

## **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**



500 West Big Beaver  
Troy, MI 48084  
troymi.gov

Planning Department  
[planning@troymi.gov](mailto:planning@troymi.gov)  
248.524.3364

# ANIMAL CONTROL APPEAL BOARD MEETING AGENDA

Jayne Saeger, Chair, Al Petrulis, Vice Chair  
Patrick K. Carolan, Doug Dombrowski, Patrick Floch

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**May 25, 2022**

**7:00 P.M.**

**Council Chambers**

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1. ROLL CALL
2. APPROVAL OF AGENDA
3. APPROVAL OF MINUTES – November 24, 2021
4. PROCEDURE
5. HEARING OF CASE:
  - a. 1750 McManus, James Naeger & Alyson Schramm Naeger: In order to keep up to 10 chickens, a waiver from the requirement that the property be at least 3/4 of an acre in size. The property is approximately 1/2 acre in area.
  - b. 2601 Cottonwood, Rong Liu: In order to keep up to 5 ducks, a waiver from the requirement that the property be at least 3/4 of an acre in area. The property is approximately .2171 acres in area.
6. OTHER BUSINESS: None
7. 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](mailto: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 7:02 PM on November 24, 2021.

1. ROLL CALL

Present:

Patrick Floch

Al Petrulis

Jayne Saeger

Doug Dombrowski

Also Present:

Nicole MacMillan, Assistant City Attorney

Donald Buckbee, Troy Police Department

Paul Evans, Zoning & Compliance Specialist

Absent:

Patrick Carolan

2. APPROVAL OF AGENDA-

MOTION by Floch

SECOND by Petrulis

RESOLVED, to approve the agenda

Yes: All

MOTION PASSED

3. APPROVAL OF MINUTES

MOTION by Floch

SECOND by Petrulis

RESOLVED, to approve the March 24, 2021 meeting minutes.

Yes: All

MOTION PASSED

4. PROCEDURE: Read by Mr. Evans

5. HEARING OF CASE:

- a. WAIVER REQUEST, 2179 Beech Lane, Grigore Buia: In order to keep 10 chickens, a waiver from the requirement that a property be at least .75 acres in area. The property is approximately .417 acres in area.

Mr. Evans provided an overview of the case. Applicant stated his case. Board asked questions of applicant.

Chair Saeger opened public comment.

No members of the public were present except for the applicant. Mr. Evans summarized the number of “for” and “against” written public comments.

Chair Saeger closed public comment.

Board Member discussion.

MOTION by Floch

SECOND by Dombrowski

RESOLVED to deny the request due to there being four opposing neighbors, and lot size.

YES All

MOTION APPROVED

6. OTHER BUSINESS-

- a. Troy City Code Chapter 90 - Board discussed potential amendments to Chapter 90. No consensus was reached. Chair Saeger twice requested motions from the Board Members on how to move forward. No motions were made by Board Members. Chair Saeger opined that the matter would not be advanced further.

- b. Proposed 2022 meeting dates:

MOTION by Floch

SECOND by Petrulis

RESOLVED to continue the bi monthly meeting schedule, noting that 1) the Board will not meet in November or December, and 2) the October meeting will replace the November and December meetings.

c. Public Service Officer Buckbee introduced himself to the Board.

7. ADJOURNMENT

Chair Saeger adjourned the meeting at 8:19pm  
Respectfully Submitted,

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Jayne Saeger, Chair

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Paul Evans, Zoning & Compliance Specialist

