

## 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  
Neharunnessa Abdullah, Tina Catron, Doug Dombrowski

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**SEPTEMBER 27, 2023**

**7:00 P.M.**

**Council Chambers**

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1. ROLL CALL
2. APPROVAL OF AGENDA
3. APPROVAL OF MINUTES – July 26, 2023
4. PROCEDURE
5. HEARING OF CASE:
  - A. 2218 Tucker, Daniel Murza - In order to keep 10 chickens, a waiver from the requirement that the property be at least 3/4 of an acre in area. The property is approximately .6 acres in area.  
  
ANIMAL ORDINANCE SECTION: 90.70.20 (f)
6. OTHER BUSINESS:
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.

On July 26, 2023, at 7:06 p.m., Chair Saeger called the Animal Control Appeal Board meeting to order.

1. ROLL CALL

Present:

Neharunnessa Abdullah

Al Petrulis

Jayne Saeger

Absent:

Doug Dombrowski

Tina Catron

Also Present:

Paul Evans, Zoning & Compliance Specialist

Nicole MacMillan, Assistant City Attorney

2. APPROVAL OF AGENDA-

MOTION by Petrulis

SECOND by Abdullah

RESOLVED, to approve the July 26, 2023 agenda

Yes: All

MOTION PASSED

3. APPROVAL OF MINUTES

MOTION by Abdullah

SECOND by Petrulis

RESOLVED, to approve the May 24, 2023 meeting minutes.

Yes: All

MOTION PASSED

4. PROCEDURE: Read by Vice Chair Petrulis

5. HEARING OF CASE:

- A. 2069 W WATTLES, CHUNYAN LIU - In order to keep up to 5 chickens, a waiver from the requirement that the property be at least 3/4 of an acre in area. The property is approximately .35 acres in area.

Mr. Evans provided an overview of the case. Applicant desires chickens for food, environmental benefits, good for their children. The chickens are quiet and there will be no rooster. Board asked questions of the applicant.

Chair Saeger opened public comment. 2 speakers opposed. Member Petrulius summarized written comments: Resident of Chatfield Commons Condominium provided unsigned petition indicating 15 Condominium residents opposed.

Chair Saeger closed public comment

Board member discussion.

Petrulius: Looks for compelling reasons to grant and does not see any. Noted that property is significantly less than .75 acres, and there is significant opposition. He intends on denying.

Abdullah: Agrees with Petrulius' comments.

Chair Saeger: Agrees with the benefits of raising chickens, does not see extenuating circumstances or compelling reasons to grant.

MOTION by Petrulius  
SECOND by Abdullah

RESOLVED to deny request and allow zero chickens citing property area and neighbor objections

