

**From:** DONNA BABCOCK <[babdesign@sbcglobal.net](mailto:babdesign@sbcglobal.net)>

**Sent:** Tuesday, March 02, 2021 2:02 PM

**To:** Lenart, Brett <[BLenart@a2gov.org](mailto:BLenart@a2gov.org)>; Cheng, Christopher <[CCheng@a2gov.org](mailto:CCheng@a2gov.org)>; [CTaylorl@a2gov.org](mailto:CTaylorl@a2gov.org); Disch, Lisa <[LDisch@a2gov.org](mailto:LDisch@a2gov.org)>; Hayner, Jeff <[JHayner@a2gov.org](mailto:JHayner@a2gov.org)>

**Subject:** Proposed Changes to ADU Zoning

March 1, 2021

Donna and Herb Babcock  
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Ann Arbor, Michigan 48105  
[babdesign@sbcglobal.net](mailto:babdesign@sbcglobal.net)

Brett Lenart  
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Chris Cheng  
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Christopher Taylor  
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Lisa Disch  
[LDisch@a2gov.org](mailto:LDisch@a2gov.org)

Jeff Hayner  
[JHayner@a2gov.org](mailto:JHayner@a2gov.org)

To: Brett Lenart, Chris Cheng, Christopher Taylor, Lisa Disch, Jeff Hayner:

Regarding the proposed changes to Ann Arbor's Accessory Dwelling Units zoning codes; we do not support the following, especially those in **bold**:

- Expanding the Zoning Districts which would permit ADU's to all Residential Zoning Districts – Currently ADU's are only permissible in single-family zoning districts.
- **Removal of the current 5,000 square feet minimum lot size requirement to construct an ADU.**
- **Amend the requirements that previously limited detached ADUs on those properties that had an existing accessory structure prior to Dec. 31, 2016. The proposed amendments would allow a detached ADU in any legally conforming detached accessory structure.**
- **Removing additional parking requirements if an ADU is constructed.**
- **Removing the requirement that the owner of the property resides on the property.**

Donna and Herb Babcock

Ward 1

**From:** Lynn Baldwin <[lynnbaldwin5@gmail.com](mailto:lynnbaldwin5@gmail.com)>  
**Sent:** Tuesday, March 02, 2021 1:03 PM  
**To:** Planning <[Planning@a2gov.org](mailto:Planning@a2gov.org)>  
**Subject:** AGAINST Proposed ADU Changes

Hello,

I just wanted to provide input on the City's proposed relaxation of the ADU requirements. I am completely against this move. While I understand the need for more housing, this is not the way to do it.

For example, we bought our house in part for the woods and views of the river. If my neighbor builds a tiny house on his property, we will lose that....even though I'll continue to pay a premium tax rate. Allowing multiple houses on single-family lots will destroy the sense of community in many neighborhoods. The idea of letting people essentially build rental properties on their lots - or pay existing houses to tear them down and building multiple dwellings on one lot - is crazy. This seems like a very radical idea, that if implemented, will have negative consequences for the city of Ann Arbor for many years to come.

ADUs should be the exception, not the norm.

Thank you for considering my input.

Lynn Baldwin

**From:** Lynn Borset <[lmborset@umich.edu](mailto:lmborset@umich.edu)>  
**Sent:** Tuesday, March 02, 2021 11:43 AM  
**To:** Planning <[Planning@a2gov.org](mailto:Planning@a2gov.org)>; Lenart, Brett <[BLenart@a2gov.org](mailto:BLenart@a2gov.org)>  
**Cc:** Ramlawi, Ali <[ARamlawi@a2gov.org](mailto:ARamlawi@a2gov.org)>; Briggs, Erica <[EBriggs@a2gov.org](mailto:EBriggs@a2gov.org)>  
**Subject:** 3/2/21 Public Comment re: ADUs vs. our climate

Hello Planning Commissioners, and Planning Staff,

As you consider changes to our ordinance governing ADUs, please consider the following:

*\* Loosening restrictions to allow building more ADUs will have a detrimental effect on Ann Arbor's aspirations to become carbon neutral by 2030. \**

The Urban and Community Forest Master Plan (UCFMP) was adopted by Council in June 2014; on page 17 it states: "Approximately 75 % of Ann Arbor's urban and community forest is on private property." These are the trees in the back, front, and side yards of our residential parcels.

The UCFMP (page 48) sets a target to increase the tree canopy cover in residential areas from 37 % to 60 % within 30 years.

Each year, just a single Black Maple with a trunk diameter of 11 inches sequesters 1,306 gallons of stormwater, and 428 pounds of carbon from the air.

Building ADUs will inevitably require the removal of trees from residential parcels. This has the double negative impact on our environment of removing the natural cleansing actions of trees, and adding the climate-destructive features of impermeable surfaces and increased energy and water usage.

