

ANIMAL CONTROL APPEAL BOARD

The Animal Control Appeal Board Appeals is a group of five of your neighbors or peers appointed by City Council to pass judgment on requests for appeals, interpretations, and other matters that are brought before them.

PROCEDURE

The Board will hear the items in the order that they appear on the agenda. When an item is called, the Chair will verify that the petitioner is present. The petitioner will then be given an opportunity to address the Board to explain the justification for the action requested.

After the petitioner makes their presentation, and answers any questions that the Board may have, the Chair will open the meeting to public comment. Any person wishing to speak on the request should raise their hand to be when recognized by the Chair. The speaker should identify themselves with name and address, indicate their relationship to the property in question (i.e. next door neighbor, live behind the property, etc.) and state whether they are in favor of or against the request and give reasons for their opinion. Comments must be directed through the Chair. Comments should be kept as brief as possible and closely pertain to the matter under consideration. Only one person will be recognized by the Chair to speak at one time.

After interested members of the public have spoken, the Chair will close the public comment. Once the public comment is closed, no other public comment will be taken unless in response to a specific question by a member of the Board. The Board may allow the petitioner to address or rebut public comments.

The Board will then deliberate and make a motion to approve, deny, or postpone the request. In order for the request to pass a minimum of three votes for approval are needed. The decision of the Board is final.



500 West Big Beaver
Troy, MI 48084
troymi.gov

Planning Department
planning@troymi.gov
248.524.3364

ANIMAL CONTROL APPEAL BOARD MEETING AGENDA

Jayne Saeger, Chair, Al Petrulis, Vice Chair
Patrick K. Carolan, Patrick Floch, Gretchen Waters

March 25, 2020

7:00 P.M.

Lower Level Conference Room

1. ROLL CALL

2. APPROVAL OF AGENDA

3. APPROVAL OF MINUTES – September 25, 2019

4. HEARING OF CASE:

1750 MCMANUS, JAMES NAEGER AND ALYSON SCHRAMM NAEGER: In order to keep up to 6 chickens, a waiver from the requirement that the property be at least .75 of an acre in size. The property is approximately 1/2 acre in area.

5. OTHER BUSINESS – 2020 meeting schedule

6. ADJOURNMENT

NOTICE: People with disabilities needing accommodations for effective participation in this meeting should contact the City Clerk by e-mail at clerk@troymi.gov or by calling (248) 524-3317 at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations.

Chair Saeger called the Animal Control Appeal Board meeting to order at 7:00 p.m. on September 25, 2019 in the Troy City Hall Lower Level Conference Room.

1. ROLL CALL

Present:

Patrick Carolan
Patrick Floch
Al Petrulis
Jayne Saeger
Gretchen Waters

Also Present:

Jackie Ferencz, Administrative Assistant, Planning Department
Nicole MacMillan, Assistant City Attorney
Michael Szuminski, Troy Police Department

2. APPROVAL OF AGENDA

MOTION by Petrulis
SECOND by Carolan

RESOLVED, to approve the agenda as submitted.

Yes: All

MOTION PASSED

3. APPROVAL OF MINUTES

MOTION by Carolan
SECOND by Petrulis

RESOLVED, to approve the May 22, 2019 meeting minutes.

Yes: All

MOTION PASSED

4. HEARING OF CASES

3559 EASTBOURNE, WILLIAM BROWN, JR., WAIVER REQUEST – In order to keep 2 mini pot-bellied pigs, a waiver from the requirement that the property be at least .75 of an acre in size. The property is approximately .36 acres in size.

Chair Saeger introduced the case and Ms. Ferencz provided an overview presentation.

Chair Saeger asked the applicant to address the Board. Mr. Brown presented his Power Point. Power Point included topics;

- Narrative and purpose of request
- Prescription for Mr. Brown to own pigs as emotional support animals
- Pigs health updates
- Enclosure and housing of pigs
- In depth description of nature of behavior of the pigs

Chair Saeger opened the public hearing. Public comment provide by four residents:

1. Nancy Jones of 3560 Beach, Troy MI 48084
2. Mike Jones of 3560 Beach, Troy MI 48084
3. Marty Four
4. Lori Church of 3543 Eastbourne

Chair Saeger closed the public hearing.

