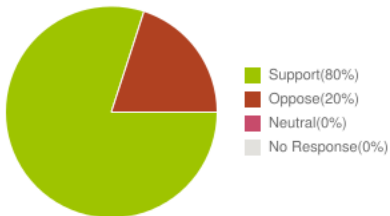
Location:

Submitted At: 12:28pm 06-05-21

I support this transportation plan and look forward to its implementation.

Agenda Item: eComments for B-1 21-0589 An Ordinance to Amend Section 5.15 (Table 5-15-2) and Section 5.16.6 of Chapter 55 (Unified Development Code) of Title V of the Code of the City of Ann Arbor (Accessory Dwelling Units) (ORD-21-14)

Overall Sentiment



Jean Leverich

Location:

Submitted At: 3:05pm 06-07-21

I support the proposed changes that would make it easier to build Accessory Dwelling Units (ADUs) (PH-1 & B-1). Adopting the AARP's recommendations to reducing the barriers to homeowners wishing to build an ADU such as removing owner-occupied deed restrictions, minimum lot size requirements, removing parking requirements and adding new permissible zoning districts will help homeowners hold on to their homes and also allow more density in our neighborhoods.

Jim Pyke

Location:

Submitted At: 11:07am 06-07-21

Make ADUs easier to build.
Period.

We should have already done this years ago.

J. Bruce Fields

Location:

Submitted At: 9:10am 06-06-21

Ann Arbor has a housing shortage. The way to solve it is to allow more housing. It would be wonderful if this ordinance spurred massive new investment in rental housing, as some opponents have suggested it could. Unfortunately, the numbers don't make that look likely. But it is a step in the right direction, and will be useful for some folks. Please approve!

Adam Jaskiewicz

Location:

Submitted At: 12:29pm 06-05-21

I support the ADU changes.

Caroline B Smith

Location:

Submitted At: 7:59pm 05-28-21

Valhalla Glen: how many apartments, how many parking areas, how much concrete, how many accessory buildings and how many bodies moving around on 9.8 acres replacing 7 single family homes? I would like to ask those families how they really felt about exiting and entering their neighborhood as Ann Arbor grew around them and South Main and Scio Church became more clogged.

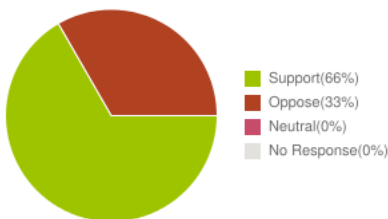
Think about it, Council members, would you, if you were an apartment dweller, be comfortable in such an environment? Look at that plan carefully and speculate on your path in and out of your dwelling on foot, by bicycle, or in a car.

Congestion leads to stress. Why create a problem? Main/Scio Church/Ann Arbor Saline works when you learn it, but it is not intuitive. Do not add another convoluted corkscrew.

There are other issues concerning the Valhalla Glen proposal that others will speak to, this is one that will affect those of us who do not live close to the intersection but who use it constantly.

Agenda Item: eComments for B-2 21-0634 An Ordinance to Amend Chapter 55 (Unified Development Code), Rezoning of 9.8 Acres from TWP(Township), R1C (Single-Family) and R1A (Single-Family) to R4E With Conditions (Multiple-Family Dwelling District with Conditions), Valhalla Ann Arbor Conditional Rezoning, 31, 50, 57, 77, 97, 98, 107, 145, 147, 151, 155, 159, 163 Valhalla Drive and 2065, 2099 South Main Street (CPC Recommendation: Approval - 8 Yeas and 1 Nay) (ORD-21-15)

Overall Sentiment



Jim Pyke

Location:

Submitted At: 11:09am 06-07-21

Let's do this!

Let's show the rest of Michigan that Ann Arbor is ready, willing, and able to boldly address our housing availability crisis by getting more people into homes of every type!
Approve Valhalla!

Adam Jaskiewicz

Location:
Submitted At: 12:29pm 06-05-21

I strongly support the Valhalla re-zoning and development. As a fourth-ward resident I look forward to seeing additional density in this area.

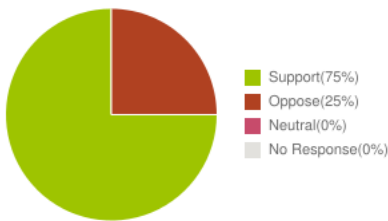
Helen Severino

Location:
Submitted At: 11:15am 06-01-21

Oppose such large/dense development

Agenda Item: eComments for DB-1 21-0771 Resolution to Approve Valhalla Ann Arbor Site Plan and Development Agreement, 31, 50, 57, 77, 97, 98, 107, 145, 147, 151, 155, 159, 163 Valhalla Drive and 2065, 2099 South Main Street (CPC Recommendation: Approval - 8 Yeas and 1 Nay)

Overall Sentiment



Jim Pyke

Location:
Submitted At: 11:13am 06-07-21

Let's make this development a reality!
Let's get more new neighbors living within walking distance of schools, mass transit, and shopping!
Approve this site plan!

