

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
248.524.3364

ANIMAL CONTROL APPEAL BOARD MEETING AGENDA

Jayne Saeger, Chair, Al Petrulis, Vice Chair
Neharunnessa Abdullah, Tina Catron, Amin Hashmi

JULY 23, 2025

7:00 P.M.

Council Chambers

1. ROLL CALL
2. APPROVAL OF AGENDA
3. APPROVAL OF MINUTES – January 22, 2025
4. PROCEDURE
5. HEARING OF CASES:
 - A. 2135 Stratford, Dang Duong: In order to keep up to 4 hens, a waiver from the requirement that the property be at least .75 acres in area. The property is approximately .19 acres in area. ANIMAL ORDINANCE SECTION: 90.70.20 (f)
 - B. 2699 Athena, JoAnn Phenegar: In order to keep up to 4 chickens, a waiver from the requirement that the property be at least .75 acres in area. The property is approximately .30 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 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 January 22, 2025 at 7:00 p.m., Chair Saeger called the Animal Control Appeal Board meeting to order.

1. ROLL CALL

Present:

Tina Catron
Amin Hashmi
Al Petrulis
Jayne Saeger

Absent:

Neharunnessa Abdullah

Also Present:

Paul Evans, Zoning & Compliance Specialist
Allan Motzny, Assistant City Attorney

2. APPROVAL OF AGENDA-

MOTION by Catron
SECOND by Petrulis

RESOLVED, to approve the January 22, 2025 agenda

Yes: All

MOTION PASSED

3. APPROVAL OF MINUTES

MOTION by Petrulis
SECOND by Catron

RESOLVED, to approve the October 23, 2023 meeting minutes.

Yes: All

MOTION PASSED

4. PROCEDURE: Read by Vice Chair Petrulis

5. HEARING OF CASE:

6559 Granger, Bibika Chabay - In order to keep up to 3 ducks, a waiver from the requirement that the property be at least .75 acres in area. The property is approximately .36 acres in area.

MOTION by Catron

RESOLVED to grant the request.

MOTION FAILED due to no second

MOTION by Catron
SECOND by Hashmi

REOLVED to grant the request for the existing 3 ducks, no replacements, and to move enclosures labelled 1 & 2 in the application to the opposite side or the rear of the property.

YES: Hashmi, Saeger, Catron
NO: Petrulis

MOTION APPROVED

MOTION by Catron

RESOLVED, to that the enclosures be moved no later than May 31, 2025.

YES: All

MOTION APPORVED

6. OTHER BUSINESS- None

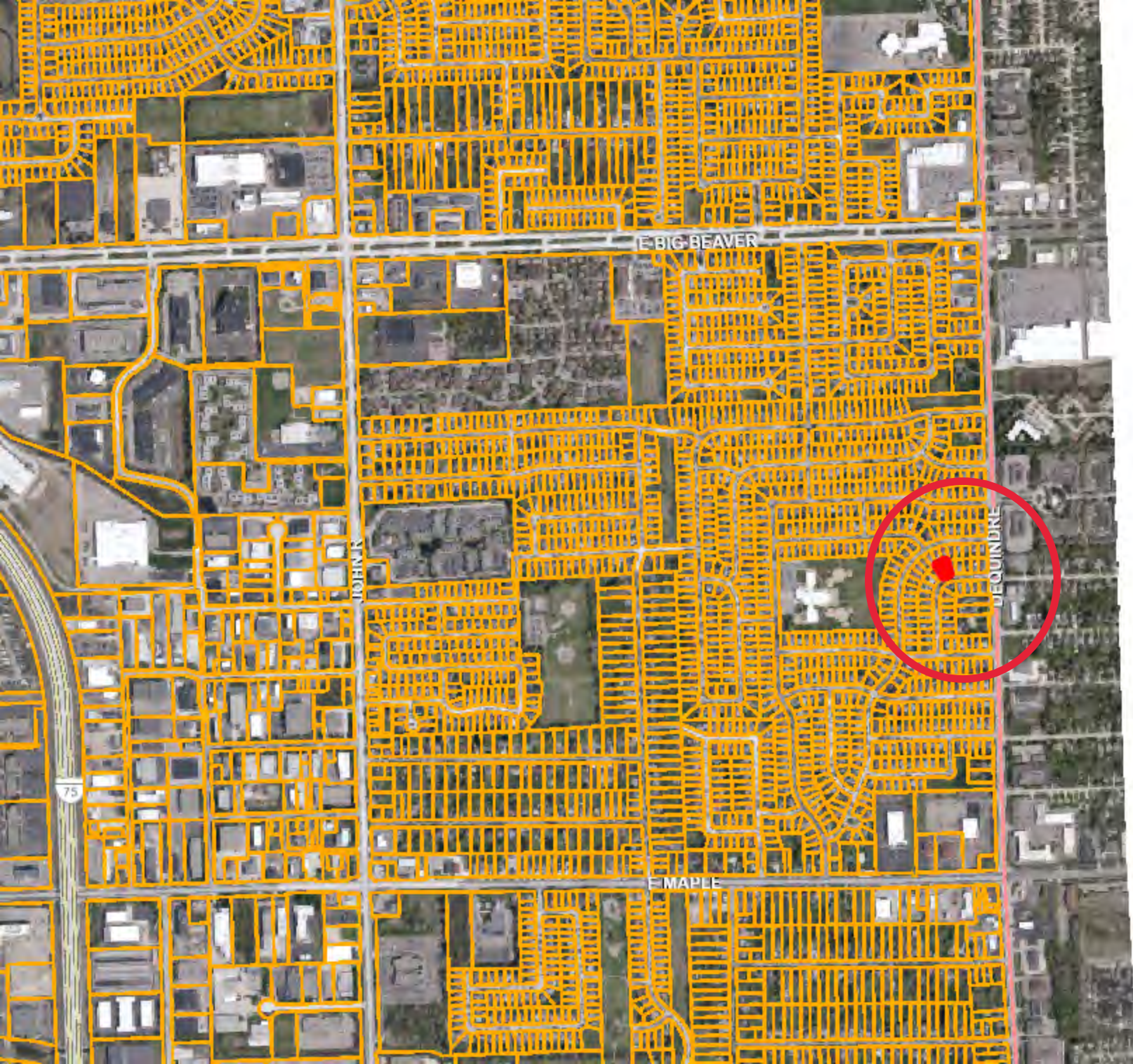
7. ADJOURNMENT - Chair Saeger adjourned the meeting at 8:16