Board members discussed:

- A prescription from a doctor does not supersede ordinance
- Defining how a pig is categorized in ordinance
- Behavior of the pig on the property
- Enclosure(s) for the pigs; size, building materials, location on property
- Issue of smell from the pigs
- How the pigs will affect neighbors' property values and home sales

MOTION by Carolan

SECOND by Floch

RESOLVED, to deny the request due to inadequate lot size of being .36 acre lot.

Yes: Petrulis
Carolan
Floch
Saeger

Opposed: Walters

MOTION PASSED

5. OTHER BUSINESS – There was informal discussion regarding November's Animal Control Board meeting date. Topic will be discussed with Paul Evans.

6. ADJOURNMENT

Chair Saeger adjourned the meeting at 8:25 p.m.

Respectfully submitted,

Jayne Saeger, Chair

Jackie Ferencz, Administrative Assistant, Planning Department

G:\Animals\Animal Control Appeal Board\MINUTES\2019\Draft\2019 09 25.doc

RESOLUTION TEMPLATE

Moved by:

Seconded by:

RESOLVED, That the waiver request for [applicant name, company, address or location], for waiver of [request],

Be granted for the following reasons:

That the applicant has demonstrated:

1. That the animals will be treated humanely and will not be neglected or treated with cruelty, and
2. The animals will be maintained in quarters constructed to prevent their escape, and
3. That reasonable precautions shall be taken to protect the public from the animals and the animals from the public, and
4. That the animals will not be loud or likely be detrimental to the neighborhood.
5. Other [indicate reason(s)]

Be denied for the following reason(s):

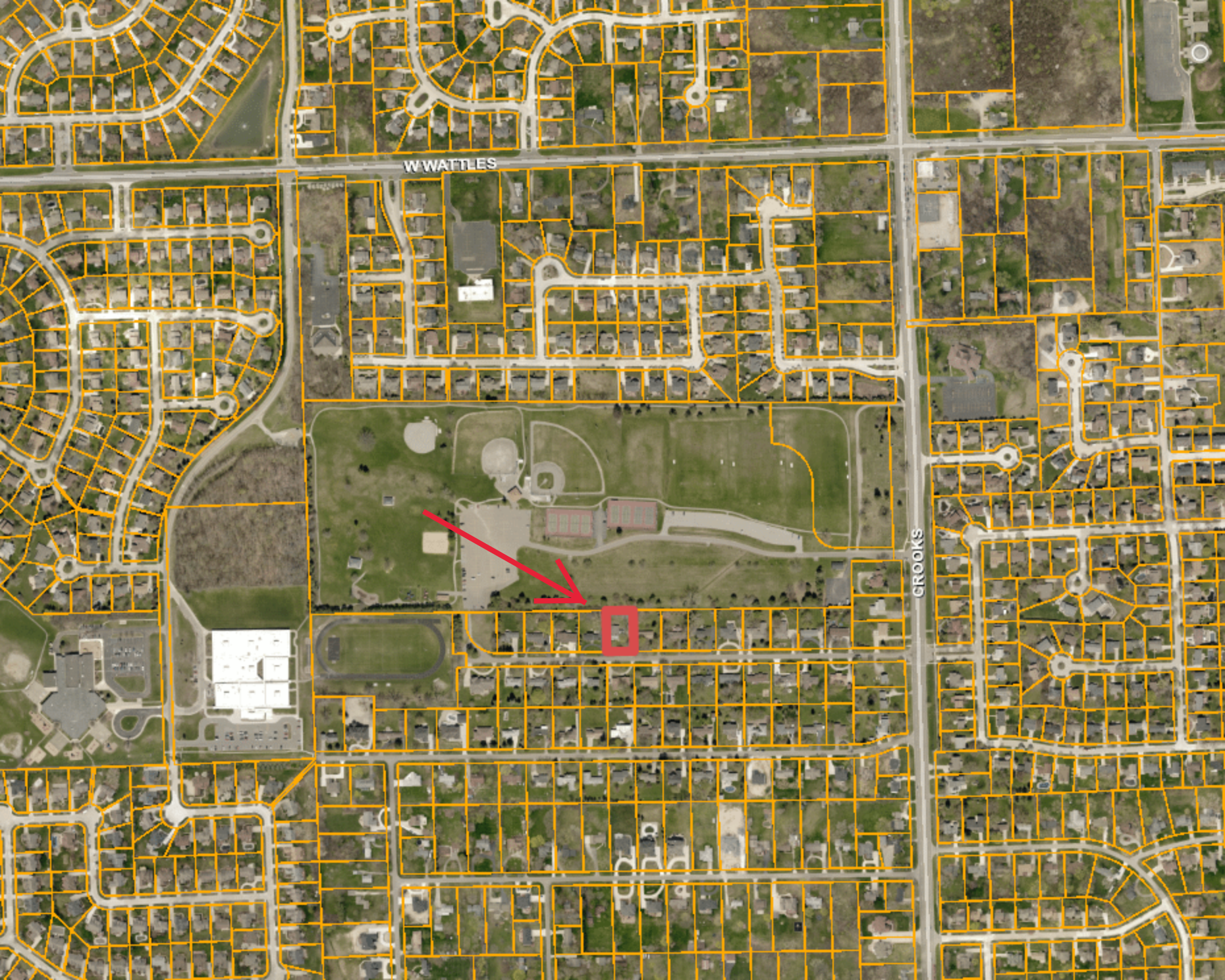
1. That the animals will may not be treated humanely and/or will be neglected or treated with cruelty, and /or
2. The animals will not be maintained in quarters constructed to prevent their escape, and/or
3. That reasonable precautions have not been taken to protect the public from the animals and the animals from the public, and/or
4. That the animals may be loud and/or
5. That the animals will likely be detrimental to the neighborhood due to [indicate reason(s)]. and/or
6. Other [indicate reason(s)]

