

**Ann Arbor City Council Regular Session: August 17, 2015
Email Redactions List Pursuant to Council Resolution R-09-386**

	A	B	C	D	E	F	G
1	<u>Sent Time</u>	<u>Received Time</u>	<u>TO</u>	<u>From</u>	<u>CC</u>	<u>Redactions</u>	<u>Reason for Redaction</u>
2		8:31 PM	Jane Lumm	Marige Campbell	Kenneth Falat		
3		8:41 PM	All Council Members	Matthew Ferraro		Email address	Privacy
4		8:51 PM	Sabra Briere	Gabrielle Poli		Email address	Privacy
5		9:00 PM	Julie Grand	Matthew Ferraro		Email address	Privacy
6		9:40 PM	All Council Members, Christine Schopieray, Jaqueline Beaudry, Steve Powers, Stephen Postema, Kami Meader, Elena Levin	Jane Klingsten		Email address, addresses	Privacy
7		10:16 PM	All Council Members	Lakshmi Raman		Email address	Privacy
8		12:15 AM	All Council Members	Shonda Bottke		Email address	Privacy
9		12:28 AM	Jane Lumm	Mary Hensel		Email address	Privacy
10		12:55 AM	Jane Lumm	Hillary		Email address	Privacy
11		12:57 AM	Jane Lumm	Jane Klingsten		Email address	Privacy
12		1:27 AM	Jane Lumm	Julie Seagraves		Email address	Privacy
13		1:42 AM	Jack Eaton, Mike Anglin	Sumi Kailasapathy		Email addresses	Privacy

Alexa, Jennifer

From: Microsoft Outlook on behalf of Margie Campbell [margie.campbell@nwcs.com]
Sent: Monday, August 17, 2015 8:31 PM
To: Lumm, Jane
Cc: Falat, Kenneth S
Subject: Re: Nixon Farms Conditional Zoning and Traffic Mitigation Agreement
Attachments: Re: Nixon Farms Conditional Zoning and Traffic Mitigation Agreement

Sender: margie.campbell@nwcs.com
Subject: Re: Nixon Farms Conditional Zoning and Traffic Mitigation Agreement
Message-Id: <485499D8-B468-4B59-983C-D6C280759744@nwcs.com>
Recipient: JLumm@a2gov.org

Alexa, Jennifer

From: Margie Campbell [margie.campbell@nwci.com]
Sent: Monday, August 17, 2015 8:31 PM
To: Lumm, Jane
Cc: Falat, Kenneth S
Subject: Re: Nixon Farms Conditional Zoning and Traffic Mitigation Agreement

Thanks Jane,
I am just getting back in town, today.

Margie

> On Aug 17, 2015, at 1:08 PM, Lumm, Jane <JLumm@a2gov.org> wrote:

>

> <Nixon Farms Overview.pdf>

Alexa, Jennifer

From: Microsoft Outlook on behalf of Matthew Ferraro [REDACTED]
Sent: Monday, August 17, 2015 8:41 PM
To: Taylor, Christopher (Mayor); Briere, Sabra; Kailasapathy, Sumi; Lumm, Jane; Westphal, Kirk; Kunselman, Stephen; Grand, Julie; Eaton, Jack; Krapohl, Graydon; Anglin, Mike; Warpehoski, Chuck
Subject: Deer Cull
Attachments: Deer Cull

Sender: [REDACTED]
Subject: Deer Cull
Message-Id:
<CA+m+RvZBW_vHRr401q6E8S=EOvCiy879vb9KTBVLxdOO4N7WcA@mail.gmail.com>
Recipient: CWarpehoski@a2gov.org

Alexa, Jennifer

From: Matthew Ferraro [REDACTED]
Sent: Monday, August 17, 2015 8:41 PM
To: Taylor, Christopher (Mayor); Briere, Sabra; Kailasapathy, Sumi; Lumm, Jane; Westphal, Kirk; Kunselman, Stephen; Grand, Julie; Eaton, Jack; Krapohl, Graydon; Anglin, Mike; Warpehoski, Chuck
Subject: Deer Cull

Dear Councilors,

The proposed deer cull is completely unnecessary in Ann Arbor, a waste of taxpayers money, and inhumane. The Humane Society even says that our deer population is below the average in Michigan. It is outrageous to have snipers shoot harmless animals in a densely populated place like Ann Arbor. And all for the sake of what? Saving someone's garden? I'm sorry but it's nature and things in nature eat plants. If you choose to live in a wooded area maybe you should have thought about that.

I'm sorry for my tone, I just feel very strongly about this issue.

Very Best,

Matthew Ferraro
Ward 4 resident and voter

Alexa, Jennifer

From: Microsoft Outlook on behalf of Gabrielle Poli [REDACTED]
Sent: Monday, August 17, 2015 8:51 PM
To: Briere, Sabra
Subject: Deer Management in Ann Arbor
Attachments: Deer Management in Ann Arbor

Sender: [REDACTED]
Subject: Deer Management in Ann Arbor
Message-Id: <1439859042.4016058.358783001.75C3E481@webmail.messagingengine.com>
Recipient: SBriere@a2gov.org

Alexa, Jennifer

From: Gabrielle Poli [REDACTED]
Sent: Monday, August 17, 2015 8:51 PM
To: Briere, Sabra
Subject: Deer Management in Ann Arbor

Dear Council Member Briere,

I'm writing to you because I'm concerned about deer management in Ann Arbor. I am against lethal methods because I'm worried about the impact that would make. I live in Ward 1 near the Black Pond Woods, where a herd of about four deer live. I understand that some areas have a deer problem, but my neighborhood does not and it would be enormously upsetting if our few deer were killed. I'm also concerned about the message culling deer sends to kids growing up in Ann Arbor. I'm 16 years old, and have grown up caring about animals as a result of the harmonious relationship that Ann Arbor demonstrates with wildlife and nature. I feel that a deer cull would create a very negative environment towards animals in the city. I would not feel comfortable living in or moving to a city where lethal methods were implemented.

Thank you so much for your help.

Sincerely,
Gabrielle Poli

Alexa, Jennifer

From: Grand, Julie
Sent: Monday, August 17, 2015 9:00 PM
To: Matthew Ferraro
Subject: Re: Deer Cull

No need to apologize. Thank you for your input.