(Sorry for all the exclamation points but I'm listening to some very energetic Japanese hip hop right now, lol.)

J. Bruce Fields

Location:
Submitted At: 9:20am 06-06-21

The way out of Ann Arbor's housing shortage is to build more housing. For decades now, we've been standing in the way of anyone that wants to build new housing, even obvious slam-dunks such as this: an apartment building with good access to bus routes and shopping. Fortunately, a critical mass of Ann Arbor voters has woken up to the consequences of this obstructionism; I hope you'll follow them in approving this. My only disappointment--I wish, in the future, I wish that we'd encourage higher density and less parking, to help us meet our carbon-emission goals.

Adam Jaskiewicz

Location:
Submitted At: 12:30pm 06-05-21

I strongly support the Valhalla re-zoning and development. As a fourth-ward resident I look forward to seeing

additional density in this area.

Helen Severino

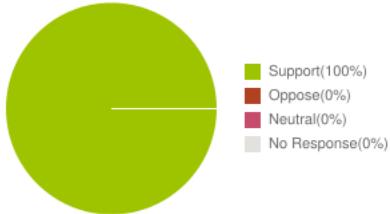
Location:

Submitted At: 11:17am 06-01-21

Oppose such large/dense development

Agenda Item: eComments for DB-2 21-0944 Resolution to Adopt the Ann Arbor Moving Together Towards Vision Zero - City of Ann Arbor Comprehensive Transportation Plan (Adopted and Recommended by the CPC on April 20, 2021 - 9 Years, 0 Nays)

Overall Sentiment



Adam Jaskiewicz

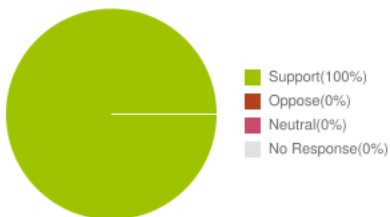
Location:

Submitted At: 12:32pm 06-05-21

I strongly support the Moving Together toward Vision Zero transportation plan. I look forward to better active transportation infrastructure and believe this is our only path toward zero transportation fatalities as well as zero carbon.

Agenda Item: eComments for C-1 21-0640 An Ordinance to Amend Section 8:530 of Chapter 105 (Housing: Entry to Show Premises and Time for Rental Agreements) of Title VIII (Building Regulations) of the Ann Arbor City Code

Overall Sentiment



Jean Leverich

Location:

Submitted At: 3:32pm 06-07-21

It's unconscionable to pressure residents to renew a lease so early on in their tenancy. Our community is stronger when tenants have more rights. I strongly support this ordinance!!

Jim Pyke

Location:

Submitted At: 11:21am 06-07-21

Such a great idea.

Let's put more decision making power back in the hands of Ann Arbor's huge population of people who pay rent to live here.

Landowners have plenty of power. Hopefully this ordinance can help show them Ann Arbor has no tolerance for predatory behaviors toward the renters who are such a big part of what makes Ann Arbor the great city that it is.

Adam Jaskiewicz

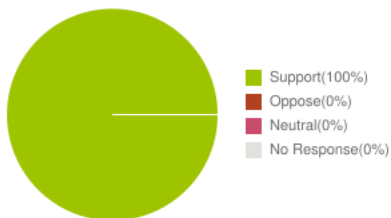
Location:

Submitted At: 12:35pm 06-05-21

I strongly support this. Tenants should have a reasonable amount of time to decide, and landlords should have no right to pressure them as early in a lease as they are. I urge Council to listen to the tenants. Landlords do just fine in this city.

Agenda Item: eComments for C-2 21-1042 An Ordinance to Amend Chapter 112 (Non-Discrimination), Section 9:151, Title IX of the Code of the City of Ann Arbor to Add Definition of Race to Include Prohibition Against Race-Based Hair Discrimination

Overall Sentiment



Jean Leverich

Location:

Submitted At: 3:35pm 06-07-21

Race-based hair discrimination is another form of racial discrimination. It should be illegal to discriminate against someone based on their hair style or head covering.

Jim Pyke

Location:

Submitted At: 11:22am 06-07-21

Nice one.

Let's do it.

Adam Jaskiewicz

Location:

Submitted At: 12:37pm 06-05-21

Seems straightforward and important to eliminate this type of discrimination.

Linda Berauer

Location:

Submitted At: 2:20pm 06-04-21

I just read Lunia Oriol's comment and fully agree. Please add language prohibiting discrimination based on choice of hairstyle or head covering due to religious beliefs.

