

**From:** Marc Bradshaw <[marcbrad57@gmail.com](mailto:marcbrad57@gmail.com)>

**Sent:** Tuesday, April 20, 2021 12:05 PM

**To:** Planning <[Planning@a2gov.org](mailto:Planning@a2gov.org)>

**Subject:** home metal working

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Greetings,

As a retired/self-employed person I would like to comment on home metalworking.

My home business is not as a machine shop, or a metalworker, but I do employ those skills and tools in my home business and hobbies. A ban on those activities would seriously harm my home business as well as interfere with practicing my hobbies.

I support a postponement of discussions on the topic until time allows for home hobby and businesses to be a part of a discussion.

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thanks you for your consideration

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Marc Bradshaw

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**From:** Grace Jones <[cugraceghibes@gmail.com](mailto:cugraceghibes@gmail.com)>

**Sent:** Tuesday, April 20, 2021 10:49 AM

**To:** Planning <[Planning@a2gov.org](mailto:Planning@a2gov.org)>

**Subject:** Home Occupation Ordinance

This message was sent from outside of the City of Ann Arbor. Please do not click links, open attachments, or follow directions unless you recognize the source of this email and know the content is safe.

Thank you for giving time for public comment last week, and then for your decision to reconsider this issue. This is an issue that affects our family directly, so we would be glad to answer any questions you might have.

**From:** Scott Trudeau <scott.trudeau@gmail.com>  
**Sent:** Tuesday, April 20, 2021 5:14 PM  
**To:** Planning <Planning@a2gov.org>  
**Subject:** home occupation ordinance update feedback; I wrote a song about it

This message was sent from outside of the City of Ann Arbor. Please do not click links, open attachments, or follow directions unless you recognize the source of this email and know the content is safe.

Dear Planning Staff & Planning Commissioners,

This weekend I saw the planned updates to the home occupation ordinance. It needs a refresh, so I am happy to see this revisited in the wake of ZORO.

For the most part, I think the performance standards are reasonable and are the right approach. I question the purpose of some of them:

- I don't understand why cottage foods can't be produced in an accessory building that otherwise meets health and safety standards
- I don't understand why electronically amplified sounds are regulated differently than acoustically amplified sounds. Bagpipes are louder and more annoying than an electric piano (in my opinion) but the latter is more severely regulated. Why?
- I don't understand why our general noise ordinance doesn't apply to mitigate noise issues and why we need an additional layer. Why is it ok for my neighbor to play their stereo but not making even less noise recording a band in a well treated basement?
- "Flammable, combustible or explosive" materials seems overly broad. Woods, glues, fabrics, etc are all flammable or combustible and would all be used in otherwise permissible activities under this ordinance.

I also take issue with the specific list of banned "occupations." If these occupations otherwise conform to the standards set forth (and also comply with other relevant non-zoning regulations like health & safety and building code requirements specific to the use), why is there any public interest in banning those activities, specifically? My suggestion: **stick to performance standards and strike the list of explicitly banned occupations.**

Reflecting on the list of banned and permitted occupations, I can't help but perceive a cultural and class bias. Keeping things like auto repair and music recording studios on the banned list, in particular, seems more about who we perceive as engaging in those activities than the disruptiveness of the activities themselves.

I started learning guitar, songwriting, and music production this summer in lock-down. I now effectively have a recording studio in my home (so I have a potential future interested stake in this ordinance!). I didn't quite have enough time to finish recording & production on the song which I wrote on Sunday (my songwriting abilities exceed my performance abilities, so far) but here are the lyrics for your consideration. All based on real people I know (stories slightly embellished) whose non-disruptive side gigs would be banned by this ordinance:

Duff took life easy, though he had it pretty hard  
Needed some dough to help out his sister, so learned how to fix cars  
His friends all drove beaters to get to their jobs  
So he fixed 'em up cheap, in the shade of his tree  
But some people didn't like to see their jalopies

The Zoning Man came by said what he was doing  
to occupy his time and to pay the rent wouldn't fly

Steve took care of his mom  
Could never leave her for very long  
He had golden ears, so set up camp in her basement  
Built his studio by hand, recorded all the east side bands  
Stayed close to home but still made a bit of money

But the neighbors didn't like the look of who was hanging around  
So the City swung the code like a hammer to shut Steve's camp Down

When Toni's husband died  
He didn't her leave much behind  
She couldn't do much but she'd always loved taking care of pups  
So she'd watch a couple dogs now and then to earn a few bucks  
Spoiled her grandkids at the holidays  
Until one day someone called to complain

The Zoning Man came by said what she was doing  
to occupy her time and to pay the rent wouldn't fly

Scott Trudeau