Julie Grand
Ann Arbor City Council, Ward 3
(734) 678-7567 (c)

> On Aug 17, 2015, at 8:40 PM, Matthew Ferraro [REDACTED] wrote:
>
> Dear Councilors,
>
> The proposed deer cull is completely unnecessary in Ann Arbor, a waste of taxpayers money, and inhumane. The Humane Society even says that our deer population is below the average in Michigan. It is outrageous to have snipers shoot harmless animals in a densely populated place like Ann Arbor. And all for the sake of what? Saving someone's garden? I'm sorry but it's nature and things in nature eat plants. If you choose to live in a wooded area maybe you should have thought about that.
>
> I'm sorry for my tone, I just feel very strongly about this issue.
>
> Very Best,
>
> Matthew Ferraro
> Ward 4 resident and voter

Alexa, Jennifer

From: Microsoft Outlook on behalf of Jane Klingsten [REDACTED]
Sent: Monday, August 17, 2015 9:40 PM
To: Lumm, Jane
Cc: Taylor, Christopher (Mayor); Briere, Sabra; Kailasapathy, Sumi; Westphal, Kirk; Kunselman, Stephen; Grand, Julie; Eaton, Jack; Krapohl, Graydon; Anglin, Mike; Warpehoski, Chuck; Schopieray, Christine; Beaudry, Jacqueline; Powers, Steve; Postema, Stephen; ezelanski@zdfattorneys.com; Kami Meader; Elena Levin
Subject: Re: Woodbury Public Notification Issue
Attachments: Re: Woodbury Public Notification Issue

Sender: [REDACTED]
Subject: Re: Woodbury Public Notification Issue
Message-Id: <B69652DC-18C7-4589-804A-EDAD9CD24AFC> [REDACTED]
Recipient: CTaylor@a2gov.org

Alexa, Jennifer

From: Jane Klingsten [REDACTED]
Sent: Monday, August 17, 2015 9:40 PM
To: Lumm, Jane
Cc: Taylor, Christopher (Mayor); Briere, Sabra; Kailasapathy, Sumi; Westphal, Kirk; Kunselman, Stephen; Grand, Julie; Eaton, Jack; Krapohl, Graydon; Anglin, Mike; Warpehoski, Chuck; Schopieray, Christine; Beaudry, Jacqueline; Powers, Steve; Postema, Stephen; ezelanski@zdfattorneys.com; Kami Meader; Elena Levin
Subject: Re: Woodbury Public Notification Issue

Thank you all for listening tonight. You are all amazing for having the tenacity of sitting through so many hot button topics in night. I greatly appreciate all that all of you do.

Best Regards,

-Jane

> On Aug 17, 2015, at 5:14 PM, Lumm, Jane <JLumm@a2gov.org> wrote:

>

> Thank you very much, Jane, and thank you for clearly framing this notification concern for our consideration. All best, Jane

>

> -----Original Message-----

> From: Jane Klingsten [REDACTED]

> Sent: Monday, August 17, 2015 4:48 PM

> To: Taylor, Christopher (Mayor); Briere, Sabra; Kailasapathy, Sumi; Lumm, Jane; Westphal, Kirk; Kunselman, Stephen; Grand, Julie; Eaton, Jack; Krapohl, Graydon; Anglin, Mike; Warpehoski, Chuck

> Cc: Schopieray, Christine; Beaudry, Jacqueline; Powers, Steve; Postema, Stephen;

> ezelanski@zdfattorneys.com

> Subject: Woodbury Public Notification Issue

>

> Dear Mayor Taylor, and City Council,

>

> Please consider restarting the public hearing and postponing the consideration of the proposals listed as pertaining to 3380 Nixon and related to the Woodbury Club development on the agenda for the August 17, 2105 City Council meeting because of incomplete legally required public notification. Not all of the property owners in the Arbor Hills Condominium Association were sent the public notice, when they all should have been notified by the City.

>

> Included in the area of public notification is an Arbor Hills common area, and for which the City all of the Arbor Hills property owners should have been individually notified. Within condominium associations, property owners legally own an individual but indivisible fraction of each and all common areas and common elements. Based on this, the City should have notified all Arbor Hills property owners, however, only some of the Arbor Hills homes were sent the public notice according to the lists provided by the City. Not only were all of the residents not notified, but our Association Board of Directors were also not notified. It is of additional significance in this case, because the common area is part of integrated Arbor Hills storm water management system and conservation wetlands, privately maintained by the Association and paid for by its owners.

>

> A number of years ago, a similar issue on notification was encountered when the City proposed rezoning of a large number of parks including two in Arbor Hills. The City failed to individually notify all of the owners in the Association for the common area within the public notification area. The Association with its legal counsel, Edward Zelmanski at that time, were assured that in the future, the City would individually notify all of the condominium association owners as is legally required. Tony Derezsinski assisted us with the matter as Council Member and Planning Commission Member, and the rezoning of parks in Arbor Hills was pulled from the proposal.

>

> A letter is being prepared by Mr. Zelmanski, our attorney, regarding the improper notification on our behalf. The Michigan Municipal League recommends in its Planning and Zoning Handbook in the case of improper public notice that the process be stopped, and started anew with proper notification.

>

> Thank you very much for your time and consideration.

>

> Sincerely,

>

> Jane Klingsten

>

>

> Kamala Meader

>

>

> Elena Levin

>

>

> Cc:

> City Attorney Stephen Postema

> City Administrator Steve Powers

> City Clerk Jacqueline Beaudry

> Assistant to the Mayor Christine Schopieray Edward Zelmanski, Attorney

Alexa, Jennifer

From: Microsoft Outlook on behalf of Lakshmi Raman [REDACTED]
Sent: Monday, August 17, 2015 10:16 PM
To: Grand, Julie; Kailasapathy, Sumi; Westphal, Kirk; Taylor, Christopher (Mayor); Briere, Sabra; Lumm, Jane; Eaton, Jack; Krapohl, Graydon; Anglin, Mike; Warpehoski, Chuck
Subject: Culling of deer
Attachments: Culling of deer

Sender: [REDACTED]
Subject: Culling of deer
Message-Id: <CA+9vr1ORzzkBpO9woEUOw1+kx4FXWH96NCv6wy_8=qc3V-6UHQ@mail.gmail.com>
Recipient: CWarpehoski@a2gov.org

Alexa, Jennifer

From: Lakshmi Raman [REDACTED]
Sent: Monday, August 17, 2015 10:16 PM
To: Grand, Julie; Kailasapathy, Sumi; Westphal, Kirk; Taylor, Christopher (Mayor); Briere, Sabra; Lummm, Jane; Eaton, Jack; Krapohl, Graydon; Anglin, Mike; Warpehoski, Chuck
Subject: Culling of deer

I urge City Council members to try non-lethal methods of deer control like contraception before turning to the nuclear option of culling. Please see my view about deer culling as stated below.

--Lakshmi

From my understanding, most of the culling will take place mostly in the winter, in the middle of the night on parkland and no culling can take place within 450 feet of a residence. This means that if there is a deer eating landscape, it cannot be killed. The ones that will be killed are the ones that are not bothering residents who are residing in parks such as Gallop, Bird Hills, etc. How is this going to solve the problem of your landscape being eaten if the ones that are eating your landscape cannot be killed? Lance DeVoe, a biologist with the city of Rochester Hills, said that Rochester Hills tried a culling program a number of years ago and brought in sharpshooters for about a month but it wasn't very successful because even if they were able to kill the number of deer they wanted to, more of the problems were in the neighborhoods and suburbs where culling cannot take place so they abandoned the program after about a month. The most promising way forward for homeowners is a combination of techniques such as modifying landscapes so that deer will be less attracted to them and deer proofing their gardens.