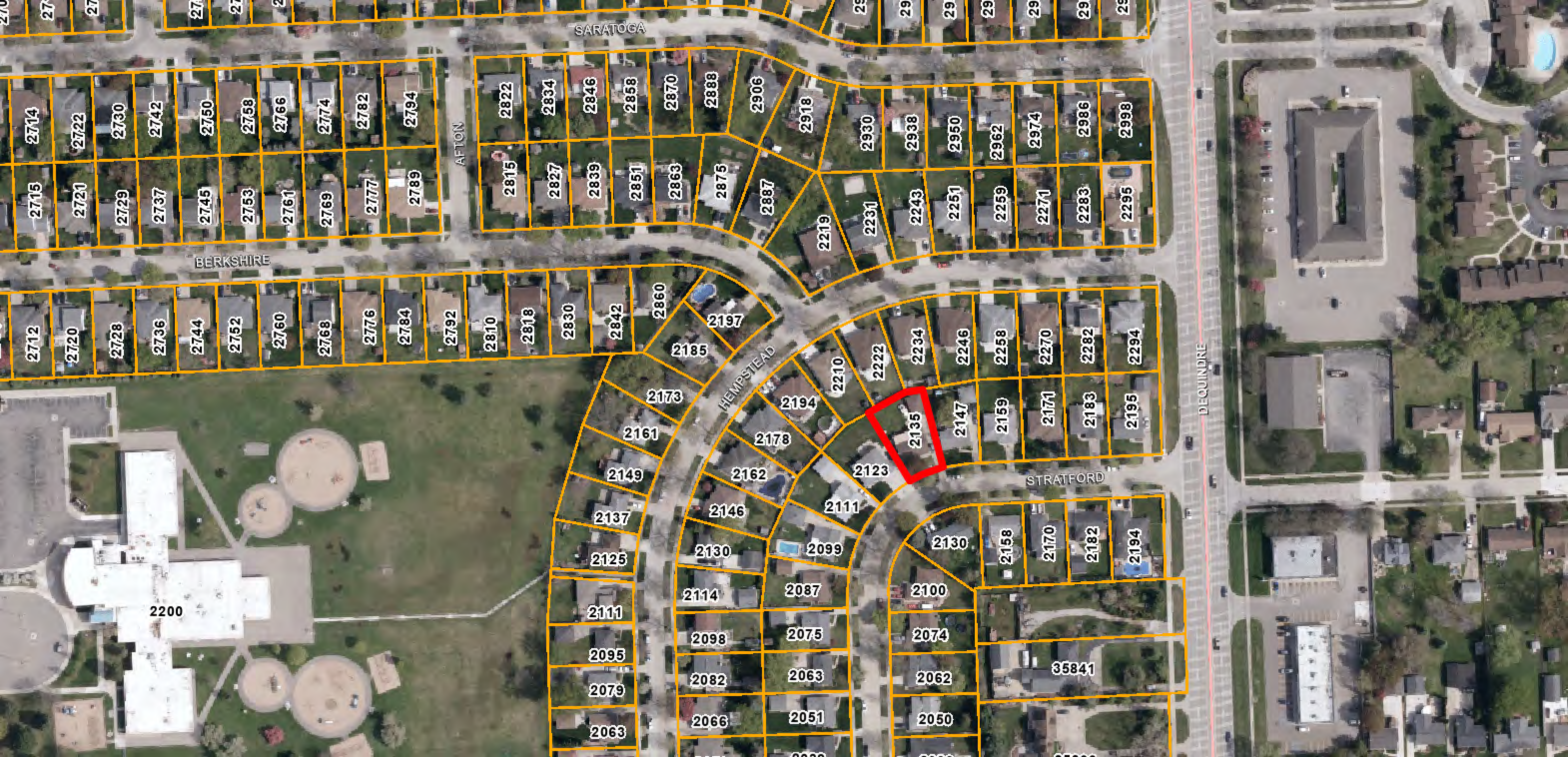
8. pm

Respectfully Submitted,

Jayne Saeger, Chair

Paul Evans, Zoning & Compliance Specialist









CITY OF TROY | PLANNING DEPT. | 500 WEST BIG BEAVER | TROY, MI 48084 | 248-524-3364

Animal Appeal Application

planning@troymi.gov | Fee: \$400

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 2.

