

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

OCTOBER 22, 2025

7:00 P.M.

Council Chambers

1. ROLL CALL
2. APPROVAL OF AGENDA
3. APPROVAL OF MINUTES – July 23, 2025
4. PROCEDURE
5. HEARING OF CASES:
 - A. 2349 Red Maple, Christopher and Kelli Courtois: In order to keep 5 chickens, a waiver from the requirement that the property be at least .75 acres in area. The property is approximately .39 acres in area.

ANIMAL ORDINANCE SECTION: 90.70.20 (f)
6. OTHER BUSINESS:
7. PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA – Two public comments and City response letter.
8. 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 July 23, 2025 at 7:05 p.m., Chair Saeger called the Animal Control Appeal Board meeting to order.

1. ROLL CALL

Present:

Neharunnessa Abdullah
Tina Catron
Amin Hashmi
Al Petrulis
Jayne Saeger

Also Present:

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

2. APPROVAL OF AGENDA-

MOTION by Petrulis
SECOND by Catron

RESOLVED to add an amendment after “Other Business” an item titled “Public Comment Related to Items Not on the Agenda”

Yes: All

MOTION PASSED

MOTION by Hashmi
SECOND by Petrulis

RESOLVED to approve the agenda as amended.

Yes: All

MOTION PASSED

3. APPROVAL OF MINUTES

MOTION by Petrulis
SECOND by Catron

RESOLVED, to approve the January 22, 2025 meeting minutes.

Yes: All

MOTION PASSED

4. PROCEDURE: Read by Vice Chair Petrulis

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.

Mr. Evans provided an overview of the request. Petitioner advised the Board that his main reason for the request was for his young child. In response to Board member questions, petitioner said an 8 foot tall privacy fence surrounds the rear yard, that the animals are not yet present on the property, and that he spoke to two adjacent neighbors who were not opposed.

PUBLIC HEARING OPENED – No comments

PUBLIC HEARING CLOSED

Several Board members expressed concern over the relatively small size of the property and the relatively high density of the neighborhood.

MOTION by Petrulis

SECOND by Catron

RESOLVED, to DENY the request as the property is significantly below the minimum .75 acres required by the Animal Ordinance.

YES: All

MOTION APPROVED

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.

Mr. Evans provided an overview of the request. Petitioner advised the Board that she desired a hobby that she received 5 positive responses to her request from neighbors.

PUBLIC HEARING OPENED- one person spoke in favor. Chair Saeger summarized the 5 written comments provided by the applicant; all in favor.

PUBLIC HEARING CLOSED

Board member comments included that this property, while larger than the previous request, was still small, and also in the same, neighborhood with relatively high density. Board member Hashmi commented that the yard adjacent to the property was open, and that the subject property bordered on two streets potentially reducing neighbor impact

MOTION by Catron
SECOND by Abdullah

RESOLVED to DENY the request as the property is significantly below the minimum .75 acres required by the Animal Ordinance.

YES: All

MOTION APPROVED.

6. OTHER BUSINESS- None

7. PUBLIC COMMENT RELATED TO ITEMS NOT ON THE AGENDA:

The Board acknowledged and discussed a letter from Morgan Zach requesting the City consider adopting an ordinance banning puppy mill store fronts. Board member comments included:

- Questioning whether this request falls within the Board's role.
- How a similar ordinance worked for other cities.
- That this should start with the City Council.
- Not against the concept, willing to assist in a review, but are the Board is not the ordinance creators.
- Questioned what an ordinance may or could regulate.
- Asked whether such a law should be initiated at the State level.
- Two members are not confident they have the knowledge or qualification to accurately consider proposed regulations

Mr. Motzny explained how the request was directed to the Board by staff.

8. ADJOURNMENT - Chair Saeger adjourned the meeting at 7:53 pm

Respectfully Submitted,

Jayne Saeger, Chair

Paul Evans, Zoning & Compliance Specialist

ANIMAL CONTROL APPEAL BOARD

The Animal Control Appeal Board 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

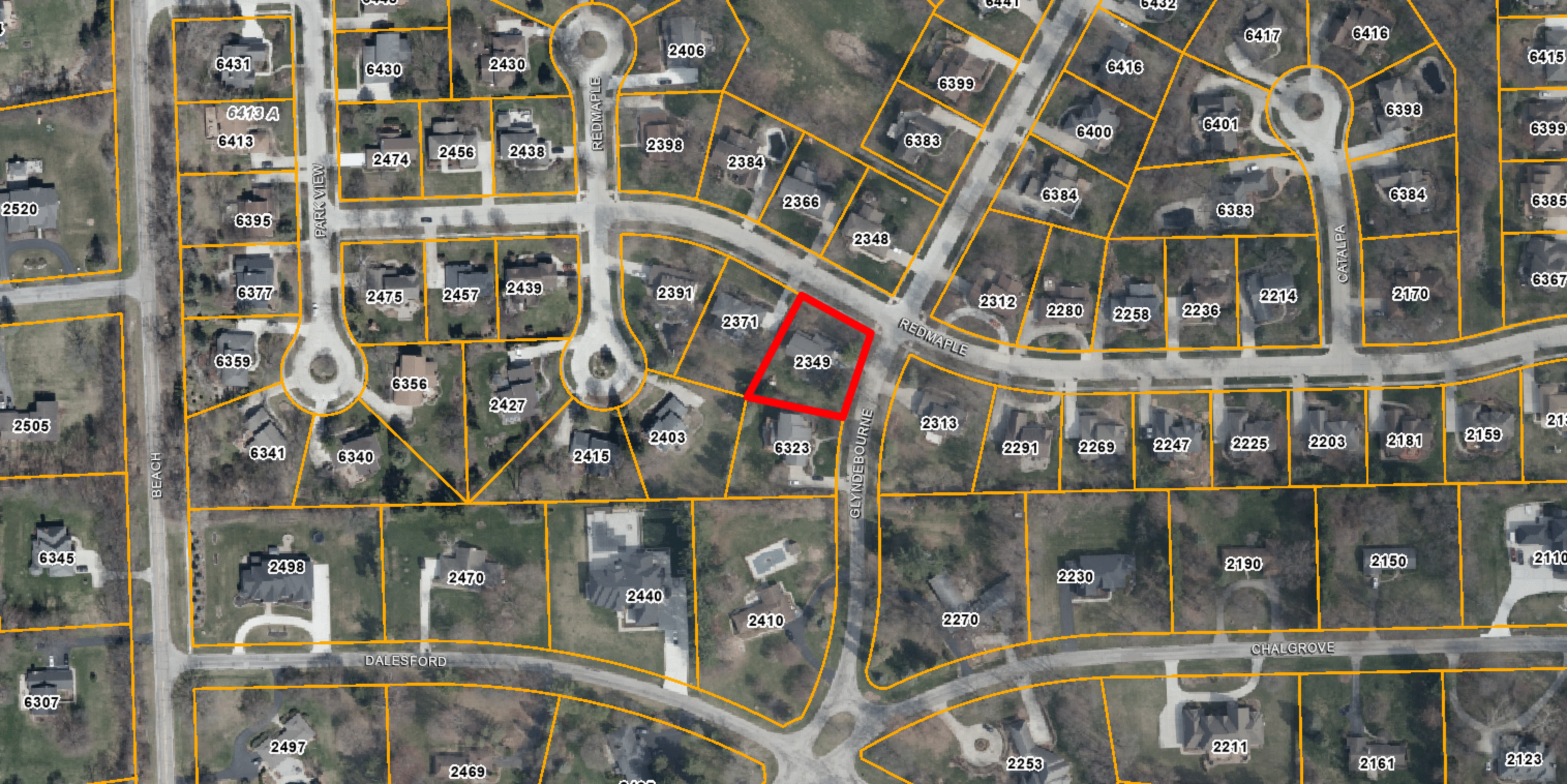
The Board will hear the items in the order that they appear on the agenda. When an item is called, the Chair will verify that the petitioner is present. Then the City Administration will summarize the facts of the case. The petitioner will then be given an opportunity to address the Board to explain 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 Public Hearing. Administration will present public comments to the Board.