However, in last week's presentation about deer, it was conveyed that culling with firearms and crossbows also could occur in smaller parks and open spaces, both during the day and night, with bait, where safe shooting zones exist. I definitely do not want people shooting deer in the park which is in front of my house even if a safe shooting zone exists. Children play in the playground area which could be within the safe shooting zone, what are they supposed to think if deer are being shot and killed within a range that they can see? Do we want our children to be witnesses to this killing? Parks should be a safe place for the community, for kids to play and for everyone to get the recreational time that they want. It should not be a shooting ground. I do not want to hear gun shots in my neighborhood and have bows shot, nor be a witness to bloody trails in the winter where deer have been shot. Afterall when we displace animal habitats by taking over large areas for residential and commercial development, where are the deer supposed to go? We have to ask ourselves whether we have a deer problem or a development problem.

Deer vehicle crashes has not increased in the last 10 years with AA having about 50 deer vehicle crashes over the last two years with none of them being fatal. Jackson that does cull deer has one of the highest rates of vehicle deer collisions. There are various measures such as having more reflective signage and drivers observing speed limits in these heavily populated deer areas that can reduce the number of deer vehicle crashes (Rochester Hills reported a 40% drop in deer vehicle crashes when this was done). The City should also pass a city wide ordinance that bans the feeding of deer which again has shown to be effective in other cities that have adopted this approach.

Finally, it is important to remember that deer are living beings that have the same feelings and emotions as any other animals do. They are not inanimate objects that we can just discard as we wish. It bothers me that as human beings we often kill or eliminate those that are less powerful than us. Most of us would not tolerate others shooting and killing our dogs or cats because they destroyed the landscaping of our neighbor's house, so why should it be any different for deer? I strongly urge and hope that CC members try the non-lethal sterilization and contraceptive procedures for a few years and evaluate the success of those methods before they decide to adopt the nuclear option of culling. Thank you.

Alexa, Jennifer

From: Microsoft Outlook on behalf of Shonda Bottke [REDACTED]
Sent: Tuesday, August 18, 2015 12:15 AM
To: Taylor, Christopher (Mayor); Kailasapathy, Sumi; Briere, Sabra; Lumm, Jane; Westphal, Kirk; Grand, Julie; Kunselman, Stephen; Eaton, Jack; Krapohl, Graydon; Warpehoski, Chuck; Anglin, Mike
Subject: Oppose the deer cull...
Attachments: Oppose the deer cull...

Sender: [REDACTED]
Subject: Oppose the deer cull...
Message-Id:
<CAJgmSXU0NyJnUUr5PhWoCtNyZhWQCPGE6QigLT2igFsbVO7Eag@mail.gmail.com>
Recipient: CWarpehoski@a2gov.org

Alexa, Jennifer

From: Shonda Bottke [REDACTED]
Sent: Tuesday, August 18, 2015 12:15 AM
To: Taylor, Christopher (Mayor); Kailasapathy, Sumi; Briere, Sabra; Lumm, Jane; Westphal, Kirk; Grand, Julie; Kunselman, Stephen; Eaton, Jack; Krapohl, Graydon; Warpehoski, Chuck; Anglin, Mike
Subject: Oppose the deer cull...

Dear Mayor and Council Members,

I vehemently oppose the proposed plan to have snipers cull the deer population in Ann Arbor. Especially when there is a non-lethal option available which DOES NOT pose a threat to human, or pet life.

One needs to be reminded of the slaughter of the rare white deer at Kensington Metropark, which was supposed to be off limits to the cull, when the argument is made that sharp shooters do not miss their mark. Because they unfortunately do. Nobody is perfect.

Proven deer deterrent information can be provided by the City to the gardening community until the non-lethal population control methods take effect.

Thank you for your time and consideration of my opinion.

Sincerely,
Shonda Bottke

Alexa, Jennifer

From: mary hensel [REDACTED]
Sent: Tuesday, August 18, 2015 12:28 AM
To: Lumm, Jane

hi jane...I was so on the verge of getting up to speak about the deer problem.....but kept thinking enough was enough...I did email council members several times over last few months so my "voice" was heard.....the prodeer group sure goes for the emotional side....thought the antideer group was more factual.....especially the guy with the lime disease article and remarks about leather shoes, belts, meds, etc. hope the rest of the meeting went well and am anxious to hear the results of the vote! thanks for all of your work on council and the support you have given us all! take care, mary

Alexa, Jennifer

From: Hillary [REDACTED]
Sent: Tuesday, August 18, 2015 12:55 AM
To: Lumm, Jane; Jane Lumm
Subject: Pzp and estrus

Direct daily behavioral observations on buck responses toward individual does were used to detect estrus and to validate changes in 24-hour activity counts as another indication of estrous cycling. When individual activity counts for the estrus days on the does were compared to diestrus counts as estimated by mean values over days 10 through 15 post-estrus, a significant high product moment correlation of 0.946 was obtained indicating similar and proportional changes in activity under the 2 behaviorally-detected conditions. As predicted, mean activity counts for the estrus days were significantly higher ($P < 0.0039$) than the mean counts for the diestrus days. This indicated some potential utility for the devices as sensors for estrus detection. Even though the individual deer showed different activity baseline levels and a high degree of daily variation, estrus days were frequently characterized by minor peaks in the daily activity counts followed within a day or a day and a half by a sharp activity decline, an indication that the does were at this point receptive to mounting by bucks.

Sent from my iPad

Alexa, Jennifer

From: Microsoft Outlook on behalf of Jane Klingsten [REDACTED]
Sent: Tuesday, August 18, 2015 12:57 AM
To: Lumm, Jane
Subject: Thank you so very much! Maybe a win win on deer
Attachments: Thank you so very much! Maybe a win win on deer

Sender: [REDACTED]
Subject: Thank you so very much! Maybe a win win on deer
Message-Id: <29D16B98-16ED-4597-A1BA-602A7EF7C0B2 [REDACTED]>
Recipient: JLumm@a2gov.org

Alexa, Jennifer

From: Jane Klingsten [REDACTED]
Sent: Tuesday, August 18, 2015 12:57 AM
To: Lumm, Jane
Subject: Thank you so very much! Maybe a win win on deer

Hi Jane,

Thank you so very much for your help over the last few days. I can't believe everything came together so quickly and it could not have been possible without your help.

There is something that I came across and maybe it could help Council, I hope. I couldn't stay for the deer management to speak against sterilization (my legs tend to go numb in that wheelchair) but has relocation of the deer to California where there is a shortage of whitetail deer been explored? No lethal kills, the deer find a new home from which they won't travel back, and they help repopulated an area that needs the deer. A win, win.

Please feel free to pass this along to Council as well as my comments on why biochemical sterilization has a high probability to backfire.

Best Regards,

-Jane

Alexa, Jennifer

From: Microsoft Outlook on behalf of Julie Seagraves [REDACTED]
Sent: Tuesday, August 18, 2015 1:27 AM
To: Lumm, Jane
Subject: Deer Cull
Attachments: Deer Cull

Sender: [REDACTED]
Subject: Deer Cull
Message-Id: <231472136.6431713.1439875586949.JavaMail.yahoo@mail.yahoo.com>
Recipient: JLumm@a2gov.org

Alexa, Jennifer

From: Julie Seagraves [REDACTED]
Sent: Tuesday, August 18, 2015 1:26 AM
To: Lumm, Jane
Subject: Deer Cull

Thank you, Jane. I appreciate your leadership on this matter. Good work.