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

PROPERTY ADDRESS: _____

APPLICANT:

NAME _____

ADDRESS _____

CITY _____ STATE _____ ZIP _____

PHONE _____

E-MAIL _____

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
- 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

Questions? Contact Paul Evans, Zoning & Compliance Specialist

- (248) 524-3364
- planning@troymi.gov.

PERMISSION TO INSPECT PREMISES

I, _____ (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 _____

2025 ANIMAL CONTROL APPEAL BOARD MEETING DATES

January 22
July 23

March 26
September 24

May 28
October 22

Dang Duong

2135 Stratford Dr

Troy, MI 48083

586-224-5215

duonghoangminhdang@gmail.com

Date: 06/10/2025

To: Animal Control Appeal Board

City of Troy, Michigan.

Subject: Request for Waiver to Raise Backyard Chickens for Organic Egg Production

To Whom It May Concern,

I am writing to formally request a waiver to allow me to raise a small number of backyard chickens—specifically no more than four hens—at my residence for the purpose of producing organic eggs for personal use.

This request is based on a medical and dietary necessity within my household. My baby has a sensitivity and cannot consume regular store-bought eggs due to potential exposure to additives, antibiotics, or residues from non-organic feed commonly found in commercial egg production. In order to ensure the safety and nutritional quality of the eggs we consume, it is essential that I have complete control over the source and handling of our eggs.

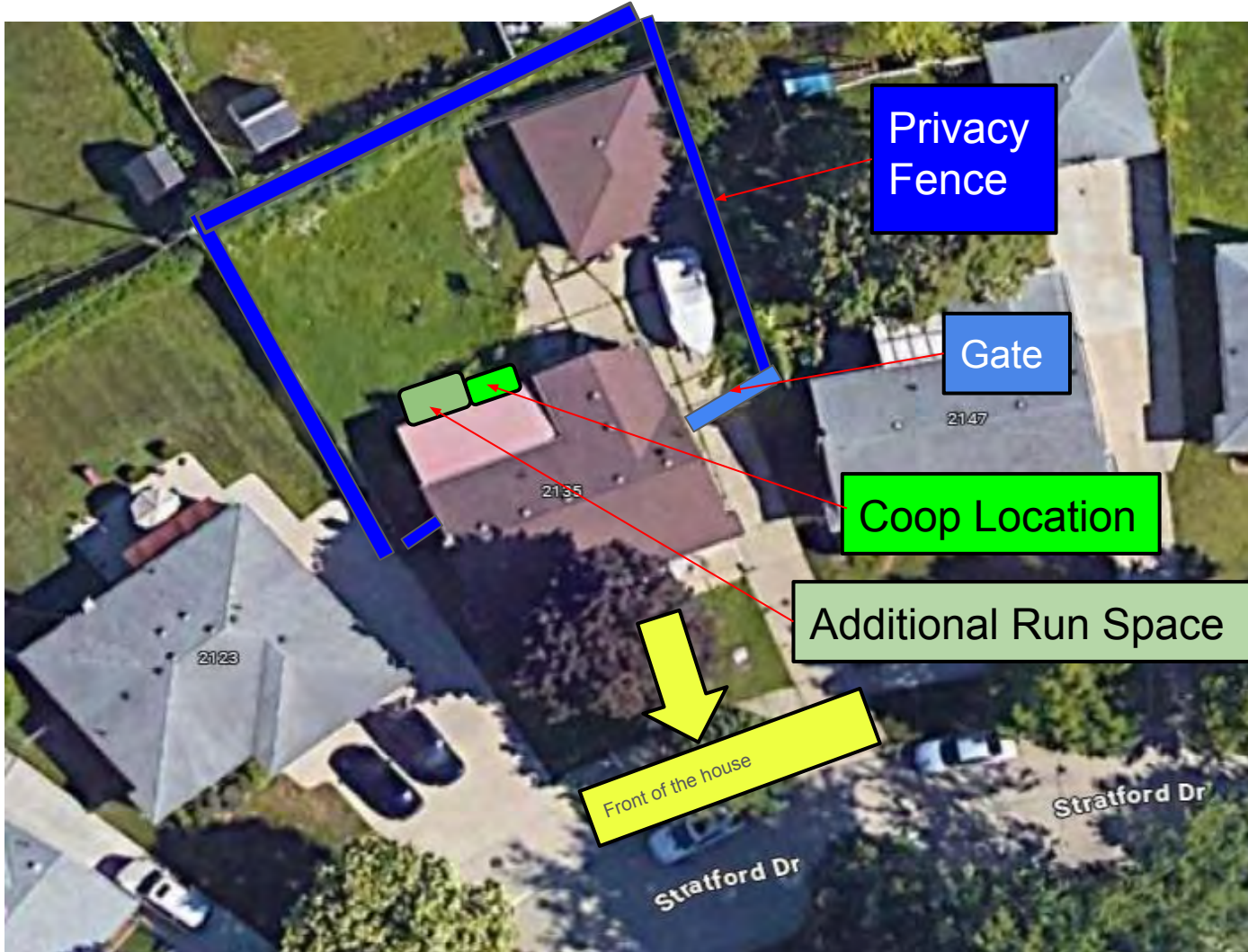
I have thoroughly explored alternative sources for organic eggs, including local farmers' markets and specialty health food stores. However, consistent availability and clear verification of organic handling practices have proven unreliable. As a result, raising my own chickens has become the most dependable and safe solution for meeting my child's dietary needs.