At the conclusion of public comments, the Chair will close 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 are needed. The decision of the Board is final.

2349 Red Maple, Christopher and Kelli Courtois: In order to keep 5 chickens, a waiver from the requirement that the property be at least .75 acres in area. The property is approximately .39 acres in area.



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2150

2110

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2400

2253

2211

2161

2123

BEACH

PARK VIEW

RED MAPLE

GLYNDEBOURNE

RED MAPLE

CATALPA

DALESFORD

CHALGROVE

2391

2371

2349

2312

2403

6323

2313

REDMAPLE

GLYNDEBOURNE



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

Petition for Waiver to Keep Backyard Chickens

To: City of Troy Animal Control Appeal Board

From: Christopher and Kelli Courtois

Date: September 23, 2025

Subject: Request for Waiver to Keep Backyard Chickens

Dear Members of the Animal Control Appeal Board,

We, Christopher and Kelli Courtois, residents of the Hills of Charnwood neighborhood in Troy, Michigan, respectfully request a waiver to maintain five hens (no roosters) in our backyard. Our request is driven by compelling health needs for our family, supported by strong community approval, and aligned with the City of Troy's commitment to fostering safe, vibrant neighborhoods. We are not seeking to sell eggs or derive financial gain; our goal is solely to produce eggs for personal consumption in a controlled, health-conscious manner.

Compelling Health Reasons

The primary reason for our request is to address significant health concerns for our family. I, Christopher, adhere to a strict gluten-free diet due to a diagnosed sensitivity to gluten proteins, which triggers inflammation and other symptoms. Store-bought eggs, even those labeled gluten-free, have proven unreliable, often causing flare-ups due to potential cross-contamination or additives in feed (e.g., antibiotics or gluten-containing grains). By raising our own hens with organic, gluten-free feed, we can ensure the eggs are safe for my consumption, reducing inflammation and improving my quality of life.

Additionally, our 13-year-old son has a health condition that benefits significantly from a reduced-inflammatory, gluten-free diet. While we prefer to keep his diagnosis private to avoid public record, we are happy to provide details in a closed session if it strengthens our case. Since adopting this diet, we have observed measurable improvements in his school performance and overall well-being, underscoring the importance of controlling our food sources. Backyard chickens allow us to provide him with safe, high-quality eggs tailored to his dietary needs.

Community Benefits and Engagement

Beyond our family's health needs, our hens have become a cherished part of our Hills of Charnwood community since we introduced them in June 2025. Our neighborhood, like many in Troy, is home to numerous school-aged children who visit our backyard almost daily to interact with the hens, collect eggs, and learn about animal care. These interactions provide an educational opportunity, encouraging kids to step away from digital devices and screens and engage with nature. Adult neighbors, including members of our HOA, have also expressed enthusiasm, visiting to see the hens and offering positive feedback.

We have included letters of support from multiple neighbors, including all adjoining property owners, various other neighbors (including HOA members), affirming that our hens enhance the community without causing disturbances. To date, we have received no complaints, as confirmed by Dax Clark at Troy's Housing and Zoning Department.

Compliance with City Regulations

Our chicken enclosure adheres strictly to the City of Troy's specifications for animal housing, as detailed in the attached diagrams and photographs. Key features include:

- **Secure Design:** The coop is a small, locked structure tucked discreetly beneath a tree to maintain neighborhood aesthetics. Feed is stored in a sealed feeder within the enclosure to prevent pest attraction.
- **Cleanliness:** The coop is cleaned regularly to eliminate odors or nuisances, ensuring no impact on neighbors.
- **Additional Space:** We've built a covered, enclosed yard for the hens to enhance their welfare, used only during daylight hours when we are home, at our discretion.
- **Noise Control:** With no roosters, the hens are quiet, producing minimal sound compared to common neighborhood activities like lawnmowers or barking dogs.

We are committed to ongoing compliance, welcoming any inspections or modifications the board may require to ensure our setup meets or exceeds city standards.

Addressing Potential Concerns

We understand the board's responsibility to balance individual requests with community welfare. To address potential concerns:

- **Sanitation:** Our regular cleaning schedule and sealed feed storage minimize pest risks, aligning with Troy's health and safety guidelines.
- **Aesthetics:** The coop's discreet placement and attractive design complement our property.
- **Precedent:** Other Michigan cities, such as Ann Arbor and Ferndale, have successfully permitted backyard chickens with similar regulations, demonstrating that well-managed hens integrate seamlessly into urban neighborhoods.

