

Subject: EV charging units: Public feedback and comment for 1/28/25 Ordinance Revisions Committee (Planning Commission)
Attachments: EV parking update request 1.28.25 Stephanie Raupp.docx

From: Stephanie Raupp
Sent: Monday, January 27, 2025 5:04 PM
To: Planning <Planning@a2gov.org>
Subject: EV charging units: Public feedback and comment for 1/28/25 Ordinance Revisions Committee (Planning Commission)

Good afternoon,

I am likely unable to attend the 7pm meeting tomorrow, but wanted to supply my thoughtful feedback on the **EV Parking and Charging station requirements**.

I hope that the Ann Arbor Planning Commission will thoughtfully consider their intent for the EV requirements and **consider amending the requirement to release non-profits, schools, places of worship and small local businesses from this burden**. It is greatly impacting the ability to maintain parking lots and do necessary building repairs and upgrades, as the cost of creating and maintaining an EV charging station is more than most non-profits are able to afford and manage effectively.

Please see attached for more details.

I hope this is the appropriate forum for bringing up this proposed update to the city's Unified Development Code.

Thank you,
-Stephanie Raupp
Resident and concerned parent

734-834-4688
Address: 1680 N Maple Rd, Ann Arbor, MI 48103

To: Ann Arbor Planning Commission & City Council

From: Stephanie Raupp, 1680 N Maple Rd, Ann Arbor, MI 48103

Proposal: Update and amend the Ann Arbor Unified Development Code pertaining to Article IV Section 5.19 Parking Standards. Make an update to this standard with a reasonable approach that is more appropriate for schools, places of worship, non-profits and small businesses.

I am a long-time resident of Ann Arbor and I understand the intention of the **EV charging stations requirement** created back in January of 2021. I believe it is time to make some commonsense updates to the city standards based on actual resident behavior and negative impacts to schools, places of worship, non-profits and small businesses. The unfortunate impact this requirement has on our Ann Arbor community is that **it has stalled or halted ongoing improvement for many local non-profits and small businesses**. The cost of creating and maintaining EV parking and charging stations is a burden placed on them in order to simply repair a parking lot, upgrade their building, improve a playground, etc. Their improvement plans often come to a screeching halt due to this substantial EV burden. They must keep the EV stations up and enable payment stations, essentially forcing these organizations to have a “small business” they must also manage in perpetuity.

EV driver behavior in the past 4 years in Ann Arbor has clearly shown that:

- Most EV owners charge their vehicles at home and specifically overnight
- EV charging stations at large office centers, parking garages, near a gas station or highway, large malls, hotels, and apartment complexes make a great deal of sense EV charging locations
- EV charging stations at small locally owned businesses are rarely used and eliminate critical parking spaces from use, as non-EV drivers do not feel comfortable parking in these spots

Reasons that schools, places of worship, non-profits and small businesses should not be required to have and maintain EV parking spaces with charging units and infrastructure:

1. Safety

- Strangers being encouraged to pull up and sit right in front of a school entrance in this day and age seems like a bad idea overall. These spaces are typically right in front of the main doors due to the proximity needed for electrical infrastructure, which is where students come and go for recess, drop off and pick up. Same for centers of worship, non-profits and small businesses. Not good.
- Additionally, the high voltage required is a red flag for many parents and the recent battery explosions and fires due to EV batteries also leads to potential safety issues, especially for children.

2. Cost

- The cost to install, run the electrical, pay for the electricity, purchase signage, and maintain these charging stations is not something that most non-profits, schools, worship centers, or small local businesses can absorb.

3. Ongoing management & accounting

- The EV charging units require staff (who are already stretched thin) to continue to monitor maintenance for the units, source and manage a payment vendor, deal with any customer issues, and they simply do not have the staff and resources to do this.

4. Loss of critical parking
 - Parking in Ann Arbor is always a premium asset and losing even 1-5 parking spaces can significantly impact local non-profits and small businesses. It is a fact that non-EV drivers typically avoid, or feel that they are not allowed to park in these EV parking spots. This is likely due to steep fines or consequences for parking in EV spots at parking structures, airports, etc. People are conditioned to NEVER park in an EV spot unless they are driving an EV. This loss of parking impacts the businesses the most and is an inconvenience to the other organizations. Parking is already a challenge for many of these organizations and this requirement piles onto something that is already a challenge in Ann Arbor.
5. Locations are not ideal for vast majority of EV drivers
 - Schools in particular are commonly located within residential areas, not in busy business corridors with high traffic.
6. 4 years' worth of EV driver / owner behavior showcases that these EV charging locations do not make sense, are not-necessary, and not being used in these locations that fit these descriptions.

In conclusion, if your goal with the Electric Vehicle Parking Infrastructure requirement added to the Ann Arbor Unified Development code is to ensure that schools, places of worship, small local businesses and non-profits **are unable to make needed improvements or enhancements to their property or buildings** – then leave it as is. **I propose, and humbly request, that the Ann Arbor Planning Commission and City Council amend these EV charging station requirements to exclude schools, places of worship, small local businesses and non-profits ASAP.** The idea that our Ann Arbor students or non-profits fundraising via a “bake sale” or “capital funding campaign” so that they can afford to place an EV station in front of their front door for strangers to park, makes absolutely no sense. This is blocking them from repairing parking lots and making critical investments in their private property. These non-profits should be able to focus their fundraising efforts on more impactful needs, not EV charging stations on top of it all. **The safety of our kids should be your #1 priority and this is a way you can make a “common sense” update that would greatly benefit many local organizations. I hope you will update this requirement and make it effective immediately.**

Sincerely,

Stephanie Raupp

Concerned Parent and Ann Arbor Resident

734-834-4688