These are facts, as opposed to the theory that more ADUs will reduce housing costs. The proposed changes to ADU regulations have significant consequences, potentially significant unintended, negative consequences; please consider carefully and narrow your recommendations.

Thank you for your attention,  
Lynn Borset  
Ward 5

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[LMBorset@umich.edu](mailto:LMBorset@umich.edu)

**From:** Vince Caruso <[vrcaruso@comcast.net](mailto:vrcaruso@comcast.net)>

**Sent:** Tuesday, March 02, 2021 2:54 PM

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

**Subject:** Fwd: [A2NA] Urgent re Planning Commission Public Hearing tonight re ADUs changes that are more than you'd think

Dear Planning Commission,

I would agree with Tom's comments below regarding proposed changes to ADU's.

I would also add as Kathy commented recently to Planning:

This is a **wholesale change in zoning** that requires notices to all homeowners that **single-family zoning no longer exists**.

Thanks,

Vince Caruso

Coordinating and Founding Member - [ACWG.ORG: Allen's Creek Watershed Group](http://ACWG.ORG)

Board and Founding Member - [CARD: Coalition for Action on Remediation of Dioxane](http://CARD: Coalition for Action on Remediation of Dioxane)

----- Original Message -----

**From:** Tom Stulberg <[tomstulberg@hotmail.com](mailto:tomstulberg@hotmail.com)>

**To:** a2na <[a2na@googlegroups.com](mailto:a2na@googlegroups.com)>

**Date:** 03/02/2021 11:11 AM

**Subject:** [A2NA] Urgent re Planning Commission Public Hearing tonight re ADUs changes that are more than you'd think

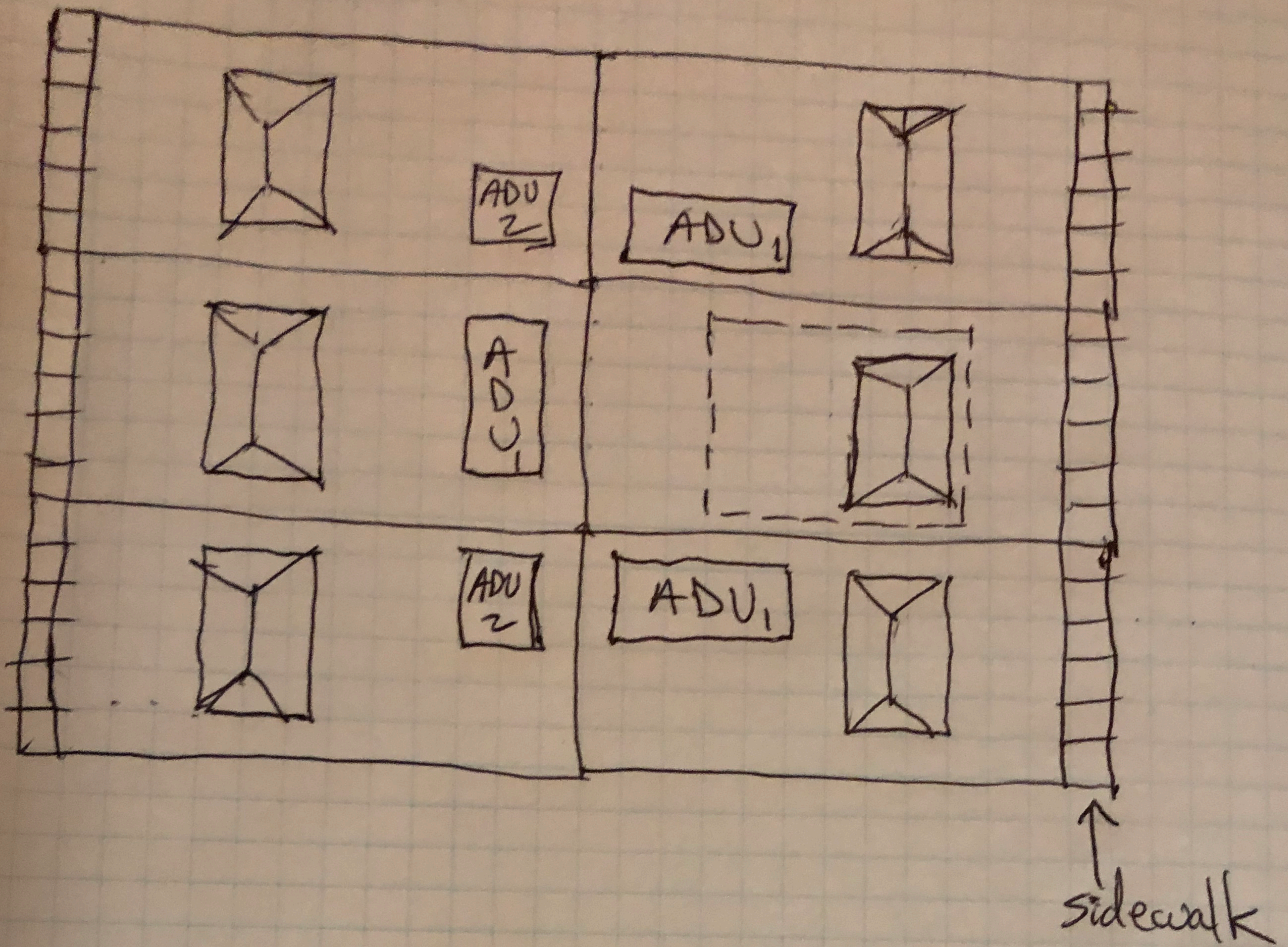
Urgent Alert: When is an Accessory Dwelling Unit more than you think it might be? Under the proposed changes being discussed at tonight's City Planning Commission Public Hearing, a modest single family house can be bought by an investor for cash, outbidding new home owners, and build a brand new one or two story house of up to 800 square feet within three feet of your lot line, thus creating two rental houses on that lot.