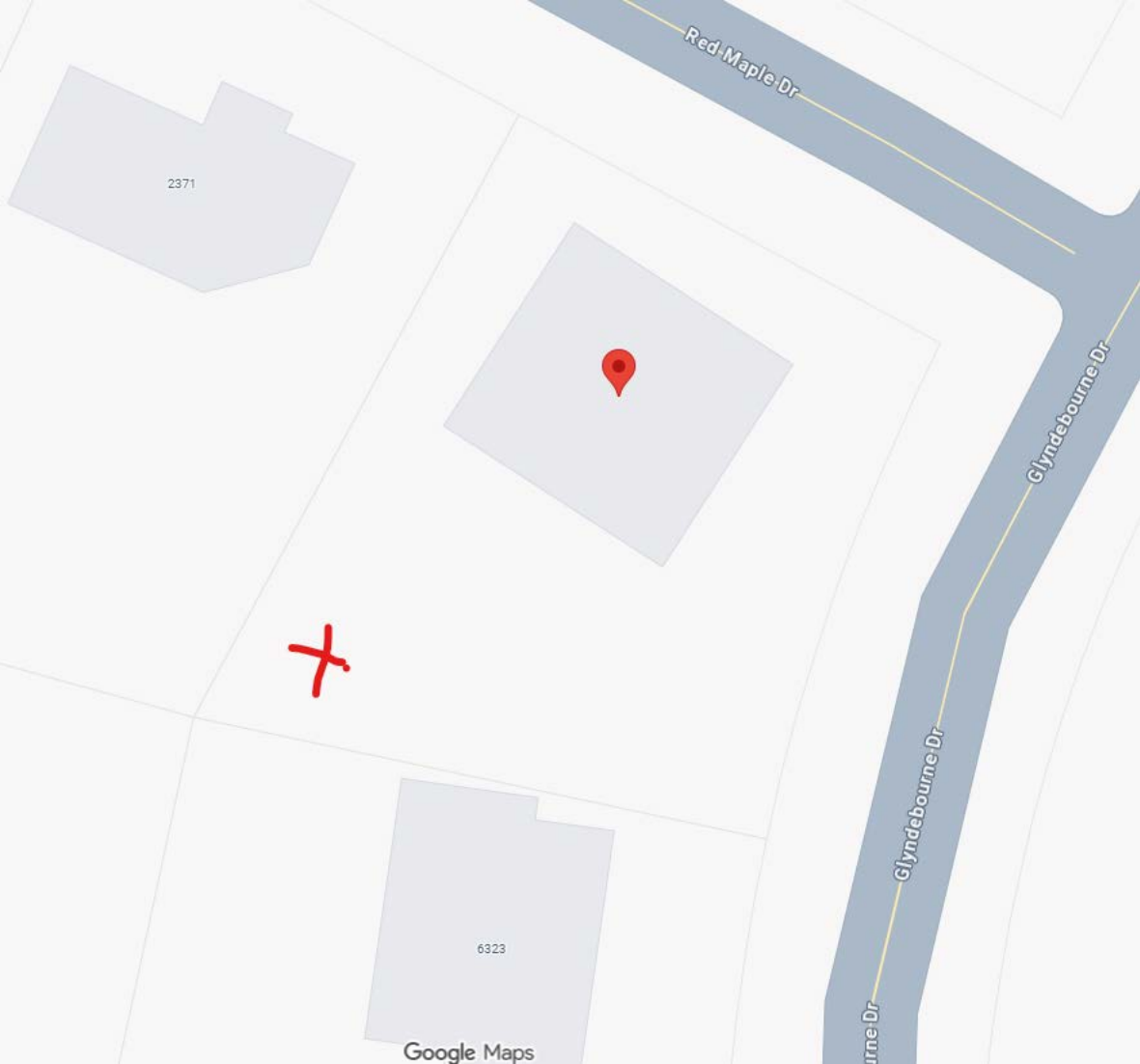
A Positive Addition to Troy

In a world that can feel disconnected, our hens have fostered a sense of community and joy in Hills of Charnwood. They provide not only health benefits for our family but also an educational and social hub for neighbors, particularly children. We believe this aligns with Troy's values of promoting safe, inclusive, and engaged communities.

We respectfully request that the Animal Control Appeal Board grant this waiver, recognizing the unique health circumstances and community support for our hens. We are prepared to comply with any conditions, inspections, or modifications to maintain this privilege.

Attached, you'll find neighbor letters, coop photos, and diagrams (apologies for any digital clarity issues; we will bring originals to the hearing). Thank you for your time and consideration.