Be postponed for the following reasons:

Yeas:

Nays:

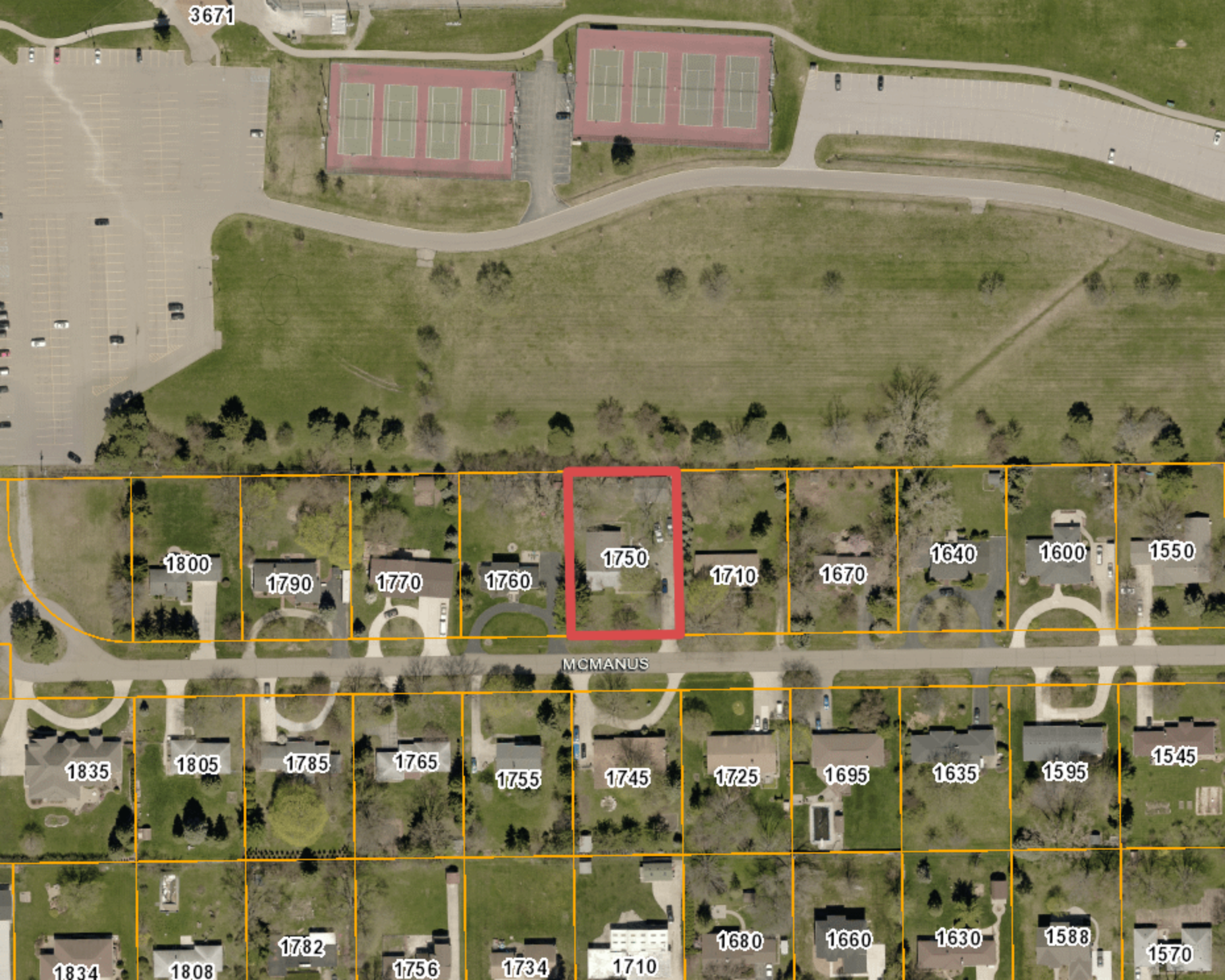
MOTION CARRIED / FAILED



W WATTLES

CROOKS

3671



1800

1790

1770

1760

1750

1710

1670

1640

1600

1550

MCMANUS

1835

1805

1785

1765

1755

1745

1725

1695

1635

1595

1545

1834

1808

1782

1756

1734

1710

1680

1660

1630

1588

1570

An aerial photograph of a residential property. The property is outlined in orange. It features a large, dark-roofed house with a prominent chimney. A paved driveway leads to a circular green lawn area. The surrounding area is filled with trees and greenery.

1760

An aerial photograph of a residential property. The property is outlined in red. It shows a large, light-colored house with a dark roof. A paved driveway leads to a parking area where several vehicles are parked. The surrounding area is filled with trees and greenery.

1750

An aerial photograph of a residential property. The property is outlined in orange. It shows a large, light-colored house with a dark roof. The surrounding area is filled with trees and greenery.

1710

MC MANUS



Animal Appeal Application

REGULAR MEETINGS OF THE ANIMAL CONTROL APPEALS BOARD ARE HELD ON THE **FOURTH WEDNESDAY OF EVERY OTHER MONTH AT 7:00 P.M. AT CITY HALL.** A COMPLETE DIGITAL APPLICATION MUST BE FILED AT LEAST **21 DAYS BEFORE THE MEETING DATE.** 2020 MEETING DATES ARE ON PAGE 2.