This will be By Right, meaning you will have no right to object. Everyone of your neighbors could cut the trees down in their backyard and replace them with another house or sell to an investor who would do that.

I actively advocated for expanding the opportunities for ADUs, and certainly have nothing against rental units, but these proposed changes will eliminate a lot of opportunities for home buyers at the modest end of the market and can turn any neighborhood from predominately home owner to predominately detached duplex rental.

Maybe we as a community want this. Maybe we don't. But most people are unaware of the impact of these proposed changes. These are not your granny-flat or mother-in-law-suites type of ADUs. This proposal effectively eliminates single family zoning. The city should be more





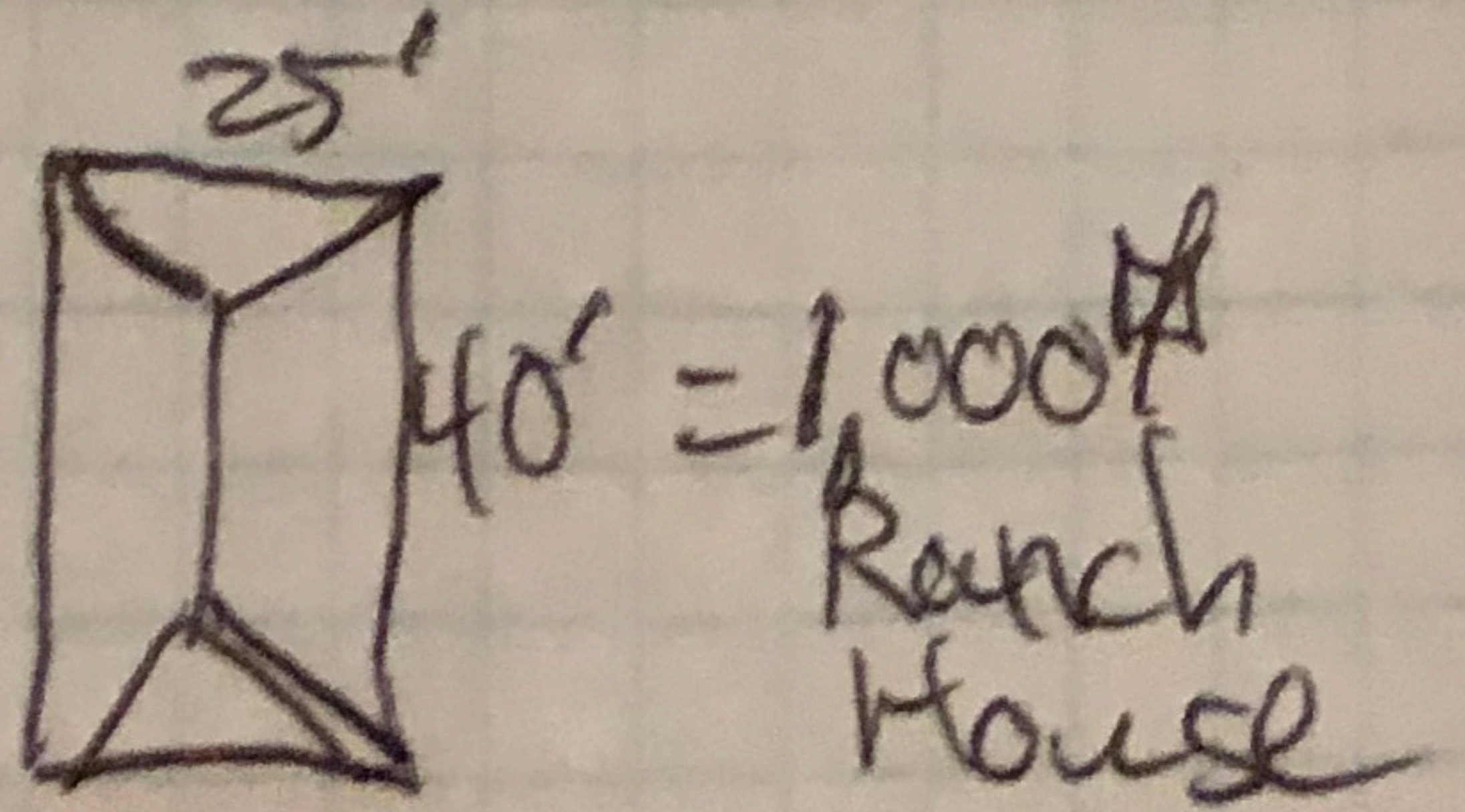
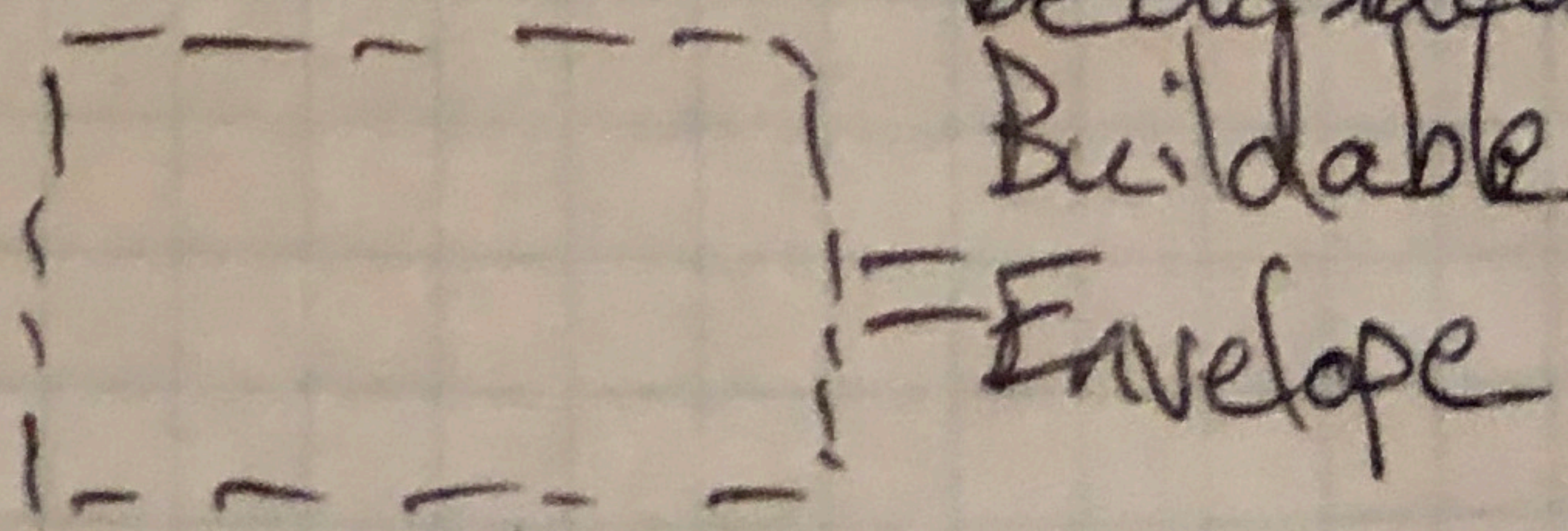
Key:

R1C lot minimum = 60 x 120

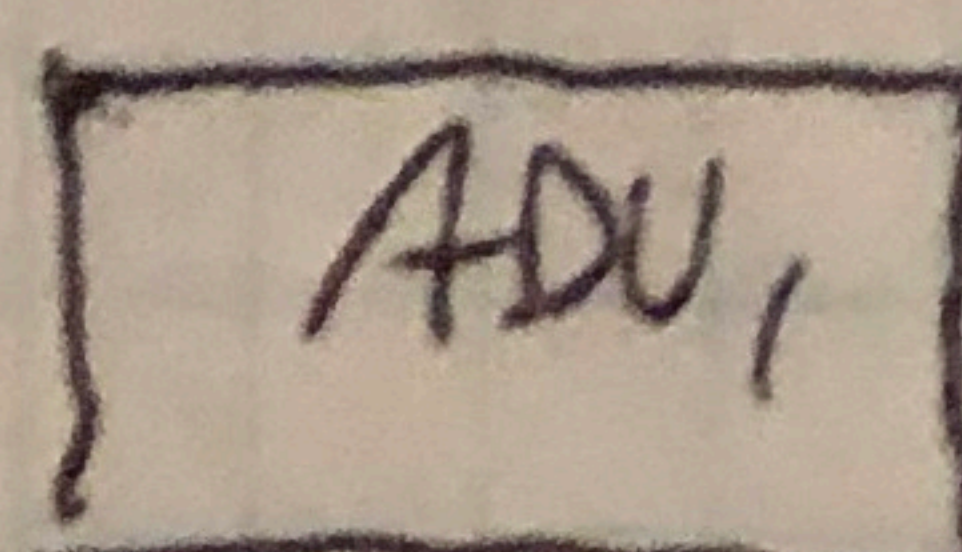
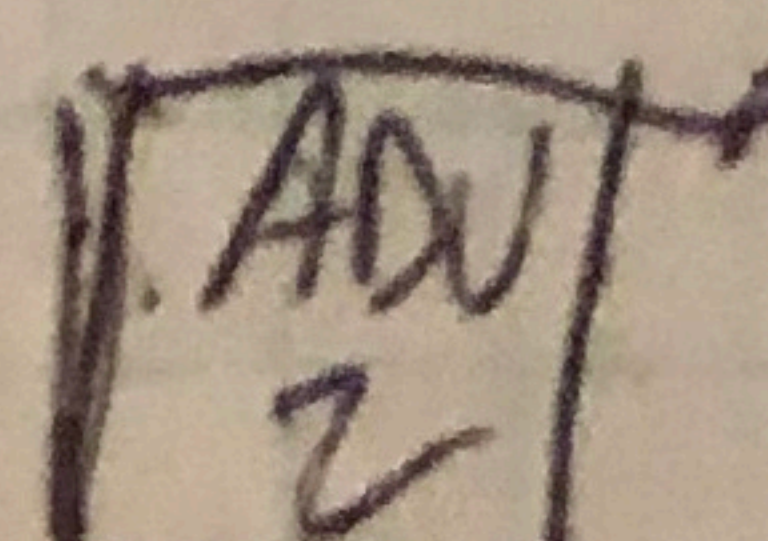
Front Setback = 25'

Side Setback = 5'

Rear Setback = 30'



ADU can be built outside of the buildable envelope

-  = 1 story ADU 800 sq ft.
-  = 2 story ADU 800 sq ft.



honest about what this proposal does and should be making sure people know the details. They aren't.

Please call in and speak at tonight's public hearing if you think the city should be more open and honest about what they are really doing, not merely "relaxing" the rules as claim. This meeting will be broadcast live on CTN Cable Channel 16, ATT Channel 99, and online at [a2gov.org/watchCTN](http://a2gov.org/watchCTN) To speak at public comment call 206-337-9723 or 213-338-8477 or Toll Free 877-853-5247 or 888-788-0099 Enter Meeting ID: 929 1620 2435

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Visit our page: [www.a2na.org](http://www.a2na.org)

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**From:** Mark Douglas <[redeemed\\_by.christ@yahoo.com](mailto:redeemed_by.christ@yahoo.com)>

**Sent:** Sunday, February 28, 2021 8:42 AM

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

**Subject:** ADU's Thought and Question

According to Nursing Home **Abuse** Justice, 5.1% of nursing home complaints in 2013 were for neglect, **abuse** or exploitation. Physical **abuse** which includes inflicting physical pain or injury upon an older adult. Financial exploitation includes the **misuse** or withholding of an older adult's resources by another.

**Question:** Is this how my parents or loved one's should or need to be treated, ADU's can eliminate and or reduce the risk and concern of and for their safety and respect

**From:** Sarah Ely <[sarahely@umich.edu](mailto:sarahely@umich.edu)>  
**Sent:** Tuesday, March 02, 2021 12:52 PM  
**To:** Planning <[Planning@a2gov.org](mailto:Planning@a2gov.org)>  
**Subject:** ADU Ordinance Amendments

Permanent Ann Arbor residents deserve highly visible and sustained outreach to learn, consider and weigh in on the changes that a handful of single-minded "leaders" seem to have power to make happen at little cost to anyone but thousands of others who pay taxes and want a city that is desirable to live in.

Without a newspaper, during Covid, and in a time where citizens are flat out weary, this absolutely poses as a scheme to push through without anyone knowing.

STOP. COMMUNICATE. INVITE. PAUSE. what the heck is the hurry unless you have something to personally gain, if even a feather in your cap? This is happening repeatedly and repeatedly and repeatedly. And repeatedly under present administration.