## 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

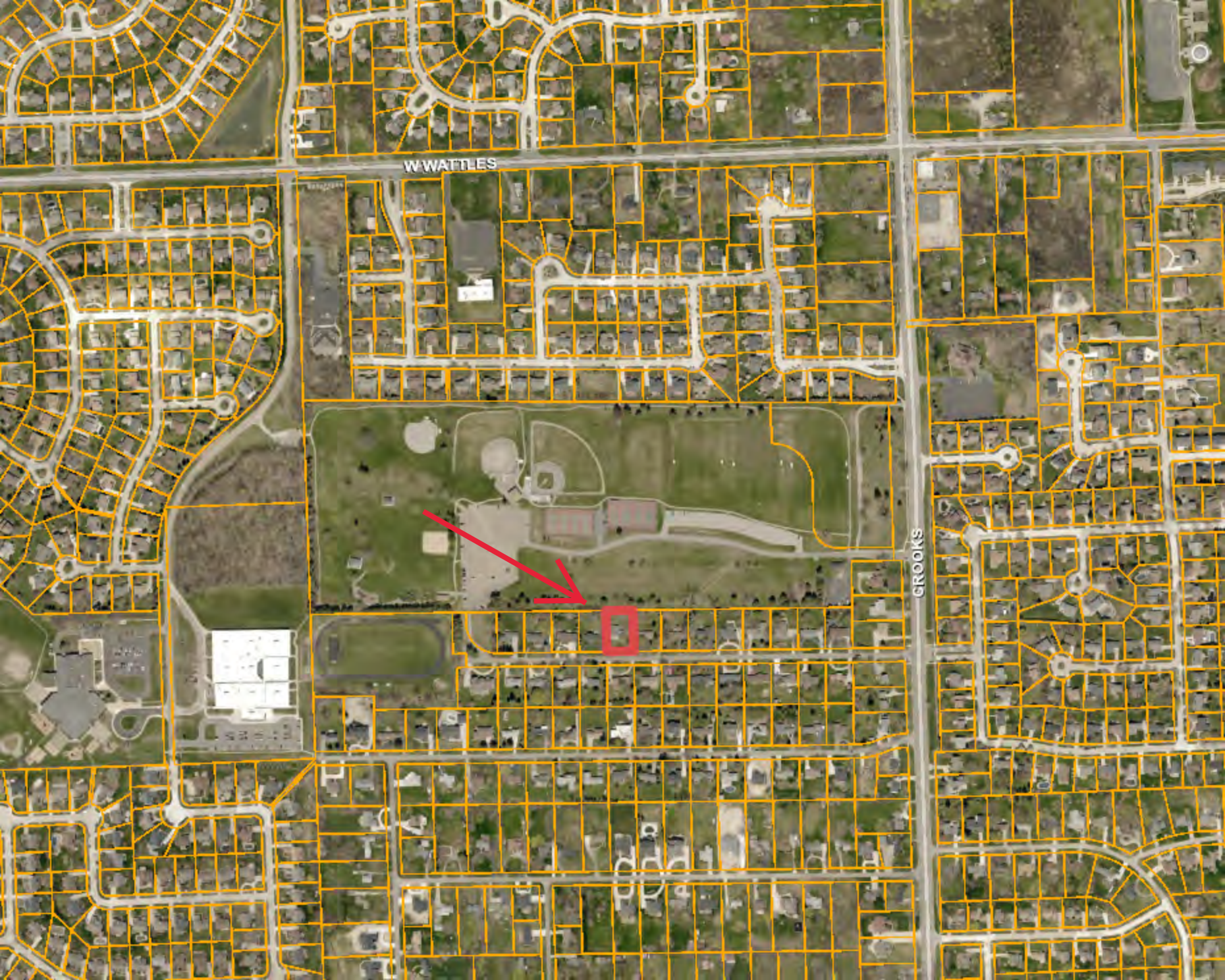
The Board will hear the items in the order that they appear on the agenda. When an item is called, the Chair will verify that the petitioner is present. The petitioner will then be given an opportunity to address the Board to explain the justification for the action requested.

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.

- a. 1750 McManus, James Naeger & Alyson Schramm Naeger: In order to keep up to 10 chickens, a waiver from the requirement that the property be at least  $\frac{3}{4}$  of an acre in size. The property is approximately  $\frac{1}{2}$  acre in area.



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**

MCMANUS



## 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 **28 DAYS BEFORE** THE MEETING DATE. 2021 MEETING DATES ARE ON PAGE 2.

PROPERTY ADDRESS: 1750 McManus Dr.

APPLICANT:

NAME James Naeger & Alyson Schramm Naeger

ADDRESS 1750 McManus Dr.

CITY Troy STATE MI ZIP 48084

PHONE +17344153621

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
- If seeking a waiver, explain all compelling reasons why the waiver should be granted.
- Written response explaining how the request will satisfy the minimum criteria below.
- 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

### THE BOARD MUST FIND THE FOLLOWING MINIMUM CRITERIA HAVE BEEN SATISFIED:

- There are compelling reasons to grant a waiver. ✓
- That the animals will be treated humanely and will not be neglected or treated with cruelty, and ✓
- The animals will be maintained in quarters constructed to prevent their escape, and ✓
- That reasonable precautions shall be taken to protect the public from the animals and the animals from the public, and ✓
- That the animals will not be loud or likely be detrimental to the neighborhood. ✓

E-mail signed application and supporting files to [planning@troymi.gov](mailto:planning@troymi.gov)

Questions? Contact Paul Evans, Zoning & Compliance Specialist

- (248) 524-3364
- [planning@troymi.gov](mailto:planning@troymi.gov).

### PERMISSION TO INSPECT PREMISES

I, James A. Mager (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

James A. Mager

DATE 1/26/2022

Dear Troy Animal Control Appeals Board,

We are James Naeger and Alyson Schramm Naeger, owners and residents of 1750 McManus Dr., Troy, MI, 48084. We also own 1800 McManus Dr. Alyson's parents are owners and residents at 1545 McManus Dr. Our home at 1750 McManus 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 (2019), 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 Troy residents. Our cozy brick home was built and occupied by Ernest Boulan (a mason) for a good part of his adult life so we feel a special connection to Boulan Park and our surrounding neighborhood, where Alyson was raised. Since our primary property is less than the 3/4 of an acre needed in Troy to keep chickens, we are writing to you ahead of your next meeting to seek a waiver so that we can keep a small number of egg-laying chickens on our property (no more than 10 birds max).