PROPERTY ADDRESS: 1750 McManus Dr., Troy, MI 48084

APPLICANT:

NAME James Naeger & Alyson Schramm Naeger

ADDRESS 1750 McManus Dr.

CITY Troy STATE MI ZIP 48084

PHONE 248-303-0452

E-MAIL jnaeger@gmail.com

PROPERTY OWNER (if different than applicant):

NAME _____

ADDRESS _____

CITY _____ STATE _____ ZIP _____

PHONE _____

E-MAIL _____



Animal Appeal Application

APPLICATION DOCUMENTS REQUIRED:

- Written narrative describing your request.
- Site plan or property survey showing the location of buildings/structures intended to house animal(s)
- Dimensioned sketches or drawings of building, structures and/or other enclosures, including fences.
- Sample photos of proposed building, structures, and/or other enclosures including fences.
- Anything else that will explain what is proposed

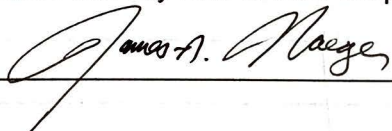
E-mail signed application and supporting documents to planning@troymi.gov

Questions? Contact Paul Evans, Zoning & Compliance Specialist

- o 248 524 3359
- o evanspm@troymi.gov

PERMISSION TO INSPECT PREMISES

I, James Naeger & Alyson Schramm Naeger (applicant) hereby depose and say that all the above statements and statements contained in the information submitted are true and correct and give permission for the Board Members and City Staff to enter the property to ascertain conditions.