If granted this waiver, I will limit the number of hens to four and will not keep any roosters. The chickens will be housed in a clean, well-maintained coop located in a discreet area of my yard. I am fully committed to taking every measure necessary to prevent any nuisance to neighbors, including odor control, noise reduction, and proper waste management.

Thank you for considering my request. I am happy to comply with any reasonable conditions or inspections required as part of the waiver approval process. Please feel free to contact me should you need any further information or documentation.

Sincerely,
Dang Duong.

Dimensions for coop and additional run are on the following slides.



Proposed 6 chicken capacity coop with limit at 4 Hens.



[Shop all Producer's Pride](#)

Producer's Pride Bungalow Coop, 6 Chicken Capacity

★★★★ 3.6 [85 Reviews](#) | Item # 2432292

\$399.99

Sale Was \$499.99
Save \$100.00 (20%)

or

\$34/mo.[†] suggested payments with 12 Months
Financing

[Learn More](#)

Color: **White/Black**



Buy In Store: at **Sterling Heights MI** [Search Stores](#)

✓ 1 In Stock



Pickup

Available Today



Same Day Delivery

Order by 2:00pm



Standard Deliv

Get it tomorro

**Dimensions: 5'7" L x
3'10" W x 4'1" H**

We would also add an additional animal cage attaching to this coop for extra run space.
See next slide.

Additional chicken cage for extra animal spacing to reduce animal stress.

PRODUCT SIZE



Large Metal Chicken Coop Walk-in Poultry Cage Hen Duck Run House with Waterproof & Anti-UV Cover Galvanized Rabbits Habitat Spire Shaped Cage for Outdoor Yard Farm Use

[Visit the NUGRIART Store](#)

4.3 ★★★★★ 486 ratings

300+ bought in past month

-10% **\$89⁹⁹**

Typical price: \$99.99

Coupon: ☐ [Apply \\$10 coupon](#) [Terms](#)

Apply now and get a \$80 Amazon Gift Card upon approval of the Amazon Store Card, or see if you pre-qualify with no impact to your credit bureau score.

Size: 6.56' L x 9.8' W x 6.56' H

13.1' L x 9.8' W x 6.56' H
\$239.99

19.7' L x 9.8' W x 6.56' H
\$169.99
\$289.99

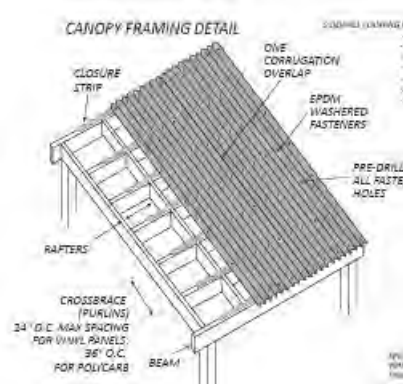
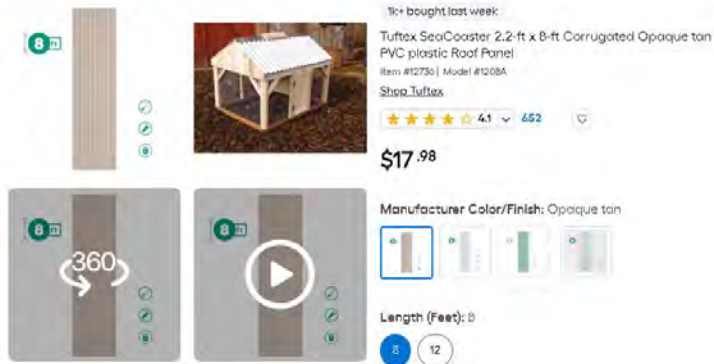
26.2' L x 9.8' W x 6.56' H
\$399.99

Dimensions: 9.8' L x 6.56' W x 6.56' H

We will be replacing the tarped roof with new roofing materials, such as metal or wooden roof, to help provide hens with better protection from elements, predators, and shade during warmer days.

We will not be using the tarped roof.

Cage Roof Proposal



TUFTEX UltraVinyl™

Ideal Where Added Strength is Needed

- Easy to Install
- Durable
- Impact Resistant
- Heat Resistant
- Common Tools

TUFTEX SeaCoaster™

Weather Resistant for Cold Climates

- Easy to Install
- Economical
- Waterproof
- Common Tools

TUFTEX MultiWall

Virtually Unbreakable Building Panels

- Easy to Install
- Flexible
- Impact Resistant
- Heat Resistant
- Common Tools

TU

Item

TUFTEX® AVAILABLE IN

TUFTEX® USED TO JOIN

TUFTEX® USED ONLY IN APPLIED SETS

TUFTEX® USED ONLY IN APPLIED SETS

TUFTEX® USED ONLY IN APPLIED SETS

TUFTEX® USED ONLY IN APPLIED SETS

NOTE: BE AT CHECK LOCAL

Fast and Easy Installation

- Ideal for larger projects needing added strength
- Maximum surface temperature: opaque 150° F
- DeckDrain™ - affordable under-deck ceiling & drainage
- Use TufTex® 1-in Fasteners & square wave closure strips
- Available in White & Tan