Sincerely,
Christopher and Kelli Courtois
Hills of Charnwood, Troy, MI



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Google Maps

Red Maple Dr

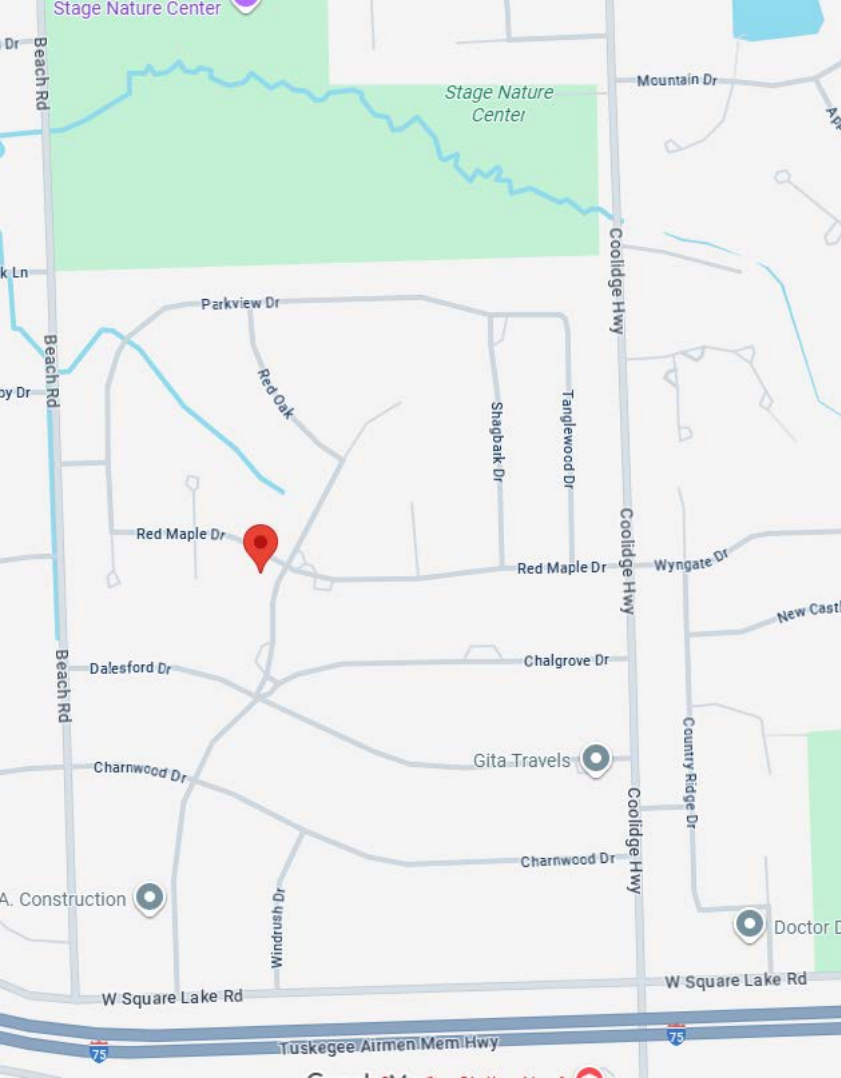
Glyndebourne Dr

Glyndebourne Dr

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Stage Nature Center



Stage Nature
Center

Mountain Dr

Coolidge Hwy

Coolidge Hwy

Coolidge Hwy

W Square Lake Rd

Tuskegee/Airmen Mem Hwy

75

75

Beach Rd

k Ln

oy Dr

Beach Rd

A. Construction

Red Maple Dr

Parkview Dr

Red Oak

Shagbark Dr

Tanglewood Dr

Red Maple Dr

Wyngate Dr

New Cast

Chalgrove Dr

Dalesford Dr

Charnwood Dr

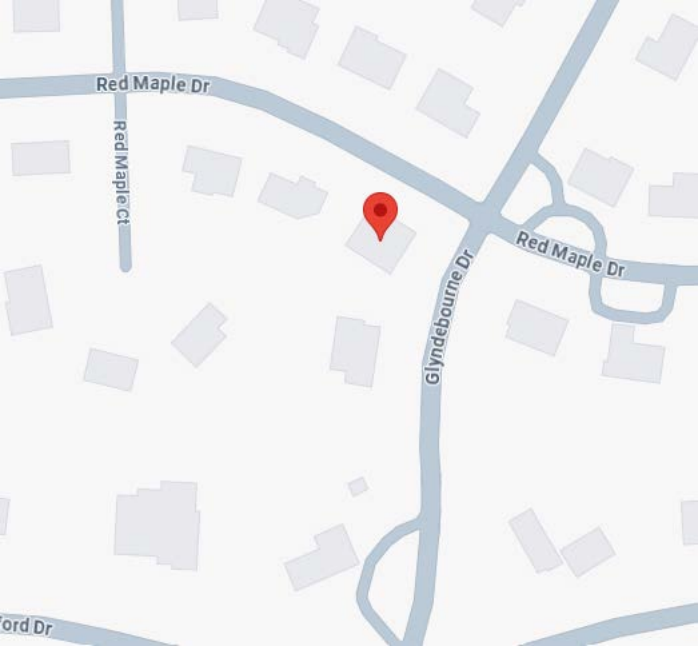
Gita Travels

Charnwood Dr

Windrush Dr

Country Ridge Dr

Doctor D



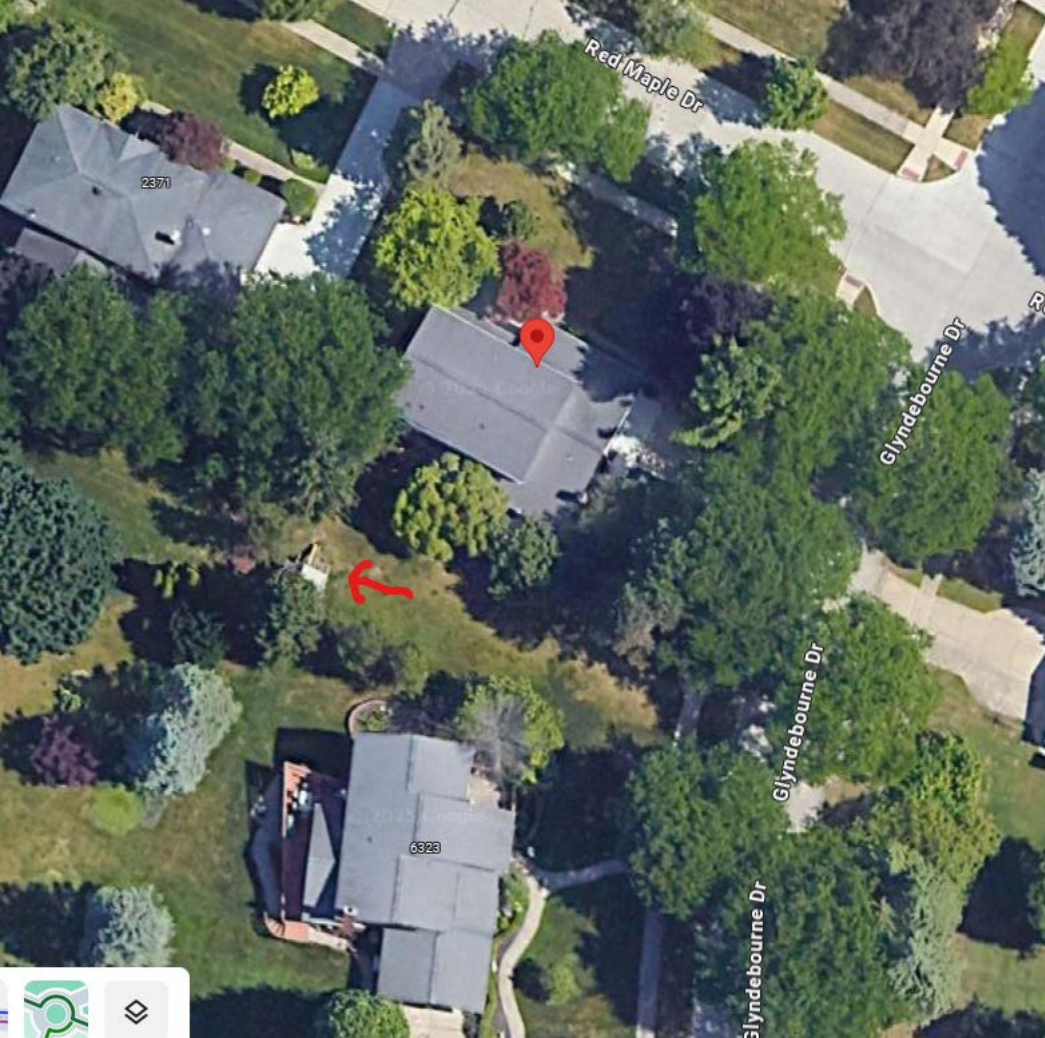
Red Maple Dr

Red Maple Ct

Glydebourne Dr

Red Maple Dr

Ford Dr



Red Maple Dr

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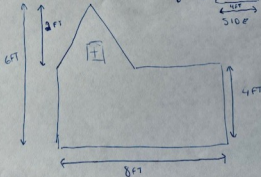
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The Coop