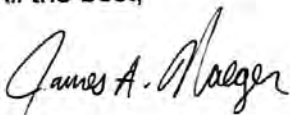
Our hope is that we can educate our young children, Madeline June Schramm Naeger (age 6) and Amelia Valentine Schramm Naeger (age 5) about food security, where our food comes from, and give them an opportunity to earn a sense of accomplishment and responsibility that comes from small animal husbandry. Additionally, we feel that there are many other benefits to keeping backyard chickens that are important in today's uncertain times (supply chain shortages, food insecurity, environmental concerns, food waste, etc), which we would love to talk more about with you in the meeting. As shown in our attachments, we have a spacious yard which is completely enclosed by a tall privacy fence — which also completely 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 and workshop by the previous owner.

We have built a coop inside this barn with an automatic door that opens to the rear of the property. A large outdoor run behind and to the side of the barn is enclosed with a chicken wire fence. The entire backyard is enclosed by the aforementioned privacy fence. This outbuilding is heated, insulated, has an epoxy floor, and plenty of space for all the necessities of caring for chickens.

These birds will have quite the luxurious lifestyle here in Troy. The breeds we have chosen (Buff Orpington, ISA Brown, & Easter Egger) have temperaments ideal for working with small children. These breeds are also **quiet** — and no roosters are allowed. The birds will have plenty of light, heat, high-quality 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 excited at the thought of taking care of chickens.

We look forward to meeting with you at your next regular meeting, and to discussing this proposal further. Attached you will find photos and drawings of the property 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).

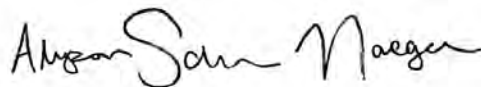
All the best,



James Naeger

734-415-3621

[jnaeger@gmail.com](mailto:jnaeger@gmail.com)



Alyson Schramm Naeger

[alysonschramm@gmail.com](mailto:alysonschramm@gmail.com)

**From:** [James Naeger](#)  
**To:** [Paul M Evans](#)  
**Cc:** [Alyson Schramm Naeger](#)  
**Subject:** Re: City of Troy Animals Appeal Application  
**Date:** Tuesday, March 1, 2022 12:18:20 PM  
**Attachments:** [image001.png](#)

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**CAUTION:** This email did not originate from within the City of Troy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you, Paul — I'm grateful for the opportunity to share some additional information and photos with you and the board. The following is an additional description of this custom coop, its features, and reasoning behind each:

"In addition to wanting support from all of our neighbors, friends, and family, we wanted the chickens themselves to have the best possible lifestyle. As this was an educational opportunity for our family and supporters, we wanted to make sure to do our homework and make sure that the chickens' needs were being met or exceeded. Most eggs that you buy in the store are the product of birds in total confinement (at worst, "battery cages" but most hens do not see the sky in their entire lifetimes). This means the birds have just 0.59 square feet of space each for their entire lives spent indoors, which we find to be cruel. Such tight confinement means that these birds cannot even spread their wings fully without hitting their cage-mates or the wire sides of the cage. Our birds have free access to the entire backyard by means of an automatic coop door which opens in the morning to let them out and closes at night to protect them while they are inside the coop. For days with inclement weather, we wanted enough interior space so that the birds would have best-in-class conditions indoors as well. So, the interior space for the coop was custom built into the existing barn so that the birds would have lots of interior space. A recommendation for 3 square feet of interior space per bird was more than doubled. The interior space available to the birds in this coop is 96 square feet, which **exceeds the commercial guidelines by 16X** for the ten birds that we have in this space. This only applies to days when the birds do not want to go outside, however — since the entirety of the run and backyard is also available to them at all times. This system exceeds even the "free range" guidelines for egg-laying chickens in commercial production. The exterior 6' privacy fence keeps them contained to our property at all times.

The coop was custom built into an existing series of shelves with screen "doors" to provide ventilation and easy access to clean the interior of the coop. This provides more effective ventilation for this coop than almost any design possible except a dedicated interior structure. It also means the chickens have full interior light (automated schedule) and heat (when needed, thermostatically-controlled). The shelves have been painted with a hard epoxy paint for ease of cleaning. Inside the coop they have ad-libitum access to high-quality chicken feed from Uncle Luke's here in Troy, as well as ad-libitum access to fresh water. They also have ad-lib access to fresh water outside in the backyard run. The birds also eat nearly 100% of our kitchen scraps, converting waste into the highest-quality fresh eggs for our family and keeping this material from anaerobically-degrading in a landfill.