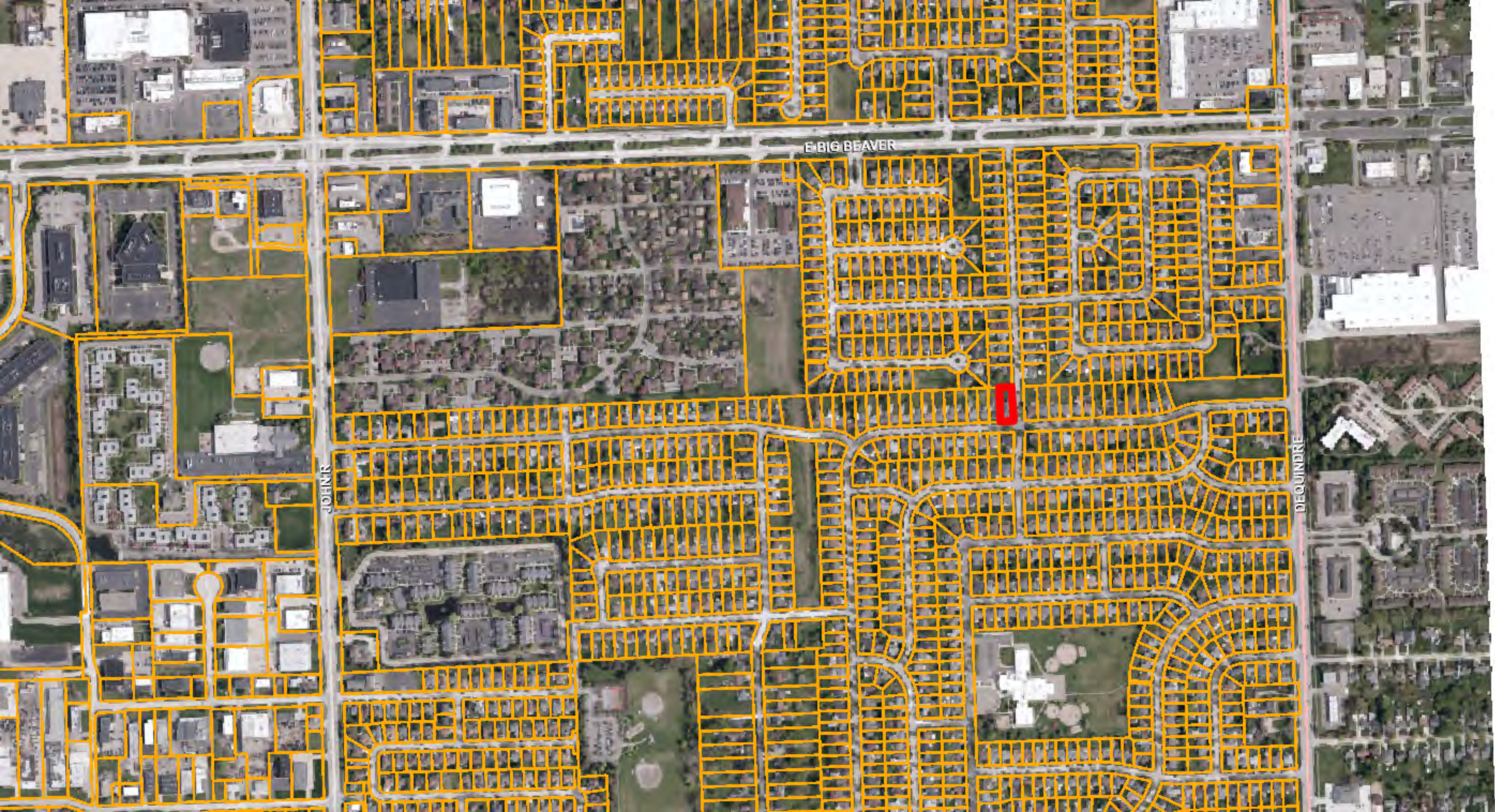
Fast and Easy Installation

- Ideal for siding and small shelter projects
- Easy to install and maintain
- Opaque maximum surface temperature: 150°
- Translucent maximum surface temperature: 125° F
- Use TufTex® 2-in Fasteners & round wave closure strips
- Available in White, Tan, Crystal Clear, and Green

Fast and Easy Installation

- Virtually unbreakable — 20X stronger than glass
- UV protected
- Anti-drip & anti-fog coating
- No special tools required
- 10-Year Limited Warranty
- Superior thermal insulation
- Excellent impact strength