[Shop all Producer's Pride](#)

Producer's Pride Villa Chicken Coop, 12 Chicken Capacity

★★★★★ 4 (406 Reviews) | Item # 1994542

| | |
|-------------------------------|----------------------------------------------------------------------|
| Coop Height Range | 70 in - 80 in |
| Coop/Hutch Type | Standard coops |
| Coop Length Range | 100 in - 110 in |
| Coop/Pen Features | UV Resistant, Predator Resistant, Removable Floor, Weather Resistant |
| Coop/Pen Height | 73 in |
| Coop/Pen Length | 105.1 in |
| Coop/Pen Width | 52.7 in |
| Coop Width Range | 50 in - 60 in |
| Door Height | 30 in. |
| Door Width | 19.3 in. |
| Finish | Painted |
| Foraging or Run Area Length | 105.1 in. |
| Foraging or Run Area Width | 52.7 in. |
| Frame Material | Wood |
| Location of Doors | Front |
| Nesting Area Length | 11 in. |
| Nesting Area Width | 12 in. |
| Number Of Animals Recommended | 12 |
| Number of Doors/Openings | 1 (Coop), 2 (Run Access) |





















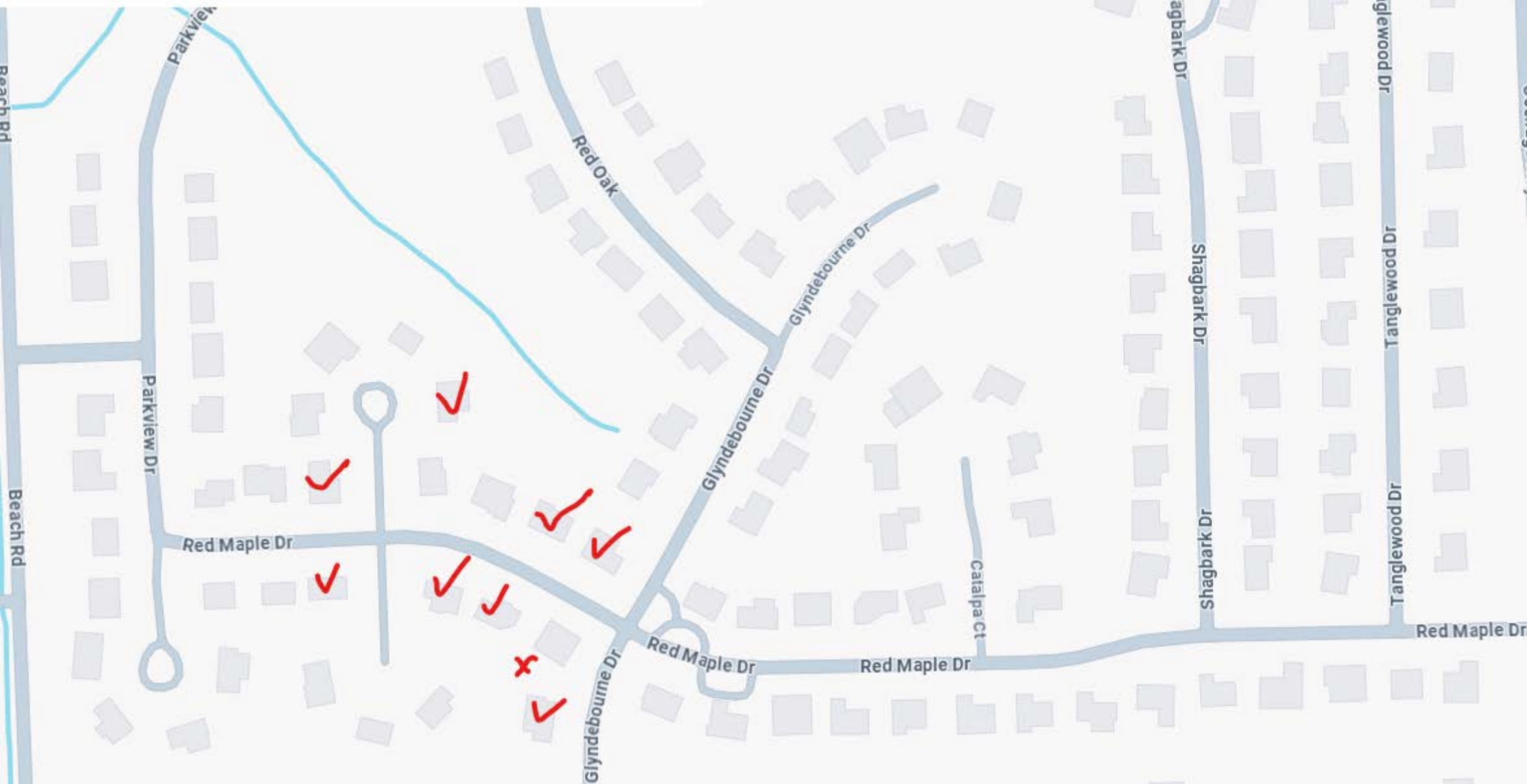


Overhead of our subdivision

Red X is location of the coop.

Red checks indicate neighbors in the vicinity that have written letters of support

Note: These are not the only letters we have received but shown to indicate support from those nearby.



City of Troy

To whom it may concern,

We live right next-door to the Courtois family and want to share that their chickens have never caused any problems for us. They are well cared for, quiet and contained.

We have no complaints and see their chickens as a positive part of the neighborhood. I hope the city will take this into account when reviewing the matter.