The interior coop features 5 high-quality powder-coated metal "roll-away" nesting boxes from Homestead Essentials, which more than exceeds the number of boxes recommended per hen. The roll-away feature means the eggs are the cleanest-possible eggs even before they are washed and sanitized. The interior of the coop is monitored by a Google Nest wifi camera (nicknamed the "Coop Cam") so that we can monitor the health and wellbeing of the birds at

all times when they are inside the coop. The exterior of the barn is monitored by an outdoor version of this same camera. My children love asking to see the Coop Cam to check up on the chickens, even when we are away from home (as these cameras can be monitored anywhere your phone is)."

All the best,  
James Naeger, M.Sc.  
+1 (734) 415-3621

On Mon, Feb 28, 2022 at 6:58 AM Paul M Evans <[P.Evans@troymi.gov](mailto:P.Evans@troymi.gov)> wrote:

James:

Last we spoke, you were going to forward me photos of the animal structure. To be included in the agenda, they need to be filed today or tomorrow.

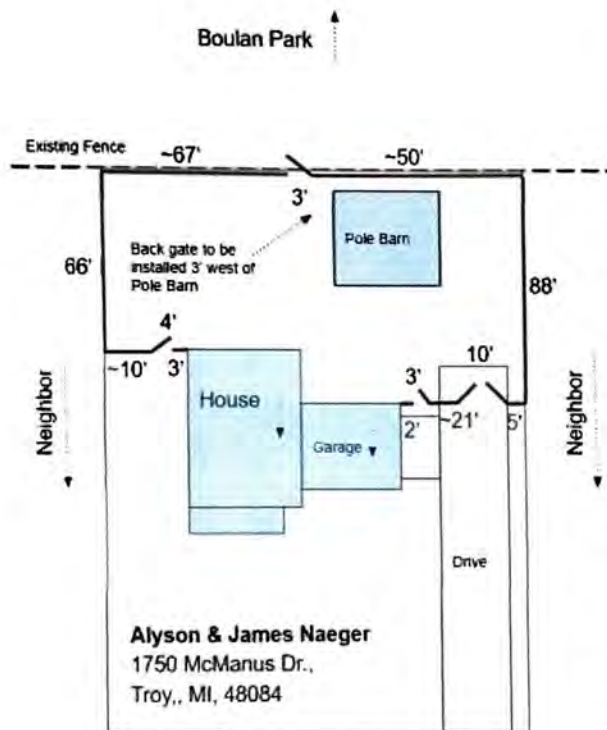
Thanks.



Paul Evans  
Zoning & Compliance Specialist

City of Troy  
**O: 248.524.3364**

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]

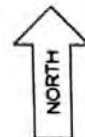
#### NOTES:

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  
↓









January 9, 2022

Jean and Ken Schramm  
1545 McManus Dr.  
Troy, Michigan 48084

City of Troy  
Animal Appeals Board  
500 W. Big Beaver Road  
Troy, Michigan 48084

Re: Letter of Support

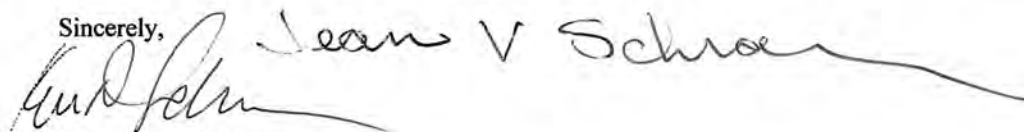
Dear Troy Animal Control Appeals Board,

We are signing this letter of support for our neighbors and family members on McManus Drive, James Naeger, Alyson Schramm Naeger, and our two grandchildren. They are a great addition to the neighborhood. James and Alyson are responsible and hard-working young adults, as evidenced by the many improvements they have made to their property in a short amount of time. I truly believe they will be responsible chicken owners.

We want to support James, Alyson, and the girls in their efforts to raise chickens in their backyard. I think it would be great as a learning experience for the girls. It will provide them with eggs and teach them about responsibility and food sources. I support a variance to allow them to raise chickens.

As an aside, when we moved to our home on McManus in 1993, I remarked to my husband that I kept hearing a rooster. We eventually located the source at our neighbor's house. I enjoyed hearing the rooster over the years. He is long gone now, but I don't think we should forget our roots. I also believe in these difficult times we should encourage families to have sustainable food sources.

Sincerely,

A handwritten signature in cursive script, appearing to read "Ken & Jean Schramm", written in dark ink.

Ken and Jean Schramm

January 11, 2022

Letter of Support

Dear Troy Animal Control Board,

We would like to support our neighbors James Naeger and Alyson Schramm Naeger on McManus Drive in Troy in their effort to raise chickens in their backyard. They are good neighbors. We are animal lovers and understand that their two young children enjoy raising and taking care of the chickens alongside their parents. We are two houses away and, although we can hear the chickens on occasion in the mornings, they are not bothersome to us.

Please allow their waiver. We fully support them in this endeavor.

If you have any questions, please feel free to contact Shep at 248-892-8083.