Julie

Alexa, Jennifer

From: Microsoft Outlook on behalf of Kailasapathy, Sumi
Sent: Tuesday, August 18, 2015 1:42 AM
To: Eaton, Jack
Cc: Anglin, Mike
Subject: FW: From the Lakehurst Team
Attachments: FW: From the Lakehurst Team

Sender: SKailasapathy@a2gov.org
Subject: FW: From the Lakehurst Team
Message-Id: <[BEC1C6FCF2141543A718FEFBAB8136A801AA0C@ExchMBX1.CITY.A2](mailto:BE1C6FCF2141543A718FEFBAB8136A801AA0C@ExchMBX1.CITY.A2)>
To: JEaton@a2gov.org
Cc: MAnglin@a2gov.org

Alexa, Jennifer

From: Kailasapathy, Sumi
Sent: Tuesday, August 18, 2015 1:42 AM
To: Eaton, Jack
Cc: Anglin, Mike
Subject: FW: From the Lakehurst Team

FYI

From: Sheila Jensen [REDACTED]
Sent: Sunday, August 16, 2015 6:40 PM
To: 'Sabra Briere'
Cc: Kailasapathy, Sumi; 'lisa dusseau'; [REDACTED];
olmstead'; 'Carole and Tom Tomsik'; [REDACTED] 'David Caddell'
Subject: RE: From the Lakehurst Team

Sabra,

Honestly, I cannot hear another word about that intersection. If you don't add another 500 families on the corner of it, you won't have as many problems to manage (as a matter of fact you will have about 1,000 less "problems").

Put in some traffic signals for God's sake and be done with it.

Our neighbors across Nixon and in Foxfire will not be able to get OUT of their subs if you put a roundabout there—short of begging drivers to let them out. And I know you are aware of the statistics for the State Street roundabout.....most accidents in this city!!!

And none of us are willing to wait for you guys to sort all of these traffic issues out until 2018.... and then start working on it? Really? More reactive strategies brought to us by CC. Does that even SOUND rational to you?

So, please, STOP hiding behind this intersection as your reason for voting for high density development in the suburbs. We are all aware that Mrs. Spurway is 96 and has mentioned donating the property to UofM.....that fact alone is enough to get you all "reacting" but together with Tolls \$1M means the wetlands, the natural features, the tributary to Traver Creek, the marshy backyards, future storm water issues, strain on our infrastructure, developers EPA violations, sitting in endless traffic jams and the disruption to all of our lives for 5 years of construction just don't matter!!

And I never said the word BRIBE but I am darn glad you clarified that because I kind of thought that's what we were talking about. We should call a spade a spade.

I'm done. I need to go cool off. I'll see you tomorrow.
Sheila

From: Sabra Briere [mailto:sabra.briere@gmail.com]
Sent: Sunday, August 16, 2015 5:51 PM
To: Sheila Jensen [REDACTED]
Cc: Kailasapathy, Sumi <SKailasapathy@a2gov.org>; lisa dusseau [REDACTED]

[REDACTED] russ olmstead [REDACTED] Carole and Tom Tomsik [REDACTED]

David Caddell

Subject: Re: From the Lakehurst Team

Dear Sheila,

I don't want to give the wrong impression, yet I seem to be managing that.

Let me try to walk through procedure.

Toll offers conditional zoning (this must be an offer; the City may not ask. More state law.)

IF a super-majority of Council members approve the zoning (minimum of 8, no matter how many are in attendance at the meeting), THEN the zoning goes through.

AT THE SAME MEETING as the zoning, the site plan is reviewed. IF the zoning is approved, odds are that the site plan will be approved.

No gamble involved.

The zoning doesn't happen, the offer from Toll brothers is moot. There is no money, there is no bribe.

The reason Toll Brothers offered to contribute toward the intersection improvements was to expedite fixing the intersection so their development could be constructed - developer contribution toward infrastructure improvements is (and always was) expected. Toll Brothers offered the funds as part of the site agreement but, because zoning the land is controversial and because once the land is zoned R4A the site plan might not be built but the zoning would remain with the land, Toll Brothers offered to tie the infrastructure improvement and the site plan to the zoning.

The City doesn't build the traffic circle (or any other intersection improvement anytime soon) if the development isn't approved, whether the conditions run with the zoning or the site plan.

Have you seen or looked at the development agreement? There's a lot of commitments in there, too. Here's a link to the current development agreement - it doesn't reflect the conditional zoning offer, because the City hasn't yet accepted it.

<https://a2gov.legistar.com/View.ashx?M=F&ID=3910181&GUID=4568E37F-22E7-4FDF-A3F7-93889F056F69>

Is this making sense yet?

Sabra Briere
First Ward City Council
Ann Arbor
734-995-3518
734-277-6578 (cell)

Sent from my iPad

On Aug 16, 2015, at 5:06 PM, Sheila Jensen wrote:

Sabra: Thanks for your fast reply and thorough explanation.

So let me get this straight---Toll “gambles” and gives you guys \$1.025M to “help” with your roundabout on the very “chance” that they will get the zoning and site planned approved, right? And if they do not get approval, the city returns this money to them, right?

Come on, Sabra. You know, I know, and the neighborhoods know exactly what this is. And it looks **REALLY** bad. Please don't get involved in something like this.

Sheila

From: Sabra Briere [mailto:sabra.briere@gmail.com]

Sent: Sunday, August 16, 2015 4:48 PM

To: Sheila Jensen [REDACTED]

Cc: Kailasapathy, Sumi <SKailasapathy@a2gov.org>; lisa dusseau [REDACTED]

[REDACTED]; russ olmstead [REDACTED]

Carole and Tom Tomsik [REDACTED]

David

Caddell [REDACTED]

Subject: Re: From the Lakehurst Team

Dear Sheila,

First - and let me make this clear - conditional zoning doesn't change the required supermajority.

Conditional zoning only allows the City to place specific restrictions on the zoning, so if the developer fails to build exactly what the site plan indicates he will build (assuming the zoning passes, of course), then the zoning WILL NOT stay in place for the next potential developer.

Conditional zoning is not in our local code. That's because it's a mechanism allowed by state law. Conditional zoning does not change the zoning or the definition of the zoning. In this case, the request for R4A remains the same. The zoning would have the same maximum density, the same minimum setbacks and minimum parking requirements, the same general expectations for wetland preservation . . . the same everything.

Michigan law allows for conditional zoning - an if-then statement. If the zoning is approved, then the developer will do specific things. If the development is not completed as plan, then the City will do specific things.

Nothing changes about the zoning protest. The owners of more than 20% of the surround land area objected to the rezoning. That stands.

What changes are the conditions. Normally, zoning doesn't come with any conditions, and if a development isn't built, or isn't built as planned, the zoning remains in place.

Does that make sense to you?