Sincerely

Dave and Kelly Fracassa

2371 Red Maple Dr

Troy

Dawlat &Firas Hasso
6323 Glyndebourne Drive
Troy, Michigan 48098

Hills of Charnwood HOA;
City of Troy;

We are next door neighbors to Kelli and Chris at 2349 Red Maple Dr.

We have no problem or objection about having chicken coop in their backyard adjacent to our property.

The chicken coop very well maintained and protected, causing no issue to us or bothering anyone. We completely support their decision on having live chicken. Actually we enjoy watching them along with our grandson. Thank you for your consideration.

Dawlat & Firas Hasso

The Hazy Family

6377 Parkview Dr

Troy, MI 48098

Rachel.hazy@yahoo.com

248-979-5620

Date: 9-21-25

To:

The City of Troy

Subject: Support for Allowing Backyard Chickens in Our Community

Dear Members of the City Council,

I am writing to express my support for allowing the Courtis family to raise a small number of backyard chickens within city limits. I believe that permitting responsible chicken-keeping provides meaningful benefits to both adults and children in our community.

Educational Opportunities for Children

Raising chickens teaches children responsibility, empathy, and where food really comes from. Kids who help care for chickens learn about biology, animal behavior, and environmental sustainability in a hands-on way that books and screens simply can't replicate. Collecting eggs, feeding hens, and cleaning coops are daily tasks that build a sense of routine and pride in caring for living creatures.

Health and Sustainability for Adults

Backyard chickens provide a sustainable source of fresh, healthy eggs with fewer chemicals and more nutritional value than many store-bought alternatives. They also reduce food waste by consuming kitchen scraps, and their manure, when composted properly, becomes a rich fertilizer for home gardens. This supports a more sustainable, self-reliant lifestyle that many residents are actively pursuing.

Community and Environmental Benefits

Chickens contribute to pest control by eating insects like ticks and mosquitoes. A small backyard flock (typically 4–6 hens) is quiet and odor-free when managed properly—often far less disruptive than dogs. Allowing chickens can also strengthen community ties, as neighbors often share eggs, gardening tips, and coop-building ideas.

Common Misconceptions Addressed

Many concerns about noise, odor, and disease are based on misconceptions. Hens are quiet animals—much quieter than roosters, which are not necessary for egg production. With proper care and reasonable regulations (such as limits on flock size and coop location), backyard chickens can coexist peacefully in residential neighborhoods.

I respectfully urge the Council to consider adopting or updating ordinances to allow and regulate backyard chickens in a way that encourages responsible ownership while supporting the educational, nutritional, and environmental values our city holds dear.

Thank you for your time and thoughtful consideration of this issue.

Sincerely,
The Hazy Family

Rachel, Andy, Alex, Jake and Drew

Katie Gorman

6467 Red Oak

Troy, MI 48098

Dear Members of the Troy City Council,

I am writing as a resident of Troy to respectfully request that the Council reconsider the current ordinance that prohibits residents from keeping backyard chickens within city limits.

Backyard chickens provide numerous benefits to families, communities, and the environment. Many municipalities across the country—including cities larger and more densely populated than Troy—have successfully updated their ordinances to allow for limited, responsible chicken-keeping. These communities have found that with clear regulations in place, chickens do not pose a nuisance and instead contribute positively to sustainable living.

Here are just a few reasons why I believe Troy should consider updating its ordinance:

1. Food Security and Sustainability:

Raising chickens allows residents to produce fresh, healthy eggs right at home. In a time when food costs continue to rise, this can be a small but meaningful way for families to provide for themselves and reduce their reliance on industrial food systems.

2. Educational Opportunities:

Keeping chickens teaches children and adults alike about animal husbandry, responsibility, and where our food comes from. These are valuable life lessons that foster a greater appreciation for nature and self-sufficiency.

3. Waste Reduction:

Chickens eat food scraps that would otherwise go to waste, helping to reduce household garbage. Their manure, when properly composted, becomes a rich fertilizer that supports local gardening efforts and healthy soil.

4. Community Trends:

Many nearby cities, including [mention any nearby cities that allow chickens], have adopted thoughtful, balanced ordinances that limit flock sizes, prohibit roosters, and enforce sanitation standards. These ordinances provide a model Troy can adapt to suit our own community's needs.

I understand that maintaining public health and neighborhood harmony is a top priority for the Council. With reasonable guidelines in place—such as limits on the number of hens, setback requirements, and coop inspections—residents can raise chickens without impacting neighbors or the character of our city.

I respectfully urge the Council to study successful ordinances from similar communities and open a public discussion about revising Troy's current ban on backyard chickens. I would welcome the opportunity to participate in such a conversation and to support a pilot program or community working group to explore the issue further.

Thank you for your time, service, and consideration of this matter. I am hopeful that, with your leadership, Troy can move toward a more sustainable and inclusive future.

Sincerely,

Katie Gorman

Troy Resident

September 21, 2025

To: Whom it May Concern

Re: Courtois Family
Chickens

Dear Sir/Madam:

I am writing this letter in regard to the chickens that the Courtois family recently acquired. I live a few houses down from the Courtois family and can attest that the chickens have been a positive addition to the neighborhood. The Courtois family has welcomed my three young children over to their home to see the chickens, much to my children's delight. My children have learned how to care for chickens, the important role chickens play in our food source (eggs), and how chickens must be protected from other predators in our environment (such as foxes, coyotes, etc). While these things can be taught in a classroom, it is no comparison to a first-hand, personal experience.

Despite being only a few houses down from the Courtois family, I have not heard any loud sounds from the chickens or observed any unpleasant smells. They are kept in their enclosure, which the Courtois family maintains in a neat fashion, and do not roam free.

I sincerely hope that the governing Board will permit the Courtois family to keep their chickens, which my and the other neighborhood children have come to know as pets. I am happy to answer any additional questions or address any concerns the Board has regarding the positive impact the chickens have had, and will continue to have, in our neighborhood.

Respectfully submitted,

Hilary A. Ballentine

Hilary Ballentine
Attorney & Counselor
hballentine@plunkettcooney.com
(734) 968-9090

Sunday, September 21, 2025

To Whom It May Concern,

My name is Jackie Skinner, and my husband is Scott Skinner. We have lived at 2366 Red Maple in Troy since November of 2019. We live across the street from Kelli and Chirs Courtois. The Courtois family has been and continues to be kind, helpful, and respectful neighbors.