APPLICANT SIGNATURE  DATE 3/4/2020

2020 ANIMAL CONTROL APPEAL BOARD MEETING DATES

January 22

March 25

May 27

July 22

September 23

November 25

Dear Troy Animal Control Appeals Board,

We are James Naeger and Alyson Schramm Naeger, owners and residents of 1750 McManus Dr., Troy, MI, 48084. Our home sits on a parcel that is a little more than 0.5-acres in size with a very nice yard enclosed by a newly-installed 6-ft tall privacy fence, featuring a large barn/outbuilding near the back fence line. Our back gate opens up to the amazing Boulan Park, a key reason why we bought this house and a source of pride for us as (relatively) new Troy residents. Our cozy brick home was actually built and occupied by Ernest Boulan (a mason) for a good part of his adult life, so we feel the tiniest bit more of a special connection to Boulan Park and our surrounding neighborhood. Since our property is less than the 3/4 of an acre needed in Troy to have farm animals (like chickens), we are writing to you ahead of your regular meeting on March 25th to seek a waiver so that we can keep a (very) small "flock" of egg-laying chickens on our property (no more than 6 birds max).

Our hope is that we can educate our young children, Madeline June Schramm Naeger (age 4) and Amelia Valentine Schramm Naeger (age 3) about food security, where our food comes from, and give them an opportunity to earn a sense of accomplishment and responsibility that comes from small animal husbandry. As shown in our attachments, we have a spacious yard which is completely enclosed by a tall privacy fence — which also surrounds another primary asset which supports this waiver request: a very large and relatively new outbuilding/pole barn, which was used as a 4.5-car garage by the previous owner. If our request for a waiver is approved, we will build a small mobile chicken coop to be housed inside this barn the vast majority of the time. This outbuilding is insulated and has an epoxy floor and plenty of space for all the necessities of caring for chickens. The coop door will butt up against the side door of the barn, which will be retrofitted to allow for the chickens to come and go (when the coop door is open), giving them free reign over the enclosed backyard. If needed (say, in the event a hawk or coyote decides to come around), we will build a suitably-sized outdoor/mobile chicken run which can provide further protection to the chickens in addition to the coop and tall fence.

These birds will have quite the luxurious lifestyle here in Troy. The breeds we are choosing (Buff Orpington & Easter Egger) have temperaments ideal for working with small children. The birds will have plenty of light, heat, organic feed, and medical care (if necessary). My husband (James) has his Master of Science degree in Biological Sciences, and has plenty of experience taking care of animals and plants of all kinds. Our children are thoughtful and gentle little ones that are already excited at the thought of taking care of chickens.

We look forward to meeting with you on March 25th at your regular meeting, and to discussing this proposal further. Attached you will find photos and drawings of the property and proposed coop design, as well as support letters from the neighbors. If you need to reach us, please don't hesitate to call or email (our contact details are below).

All the best,



James Naeger

248-303-0452

jnaeger@gmail.com

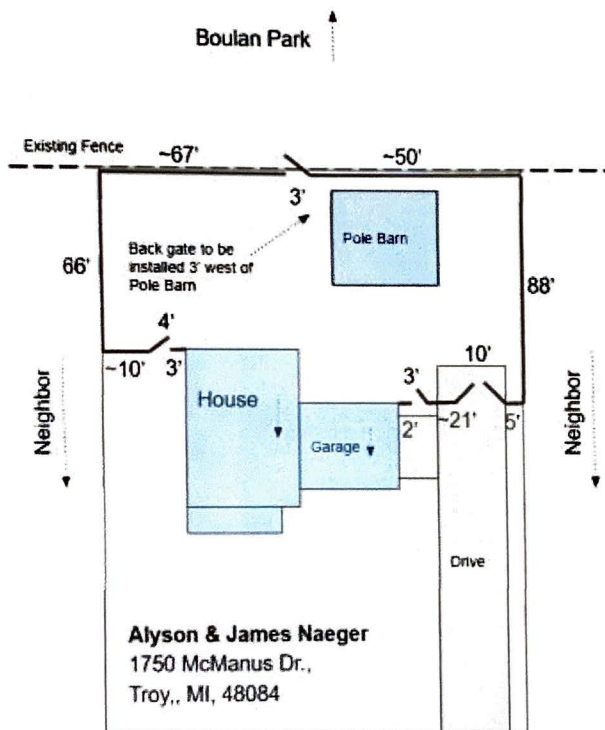


Alyson Schramm Naeger

248-953-9055

alysonschramm@gmail.com

6' privacy fence was installed
in May 2019



PARAMOUNT FENCE

SCOPE:

Install 312' Fence (6' Tall) Pressure Treated Privacy

Install (1) 4' Single Gate (6' Tall) Pressure Treated Privacy

Install (2) 3' Single Gate (6' Tall) Pressure Treated Privacy

Install 10' Double Gate (6' Tall) Aluminum - 3 Rail, Flat Top [Black Fine Texture]

NOTES:

Owner has plans to repour a new driveway, so no core drilling required. Just breakup what is needed for new post installation.

Owner may provide a survey for Property/Fence Line alignment.

Owner will ensure clear fence line, especially the north fence line.

Owner would like to ensure that the east gate door can swing open, flush with the south 5' section of fence, behind it.



Heated/Insulated/
Pole barn/garage
w/ electrical
↓



PROPOSED COOP DESIGN / PLANS

Based on my reading of "A Chicken in Every Yard", "Raising Chickens for Dummies", and "Storey's Guide to Raising Chickens" (along with every bit of information that I've seen online), I would like to build my own coop from solid plywood, painted for protection and easy cleaning. My plan is to have the coop mobile, so that it can be moved around for easy cleaning — and moved into the barn for the cold winter months. Barring difficulties with the build of a custom-made coop, we'll purchase a small coop suitable for up to 6 birds (max), e.g. a highly rated coop fitted with an automatic coop door: <https://www.amazon.com/dp/B01DLE5HJU/>

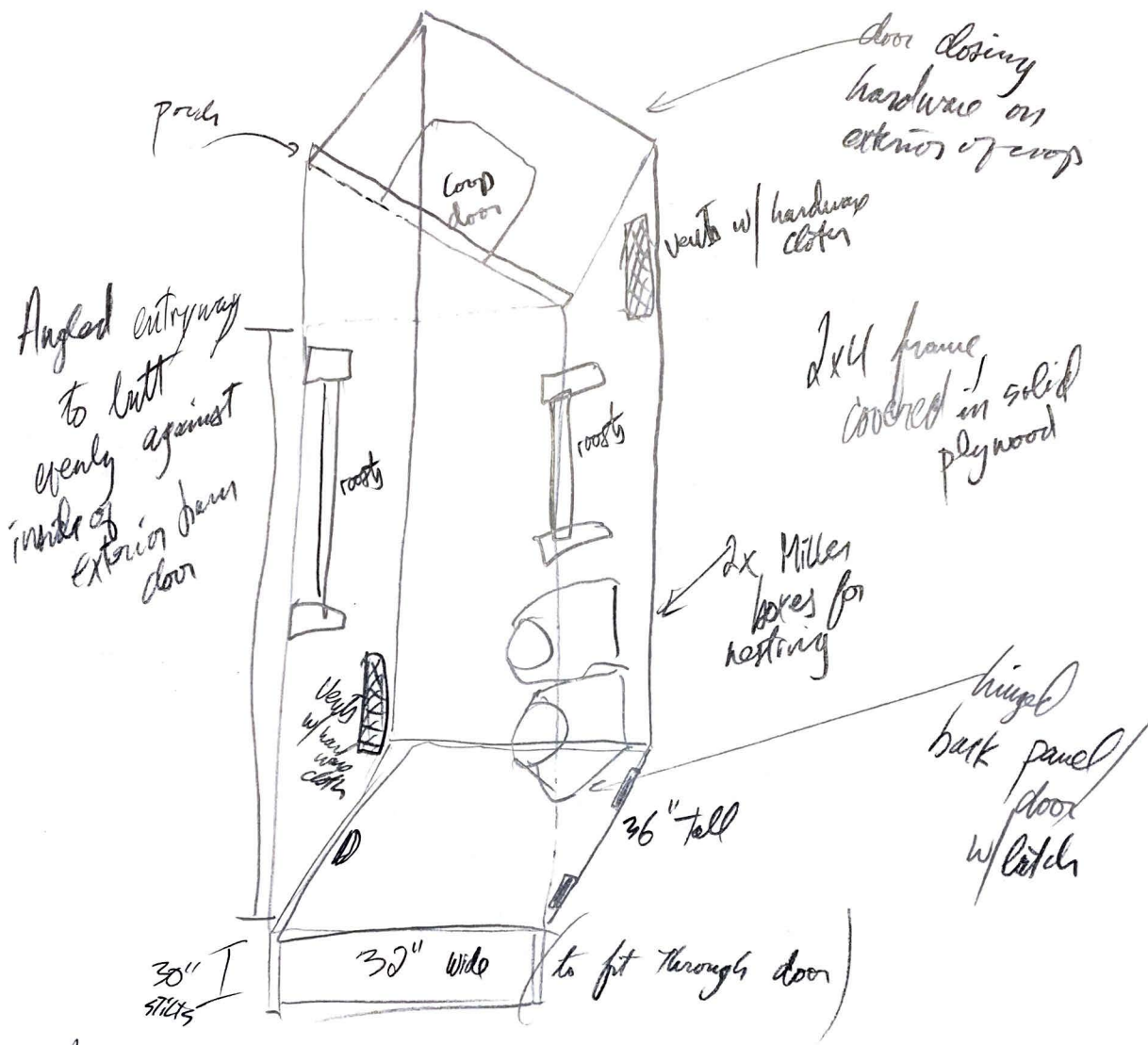
The main features we are looking for ^{are} ease of cleaning (so that the coop is maintained well and the birds' health is optimal), good ventilation, 2 nesting boxes (will have 3 birds initially, possibly up to 6 depending on other factors), and enough roost space for the number of birds.