Sabra Briere
First Ward City Council
Ann Arbor
734-995-3518

734-277-6578 (cell)

Sent from my iPad

On Aug 16, 2015, at 4:35 PM, Sheila Jensen [REDACTED] wrote:

Sabra,

Where can I find more information about this conditional zoning (which BTW looks exactly like what it is : a developer paying off the city to approve its plans). I don't find anything in the Municode for A2 that touches the topic so if you can point me to CC's "rule book" I would be grateful.

Sabra, I will be so ashamed of every one of you if you go around your neighborhoods and do something like this without the required super majority. Why on earth would there be this 20% rule if you have this work-around? Why did you guys send your residents out to spend time collecting signatures and filing petitions...it certainly looks like you were just trying to induce the developer to write this check right now. Is this intersection (which by your own admission doesn't fix anything) really worth CC sacrificing what little integrity they have left with the neighborhoods?

I hope your constituents can count on you to do the right thing and follow the 20% rule and get the votes required for the zoning. I know you have not stood with us against the R4A zoning.... but I hope we can at the very least count on you not to change the rules to get what you want. That is simply going too far.

Sheila Jensen
(734)646-8811

From: Sabra Briere [mailto:sabra.briere@gmail.com@mail187.atl61.mcsv.net] **On Behalf Of** Sabra Briere

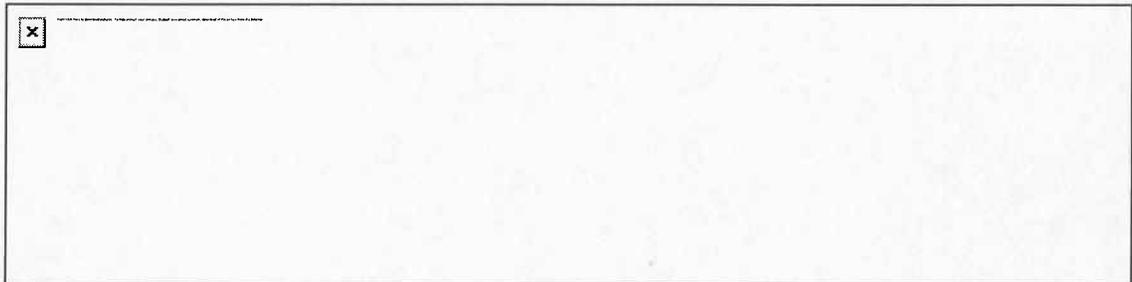
Sent: Saturday, August 15, 2015 4:13 PM

To: [REDACTED]

Subject: More building, more deer, and what to do?. Also, what's on the Agenda!

More building, more deer, and what to do?. Also, what's on the Agenda!

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Dear Neighbors,

There's something about August. The nights get cooler; we sleep with our windows open. The days remain hot. And we want time to stand still, now when twilight still stretches out, and dawn still breaks early.

Some years August is also dry – the grass turns golden and stops growing; the trees begin to drop yellow leaves; chicory and Queen Ann's Lace dominate the roadside.

Not this year. The heavy rain that landed on Ann Arbor's north side on Tuesday, August 11th, created some unusual areas of damage: rushing down Detroit Street toward Depot; pouring into basements near construction sites; overflowing storm water detention areas.

I cannot promise that storms won't continue to be heavy. Real gully-washers used to be pretty rare, back in the dark ages of the '70s. Our storm water infrastructure was built to manage more routine storms; I never imagined these short, heavy rains would become routine, did you?

In the interest of maybe improving things for all of us, here are a couple of recommendations:

- City storm water codes require silt filters over all storm drains near a construction site. This is to ensure that the storm drains function and don't overflow because they are filled with dirt and debris from construction. These and other storm water measures are inspected every month during construction; if you see a storm drain with a filter over it, filled with leaves, dirt and other debris, that's a problem waiting to happen. Report it on A2Fixit or contact the construction company.
- The City expects that we will each and all be responsible for cleaning the storm drains that are in the street in front of where we live. I know mine fills quickly with leaves, maple seeds, grass clippings, and twigs, and if I don't clean it, it fails to work. The City generally sweeps each street twice a year, and the rest of the time you and I are expected to pay attention and clear the storm drains. (This is particularly important when we can anticipate rain and after the leaves are collected in the fall. Snow over leaves forms a fairly impenetrable barrier.)

Updates

Zoning, development, Historic Districts and us

The City does not have a pro-active policy regarding zoning, that is; zoning and rezoning tend to be done at the request of the property owner. Recently, the City rezoned all of downtown as either D1 or D2 (downtown zoning and downtown interface zoning). And the City has considered redefining zoning – for example, requests to redefine R4C zoning are pending. But in general, the City establishes new zoning on a property only when the property owner requests that.

One type of zoning remains controversial in all situations – and that's zoning that is discretionary, such as a Planned Unit Development (PUD). Planned Unit Development zoning was used quite frequently prior to 2007 to encourage creative and mixed-use developments that did not fit tightly into one or another pre-existing zoning category. In several cases, the zoning was changed to accommodate a specific site plan; the development was not built and the zoning remains in place.

The result can be that developers, seeking to now develop the site, believe they must design and build a project similar to the original proposal. This brings me to the purpose of this digression.

I recently attended a series of meetings about a proposed hotel on a site within the Old Fourth Ward Historic District.

A little history

The site selected for the hotel was once proposed (2003) for Glen-Ann Place, a mixed use development with 3 stories of underground parking, 1 commercial and 9 residential floors. The developer took his site plan through the standard approval process (Planning Commission, City Council) before seeking approval from the Historic District Commission to demolish two buildings and build a new building. The HDC rejected the demolition request. The developer sued the City (2005). The City won (2007); the decision of the HDC to deny a demolition permit and to deny the site plan were upheld by the Court. The developer and the Council re-evaluated the proposed site plan (2007), removed one floor, and encouraged the HDC to approve this new site plan. The HDC, with several new members, did so. The project was never built.

The new proposal for a hotel

The new developer originally proposed a 9-story, flat-roofed hotel with 4 floors of underground parking in an effort to offer a design as close as practical to the original Glen-Ann Place building; this was an effort to make approval of the plan easy for the HDC, the Planning Commission and the City Council. Over a series of meetings with neighborhood residents, the Historic District Commission, the Planning Commission and others, the developer solicited feedback on the design. The developer then took that feedback and created a revised design that, while still 9 stories tall, has a varied roof line and more design features.

This design is, of course, still in the preliminary phase. The developer will submit revised plans to the planning department; City staff will evaluate the plans with an eye toward compliance with traffic, safety, storm water, waste water, fire suppression and other ordinance requirements. The Historic District Commission will determine how and whether this proposal is in keeping with the state and national historic district requirements. The Planning Commission will hold a public

hearing; the City Council will hold a public hearing; the City Council will determine whether to approve the project.

But if nothing else, this development process demonstrates the benefit of required citizen participation, and how listening to members of the community can improve a design.