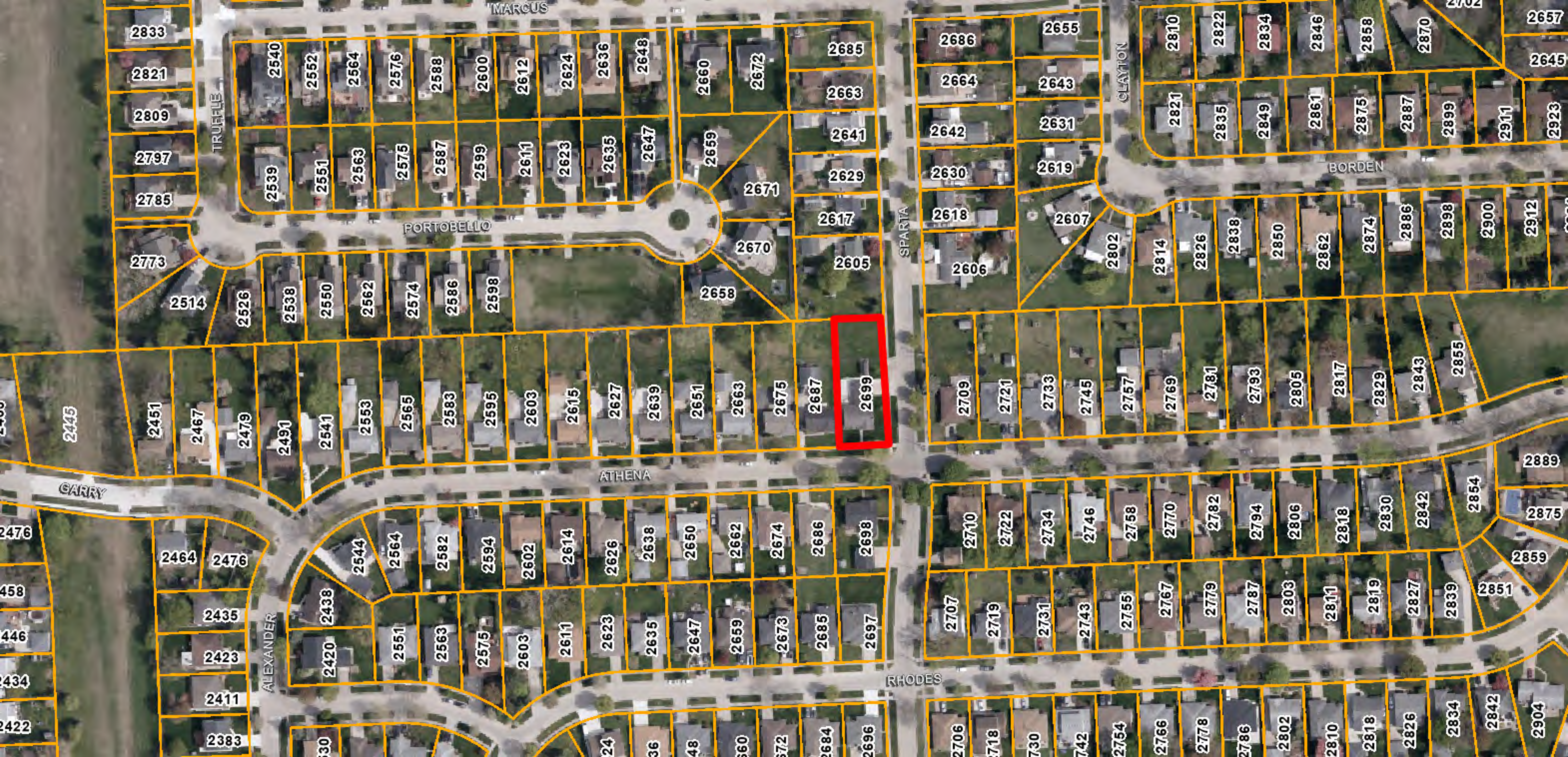
- Proposed cage roof will look similar to above without side wall.
- Canopy (Rafters and beam) will be constructed with pressure treated wood.



E BIG BEAVER

JOHN R

DEQUINDRE



2639

2651

2658

2663

2675

2687

2699

SPARTA

2709

2721

ATHENA



Animal Appeal Application

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PROPERTY ADDRESS: 2699 Athena Drive, Troy, MI 48083

APPLICANT:

NAME JoAnn Phenegar

ADDRESS 2699 Athena Drive

CITY Troy STATE MI ZIP 48083

PHONE 586-764-6491

E-MAIL jphenegar@comcast.net

PROPERTY OWNER (if different than applicant):

NAME _____

ADDRESS _____

CITY _____ STATE _____ ZIP _____

PHONE _____

E-MAIL _____

RECEIVED
JUN 17 2025
PLANNING



Animal Appeal Application

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- planning@troymi.gov

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I, JoAnn Phenegar (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

JoAnn Phenegar

DATE

6-16-25

2024 ANIMAL CONTROL APPEAL BOARD MEETING DATES

January 24
July 24

March 27
September 25

May 22
October 23

City of Troy
Zoning & Compliance
500 West Big Beaver
Troy, MI 48084
Attention: Mr. Paul Ford

Re: Application for Permit to Raise Chickens

I am a retired resident of Troy looking to keep busy, active and add to my ability to raise food for myself and my family. I currently have a few raised garden beds where I grow vegetables. I have grapes growing in the back of my yard. I have several pots of flowers as well.

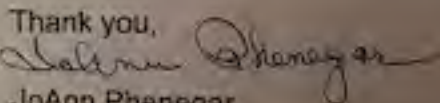
I keep my yard mowed and clean. I have a large, fenced in yard and look forward to the experience of raising a few chickens. The perimeter fence is a chain link fence and is 5 feet high. There are two gates, one to the front and one to the side, on the Sparta Drive side. The chicken coop will be erected on the side of the shed away from the perimeter fence and sidewalk.