Coop

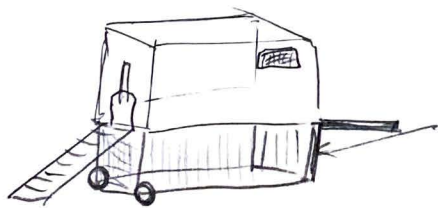
- Requirements :- 3 sqft per bird
- 2 resting boxes
 - 12" of roost length per bird (2" dowels)
 - easy clean vinyl/Linoleum flooring
 - automated door that
leads up to barn
side door

Not to Scale:

(please see rough sketch attached)

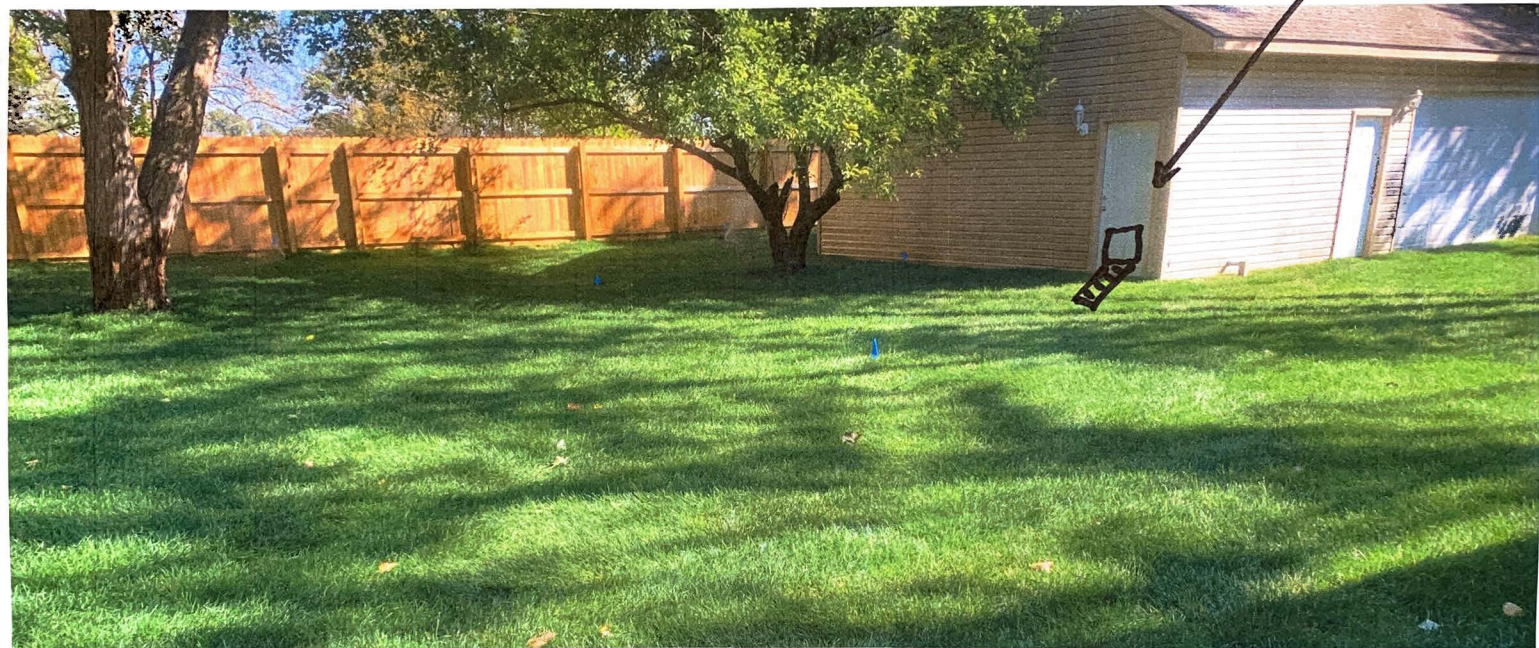


Wheelbarrow 27" high → "main level" above that on sticks



rainy day area underneath enclosed by hardware cloth

Chicken Door to be
installed in side door
of barn





Garden & Outdoor

EN

Hello, James
Account & ListsReturns
& Orders

Prime

Cart

Deliver to James
Troy 48084

Whole Foods Market Video

Hello, James

Found

James's Amazon.com

Best Sellers

Registry

Amazon Home

Shop by Room

Discover

Shop by Style

Home Décor

Furniture

Kitchen & Dining

Bed & Bath

Garden & Outdoor

Home Improvement

"Alexa, what's on my shopping list?"

COOP PLAN B
BACK UP PLAN.

Patio, Lawn & Garden › Farm & Ranch › Poultry Care › Poultry Habitat Supplies

ducts Outdoor
n Coop Wire Fence
ltry Cage, 80in,
ds

atings | 123 answered questions

FREE One-Day

Card instantly upon approval for
ds Visa Card. No annual fee.

Expert assembly Details

Without expert assembly

Expert assembly
+\$135.41 per unitSPACE: Sliding door and ramp
ily enter the comfortable, raisedBLE: 2 doors include a metal
en/close nesting box that allows
th cage areas

- **WEATHER-RESISTANT:** A solid rainproof fir wood construction makes the cage durable even in unfavorable weather conditions