Possible considerations for other previously-zoned sites

- In general, the City considers a project area with a lapsed site plan as retaining the zoning that was granted when the site plan was approved. The City staff have asserted that the zoning – especially if it is flexible, such as PUD, or encourages dense development, such as multi-family zoning – increases the value of the land to any prospective developer. And that that is a good thing. In the future, the Council may consider making the rezoning contingent upon the site plan being constructed. If the site plan lapses – for any reason – the underlying zoning reverts to the original zoning.
- This is significant on the north side of town because there remain many large parcels of ‘undeveloped’ land. For instance, a property owner on DhuVarren has just listed the property for sale and has requested that the City approve a lot split, dividing the 3-acre parcel into two parcels: a one-acre and a two-acre parcel. This property is currently zoned R1C; the advertisement for the sale of the property encourages a new owner to consider rezoning all or part of the 3-acre parcel for multi-family.
- Other parcels in the area of DhuVarren and Pontiac Trail remain in the township; this is subject to change. And two large parcels on Pontiac Trail remain zoned for multi-family projects. (One of these had proposed a project of single-family homes, but has not yet brought that project to Planning Commission.)

Looking forward, the City must determine what to do about projects that developers fail to build, and the zoning approved for those projects.

The City is redesigning the Parks, Recreation and Open Space (PROS) Plan.
Help us design it!

The City of Ann Arbor Parks and Recreation Open Space Plan (PROS) is being updated for 2016-2020, and input is being sought from the community. The PROS Plan is an element of the City Master Plan and provides an inventory of existing parks and facilities; describes the relationship between the park and recreation system, surrounding municipalities and recreation providers; identifies park and recreation needs and deficiencies; and proposes major capital park projects for existing and new parks based on citizen input. The community can participate in the following ways:

- Complete the online survey at: <https://www.surveymonkey.com/r/SFKYXBP> now through Sept. 30, 2015. If this is not feasible, please call 734.794.6230 ext. 42590 to receive a paper copy.
- Attend a public meeting, which will be planned for the fall of 2015. Meeting dates and locations will be shared once available. Updates will also be made to the PROS Plan Web page, www.a2gov.org/prosplan.
- Send an email with input to: prosplan@a2gov.org, and visit the website at www.a2gov.org/prosplan to learn more.

On the Agenda

City Council meets on **Monday, August 17th**; Planning Commission meets on **Tuesday, August 18th**. Both meetings begin at 7 pm in City Council Chambers at City Hall.

Development

The Agenda is development-heavy, with multiple projects and many public hearings.

A number of documents lay out the details for any new development. The site plan documents include storm water systems, open space, vegetation, streets, exterior lighting, sidewalks, and building placement. Traffic studies are a separate but important source of information; they are required for any project likely to add a total of 500 or more cars to Ann Arbor streets. The development agreement specifies what the developer will do – financial contributions to the City, park dedication, construction noise, construction materials, infrastructure improvements, etc. The links below for each project will take your browser to a general page that has multiple links.

Most of the time, when property owners seek a new zoning designation, it's because they plan to build something – something different from whatever is already there. Sometimes zoning is sought as part of a request to annex into Ann Arbor. Property owners seeking to annex must first request annexation (which must be approved by the City Council and then by the State Boundaries Commission); once annexation has been approved, the property owner seeks appropriate zoning. For small, single-family parcels, these requests tend to be non-controversial. For larger parcels that can be subdivided and used for larger developments, zoning can be an issue people want to discuss.

Council members decide to approve annexation for a variety of reasons, including a desire to ensure that property owners in the City are helping to fund ongoing City services (parks, streets, police, fire, etc.). Each of the parcels for Nixon Farm North, Nixon Farm South, and Woodbury Court has already been annexed into the City. The City has two years to determine the zoning of each parcel.

When the City considers petitions for zoning and petitions for site plan approval on the same parcel, at the same Council meeting, the zoning determines the broad-strokes information (where buildings *may* be placed, how tall those buildings *may* be, how much land *can* be built upon and how much *must* be left open, etc.) while the site plan determines the absolute details of a prospective project (where buildings *will* be built, how *many* will be built, where parking and streets *will* be placed, where any public space *will* be created, etc.).

Nixon Farm North and South

There will be a public hearing on the zoning for each parcel (North and South), followed by public hearings on the site plans proposed for each parcel (North and South).

The City considers zoning and rezoning to be significant decisions. As a result, it provides a mechanism for the public to ensure that approval of the zoning requires unusually strong support by Council members. If owners of 20% or more of the adjoining properties (by area, not by number) oppose the change, the zoning or rezoning will require support from a super-majority of City Council members (8 votes). This process has been followed; both Nixon Farm North and Nixon Farm South zoning approval will require affirmative votes by at least 8 Council members. Two (2) Council members will not be in attendance on August 17th; the vote on zoning may, as a result, be postponed. (When the necessary number of Council members for approval are not at the table, postponement is automatic. When approval would require unanimous affirmative voting, Council frequently postpones to allow all Council members to consider the project.)

In another twist, the developer has offered **conditional zoning**; the conditions on the zoning include that the developer will:

- pay the City \$1,025,460.00, which would be their contribution to the cost of constructing the reconfigured intersection. 50% of this amount would be the contribution from Nixon Farms South and 50% from Nixon Farms North. This contribution is a maximum payment for 50% of the estimated cost of the intersection, and the City shall return to Toll Bros., Inc. any difference between the actual and the projected cost;
- grant the City an easement for construction, use, and maintenance of public right-of-way for the reconfiguration of the intersection of Nixon Road, Green Road and Dhu Varren Road. The easement shall include utilities and wetlands adjacent to and within the intersection. The reconfiguration of the intersection will be consistent with the site plans approved by City Council and may change from the conceptual plan, as long as it is consistent with

- the final design, engineering design standards and best practices;
- only construct and develop the Nixon Farms North and South Site Plans (and administrative amendments to the Site Plans) as approved by the Ann Arbor City Council. No administrative amendment may contain more units than the number shown on the Site Plans; and
 - not request any certificates of occupancy for any completed units prior to April 1, 2017, and will not request certificates of occupancy for more than 50% of the units prior to October 30, 2017.

The City anticipates that, if the conditional zoning is approved, the intersection can be completely reconfigured and reconstructed by the end of October, 2017.

The City's efforts to fix the intersection will only address a portion of the traffic issues on Nixon. According to the [traffic study](#) conducted for the Nixon Farm developments, improving the intersection will still leave a number of areas operating at an E or F level of service (which is pretty bad). To try to remedy this, the City Council established a budget (\$200,000) for a traffic study in this corridor; the study would likely be completed between October, 2017 (when the intersection is completed) and June, 2018. Improvements to the corridor could then be planned and built.

Woodbury Club

The City Council will hold a continued public hearing on the zoning and the site plan for [Woodbury Club](#), a proposed apartment community on Nixon Road, just south of M14. This rezoning and site plan were on the last Council agenda, and, after the public hearings on zoning and site plan approval, the Council agreed to postpone because the details outlining the disposition of about 25 acres of land had not been clarified. The developer asserts that they have been in contact with the City, seeking to have the City purchase the land and add it to existing parks. At this time, the Council's agenda does not include an agreement to donate or purchase the land.

