

From: Terri Oif
Sent: Friday, September 26, 2025 11:02 PM
To: Planning
Subject: Public Comment on St. Paul Lutheran School Library Addition – Light Trespass and Storm Water Concerns

Dear Ann Arbor Planning Commission,

I support the St. Paul Lutheran School Library Addition's goal to enhance educational facilities but continue to be concerned about several issues:

1. Light trespass

The proposed 18' x 21' glass wall of the east elevation façade faces my property and is just 110 feet from my residential property line.

The Unified Development Code, Section 5.25.3.B.1, limits light trespass to 0.1 foot-candles at residential property lines. The large, unmitigated window could produce light spill from interior lighting, especially during winter evenings when sunsets occur as early as 5:00 p.m. and custodial work or after-hours activities (e.g., school events) require lights to remain on. The current project materials lack mitigation measures like tinted or low-emissivity glass, automated shading systems, timers, or dimming controls, making it unclear whether the project can comply with the city's light pollution standards.

The applicant's solution that custodial staff will "turn off lights" is unreliable for consistent compliance, given variable school hours. To ensure the project aligns with Ann Arbor's commitment to minimizing light trespass, I respectfully request:

A photometric study, including light from the glass façade, to assess impacts at my property line.

Mitigation measures, such as low-emissivity glass, automated shades, or dimming controls, incorporated into the design.

Post-occupancy verification by an independent third party, with corrective measures if the 0.1 foot-candle standard is exceeded, as a condition of approval.

2. Stormwater Runoff

The addition's ~1,500–2,000 sq ft of new impervious surfaces and regrading could increase runoff, flowing north to the adjacent neighbor's property before continuing northeast to mine. The roof runoff tie-in to an existing drain may not handle excess flow, risking erosion or ponding downstream. Under Chapter 63, no net increase in flow is allowed at my property line.

I request:

Stormwater calculations (pre- vs. post-development flows north/northeast across the neighbor's property to mine).

- LID features to be included in the project, such as bioswales along the north side, to detain water on-site before it reaches the property line.
- A grading plan confirming no increased north/northeast flow, with post-construction verification.

Thank you for considering these concerns to balance the project's benefits with residential protections.

Sincerely,
Terri Oif
Adjacent Property Owner
Parcel ID: 09-09-26-102-073