Sincerely,

*Shep & Lisa Spencer*  
*1770 McManus Dr.*

January 9th, 2022

Letter of Support

Dear Troy Animal Control Appeals Board,

I am adding my signature to this letter of support for our neighbors on McManus Drive here in Troy. James Naeger, Alyson Schramm Naeger, and their two young children have been a wonderful addition to the neighborhood, and we are happy to have this young family here in Troy. They have made many improvements to their property in a few years time and they are great neighbors.

It is our intention to support James, Alyson, and the girls in their efforts to raise chickens in their backyard, for the purposes of increasing their knowledge about food security and for educational purposes. We believe that their proposed plans more than adequately address the main concerns of the city, namely that the chickens will be treated humanely, maintained in quarters designed to prevent their escape, that the public will be protected from the public (and vice versa), and that the chickens will not be loud or detrimental to the neighborhood.

We would like to support them in their application for a waiver.

Sincerely,

Nicholas Wityk  
Alyson Wityk

January 9th, 2022

Letter of Support

Dear Troy Animal Control Appeals Board,

I am adding my signature to this letter of support for our neighbors on McManus Drive here in Troy. James Naeger, Alyson Schramm Naeger, and their two young children have been a wonderful addition to the neighborhood, and we are happy to have this young family here in Troy. They have made many improvements to their property in a few years time and they are great neighbors.

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We would like to support them in their application for a waiver.

Sincerely,

1-9-2022

Diane Lynn Cipolletti - 1695 McMANUS Troy MI. 48084  
1/9/22 MARK E. CIPOLLETTI 1695 McMANUS TROY MI. 48084  
son Mr E Cipolletti

January 9th, 2022

Letter of Support

Dear Troy Animal Control Appeals Board,

I am adding my signature to this letter of support for our neighbors on McManus Drive here in Troy. James Naeger, Alyson Schramm Naeger, and their two young children have been a wonderful addition to the neighborhood, and we are happy to have this young family here in Troy. They have made many improvements to their property in a few years time and they are great neighbors.

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We would like to support them in their application for a waiver.

Sincerely,

Christine Lahey Parke  
1540 Bonland Drive  
Troy MI 48084

11 January 2022

January 9th, 2022

Letter of Support

Dear Troy Animal Control Appeals Board,

I am adding my signature to this letter of support for our neighbors on McManus Drive here in Troy. James Naeger, Alyson Schramm Naeger, and their two young children have been a wonderful addition to the neighborhood, and we are happy to have this young family here in Troy. They have made many improvements to their property in a few years time and they are great neighbors.

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We would like to support them in their application for a waiver.

Sincerely,

Keith O. Parke

1540 Boulevard

Troy, MI 48084

January 11th 2022

January 9th, 2022

Letter of Support

Dear Troy Animal Control Appeals Board,

I am adding my signature to this letter of support for our neighbors on McManus Drive here in Troy. James Naeger, Alyson Schramm Naeger, and their two young children have been a wonderful addition to the neighborhood, and we are happy to have this young family here in Troy. They have made many improvements to their property in a few years time and they are great neighbors.

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We would like to support them in their application for a waiver.

Sincerely,

H. G. L. 1  
Nicole Braidwood

William Peard  
William Peard

January 9th, 2022

Letter of Support

Dear Troy Animal Control Appeals Board,

I am adding my signature to this letter of support for our neighbors on McManus Drive here in Troy. James Naeger, Alyson Schramm Naeger, and their two young children have been a wonderful addition to the neighborhood, and we are happy to have this young family here in Troy. They have made many improvements to their property in a few years time and they are great neighbors.

It is our intention to support James, Alyson, and the girls in their efforts to raise chickens in their backyard, for the purposes of increasing their knowledge about food security and for educational purposes. We believe that their proposed plans more than adequately address the main concerns of the city, namely that the chickens will be treated humanely, maintained in quarters designed to prevent their escape, that the public will be protected from the public (and vice versa), and that the chickens will not be loud or detrimental to the neighborhood.

We would like to support them in their application for a waiver.

good luck!

Sincerely,

A handwritten signature in cursive script, appearing to read "Priscilla Miller", with a long horizontal line extending from the end of the signature.

January 9th, 2022

Letter of Support

Dear Troy Animal Control Appeals Board,

I am adding my signature to this letter of support for our neighbors on McManus Drive here in Troy. James Naeger, Alyson Schramm Naeger, and their two young children have been a wonderful addition to the neighborhood, and we are happy to have this young family here in Troy. They have made many improvements to their property in a few years time and they are great neighbors.

It is our intention to support James, Alyson, and the girls in their efforts to raise chickens in their backyard, for the purposes of increasing their knowledge about food security and for educational purposes. We believe that their proposed plans more than adequately address the main concerns of the city, namely that the chickens will be treated humanely, maintained in quarters designed to prevent their escape, that the public will be protected from the public (and vice versa), and that the chickens will not be loud or detrimental to the neighborhood.

*Chickens*  
We would like to support them in their application for a waiver.