I have a couple friends, in other cities, who raise chickens and will help me get started and provide knowledge to be successful in this endeavor. My children and grandchildren are eager to help me and join in the experience of raising chickens and collecting the eggs. Several family members are in the construction business so the chicken coop will be constructed by experienced carpenters.

I have reached out to my adjacent neighbors both verbally and with a friendly letter, a copy has been provided, indicating that I would like to raise a few chickens and have received positive responses supporting my idea. (four out of the six responses were positive and two neighbors did not respond).

I hope that the Board will find my Application acceptable and approve my request.

Thank you,


JoAnn Phenegar

7:31

Chrome

5G

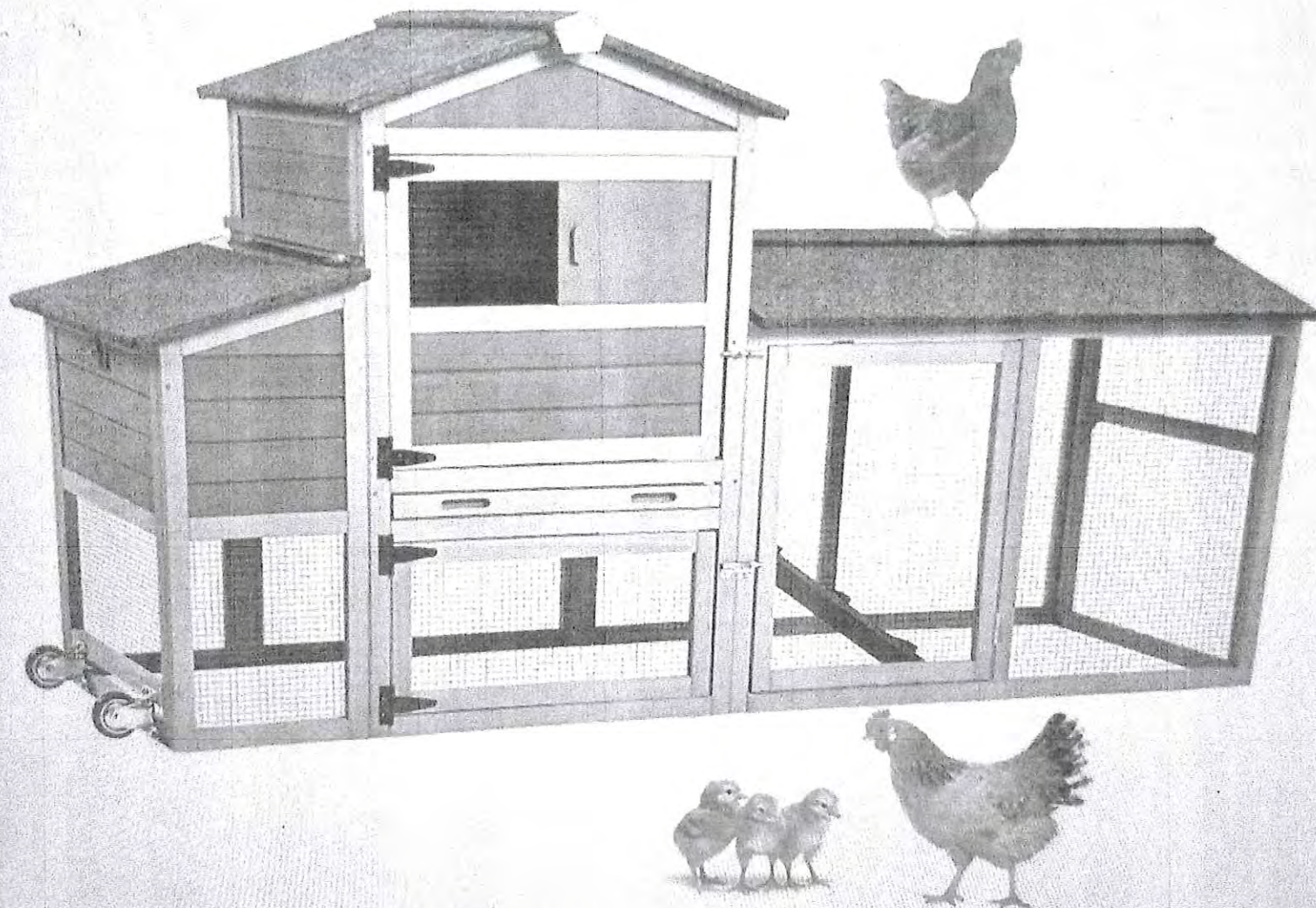
Sturgis Drain



2699 Athena Dr

Google

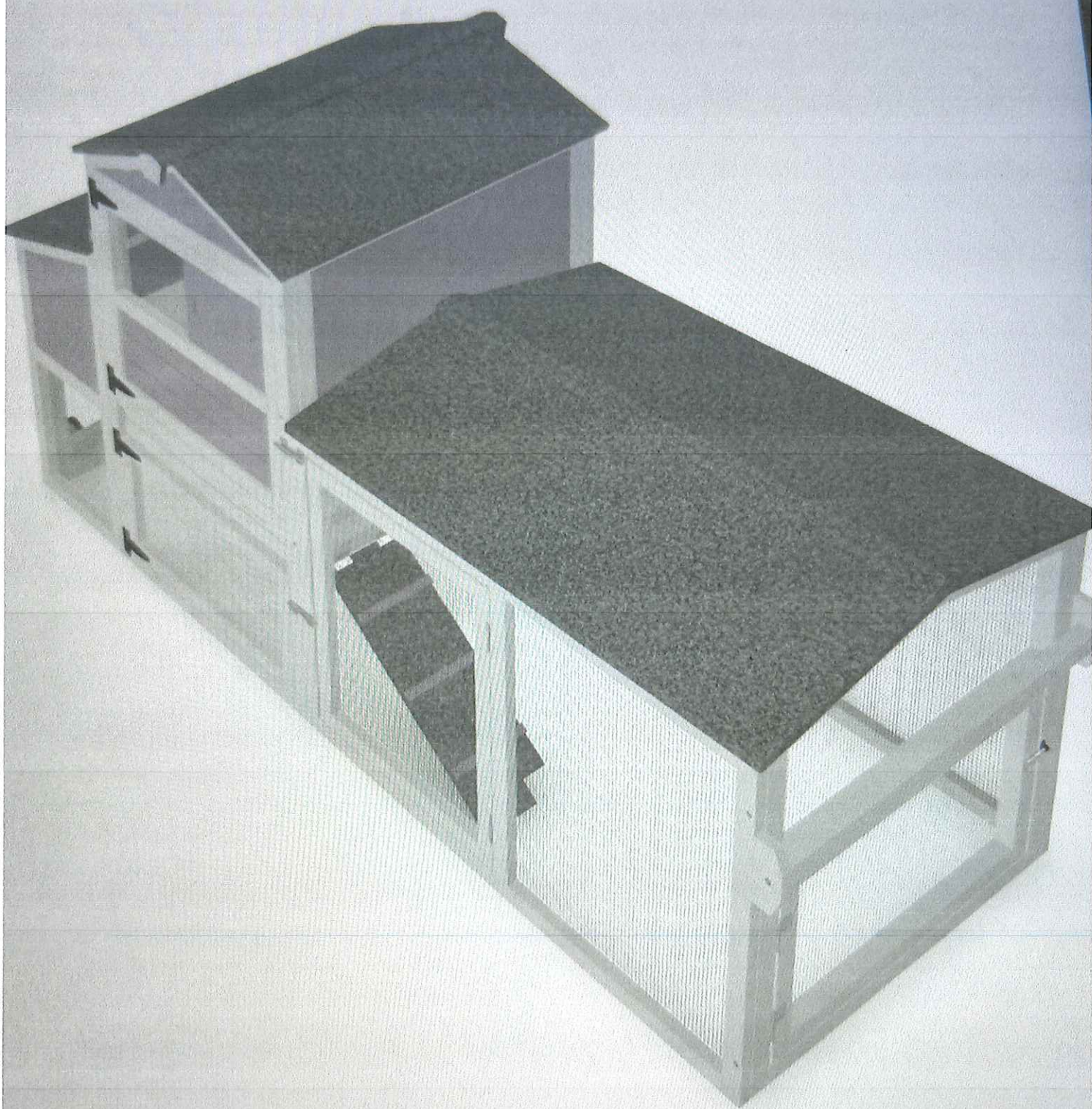
Dr



Product details

Top highlights

Brand	Aivituvn
Product Dimensions	80.6"L x 26.6"W x 42.5"H
Material	Fir
Specific Uses For Product	Outdoor
Special Feature	Multi Level
Included Components	Removable Tray, Nesting Box, Lockable Caster Wheels
<ul style="list-style-type: none"> • New Upgrade Version: Waterproof PVC cover above nesting boxes to avoid leakage. Special custom locks prevent predators from opening egg nests • Mobile Chicken Shelter: Easily move this hen coop from place to place thanks to durable, built-in wheels with convenient handle on