

From: Henry Vanderploeg

Sent: Sunday, April 09, 2017 7:59 PM

To: Taylor, Christopher (Mayor) <CTaylor@a2gov.org>; frenzel@a2gov.org; Kailasapathy, Sumi <SKailasapathy@a2gov.org>; Lumm, Jane <JLumm@a2gov.org>; Westphal, Kirk <KWestphal@a2gov.org>; Ackerman, Zach <ZAckerman@a2gov.org>; Grand, Julie <JGrand@a2gov.org>; Eaton, Jack <JEaton@a2gov.org>; Krapohl, Graydon <GKrapohl@a2gov.org>; Smith, Chip <ChSmith@a2gov.org>; Warpehoski, Chuck <CWarpehoski@a2gov.org>; Planning <Planning@a2gov.org>; Ann Arbor Energy Office <energy@a2gov.org>; cc: John Godfrey Gary Cooper Kirstin B <>; Merle Rosenzweig >; Stani Bohac <

Subject: Re: 2016 A2 City Council Directive and Step 4 Solar Guideline Omission

Dear Mayor Taylor, Members of City Council, Planning Commission, and Energy Commission:

It is just now that we discovered and read the April 2016 City's Energy Commission Solar Ready Community Subcommittee Report and Council's June 2016 resolution to adopt the Guidelines contained therein, including the all-important Step 4, "UPDATE CODE LANGUAGE." Today it is nearly one year since the Guideline adoption and astoundingly, the essential Step 4 Update Code Language Guideline has been neglected. Had it been implemented, the current Brockman solar array permit application would have been rejected outright. Below are Council's directive, File No. 16-0938, and the full text of Step 4:

"The Ann Arbor City Council directs all affected city departments and agencies to adopt the Clean Energy Coalition's Solar Ready Community Guidelines towards the goal of securing the designation of solar ready community for the city."

The Guidelines include 10 steps. Here is the all important, foundational step, Step 4:

"UPDATE CODE LANGUAGE - Solar language in your zoning codes will give clear guidance about how solar installations are to be integrated into the community." (p. 7 in the Report)

We consider the Step 4 omission to be crucial to the proper disposition of the solar array permit application for 2015 Brockman Boulevard: The Council, having directed all affected City departments and agencies to adopt the Guidelines, as we said above, *nearly a year ago* and having recently made clear its *intent that ground-installed front-yard solar arrays are to be prohibited (a prohibition also recommended by the Planning Commission)*, has now we firmly believe a duty to stop this permit application: It should be noted that 10 months is certainly more than enough time for relevant City entities to accomplish Step 4, "Update Code Language," an update which would have included the front-yard prohibition.

The citizens of Ann Arbor should not be forced by this Step 4 omission to suffer the negative consequences of its government's lapse in solar readiness appropriateness and safety, a lapse that at present permits solar construction to

take place under nonspecific, inappropriate rules, despite that very government's earlier and clearly stated directive to the contrary. A serious omission has occurred and needs to be corrected by the City before irrevocable damage happens—including such harms as marred neighborhood aesthetics, diminished property values, and risk of attractive nuisance injuries to our younger citizens.

Please-- Mr. Mayor and Members of Council, Planning and Energy Commissions, other City Agencies and Departments—co-ordinate however you must to correct this regrettable omission of the Step 4 Guideline by taking action in the form of an immediate interim solar moratorium and expedited fulfillment of the essential Clean Energy Coalition's Step 4 Guideline.

We look forward to your communication with us, and with the other Ann Arbor citizens who have written you with the same concerns and requests, and hope for your affirmative response.

Sincerely yours,

Henry and Barbara Vanderploeg

[Original text contains these uppercase letters]

*“RESOLVED, THE CITY OF ANN ARBOR SUPPORT (sic) EFFORTS TO MAKE THE CITY A SOLAR READY COMMUNITY AND THE ANN ARBOR CITY COUNCIL DIRECTS ALL AFFECTED CITY DEPARTMENTS AND AGENCIES **TO ADOPT THE CLEAN ENERGY COALITION'S SOLAR READY COMMUNITY GUIDELINES** [emphasis added] TOWARDS THE GOAL OF SECURING THE DESIGNATION OF SOLAR READY COMMUNITY FOR THE CITY. The proposed amendment was considered friendly by the Body.

Action: Approved as Amended

Action text: A motion was made by Councilmember Smith, seconded by Councilmember Briere, that the Resolution be approved as amended. On a voice vote, the Mayor declared the motion carried.”

<https://a2gov.legistar.com/MeetingDetail.aspx?ID=448982&GUID=28B30BF1-9412-429F-B84A-766C065EEF8B&Options=info&Search=>

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