Sincerely,

*AnneMarie Hargis*

January 9th, 2022

Letter of Support

Dear Troy Animal Control Appeals Board,

I am adding my signature to this letter of support for our neighbors on McManus Drive here in Troy. James Naeger, Alyson Schramm Naeger, and their two young children have been a wonderful addition to the neighborhood, and we are happy to have this young family here in Troy. They have made many improvements to their property in a few years time and they are great neighbors.

It is our intention to support James, Alyson, and the girls in their efforts to raise chickens in their backyard, for the purposes of increasing their knowledge about food security and for educational purposes. We believe that their proposed plans more than adequately address the main concerns of the city, namely that the chickens will be treated humanely, maintained in quarters designed to prevent their escape, that the public will be protected from the public (and vice versa), and that the chickens will not be loud or detrimental to the neighborhood.

We would like to support them in their application for a waiver.

Sincerely,

Bruce Bakker  
Rd 1 - Blue  
1725 McManus Dr

The chickens are never a bother & are very well  
taken care of.

January 9th, 2022

Letter of Support

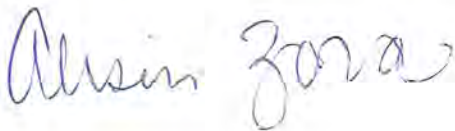
Dear Troy Animal Control Appeals Board,

I am adding my signature to this letter of support for our neighbors on McManus Drive here in Troy. James Naeger, Alyson Schramm Naeger, and their two young children have been a wonderful addition to the neighborhood, and we are happy to have this young family here in Troy. They have made many improvements to their property in a few years time and they are great neighbors.

It is our intention to support James, Alyson, and the girls in their efforts to raise chickens in their backyard, for the purposes of increasing their knowledge about food security and for educational purposes. We believe that their proposed plans more than adequately address the main concerns of the city, namely that the chickens will be treated humanely, maintained in quarters designed to prevent their escape, that the public will be protected from the public (and vice versa), and that the chickens will not be loud or detrimental to the neighborhood.

We would like to support them in their application for a waiver.

Sincerely,

A handwritten signature in blue ink that reads "Alvin Zora". The signature is written in a cursive, flowing style.

January 9th, 2022

Letter of Support

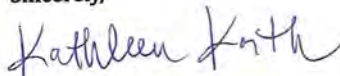
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Sincerely,



Kathleen Korth  
1755 McManus

01/10/2022

January 9th, 2022

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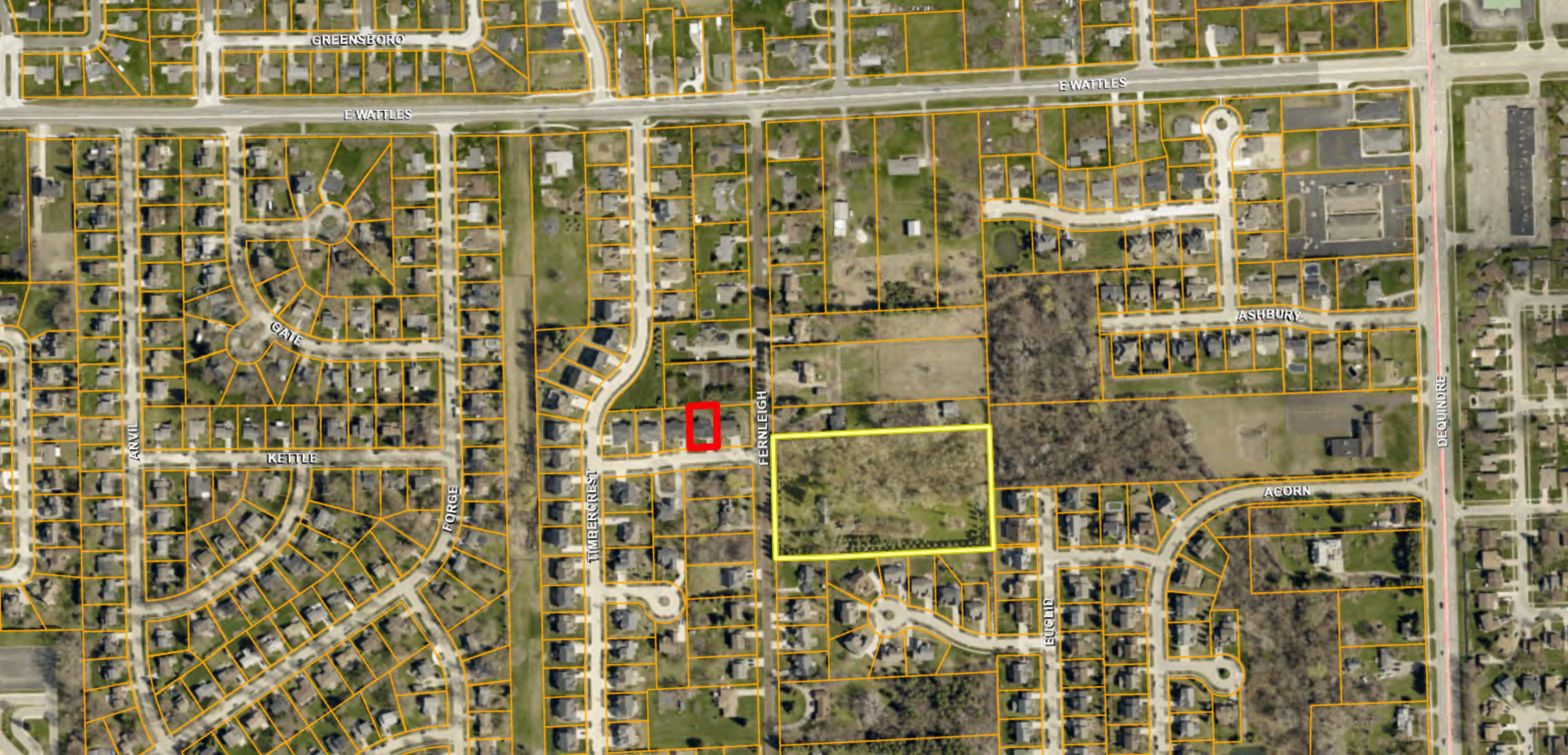
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Sincerely,