This is a significant point for some members of Council, as the developer is

seeking a Planned Project zoning. Planned Project zoning is not as flexible as Planned Unit Development zoning, but does allow a developer to build taller, or closer to the lot line, or with less parking, in exchange for public benefits. For Woodbury Club, the developer would like to exceed R4A zoning requirements by building certain buildings 39 feet tall instead of no taller than 35 feet. The developer indicates that, by doing this, the development will leave more open space as a public benefit.

The developer is donating a 12.5 acre portion of the site as a public park, and is providing a 50-foot wide easement to allow for a publicly accessible path through the project site to the adjoining park land.

Annexation for 2250 Ann Arbor-Saline Road

The City Council will hold a public hearing and then vote on whether to seek annexation for a parcel on Ann Arbor-Saline Road. This parcel on Ann Arbor-Saline Road is the subject of some significant neighborhood concern, as the developer proposes a multi-unit building with a roadway having an emergency access connection into the residential neighborhood behind. Annexing this property does not guarantee the developer will be able to win approval for the site plan proposed. It does place this property firmly under the City's oversight for any future development.

542-548 N. Main Condominiums

The City Council will hold a public hearing on the site plan for a proposed 4-unit building on North Main Street near the Felch street intersection. This development proposal includes demolishing two existing houses and constructing a single building with ground floor garages, reducing curb cuts (one entrance), and improving the adjacent North Main Park.

Changes for Council approval

The Council will discuss whether to provide a partial (50%) waiver of development

review fees for the public housing redevelopment project at White/State/Henry.

The Council will consider whether to 'loan' footing drain disconnections (FDDs) (already completed) to the project at 618 S. Main Street. This project was required to complete a set number of FDDs or the equivalent amount of mitigation for the waste water system prior to receiving certificates of occupancy for the building. For various reasons, the developer did not complete the mitigation in a timely manner; while the developer continues to work with contractors to disconnect footing drains, the City Council will decide whether to allow the building to be occupied.

The Council will decide whether the revised plan from the Racquet Club of Ann Arbor for a partial sidewalk meets current and anticipated sidewalk needs, and if so, whether to grant the club a waiver. This resolution was sent back to Planning Commission for review and recommendation; the revised waiver request with a partial sidewalk was recommended for Council approval. No members of the Planning Commission are Racquet Club members; three members of City Council are, and they have previously requested that they be recused from this discussion and approval process.

Transportation

Downtown neighborhood speed limits

The City Council will consider a resolution to establish speed limits no greater than 25 miles per hour on all streets through the near downtown residential neighborhoods. This resolution was postponed from the May 15th Council meeting.

Miscellaneous

Deer management

The City Council will hold a public hearing on deer management; this public hearing is focused on a resolution that would direct staff to create a detailed plan to

manage deer. The resolution has been drafted to allow the Council – and the public – the opportunity to discuss various approaches to deer population control while ensuring that the plan will include key elements. Those key elements are:

- The City will conduct an annual survey via A2 Open City Hall to gather resident perceptions regarding deer-human interactions within the City;
- The City will develop deer management information and resources and provide this information to the public by February 2016 and in each subsequent February;
- The City will conduct annual flyovers in each of the next four years to gauge deer numbers in the City;
- The City report on City's deer management efforts, including results from A2 Open City Hall survey, flyovers, deer/vehicle crash data, in May of each year;

The choices (these are pick-one choices, so the decision would be which choice is the best one) the Council will discuss are whether to direct the staff to:

- A. Establish a program of culling deer, with a target of killing 100 deer in the early spring of 2016, and adjusting the target number of deer to be killed each subsequent year for four years, and that the City coordinate that cull with the University of Michigan, should they prove willing;

Or

- B. Research and develop a deer sterilization or deer contraception program, working collaboratively with the Department of Natural Resources, the University of Michigan or any other research university, the Humane Society of the United States, and, if the program is practical, implement a doe sterilization or doe contraception program in the early spring of 2017;

Or

- C. Establish a culling program AND research – with participation from local stakeholders, the DNR, the University of Michigan, the Humane Society and others – whether a deer sterilization or deer contraception program is safe,

practical and cost-effective for areas where a cull would be difficult or impossible to implement, and implement that program in the early spring of 2017.

The City Council will also consider – at First Reading – an ordinance that would ban the intentional feeding of deer except for the purpose of an authorized cull.

I helped author the resolution on deer management and am co-sponsor on both.

Facts in dispute

The size and impact of deer population

The City conducted two efforts to count the deer – a helicopter flyover in February and another in March. The largest number of deer were counted in March (168). Deer have been sighted most frequently in the neighborhoods near the river and near the edges of the City with large areas of township land (First and Second Wards); deer have been sighted in the Fourth and Third Wards, along busy streets, and in city parks.

How many deer do we have? There is no agreement on the number. Estimates range from 200 to 3000.

How many deer can we live with (that is, what is the target population for deer)? This has not been determined.

Will removing 100 deer in 2016 significantly affect the population numbers or decrease the damage deer do to privately-owned vegetation? This is unknown.

Deer migration and immigration

Advocates for killing deer have stated that decreasing the number of deer in the City will not invite more deer to come in. Called the 'vacuum effect,' this assertion includes the fact that deer are territorial, and generally remain within a 1-mile

radius.

Advocates for killing deer rather than using contraception or sterilization (not necessarily the same people) have pointed out that deer migrate, and have asserted that deer sterilization or deer contraception will not prevent population growth, since more deer will enter the City regularly.

Advocates for using contraception or sterilization have asserted that deer are territorial; using sterilization or contraception to control the deer population will provide deer herd stability, as the does will return to and guard their territory, discouraging migration.

Advocates for using contraception or sterilization have also pointed out that deer territoriality is passed down from the lead doe to her offspring; those offspring, also sterilized or given contraception, will continue to protect that territory even as their numbers decrease.

Risk from deer

Residents have voiced concern about several risks they (might or do) face because of the deer population.

Deer-car accidents: Deer cross the street without concern for cars or crosswalks. In some locations – wooded on both sides – prime deer habitat is split by a busy road. Accidents involving deer are not always reported to the police: in 2014, 51 accidents involving deer were reported (just over 1% of all accidents in the City).

Deer ticks and tick-borne illnesses: Michigan has not always been a haven for ticks of any type. Winters and summers have not been that hospitable; ticks were much more common in the southern states and along the eastern seaboard. Climate change or some other factor has resulted in more ticks surviving the winters and the summers. There are a variety of tick—borne illnesses, most of which do not involve deer as a vector. And Lyme Disease, while associated with black-legged ticks, does not require deer in order to spread. (Black-legged ticks

have other host animals, many of which are smaller and therefore less visible).

The State of Michigan has produced a number of documents that address tick-risk and tick-bite treatments.

Deer aggression: Some residents have reported aggressive deer: deer challenging or not shying away from humans, deer challenging or attacking dogs, deer seeming to peep in windows.

The absolute risk each individual faces from these situations – accidents, aggression and/or ticks – is unclear. Some individuals see little or no risk; others anticipate significant risk. The effect of deer population reduction on black-legged tick infestations and deer-car accident risks has not been quantified.

