

Dear Members of Ann Arbor Planning Commission,

As builders developing projects in the City of Ann Arbor, we want to voice our strong opposition to the proposed amendments to the City of Ann Arbor zoning ordinance that would ban natural gas use in all future construction and major renovations.

Our reasons for opposing this ban are based on several grounds including legal, business and affordability concerns.

First, as you are aware, Michigan's Statewide Construction Code must be followed by all municipalities in the State and cannot be superseded. Local governments are expected to ensure their constituents abide by the State code and cannot, at their own discretion, alter code language.

Second, as a business, we must develop projects that meet a current or prospective customer's needs. Preventing us from including natural gas infrastructure within our buildings make those developments less attractive to some our customers – or rule out certain projects entirely -- and impact our ability to continue performing new construction or renovations in the City of Ann Arbor. As much as we have enjoyed contributing to the economic development of Ann Arbor, imposing these restrictions on us may force us to move our projects elsewhere.

Third, the replacement of natural gas with electric service – both internal infrastructure as well as installed appliances – is a costly proposition. Energy bills will be another ongoing, increased expense as electricity is a costlier form of energy. As you know, many businesses already operate on thin margins, making this added burden one they simply cannot bear.

As a true partner in every project we take on, we listen closely to our customers when they tell us what they want to see developed, and it is not our role – or anyone else's – to tell them they are wrong, or to restrict their option to use the energy source they prefer.

We hope you carefully consider these objections and make a sound choice that is best for the City, its tax base and continued economic development.

Thank you for your consideration,

Supporters

Signatures

Company Name

DocuSigned by:
Jack Campbell

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Marhofer/Campbell

DocuSigned by:
Jay Holland

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Jay Holland Construction

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James Acheson

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Acheson Builders Inc.

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Steven J. Lucchesi Inc.

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Tandem Tile and Stone, LLC

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