A handwritten signature in blue ink, appearing to read "David M. J. E.", written over a horizontal line.

- b. 2601 Cottonwood, Rong Liu: In order to keep up to 5 ducks, a waiver from the requirement that the property be at least  $\frac{3}{4}$  of an acre in area. The property is approximately .2171 acres in area.



GREENSBORO

E WATTLES

E WATTLES

GATE

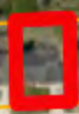
ASHBURY

KETTLE

FORCE

TIMBERCREST

FERNLEIGH



EUCLID

ACORN

DEQUINDRE



3827

45

2448

3854

3840

3826

3812

3798

3784

3770

3871

3857

3843

3829

3815

3801

3787

3773

3860

2559

2573

2587

2601

2615

3837

3831

3838

3830

3790

3782

2580

3745

3734

FORGE

TIMBERCREST

COTTONWOOD

FERNLEIGH

An aerial photograph of a residential property. The house has a grey roof and a light-colored exterior. A white car is parked in the driveway. The yard is green with some trees and a small pond.

**2573**

An aerial photograph of a residential property. The house has a grey roof and a light-colored exterior. A dark car is parked in the driveway. The yard is green with some trees and a small pond.

**2587**

An aerial photograph of a residential property. The house has a grey roof and a light-colored exterior. A white car is parked in the driveway. The yard is green with some trees and a small pond.

**2601**

An aerial photograph of a residential property. The house has a grey roof and a light-colored exterior. A white car is parked in the driveway. The yard is green with some trees and a small pond.

**2615**



## 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 28 DAYS BEFORE THE MEETING DATE. 2021 MEETING DATES ARE ON PAGE 2.

PROPERTY ADDRESS: 2601 Cottonwood Dr

APPLICANT:

NAME Rong Liu

ADDRESS 2601 Cottonwood Dr

CITY Troy STATE Mi ZIP 48083

PHONE 313 409 1680

E-MAIL outsoar@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
- If seeking a waiver, explain all compelling reasons why the waiver should be granted.
- Written response explaining how the request will satisfy the minimum criteria below.
- 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

### THE BOARD MUST FIND THE FOLLOWING MINIMUM CRITERIA HAVE BEEN SATISFIED:

- There are compelling reasons to grant a waiver.
- That the animals will be treated humanely and will not be neglected or treated with cruelty, and
- The animals will be maintained in quarters constructed to prevent their escape, and
- That reasonable precautions shall be taken to protect the public from the animals and the animals from the public, and
- That the animals will not be loud or likely be detrimental to the neighborhood.

E-mail signed application and supporting files to [planning@troymi.gov](mailto:planning@troymi.gov)

Questions? Contact Paul Evans, Zoning & Compliance Specialist

- (248) 524-3364
- [planning@troymi.gov](mailto:planning@troymi.gov).

