

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.



ANIMAL CONTROL APPEAL BOARD MEETING AGENDA

500 W. Big Beaver
Troy, MI 48084
(248) 524-3364
www.troymi.gov
planning@troymi.gov

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

July 27, 2016

7:00 P.M.

Council Board Room

1. ROLL CALL
2. APPROVAL OF AGENDA
3. APPROVAL OF MINUTES – May 25, 2016
4. HEARING OF CASE

1350 MINNESOTA WAIVER REQUEST - In order to keep up to 8 chickens and 4 ducks, a waiver from the requirement that the property be at least .75 of an acre in size. The property is approximately .506 acres in size. Animal Ordinance Section: 90.70.20 (f)

5. OTHER BUSINESS
6. ADJOURNMENT

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

Chair Saeger called the Animal Control Appeal Board meeting to order at 7:00 p.m. on May 25, 2016 in the Troy City Hall Council Board Room.

1. ROLL CALL

Present:

Patrick Carolan

Patrick Floch

Al Petrusis

Jayne Saeger

Also Present:

Paul Evans, Zoning and Compliance Specialist

Nicole MacMillan, Assistant City Attorney

2. APPROVAL OF AGENDA

MOTION by Petrusis

SECOND by Carolan

RESOLVED, to approve the agenda as submitted.

Yes: All

MOTION PASSED

3. APPROVAL OF MINUTES

MOTION by Carolan

SECOND by Floch

RESOLVED, to approve the March 23, 2015 meeting minutes.

Yes: All

MOTION PASSED

4. HEARING OF CASE

WAIVER REQUEST, CHRIS MURDUFF, 6366 DONALDSON - In order to keep 4 ducks or chickens, a waiver from the requirement that the property be at least .75 of an acre in size. The property is approximately .459 acres in size. Animal Ordinance Section: 90.70.20 (f).

Mr. Evans provided a brief overview of the request. Mr. Petrusis advised that, based on his site inspection, the yard was not fenced.

The applicant was not present. Mr. Evans advised he had not received any indication that the applicant would not be present.

Chair Saeger opened the public hearing. Jean Lawrence spoke in disfavor of the request. Mr. Evans summarized written comments received: two were opposed, one was in favor. Chair Saeger closed the public hearing.

The Board agreed to wait until 7:10 for the petitioner to arrive. The petitioner did not arrive. Mr. Evans advised the Board of several options including making a decision tonight or postponing action until the next scheduled meeting.

MOTION by Petrulis
SECOND by Floch

RESOLVED, to deny the request due to the small lot size.

Yes: All

MOTION PASSED

5. OTHER BUSINESS – None

6. ADJOURNMENT

The Animal Control Appeals Board meeting ADJOURNED at 7:22 p.m.