Yes: All

MOTION APPROVED

6. OTHER BUSINESS- Board training led by Assistant City Attorney Nicole Macmillan

7. ADJOURNMENT

Chair Saeger adjourned the meeting at 8:43 pm

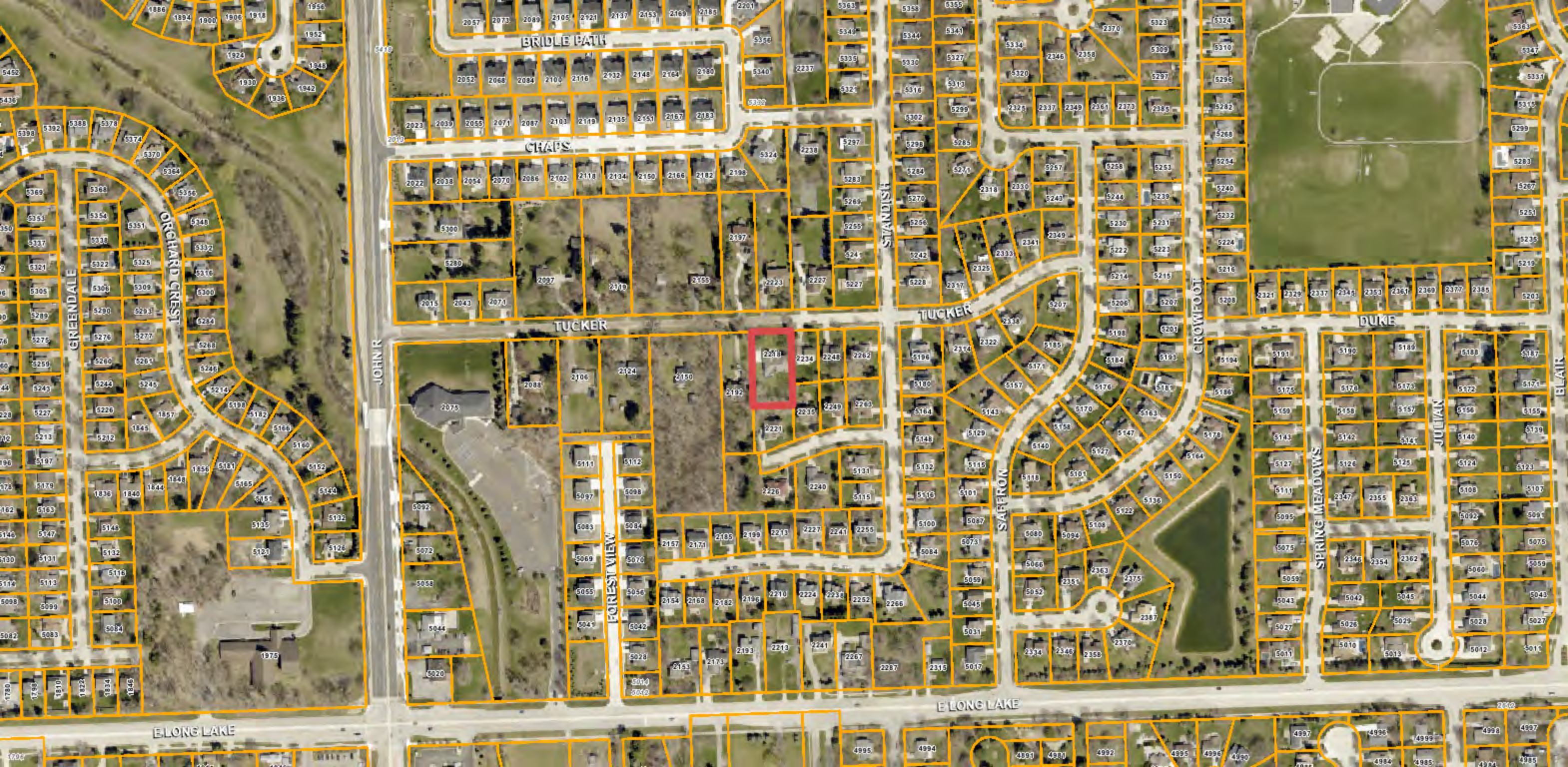
Respectfully Submitted,

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Jayne Saeger, Chair

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Paul Evans, Zoning & Compliance Specialist



BRIDLE PATH  
2057 2073 2089 2105 2121 2137 2153 2169 2185  
2052 2068 2084 2100 2116 2132 2148 2164 2180  
2023 2039 2055 2071 2087 2103 2119 2135 2151 2167 2183

CHAPS  
2022 2038 2054 2070 2086 2102 2118 2134 2150 2166 2182 2198  
5300  
5280  
2015 2043 2071  
2097 2110 2155 2223 2227 5227  
5324 2238 5297  
5363 5340 5339 5321  
5340 2237  
5302 5299 5285  
5280 5284 5270 5266 5242 5228 2317