### PERMISSION TO INSPECT PREMISES

I, Rong Liu (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

3/17/2024

# Property survey

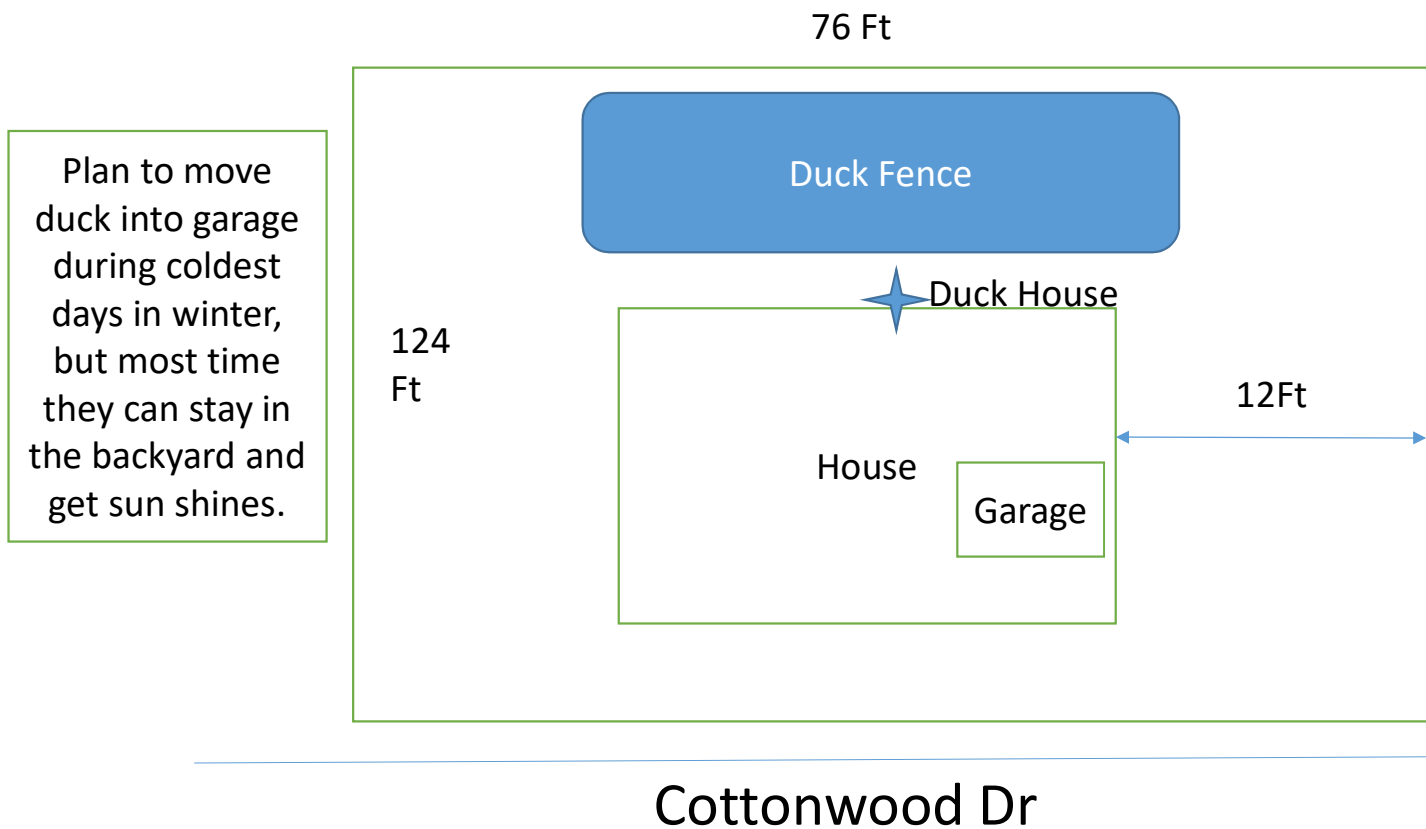
House address: 2601 Cottonwood Dr, Troy, Michigan 48083

Lot size: 9,453 Sqft = 0.217 Acre

# Property pictures



# Dimensioned Drawing of building



Sample duck coop pic and outdoor run  
sample pic



# Duck Fence



# More to note

- The animal will be treated humanly and will not be neglected or treated with cruelty.
- The animal will be maintained in quarters constructed to prevent their escape.
- The ducks will not be loud or likely be detrimental to the neighborhood.

# Start small

- I will have a basic duck coop (UBesGoo New 75" Double Tier Wooden Chicken Coop Rabbit Chicken Duck Cage Hen House WCH)
- and I plan to add a small pond, and fountain to make the backyard pretty and nice and enjoyable.



## Waiver Request

I would like to request a waiver for ducks in the backyard.

1. The main reason is that I need duck eggs, duck eggs are good for coughing and hormones. Since my childhood, I have been prone to coughing, one month coughing if I catch any cold, so I always take care of my throat. The duck eggs helped me, and it makes me feel better and easy to recover. But it is hard to find duck egg on the market and they are very expensive. Also my husband has an underactive thyroid issue. Duck eggs containing selenium and iron help the secretion of thyroid hormone.
2. My family I would like to have ducks as pets. Troy used to be farm, and now a lot of farms are far away. I would like to reconnect with that in a manageable way. My backyard is not big, 0.217 acre, which is 9,453 Sqft. But it is a reasonable space for like 4,5 ducks.
3. Ducks can eat bugs in the backyard and garden, so I don't need to use insecticide. The ducks like to be a group, so 4-5 will be a nice group.

And they don't need much space, and are hardy to the Michigan weather.

I eagerly and heartily ask for the waiver to be granted, and I appreciate it.

Thank you!

Rong Liu