Cost of deer management

The City Council has allocated \$90,000 from General Funds for the development and implementation of a comprehensive deer management program. This program includes better data collection on the impact of deer on native vegetation, recommendations for residents on ways to interact with deer as well as limit their exposure to deer and ticks, recommendations for managing privately-owned vegetation, and a variety of other mechanisms (including helicopter fly-over counts) to determine the location and number of deer in the community.

An organization – that provides deer culling services to other communities – has indicated that the basic cost for killing a doe, skinning and butchering the meat, transporting it and donating it to a food pantry will cost the City about \$300 per doe.

An organization – that could provide sterilization or contraception services to treat does – has indicated that treating a doe to prevent future pregnancies would cost the City about \$300 per doe per treatment (sterilization is permanent; contraception must be renewed every 2-3 years).

Advocates for killing deer doubt that contraception services would cost the City the

same dollar amount as hiring sharpshooters.

In all cases, the City will have to determine what the 'maintenance' level for the deer population in Ann Arbor might be, and what mechanism will be used to achieve maintenance.

Public access to historical Council records

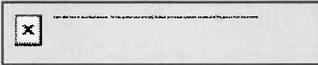
You might not be fascinated by having access to historical records, but some of us are. The Council will consider whether to allow the public to access digitized records of Council meetings that are currently not available; these records are stored in the Hathi Trust Digital Library at the University of Michigan. A significant number of very early Council minutes are already digitized and available at the Ann Arbor District Library, but more recent minutes have not yet been digitized by the Library or the City. The Hathi Trust Digital Library has digitized these records, but lacks City permission to make them public. This resolution would resolve that barrier.

Human Rights Commission ordinance

The Council will discuss, at First Reading, whether to amend that portion of the City Code that deals with the organization of boards and commissions to alter the organization and responsibilities of the Human Rights Commission. If approved at First Reading, there will be a public hearing and discussion of the changes at a meeting in September.

Other

There are always other items on the agenda, including reports of some interest. The City Council directed the staff to review the water and wastewater capital cost recovery (and the connection charges for new construction). This report may form the basis of future changes in fees.



On the Horizon

Zoning Ordinance reorganization (ZoRO)

The Planning Commission will be discussing the Zoning Ordinance(s) Reorganization plan in August and September. This long-delayed plan has required more work than initially anticipated, as the City has many overlapping ordinances that have required review and coordination. Areas where the overlapping controls are in conflict have been highlighted, but no changes have been made (as amending ordinances is the role of City Council). There will be public meetings and public hearings on the recommendations; please stay tuned.

This process is separate from any changes to downtown zoning, and is also separate from the Master Planning efforts (both for the Allen Creek Greenway and for the City as a whole) that will begin this year and next year.

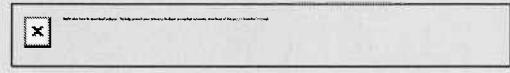
Parking

Residents living near Argo Park and Argo Cascades have experienced significant impacts from visitors – blocking driveways, sitting on their lawns drinking, sitting on their lawns to change into swim wear, blowing up inflatables, having a picnic on their lawn . . . you get the idea. While it's true that Argo is a major amenity for the community, it hasn't been without problems for the adjacent neighborhoods. Parks staff have been discussing possible solutions; Council member Kailasapathy and I met with them on Thursday to exchange ideas. The City will hold public meetings to present possible ideas and receive feedback this fall.

Residents living on and near Wall Street have been challenged – by UM parking structure construction, by UM Kellogg construction, and by the re-installation of parking meters on Wall Street. City staff have been discussing the circumstances under which the City could place parking restrictions on Wall Street while making that parking available for residents.

Traffic Calming

Residents living adjacent to Barton Road and Pontiac Trail have experienced increased traffic from people using residential neighborhood streets as ways to bypass the stop light at Barton and Plymouth. Traffic calming – and traffic limitations to discourage traffic volume – have been installed in some locations but are still in discussion at others. If you drive through this or any other busy area, please consider the impact of your speed on the safety of those living in the neighborhoods. Damaged cars, damaged yards – we can live with those, although they make us angry. Damaged children, dogs and cats – not so much. Please drive as if your children lived on that street.



Monday, August 17

5 pm: The Pedestrian Safety and Access Task Force will meet in the basement conference room at City Hall. This is the penultimate meeting of the task force.

7 pm: City Council meeting in Council Chambers at City Hall.

Tuesday, August 18

7 pm: The Planning Commission will meet in City Council Chambers.

The Planning Commission will hold a public hearing and then make a recommendation to City Council about whether to approve a new development at 303/307 W. Davis; this development would demolish two single family houses and replace them with a 4-unit townhome building. The zoning is R4C; the location is in the Fifth Ward.

The Planning Commission will also hold a public hearing and then make a recommendation to City Council about whether to approve a new, multi-unit residential development for 410 N. First Street. This development would demolish two single family houses and replace them with a 25-unit apartment building; parking would be on-site. The zoning is D2 (downtown interface district); the location is in the First Ward.

Wednesday, August 26

5 pm: The Pedestrian Safety and Access Task Force will meet in the basement conference room at City Hall. This is the final meeting of the task force. The recommendations of the task force will be submitted to Council in September, according to the plan.

On RIVER HOP 2015!

The homes and businesses near the Huron River by Broadway and Pontiac Trail comprise an eclectic neighborhood, and the River Hop is an eclectic celebration: the weekend of Aug. 29-30th will be chock full of a variety of fun events! Whether you're into garage sales, home-grown music, area history, local artists, nature, gardening, boating or bicycling, there's something for you.

If you live in the area and would like to offer an event, please sign up here: www.riverhop.org. Especially consider offering a **garage sale Saturday August 29th!** If you don't have enough stuff, consider going in with some

neighbors, or your whole street even. The River Hop will publicize it for you!
Go to www.riverhop.org to sign up.



Sometimes I manage some heavy reading. Sometimes it is good just to sit down with books for pleasure. I've been distracted by reading one of the most interesting biographies of one of the most obscure 20th Century thinkers: [The Ingenious Mr. Pyke](#), by Henry Hemming.



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Caucus

The City Council holds a caucus meeting each Sunday prior to a Council meeting. This meeting is an opportunity for members of Council to discuss agenda items -- and pending issues -- with each other in public view. Members of the public are welcome to attend to bring issues to the attention of Council members.

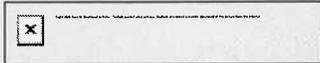
The Caucus starts at 7 pm.



Help the community move forward!

Volunteer for our [parks](#).

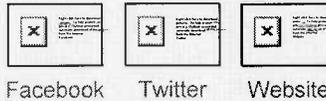
Volunteer for a non-profit or community organization.
And consider serving on a City Board or Commission.
It's better when you are there.



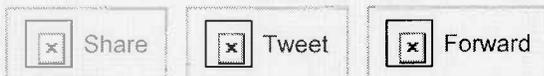
Coffee wakes some of us up

I hold office hours 7:30 to 9 am on most Mondays at the Northside Grill.

The folks at the Northside put up with political talk early in the morning. If you see me there, please wave, and if you have time, please, join me for coffee and a chat.



Facebook Twitter Website



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I send this newsletter to you and our neighbors every month before the City Council meeting.

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