TUCKER  
2088 2106 2124 2150 2192 2218 2234 2248 2262  
2221 2235 2249 2263  
2226 2240 5131 5115  
5111 5097 5088 5112 5131  
5083 5084 5111 5115  
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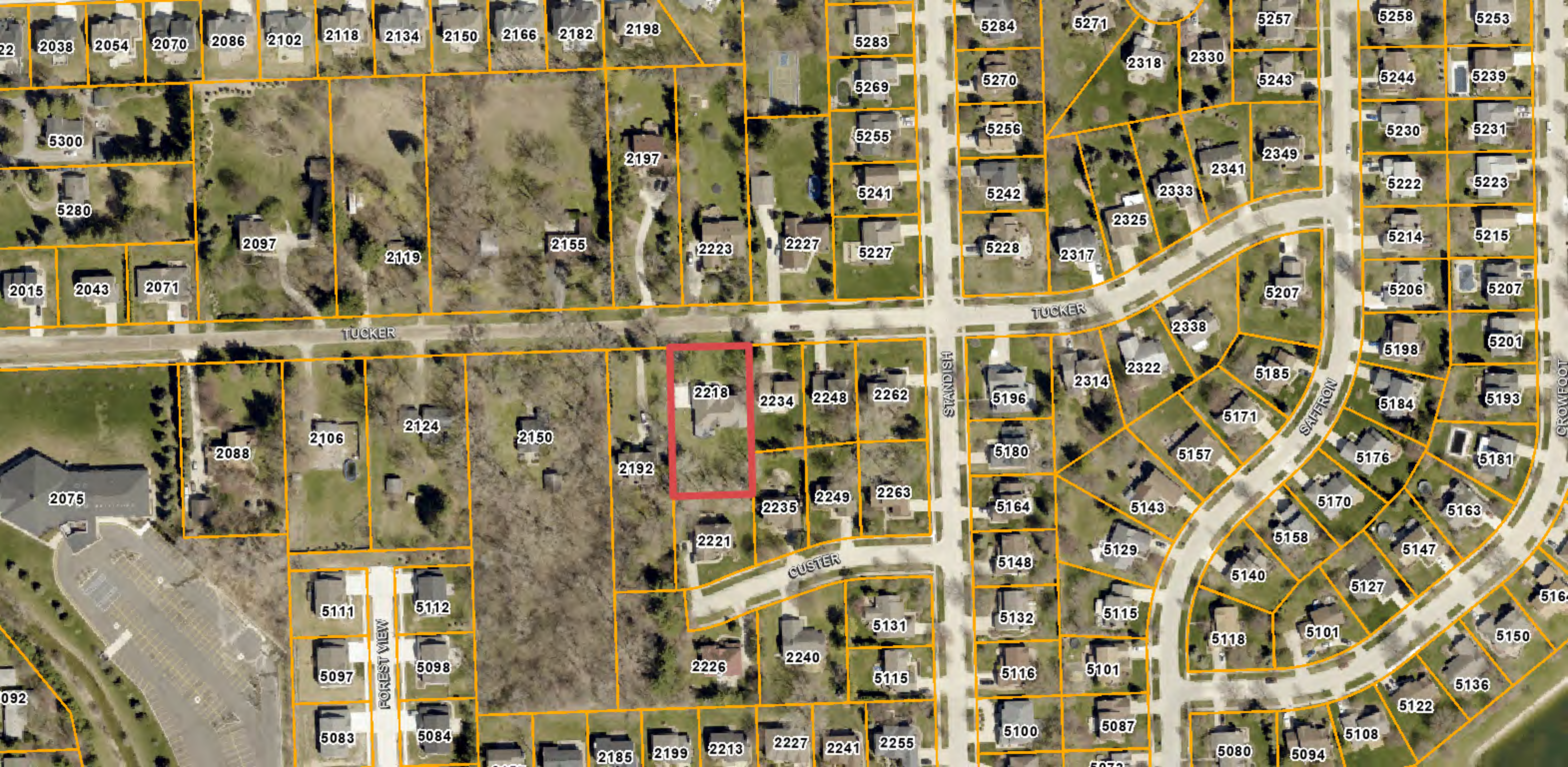
FOREST VIEW  
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5083 5084 5111 5115  
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5056 2154 2168 2182 2196 2210 2224 2238 2252 2266  
5045 5039 5037 5084 6073 5080 5094 5108 5122 5136  
5066 5052 2331 2363 2375  
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STANDISH  
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5280 5284 5270 5266 5242 5228 2317  
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2318 2330 2341 2349 2325 2333 2341 2307  
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5196 5180 5164 5148 5132 5115 5113 5101 5100 5087 5084 6073 5080 5094 5108 5122 5136