As Grethen Whitmer might say... FIX The damn streets. DO THE RIGHT THING that respects and adds value to the predominant middle class of our community.

thank you,

Sarah Ely  
1413 Shdaford Rd  
Ann Arbor MI 48104



**From:** Lisa Jevens <[lisajevens@gmail.com](mailto:lisajevens@gmail.com)>  
**Sent:** Tuesday, March 02, 2021 12:21 PM  
**To:** Planning <[Planning@a2gov.org](mailto:Planning@a2gov.org)>  
**Subject:** opposed to non owner-occupied Airbnb and ADU

Dear Planning Commission,

I understand there are changes afoot regarding non-owner occupied rentals. From the beginning we supported the recent Airbnb amendment stating that rentals need to be owner occupied. This is for a reason. We live on Cambridge Road and there are three single family homes that became non-owner-occupied Airbnbs in the last 2-3 years. Some are/were football party houses. I assure you this is not what anybody in North Burns Park wants our neighborhood to turn into. We are not opposed to Airbnb's but they should be owner-occupied. The same with ADUs. We are not opposed to them, but there should be an owner on site. Otherwise neighborhoods turn into party zones and become unlivable for families.

Also, with such emphasis on affordable housing in Ann Arbor, I can assure you that these Airbnb rentals do not provide permanent housing for anybody and they are not affordable. The houses by us are going for \$1,000 per night. The more housing stock you take away from owners, the more expensive permanent housing becomes in Ann Arbor because it is so scarce.

**Please stop making policies that make investors rich and cater to wealthy alumni and students at the expense of long-time residents and voters. This denigrates our communities!**

It is well documented that this is how many wonderful cities all over the world were ruined for their residents--by investor AIRBNBs. The more you have, the higher the cost of housing and rents. Smart cities have banned them and Ann Arbor needs to stick with that as well.

<https://www.nytimes.com/2019/11/05/nyregion/airbnb-jersey-city-election-results.html>

Lisa Jevens  
Dan Berland  
773.816.7926



**From:** Bill Lott <[lottbill48@gmail.com](mailto:lottbill48@gmail.com)>

**Sent:** Tuesday, March 02, 2021 8:52 AM

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

**Subject:** Proposal for ADU for 3/2/21 Planning Commission Meeting

I am writing to express my opposition to the proposed zoning changes regarding Accessory Dwelling Units. In particular, the provision to allow non-owner occupied homes to add an accessory unit, thus creating two non-owner units would be detrimental to the stability of the neighborhood and is highly objectionable. What is to prevent one or more investors from purchasing and converting multiple homes into ADU's? I also cannot see how this improves rent affordability when the market controls the rent charged. They are investors and will charge rent at the limit the market will bear.

This is the first time I have ever written the Planning Commission even though I have lived and owned my own home in Ann Arbor for over 40 years. I do plan to study the ADU proposal in more detail and expect to have more questions as I think I will have other concerns and will not support this proposal. However for now please register my objection to the non-owner occupancy provision of this proposal.

Thank you for accepting my input on this matter.

Bill Lott



**From:** Ralph McKee <[rmckee2258@gmail.com](mailto:rmckee2258@gmail.com)>  
**Sent:** Tuesday, March 02, 2021 12:42 PM  
**To:** Planning <[Planning@a2gov.org](mailto:Planning@a2gov.org)>  
**Cc:** Ramlawi, Ali <[ARamlawi@a2gov.org](mailto:ARamlawi@a2gov.org)>; Briggs, Erica <[EBriggs@a2gov.org](mailto:EBriggs@a2gov.org)>  
**Subject:** ADUs/STRs

The public engagement process thus far on ADUs, while showing some promise, is flawed. The proposed ADU ordinance revision would effectively eliminate SFZ city-wide and thus would seem an obvious candidate for actual notice to all affected property owners. At least 3 public comments have been made advocating that. Yet staff has steadfastly, just like in 2019, refused to seriously consider that, and that concern doesn't even appear in the staff memo for the ORC meeting which purports to consider the public input received.

Also, I have said at prior CPC meetings on this topic (and sent emails to staff) that I generally support the expansion of ADUs into more areas but would like to see an amendment moving any new structures a bit farther from the lot line. I recall another public comment to that effect by someone else at an earlier meeting. That concern does not appear in the memo either. It's obviously inappropriate to limit consideration of public input to only some of the concerns expressed.

The staff memo says the policy issues arising from the 2/9 meeting were deed restrictions and the owner occupancy requirement, and this issue was discussed in some depth at the ORC meeting. The primary justification for eliminating the owner requirement appears to be the perception that banks will not loan for construction of ADUs if that requirement is in place. But as yet no support for that perception has been provided by 1) the public commenters who took that position, 2) staff, or 3) any CPC member. In fact, it doesn't appear that anyone supporting that position has had any actual conversations with local banks or other financing sources. And absent support for that position, there is simply no basis for elimination of the owner requirement.