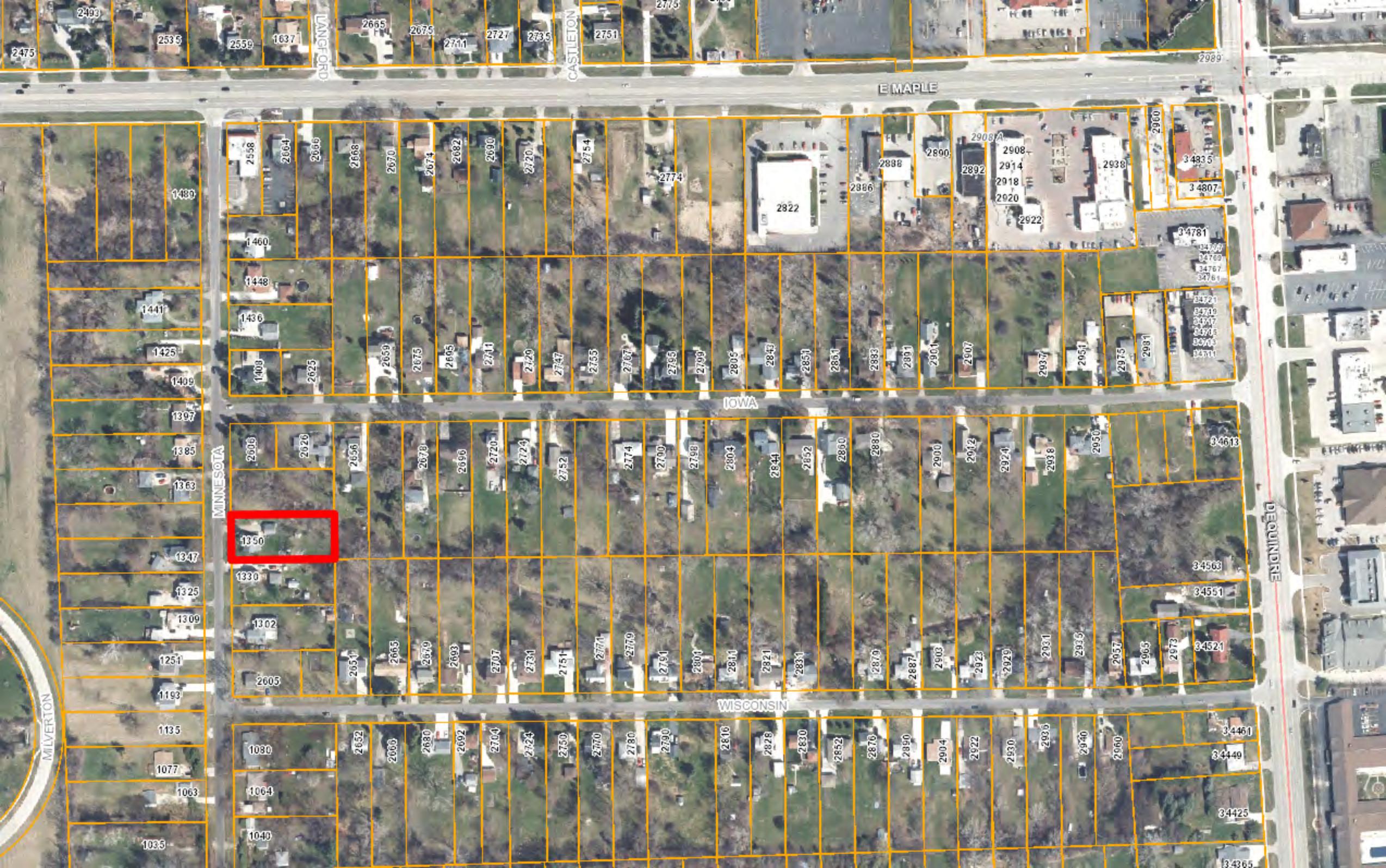
Respectfully submitted,

Jayne Saeger, Chair

Paul Evans, Zoning and Compliance Specialist

4. HEARING OF CASE

1350 MINNESOTA WAIVER REQUEST - In order to keep up to 8 chickens and 4 ducks, a waiver from the requirement that the property be at least .75 of an acre in size. The property is approximately .506 acres in size. Animal Ordinance Section: 90.70.20 (f)



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MINNESOTA

1350

1330

ANIMAL APPEAL APPLICATION

PLANNING DEPARTMENT
500 W BIG BEAVER
TROY MI 48084
248 524 3364



ANIMAL ORDINANCE ONLINE [Ctrl+click here](#)

REGULAR MEETINGS OF THE ANIMAL CONTROL APPEALS BOARD ARE HELD ON THE FOURTH WEDNESDAY OF EVERY OTHER MONTH AT 7:00 P.M. AT CITY HALL. A COMPLETE DIGITAL APPLICATION MUST BE FILED AT LEAST 21 DAYS BEFORE THE MEETING DATE. 2016 MEETING DATES ARE ON PAGE 2.

