

MEMORANDUM



TO: CHARLES BOULARD, DIRECTOR OF COMM. DEVELOPMENT
FROM: DEBORAH MARTINEZ, CODE COMPLIANCE
SUBJECT: 47707 NINE MILE: KEEPING OF CHICKENS
DATE: NOVEMBER 8, 2023

Background

Earlier this spring Community Development received a complaint from a resident regarding chickens at large on Nine Mile, west of Beck Rd. The complainant indicated this had occurred several times in the recent past as well.

Follow-up inspection on May 04, 2023, revealed several chickens and what appeared to be a rooster roaming the road and front lawn of the home located at 47707 Nine Mile Rd. The adjacent neighbor allowed access to view the property to confirm a barn-styled shed and pen area with several white ducks, and a few other chickens in the pen area at the center of the adjacent property located at 47707 Nine Mile Rd.

Action to date:

A Notice of Violation (N.O.V.) was sent to the property owner of 47707 Nine Mile Rd., Caldin Konja, on May 05, 2023, for violation of Ordinance Code Section 5-12 for the following: the keeping of roosters, the keeping of waterfowl, the allowance of chickens to free roam, the construction of a (chicken) pen area closer than 100 ft. to the nearest dwelling, and the lack of a properly constructed chicken coop.

The Notice also indicated that per City Ordinance free-range chickens are prohibited, and that the chicken coop shall be constructed in a way that allows for proper ventilation to prevent drafts and to remove odors, and provides the chickens protection from predators, also included was a reminder that all City of Novi codes and ordinances relating to noise, odor, and sanitation apply to the keeping of animals, including dogs as the complainant also stated that Mr. Konja's dog often roams onto adjacent property.

Subsequent conversations with the property owner acknowledged partial resolution of the issues, and he did state that the previous homeowners had chickens, pigs, and other animals and that the pen and "barn" were in place when he moved in. City staff were unable to verify or confirm this assertion. To date, the rooster has been removed, but some of the remaining animals are housed less than the required distance to the adjacent dwellings.

Pending Appeal:

As Section 5-12 "Keeping of Animals as accessory use" of the City Code does not include variance procedures, consideration of an exception to the ordinance provisions would occur under Section 1-12 "General Appeal "and would be to City Council.

Mr. Konja has requested an appeal to allow the accessory coop structure to be located within approximately 75 feet of neighboring dwellings. This matter will be brought before City Council for consideration on a future agenda.