Tom Stulberg, who as you know is active on this topic, has discussed the bank financing issue with a local bank which makes residential real estate loans. That banker advised Tom that an owner occupancy requirement was not a problem re financing; there of course may be other financing issues, but, again, absent actual evidence that the owner requirement is problematic, there is no basis for eliminating it.

And if banks are indeed reluctant to finance "regular folks" who want to build an ADU, the only entities who will benefit from removing the owner requirement are investors with cash or loan availability based on other collateral who want to buy up modest houses, build a second house on the lot, and rent both. Given current construction costs and investor profit motive, these will not be "affordable" units. So eliminating the owner requirement will likely result in decreasing the number of modest houses in the sale market and adding only expensive rental units.

To sum up, if we want to increase the number of ADUs which will help homeowners, we should research alternative financing sources in a serious way; that work clearly hasn't been done yet.

Another issue which was raised is the juxtaposition of ADUs with STRs. That involves some technical/legal issues with various definitions; should they be in Chapter 97 and/or the UDC, etc. Those are beyond the scope of this short memo but need to be addressed. My overriding concern is that the clear intent of council was to eliminate or, at a minimum, cap the number of STRs in residential areas. To allow ADU STRs as a potential loophole would be a mistake.

Also, the STR ordinance amendment should be delayed until the data comes in from the STR owners who seek to be "grandfathered in". That will be available March 31. Knowing how many there are (is it 100?, 500?) is critical to the decision making process.

Thanks for your consideration.



From: Chera Piehutkoski <[cherajunepie@yahoo.com](mailto:cherajunepie@yahoo.com)>  
Sent: Monday, March 01, 2021 11:29 PM  
To: FeedBack <[FeedBack@a2gov.org](mailto:FeedBack@a2gov.org)>  
Subject: Accessory Dwelling Unit Ordinance

To Whom It May Concern:

I am writing to City Council to urge them to reject the Accessory Dwelling Ordinance. There are covenants to each neighborhood that outweighs their ruling for this Accessory Dwelling Ordinance. Where I live in Ann Arbor I found this out (thank goodness) before my next door neighbors were trying to convert their garage into a living space by adding a second floor apartment.

The entire house and garage are located on less than a half acre lot in a family neighborhood. We have a privacy fence for just that purpose, but the proposed build out of a second story for a living space (for the home owners father) would render our fence useless. The dwelling would have overlooked my back yard, infringing heavily on our privacy. In addition, the value of our home would have gone down because of this huge eyesore overlooking our small backyard. The structure was completely inappropriate for the space and neighborhood. There was also no guidance as to who could or couldn't live in the space. And, you as City Council approved it even as we came to you eight years ago stop it.

Thank goodness I looked at the covenant for our individual neighborhood that stated a dwelling couldn't be located on a non attached garage! Once we retained our attorney, we got a cease and desist on the project immediately. Additionally, the couple trying to build the new dwelling divorced about 6 months later. So who knows who would be living in that space now.

I urge City Council to reject this ordinance. This ordinance will cause more harm than good in the neighborhoods and amongst neighbors.

Best,

Chera Tramontin



**From:** Erich Zechar <[ezechar@gmail.com](mailto:ezechar@gmail.com)>  
**Sent:** Tuesday, March 02, 2021 12:47 PM  
**To:** Planning <[Planning@a2gov.org](mailto:Planning@a2gov.org)>  
**Subject:** YES TO ADUs

Hello,

Not sure children bedtime routines will allow me to call in tonight, so sending an email in case.

I voice my support for the prospective ADU changes before planning. I have often thought about building an ADU but our lot is such that it would be difficult to do so under current rules. I would love to see more of these popping up in our neighborhoods. They're efficient, eco friendly, and one piece of the puzzle of solving our housing crisis.

I realize change is difficult, but we need to consider small changes to code if we are to handle the lack of affordable units citywide.

I would also love to see ADUs allowed to be used as STRs just like any other owner occupied property in the city. I don't think it makes sense to limit rental ADUs in a way we do not limit rental of owner occupied housing.

Thanks for your consideration!

Erich Zechar  
Ward 2



**From:** Jean Henry <[jeanhenrya2@gmail.com](mailto:jeanhenrya2@gmail.com)>  
**Sent:** Tuesday, March 02, 2021 4:26 PM  
**To:** Planning <[Planning@a2gov.org](mailto:Planning@a2gov.org)>  
**Subject:** Ordinance to Amend Unified Development Code related to ADU's

Hello Planning--

I am writing in support of all proposed amendments to the ADU ordinance, specifically the following:

1. Removal of minimum 5,000 square feet lot size requirement.
2. Removal of additional parking requirements as the majority of proposed ADU's are within 1/4 mile of a bus stop.
3. Removal of the requirement that the owner of the property resides on the property.
4. Ensure the maximum occupancy is maintained.

