

From: Gary Cooper

Sent: Friday, April 07, 2017 3:50 PM

To: 'planning@a2gov.org' <planning@a2gov.org>

Cc: Deborah J. Cooper >; Stephanie Zaiantz >; Henry Vanderploeg >; Barbara& Hank Vanderploeg >; Gretchen Kennard >; Dave Kennard >; Harriet Teller <>; Stani Bohac <; Irma Majer >; Robert Albritton <>; John Godfrey <

Subject: Ground Mounted Solar Installation 2815 Brockman Boulevard

CITY OF ANN ARBOR, PLANNING COMMISSION

Commissioners:8181

I am emailing you in support of the concerns expressed by other neighbors about the proposed solar array to be constructed at 2015 Brockman Boulevard.

The following is a list of points drafted by the neighbors outlining the issue:

- 1. Proposed ground-mounted solar collector in front yard of 2815 Brockman**
- 2. Dimensions: 44 feet long, 9 feet wide (396 square feet, larger than many garages), nearly 9 feet high**
- 3. Average setback of neighboring houses from the sidewalk is 103 ft; proposed installation will be 40 ft from sidewalk**
- 4. Ann Arbor needs a specific and dedicated set of solar zoning rules and permitting process**
- 5. There are no zoning ordinances for ground-mounted solar collectors in residential neighborhoods**
- 6. Issue was first brought to the attention of City Council, the Planning Commission, and the Energy Commission in early December. Hank Vanderploeg and John Godfrey expressed views of neighbors at meetings of the Council and both commissions**
- 7. Council members and commissioner agreed that front-yard installations were not appropriate in residential neighborhoods**
- 8. This installation will create a city-wide precedent and open the door for similar projects in residential front yards**
- 9. The Planning Commission is in the process of preparing recommendations to the Council for changes in zoning to prohibit solar installations from anywhere in the front yard.**

I have attached an annotated image of the proposed location, as seen from my front yard.

I urge you not to approve the construction of this installation until a City wide ordinance is in effect to address such ground mounted residential installations. I am sure that confident an ordinance will eventually not allow installations such as this. Given the fact that Brockman is one of the most picturesque streets in the City of Ann Arbor, it would truly be unfortunate if we are the only street in the City with a front yard solar installation like this.

Sincerely,

Gary Cooper

PS The Owners, the Figueroa's, recently removed a massive black walnut tree (probably over one-hundred years old) at the rear of their house-garage. This tree, along with surrounding trees and vegetation, made the front yard the only viable solar location. It is my understanding that the tree was in decline and a danger to the house. It was also my understanding this this would open up the backyard and allow a solar installation in the rear yard and or on the south facing roofs. While this may not be an optimal location, it seems that it is at least an alternative. I do not believe the City wants to sacrifice the neighborhood landscape, and landmark trees, to gain ideal solar installation locations for select residents.

Gary L. Cooper ASLA, AIA



2900 Brockman Blvd. Ann Arbor, MI 48104
734.769.7007 | www.cooperdesigninc.com



2815 Brockman Blvd.

2815 Brockman Blvd,
PROPOED LOCATION OF FRONT YARD SOLAR ARRAY



Solar Array
40' long X 9' high, X 9' deep
Setback 40' from sidewalk
House is setback 103' from sidewalk

2815 Brockman Blvd.
PROPOSED LOCATION OF SOLAR ARRAY

View from front porch of 2900 Brockman Blvd.