We were sad to hear that the Courtois family was not going to be able to keep their new chickens due to the City of Troy's rules and regulations. We are writing you to reconsider. We are hoping you allow these residents to keep their chickens on their property and in our neighborhood.

First, these chickens have not bothered any surrounding neighbors, including us. We can barely see them, and we can't hear them. The Courtois family did a nice job setting up a chicken coop that is in a location that respects the other neighbors that live around them.

Second, I am a teacher in Troy, and I think this is a great educational experience for the neighborhood kids. It teaches children about where their food comes from and the responsibility involved for caring for animals. My three boys, have all been over to help care for and visit these chickens. It has been a wonderful family experience.

Lastly from an educational and earthly standpoint, I am sure you know chickens are excellent forages and help control common pests. I am sure you also know that they help with waste reduction and composting. My own kids have enjoyed feeding the Courtois chickens, reducing our household waste.

I strongly hope you grant the Courtois family permission to keep these chickens. It promotes a positive, sustainable, and family friendly activity for all of us. Especially since their presence isn't harming or bothering anyone.

Thank you for allowing Troy to grow as a place that allows families opportunities such as this.

If you have any questions, please contact us.

Sincerely,
Scott and Jackie Skinner
2366 Red Maple
Troy, MI. 48098
248.318.0797

To whom it may concern,

I live at 6506 Glyndebourne Dr and am a neighbor of the Courtois family. It has come to my attention they are in the process of filing an appeal to keep their chickens.

Consider this a letter very much in support of them keeping their chickens.

Despite them not having the required 3/4 acres for chickens they have plenty of yard space to keep them without creating a nuisance. In fact, we pick up their son every morning for school and wouldn't have known they have chickens if my own kids didn't let me know. They have a large private backyard which gives them plenty of room but also is well landscaped which prevents you from seeing them from other yards.

The Courtoises have been very generous in allowing the neighborhood kids to come visit the chickens and I know mine would be disappointed if they were removed.

It is my family's hope that the Courtois family is able to find a solution and keep the chickens in the neighborhood.

Please feel free to contact me if you have any questions.

Nick Best

248-229-2505

To Whom It May Concern,

We are writing to express our support for our neighbors, Chris and Kelli Courtois, in their request to keep their backyard chickens.

As residents who live directly across the street, we have found their chickens to be a delightful and positive addition to the neighborhood. The chickens have not caused any issues, disturbances, or nuisances to our knowledge. In fact, we were unaware of their presence for quite some time, which demonstrates how unobtrusive they are.

The neighborhood children enjoy seeing the chickens, and many of us appreciate the small-town charm and sense of community they bring. We are not aware of anyone in the neighborhood who objects to their presence.

We respectfully ask that you allow the Courtois family to continue keeping their chickens. Please feel free to reach out to us if you have any questions.

Thank you for your time and thoughtful consideration.

Sincerely,

Michelle & Andy Duncan

248-877-8369

2348 Red Maple Dr

Troy, MI 48098

To whom it may concern,

I am writing to let you know that I am in favor of our neighbors having chickens in their yard. They are very responsible neighbors and caregivers.

We have all enjoyed learning more about the process of raising hens and the yielding of eggs. It has brought so much joy to our children to watch and learn and help take care of the hens.

The coop is always clean and they have a fence around it so the hens are safe, they do not wander or bother anyone.

Please let them continue to raise their hens.

Regards,

Katie Koch and Family

6568 Parkview Drive

Troy, MI 48098

To whom it may concern.

This is Nick Licari. I live at 2391 Red Maple, two doors down from the Courtois's. We love having the chickens in the neighborhood. They make for a great addition to a great neighborhood. The chickens are very well behaved. The Courtois's take great care of them. I hope an exception can be made to the local zoning and they are allowed to keep them.

Sincerely,

Nick

248-252-2891

Dear Members of the City Council,

I am writing to respectfully request your consideration and support in approving our neighbors, Chris and Kelli Courtois, to continue keeping their backyard chickens.

These chickens have brought genuine joy and educational value to our neighborhood, especially for our children. They've provided a hands-on opportunity to learn about the importance of agriculture, food systems, and responsible animal care—lessons that are increasingly rare in today's suburban settings.

Chris and Kelli have consistently demonstrated a high standard of care for their property. Their home and yard are impeccably maintained, and it is clear that their commitment to cleanliness and order extends to the care of their chickens. There is no concern of blight or property deterioration; in fact, their efforts enhance the character and appeal of our neighborhood.

Moreover, the Courtois family exemplifies a healthy, active lifestyle centered around wellness and sustainability. Their chickens are a natural extension of this lifestyle, providing fresh eggs and reinforcing their commitment to healthy eating and self-sufficiency.

We believe that allowing them to keep their chickens not only supports their values but also enriches our community as a whole. Thank you for your time and thoughtful consideration.

Warm regards,

Mike and Brooke Bowers

2406 Red Maple Ct

**PUBLIC COMMENTS FOR ITEMS NOT ON
THE AGENDA FOLLOW**

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

July 24, 2025

Re: Animal Appeal Application

Mr. Evans,

The meeting last night of the Troy City Council was interesting to say the least. It was obvious that the City Council does not approve any Animal Appeal Applications to raise chickens unless the size of the property is .75 acres or larger. They refer to acceptable approved variances but there was never any indication what they are. What is the approved criteria for variances?

The Application form should be clear if only .75 acres minimally is acceptable. The \$400.00 fee to apply is excessive and what does it actually cover? I checked with my adjacent neighbors, who I had previously received their approval in writing and provided those letters to the City Council. They did not receive anything from the City in regard to my Application. What does the \$400.00 fee cover because it would seem to me they did nothing and right from the beginning knew they were going to DENY the Application. This process appears to be a money making scheme by the City of Troy.

The meeting, in my opinion, was a waste of time for Mr. Duong, who was also on the agenda, myself, my son who also spoke on my behalf and the members of the City Council. They knew before the meeting that both Applications were going to be denied for the same reason, size of the property. The Council and the City of Troy made out as they collected \$800.00 for doing nothing, holding these meetings is part of their job responsibilities.

The City of Troy should be accountable to homeowners who follow the rules and apply for proper approvals. The City Forms should be clear and include proper information. Citizens of Troy pay pretty high property taxes which should afford us the proper Right to Information. This whole process could have saved us all time and money. The Application Form should be revised and updated so homeowners know when they apply what is minimally required and what the criteria is for variances.