CROWFOOT  
5324 5310 5296 5282 5268 5264 5240 5232 5224 5218 5208 2321 2329 2337 2345 2353 2361 2369 2377 2385 5203  
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GREENDALE  
5398 5392 5388 5378 5374 5364 5356 5347 5332 5316 5300 5284 5268 5248 5214 5198 5182 5166 5160 5152 5144 5132 5126  
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2218

TUCKER

STANDISH

CUSTER

FOREST VIEW

SAFFRON

CROWFOOT

TUCKER

5072

TUCKER

2150

2192

2218

2234

2248

226

2235

2249

226





# 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.** MEETING DATES ARE ON PAGE 3.

A PRE APPLICATION MEETING WITH THE PLANNING DEPARTMENT IS **REQUIRED** BEFORE APPLICATION IS ACCEPTED.

PROPERTY ADDRESS: 2218 Tucker Dr.

APPLICANT: DANIEL MURZA

NAME \_\_\_\_\_

ADDRESS 2218 Tucker Dr.

CITY TROY STATE MI ZIP 48085

PHONE 248-835-6477

E-MAIL daniel.murza@gmail.com

PROPERTY OWNER (if different than applicant): N/A

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
- Incomplete applications will be rejected.

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

- There are unique, 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, Daniel Murza (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

Daniel Murza

DATE

07/05/2023

2218 Tucker Dr.  
TROY, MI, 48085  
248-8356477

To Whom It May Concern,

My name is Daniel Murza and I live in Troy at 2218 Tucker Dr. with my wife and four sons.

I am writing this letter requesting a domestic animal variance for our 10 chickens. Our property is a little less than 0.6 acres, and the requirement is for a minimum of 0.75 acres .

My three younger boys are homeschooled and raising chickens on our property has helped with hands on activities in the Science and Independent Living Skills curricula. As a Special Education teacher in Troy, I know how important practical applications are in the learning process. Our boys have grown emotionally attached to the chickens and the prospect of a potential separation has made them very sad and concerned.

Moreover, please consider the following reasons for our application.

- a) It is a great hobby. Poultry are fun pets and are inexpensive to raise. Socially, the presence of poultry could be a catalyst for conversations as they stir interest. Children in the community are very enthusiastic about playing with our chickens. Recent conversations with surrounding neighbors attest to that fact.
- b) Chickens contribute to Improved lawn. Chickens are ground birds, with strong, sturdy feet that are meant for digging and scratching in search of grubs, worms, bugs, tender shoots, and aerating. They turn leaf litter and dead bio-matter into the soil. Chickens provide weed control. As they scratch and claw the ground, they eat and disperse weed seeds that have blown in

c) Fresh eggs from chickens raised in a loving, natural environment  
Organic & Non-GMO eggs provide

d) For a balanced ecosystem.

- Chickens are omnivores by nature and thoroughly enjoy chasing down plant-destroying insects like grasshoppers, grubs, beetles, and larvae. Also, up to 25% of a chicken's diet can be table scraps, thereby avoiding landfill waste. Every bird can bio-recycle more than 2 pounds per month in vegetable matter and table waste.
- A flock of 10 birds, if fed a diet of 75 percent layer ration and 25 percent food waste, can eat more than 250 pounds per year in waste.

e) Benefits for the chickens.

- Cruelty Free
- 300 million birds each year are crammed into cages that are far too small
- Hens on factory farms are often kept in such close, inhumane quarters that they cannot stretch their legs or wings, walk around, or participate in normal social behaviors
- Give a bird a chance at a happy life

Our chickens are kept in adequate conditions and raised very humanely. We buy exclusively organic feed and have built a large chicken coop to ensure comfort.

We have taken steps and purchased a large chicken enclosure to ensure that neighbors would not be negatively impacted by our chickens.

We know of some families in Troy who obtained this variance although their property is significantly smaller than ours.

Please consider granting us this waiver.

Sincerely,

Daniel Murza



# Animal Appeal Application

May 25, 2023