Lunia Oriol

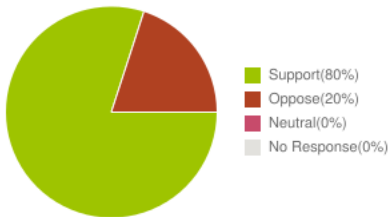
Location:

Submitted At: 6:07pm 06-01-21

This is refreshing to see and I generally support this. That said, I find it equally important to include language that protects against religious discrimination based on hairstyle or protective headwear. As I read Non Discrimination Ord - Chapter 112.pdf, I find no language that prohibits religious-based hair discrimination.

Agenda Item: eComments for C-3 21-0870 An Ordinance to Add Sections 5.12.9 and to Amend Sections 5.15, 5.16.3, 5.17.4 and 5.20.4 of Chapter 55 (Unified Development Code) of Title V of the Code of the City of Ann Arbor (New Zoning District TC1 Transit Corridor)

Overall Sentiment



Jean Leverich

Location:

Submitted At: 3:36pm 06-07-21

Yes! We need more housing near shopping and work! I strongly support transit corridor multi-use zoning and improved transit! (Yay, Moving Ann Arbor Together Toward Vision Zero, too).

Jim Pyke

Location:

Submitted At: 11:25am 06-07-21

Transit oriented development?

YES PLEASE!!!

We need more housing. Where better to put it than along existing transit corridors that will benefit from the synergy? Mass transit works better when more people ride mass transit.

Irma Majer

Location:

Submitted At: 6:13pm 06-06-21

The City should not proceed with plans for transit corridor zoning and upbuilding until all residents of the city have been fully informed and can consider the implications of these plans. Fundamental changes in zoning should not be done without city-wide consideration of the comprehensive reform of the Master Plan. Moving ahead without the full engagement of the community is irresponsible.

J. Bruce Fields

Location:

Submitted At: 9:54am 06-06-21

More housing for people, less for cars? Sign me up!

Adam Jaskiewicz

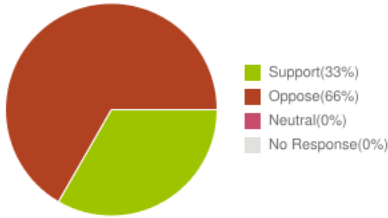
Location:

Submitted At: 12:39pm 06-05-21

I strongly support transit corridor zoning and look forward to the changes it will bring to my neighborhood as a resident of the fourth ward who lives close to the West Stadium corridor. Furthermore, I hope there is strong synergy between this and the Moving Together toward Vision Zero transportation plan. These corridors should emphasize transit and active transportation over automobiles.

Agenda Item: eComments for DC-2 21-0973 Resolution Establishing a Council Subcommittee for the Purpose of Studying and Setting Parameters for a Payment In Lieu of Taxes (PILOT) Program for the City of Ann Arbor

Overall Sentiment



Jean Leverich

Location:

Submitted At: 3:41pm 06-07-21

I am concerned that non-profit organizations such as Avalon and the Ann Arbor Public Schools might be adversely impacted by this proposal. I'm not sure of the goal of this proposal.

Jim Pyke

Location:

Submitted At: 11:33am 06-07-21

What a terrible, regressive, and misguided idea.

Seems like some folks on council would like nothing better than to punish some of the most progressive and highly valued organizations in Ann Arbor (in this case the University of Michigan and other non-taxable entities) rather than straightforwardly allow more housing to be built here in order to increase our tax base revenues.

Don't approve this waste of city staff's time and energy.

Linda Berauer

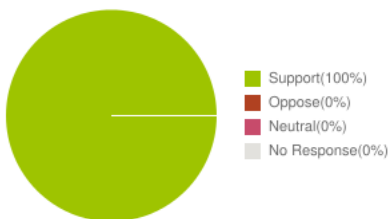
Location:

Submitted At: 2:25pm 06-04-21

This is a great idea and long overdue. This study committee is a first step. Please support it

Agenda Item: eComments for DC-4 21-1075 Resolution Supporting the For The People Act (H.R. 1 / S. 1)

Overall Sentiment



Jim Pyke

Location:

Submitted At: 11:37am 06-07-21

Yes.

Approve this, please.
Please vote unanimously to approve this.

I cannot believe there is even a single person in the US who wouldn't support this kind of effort to make our government serve its people more effectively.

Brandon Dimcheff

Location:
Submitted At: 8:58pm 06-06-21

I hope we can change Manchin's mind here. Maybe this is a small step in that direction.

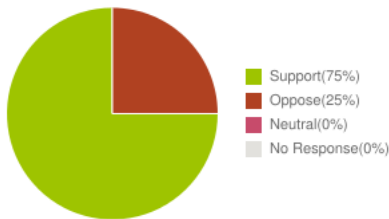
Adam Jaskiewicz

Location:
Submitted At: 12:40pm 06-05-21

These are important for retaining our democracy and I support them.