My home of 30+ years is on the corner lot of William and 3rd St in the OWS. I would love to build an ADU on this property but there are many barriers. The proposed amendments would make it possible. Or at least I believe so. My property was actually a double lot when I purchased it and when first platted in the 1920's. So the intention when these lots were drawn was to build two structures here. And it's zoned R4C so the idea must have been that it could be developed. Now, under current zoning regulations, my property is a non-conforming structure on a non conforming corner lot in a historic district. You get the picture I'm sure...

1 and 2) The removal of the 5000 square foot lot minimum and parking requirements would allow not just my home but many homes in the near downtown area to build ADU's where they are arguably most needed and useful to potential residents without cars. This is not at all out of character with the neighborhood, which has never sat easily in its mostly single family exclusive zoning designations.

Why do I want to build an ADU on this property? I have 87 year old parents who are still very active but also increasingly limited in their mobility. They absolutely do not want to go into assisted living 'unless there's no other option.' They live on a farm in a remote area of South Central PA for most of the year. My three siblings and I are geographically spread across the country. We would like to split care of them by having them come stay with each of us in turn for months at a time. An OWS home is not ideal for accessibility purposes. But an ADU could be. My kids do not want me to sell this house. If one of them ends up living here, I could move into the ADU where they could care for me if needed. If they choose other paths, then I could rent the main house and move into the ADU. If I am able, I would want to travel in my latter years as I did when younger, for months at a time. I might need to rent both buildings. I'm sure you can see that there are almost endless ways this could all pan out. It's hard to plan for my aging and my parents at the same time, while I still have a 15 year old in the house. What I need for my family is housing flexibility and that an ADU could provide that.

2 and 3) I'm a single parent with limited income. I couldn't live here at all if I didn't own my house. I now own it outright and almost everything I have is invested in it. I believe I could pay the 20 year note on a suitable ADU if, and only if, I can have the flexibility to rent it and possibly the house as well when not occupied. This would allow me to maintain 'maximum occupancy'-- a goal we share but to which the owner-occupied requirement would seem to be a barrier-- at least for me, looking ahead 20 years-- unless you want to hold me captive here (bad idea). Given all the variables at play, to make this work, assuming I can jump through all the other bureaucratic hoops (which will also likely increase my costs), I would need the flexibility to rent both structures in perpetuity as needed, not because I plan to, but because I might need to.



I love Ann Arbor and most people know my commitment. But I also want to travel again someday. And I want to be able to stay here to care for my parents instead of hauling my life off to Pennsylvania. If my son is still in school I wouldn't be able to do that.

I know this is all very personal. And I know that local building ordinances etc are not designed for one person's needs. But I do not think I am not alone in needing to balance a career, family, and caring for aging parents. An ADU is probably the only concrete (or wood-framed) thing I can plan for that would actually serve us all, but only if it's possible to build it.

Last note-- I have lived adjacent to two rental properties my entire 30+ years in this house, and I have had NO problem with it. I enjoy the rotation of neighbors. Some of them have become friends who stop by when in town. I will never understand the bias against renters in a town full of them. I want to live next to people who start their lives here and then leave and do great things. That shuffle of diverse humans passing through our little town on the way to their next chapter is why I and so many people love living here. It makes Ann Arbor a dynamic place to live. Let's open up our city to more people with more kinds of families and more ways of living and more ways of growing old.

Thank you for your help in imaging an inspiring and dynamic future for my family and this city.

Yours,  
Jean Henry

504 W William St  
A2 48103



**From:** Jean Leverich <[jeanleverich@gmail.com](mailto:jeanleverich@gmail.com)>  
**Sent:** Tuesday, March 02, 2021 4:56 PM  
**To:** Planning <[Planning@a2gov.org](mailto:Planning@a2gov.org)>  
**Subject:** Support ADUs

Dear Planning Commissioners:

I am writing in support of all proposed amendments to the ADU ordinance, specifically the following:

- 1)Removal of minimum 5,000 square feet lot size requirement.
- 2)Removal of additional parking requirements as the majority of proposed ADUs are within 1/4 mile of a bus stop.
- 3)Removal of the requirement that the owner of the property resides on the property.
- 4)Ensure the maximum occupancy is maintained.

The removal of the 5000 square foot lot minimum and parking requirements would allow many homes in the near downtown area to build ADUs where they are arguably most needed and useful to potential residents without cars. ADUs add character to the neighborhood by welcoming a wider variety of residents into our community.

Thank you,

Jean Leverich  
Ward 5