- **EASY TO CLEAN:** Comes with a removable bottom sliding tray for easy cleaning and metal wire fencing for ventilation
- **OVERALL DIMENSIONS:** 79.5"(L) x 26.5"(W) x 51.5"(H)

Compare with similar items

Report incorrect product information.

\$219.99

FREE One-Day

FREE delivery: **Tomorrow**
Order within 1 hr 12 mins Details

Deliver to James - Troy 48084

In Stock.

Qty: 1

Add to Cart

Ships from and sold by
BestChoiceproducts.

or 1-Click Checkout

Buy now with 1-Click®

Add to List

Add to Wedding Registry

Share

Have one to sell?

Sell on Amazon



Roll over image to zoom in



Ad feedback

Frequently bought together



Total price: \$245.44

Add all three to Cart

Add all three to List

CITY OF TROY
MICHIGAN
PUBLIC NOTICE
ANIMAL CONTROL APPEAL BOARD

Notice is hereby given that the City of Troy Animal Control Appeal Board will hold Public Meetings at 7:00 p.m. in the Troy City Hall, 500 W. Big Beaver Road, Troy, Michigan, 48084, (248) 524-3364, on the following dates:

2020 ANIMAL CONTROL APPEAL BOARD MEETING DATES

January 22
March 25
May 27
July 22
September 23
November 25

This notice is hereby posted as required by Section 4 of the Open Meetings Act, (MCLA 15.261 et seq.).



Paul Evans, Zoning and Compliance Specialist

Posted December 9, 2019

NOTICE: *Persons with disabilities needing accommodations for effective participation in this meeting should contact the City Clerk at 248-524-3316 at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations.*