Agenda Item: eComments for DC-6 21-1096 Resolution to Request that Councilmember Jeff Hayner Resign from the Ann Arbor City Council

Overall Sentiment



Jean Leverich

Location:
Submitted At: 3:58pm 06-07-21

CM Hayner's disrespectful and offensive behavior is, at this point, undermining both City Council's ability to focus on the difficult work they need to do to implement livability, sustainability and housing abundance across all levels to prepare Ann Arbor for the years ahead and the community's faith in city government. Ann Arbor City Councilmembers are here to serve their constituents, not belittle and insult them. It's quite concerning that he has attacked local journalists and used slurs against community members. It doesn't seem that CM Hayner has a good understanding of the civic responsibilities of city council members. Constituents and journalists, even ones with which he might disagree, are not his enemies.

Ariah Schugat

Location:
Submitted At: 2:16pm 06-07-21

Hayner needs to resign and work on actual lgbtqia+ centered healing. His refusal to give a sincere apology and willingness to blame everyone but himself, says everything about his character
Leaving this individual in a position of power while fellow cm's openly defend his right to use uncivil and hateful language is going to continue to hurt this community greatly day by day.
Ann arbor has clearly been coasting on its "progressive" legacy for a few decades instead of actively continuing to put in the work that would actually make ann arbor progressive.
This City COULD absolutely do more to remove him but instead, hes politely being asked to leave and a recall was filed against him.

Jim Pyke

Location:

Submitted At: 12:06pm 06-07-21

CM Hayner refuses to accept/understand that as an elected official he must set aside his belief that he can publicly shoot his mouth off however and whenever he wants to just because he's personally "free" to do so.

That's a private citizen attitude.
It's unbecoming of an elected official.

He continually chooses to show more anger that he apparently believes is righteous, rather than simply choosing to display the humble contrition deserved by many residents of our city in the wake of his repeated verbal assaults on us.

If he cannot be removed via the application of existing council rules, let's at least get a show of hands on council to see who explicitly supports his privilege (because it sure isn't a right!) to continually distract council and disrupt the hope many of us have for a city government that functions with reasonable and efficacious focus on policy making.

I am very tired of all the bad faith behavior by some of our council members.

Brandon Dimcheff

Location:

Submitted At: 9:06pm 06-06-21

CM Hayner has shown no contrition for his poor behavior. Instead, he keeps escalating and blaming others. He can choose to stop and make amends whenever he wants, but has not. Asking him to consider resigning if he is unable to control his behavior is a reasonable and measured response to someone who seems incapable of holding office with dignity.

Kitty Kahn

Location:

Submitted At: 7:18pm 06-06-21

I object to the double standard demonstrated by the mayor and others on City Council. Granted CM Hayner made some stupid comments to a journalist, but it was a discussion about language and no slurs were directed at the journalist nor anyone else. On the other hand, CM Ackerman committed a felony and hid it for several months and was not disciplined at all. CM Eyer lied about being a small business owner and was accused by six women of enabling sexual harassment. She was not disciplined either. Is uttering a slur in a discussion about language worse than committing a felony drunken driving offense and hiding it? Is it worse than lying and being accused of enabling sexual harassment? The actions of Ackerman and Eyer are certainly unbecoming of a Council member. Any discipline or request for resignation must be meted out equally or any claim of fairness and democracy on the part of this mayor is laughable.

J. Bruce Fields

Location:

Submitted At: 10:05am 06-06-21

The local LGBTQ community has made the entirely reasonable request that our representatives not use derogatory terms for gay people as insults.

Jeff Hayner is more interested in defending his right to say whatever he'd like.

Adam Jaskiewicz

Location:

Submitted At: 12:44pm 06-05-21

I support this. CM Hayner has not shown that he is willing to do better. Furthermore, he continues to waste The Peoples' time with his antics. His words are harmful. He is an embarrassment to the community and he needs to go.

Linda Berauer

Location:

Submitted At: 2:50pm 06-04-21

This is a purely performative resolution, intended to humiliate CM Hayner, not to heal. A far more constructive action would be something restorative. I am sure CM Hayner would be willing to meet with members of the BIPOC and LGBTQ+ communities to discuss the effect his choice of literary quotations and philosophical musings on language and the use of the n-word has had on them, which no doubt will show a varied impact as evidenced by the letter of a gay male, Charles Lewis as revealed in the FOIA regarding CM Hayner's use of the literary quote containing the f-word, and African-American journalist John McWhorter in his Atlantic article about white people's exploitative and hypocritical posturing over the use of the n-word in philosophical debate. What happened to "progressive" Ann Arbor? This is an opportunity for genuine community debate. An effort at restorative justice with CM Hayner's participation would be truly healing. Instead we have white guilt posturing for political gain.