Very truly yours,



JoAnn Phenegar
2699 Athena Drive
Troy, MI 48083

RECEIVED
JUL 28 2025
PLANNING

cc: Mr. Dang Duong
2135 Strafford
Troy, MI 48083

cc: Lori Grigg Bluhm
Troy City Attorney

cc: Mr. Allan T Motzny
Asst. City Attorney



500 West Big Beaver
Troy, MI 48084
troymi.gov

City Attorney's Office
(248) 524-3321

August 4, 2025

JoAnn Phenegar
2699 Athena Drive
Troy, MI 48083

RE: Animal Appeal Application

Dear Mrs. Phenegar:

I am in receipt of your letter dated July 24, 2025 addressed to Paul Evans, the City of Troy Zoning & Compliance Specialist, concerning the July 23, 2025 meeting of the Animal Control Appeal Board. I am writing to respond to your question regarding the approved criteria for variances as well as the very serious allegation that the "Council and the City of Troy made out as they collected \$800 for doing nothing..."

Initially, the meeting on July 23, 2025 was before the Animal Control Appeal Board and not the City Council as set forth in your letter. The Animal Control Appeal Board members are not City employees. They are City residents who have volunteered to serve on the Board. The members are subject to the ethical responsibilities set forth in Chapter 14-A of the City Code, which includes the obligation to serve the public trust for the common good, and not for personal gain. Thus, your allegation the members "made out" would be a violation of that responsibility. However, I was in attendance at the meeting and I am familiar with the process they follow and it is my opinion there is no basis for finding the Board members acted inappropriately. If you believe otherwise and feel the Board members engaged in unethical conduct, you may file formal complaint with the City Clerk, the City Attorney, or the City Manager seeking a full investigation in accordance with Section 14.15 of Chapter 14-A of the City Code.

Under Troy's ordinance, found in Chapter 90, residents are only able to keep chickens as of right when the property is at least $\frac{3}{4}$ of an acre. The Troy City Council, in approving the current ordinance, recognized that there may be some extraordinary situations, and as a result, there is a waiver process. There have been other situations where waivers have been granted in the City, but these generally involve larger properties. As to your inquiry regarding approved criteria for a variance, the standards followed by the Board are clearly set forth in the application which you signed and completed before making any payment. A waiver cannot be granted by the Board unless the applicant demonstrates that **all** of the following are satisfied:

1. There are unique, compelling reasons to grant a waiver.
2. That the animals will be treated humanely and will not be neglected or treated with cruelty, and
3. The animals will be maintained in quarters constructed to prevent their escape, and



500 West Big Beaver
Troy, MI 48084
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(248) 524-3321

4. That reasonable precautions shall be taken to protect the public from the animals and the animals from the public, and
5. That the animals will not be loud or likely be detrimental to the neighborhood.

Since the Board denied your request, they were not convinced that you demonstrated that all five criteria were satisfied.

With regard to your claim the Board members knew before the meeting that your application would be denied, I wish to point out that under Michigan's Open Meetings Act, none of the members are allowed to deliberate or confer with other members as to how they may vote until the actual meeting. Additionally, your perception the members had a preconceived notion as to how they would vote is likely due to the fact the Board members are provided with the application materials and specific information regarding the property well in advance of the meeting. Since the members are required to review the documentation submitted in support of the waiver prior to the meeting, it is not uncommon for a member to form an opinion as to how they may vote on a particular matter.

I also wish to note that a waiver from the provisions of Chapter 90 is similar to a variance from the provisions of the zoning ordinance in that it is a request for permission to violate the law. The three-quarter acre requirement in Chapter 90 was imposed because the Troy City Council determined a minimum lot size was necessary to promote and/or protect the general health, safety, and welfare of all Troy residents. Accordingly, a waiver should not be granted unless the applicant clearly demonstrates entitlement based on the criteria set forth in the application. As with zoning variances, the larger the deviation being requested, the more likely the request will be denied. In your case, you were seeking a substantial deviation (nearly 60%) from the ordinance provisions based on the size of your lot while Mr. Duong was seeking an even larger deviation.

As to your claim the \$400 fee is "excessive" and your question as to what is covered by the fee, I am informed by Paul Evans the funds received cover the administrative costs and expenses associated with an application for a waiver. If you are interested, Mr. Evans can provide you with a detailed explanation regarding the fee and how it is applied.

Sincerely,

Allan T. Motzny
Assistant City Attorney

cc: Lori Grigg Bluhm, Paul Evans, Dang Duong

From: [Paul M Evans](#)
To: [Planning](#)
Subject: FW: Animal Control Appeals Board ACAB- Humane Pet Sales Ordinance
Date: Thursday, August 28, 2025 1:49:00 PM

From: morgan zach <morganoliviaz47@gmail.com>
Sent: Thursday, July 31, 2025 8:55 AM
To: Planning <planning@troymi.gov>
Subject: Animal Control Appeals Board ACAB- Humane Pet Sales Ordinance

You don't often get email from morganoliviaz47@gmail.com. [Learn why this is important](#)

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.

Hello ACAB members,

I am writing you to say thank you for reading my packet I left for you last Wednesday for the latest meeting. Unfortunately, I was out of town and could not present it in person.

I am here to answer any questions that you may have. I was aiming to keep my cover letter concise, but I understand this topic may be new for you.

Brief history- I (and others) have been recommending that Troy adopts a Humane Pet Sales Ordinance to mitigate some of the inhumane treatment of puppies happening in our city. The council recommended that I work with the City Attorney and your board to get a recommendation on implementing this ordinance.

Essentially, this is happening through the puppy mill pipeline: high volume, commercial breeders communicate with brokers and then sell their puppies in pet stores i.e. The Family Puppy and Puppy Home Match located in Troy.

The ordinance I'm advocating to get passed is similar to Berkley's which was included in the packets. This would allow for a closer eye on these animals. We'd have reports of how many are transferred (where from/to), and how many have perished. The stores would also have to meet a certain amount of humane requirements for these animals.

Please understand that these dogs are kept in cages/glass containers and aren't required to even touch grass with current USDA regulations.

If you have questions about this ordinance please ask! I look forward to hearing your opinions.

https://library.municode.com/mi/berkley/codes/code_of_ordinances?nodeId=PTIICOOR_CH30BU_ARTXVIIIPEST

Best Regards,

Morgan Zach
734-340-8933