the side. Other chicken cage cannot be moved at all • Weather-resistant roof: The outdoor chicken house is fully covered with waterproof asphalt roof, which will not leak rain and is more durable than other materials. Others only have wooden roofs • Multiple Access Doors: There is an openable door in the area below the sleeping area, which is more convenient to clean the poultry house. Other chicken coops do not have this door 	



Hello Neighbor

My name is JoAnn Phenegar

I live at 2699 Athena Drive which is on the corner of Sparta and Athena Drive.

I am considering buying and raising a few chickens.

Before I go into the expense of this I wanted to check with my nearby neighbors to make sure no one had a problem with me doing it.

I have checked with the City of Troy and it is allowed.

My yard size allows me to have only 3 or 4 chickens...no roosters.

I keep my property maintained in the summer and winter and would maintain the area in the backyard where the chickens will be kept in the same manner.

I have placed a box on my front porch and if you would be so kind as to return this note with a YES or NO indicated then I can decide if I should proceed with the City. No hard feelings if you say No. Thank You.

YES _____ NO _____

Your Address Please _____

Fencing
2' High

4' \longleftrightarrow

\longleftrightarrow

12'

\longleftrightarrow

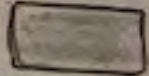
Chicken Coop
6.71' x 2.21'

Shed

16.25' x 8'

4' \longleftrightarrow

DOORS | DOORS


Concrete