PROPERTY ADDRESS: 1350 Minnesota Dr 48083

APPLICANT:

NAME Hamdy Helal

ADDRESS 1350 Minnesota Dr

CITY Troy STATE MI ZIP 48083

PHONE 6145468295 (cell)

E-MAIL hamdy.helal@gmail.com

PROPERTY OWNER (if different than applicant):

NAME Marwa Helal

ADDRESS Same

CITY _____ STATE _____ ZIP _____

PHONE _____

E-MAIL marwa.helal@gmail.com

APPLICATION DOCUMENTS REQUIRED:

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

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

Questions? Contact Paul Evans, Zoning & Compliance Specialist

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

PERMISSION TO INSPECT PREMISES

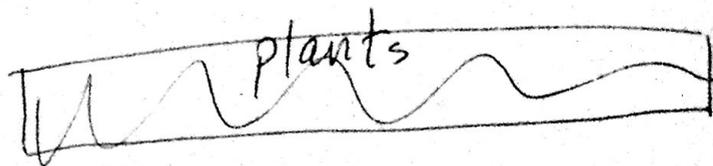
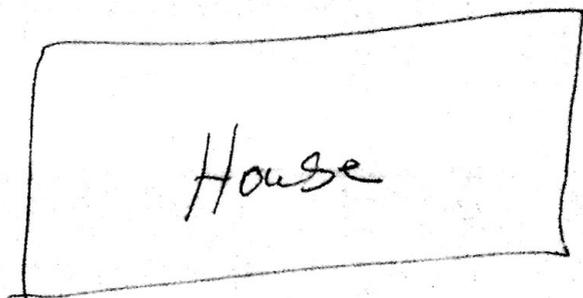
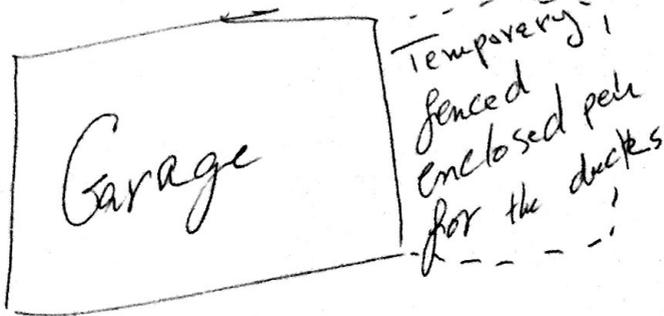
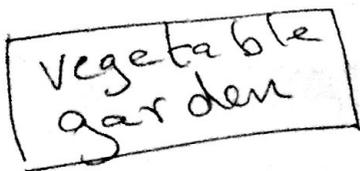
I, Handy Helal (applicant) hereby depose and say that all the above statements and statements contained in the information submitted are true and correct and give permission for the Board Members and City Staff to enter the property to ascertain conditions.

APPLICANT SIGNATURE Handy A. Helal DATE 5/12/16

2016 ANIMAL CONTROL APPEAL BOARD MEETING DATES

- January 27
- March 23
- May 25
- July 27
- September 28
- November 30

Back Yard



Driveway

An arrow points from the driveway area towards the garage.

98'
Minnesota Dr.

A horizontal line with an arrow at the right end, representing the street. A tick mark indicates a distance of 98 feet from the left side to the house.

Side yard
225'

A vertical line with an arrow at the top, representing the side yard. The text "Side yard" is written vertically to the left of the line, and "225'" is written below it.

Side yard

The text "Side yard" is written vertically to the right of the house and planter box area.

MINNESOTA



SHED FOR
CHICKENS

From: Hamdy Helal at 1350 Minnesota Dr., Troy, MI 48083

To: Mr. Paul Evans

Re: Household application to raise backyard Poultry

My family obtained 20 young ducks and 20 chicks. These very small young birds are what they call a straight run which means they are 50/50 male/ female. The purpose of having these birds is to eventually have few egg layers to provide fresh healthy eggs for the family.

Most of these birds especially the males will be given away by the end of the summer, or as soon as the males are identified. We will keep only at the most 8 chicken and 4 ducks.

We have the tools to keep them safe and enclosed at all times even when they go out in the run. We are planning to use a temporary shed for the winter months.

My wife, Azza and I have a strong background in animal science and higher education with Zoology major. Azza and I are very hard workers and will keep clean environment for these animals.

We have too much stress in our lives, and these animals provide great mental and emotional therapy for our family. I am enclosing a map of our lot. As you can see, we have a large private backyard that these animals will enjoy, and we enjoy taking care of them as well.

I appreciate you taking the time to consider this application.



300 Ft From 1350 Minnesota

