



Jennifer MacDonald <macdonaldj@rochesterhills.org>

Fwd: Thoughts from Walkthrough

1 message

Chris McLeod <mcleodc@rochesterhills.org>
To: Jennifer MacDonald <macdonaldj@rochesterhills.org>

Wed, Oct 14, 2026 at 2:25 PM

**Chris McLeod, AICP****Planning Manager**

Planning & Economic Development

Phone: 248-841-2572

rochesterhills.org

----- Forwarded message -----

From: **Liz Stibich** <lizkmckee@gmail.com>

Date: Wed, Oct 7, 2026 at 10:05 AM

Subject: Thoughts from Walkthrough

To: Chris McLeod <mcleodc@rochesterhills.org>, Sara Roediger <roedigers@rochesterhills.org>

Hi Chris and Sara,

Here are my thoughts following the walkthrough. Please let me know if you would like to discuss them further as you work on the rewrite. I find it much easier to provide constructive feedback on written documents, and I want to make sure this process goes as smoothly as possible for you.

Also, thank you so much for including me and welcoming my feedback. It has been truly refreshing working with you both. I apologize how long it's taken me to get this to you.

Take care,
Liz Stibich

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**Thoughts on Ordinances.pdf**

68K

Hey everyone,

Thanks for letting me share some practical thoughts on the zoning updates. As a local resident managing 4 acres with horses, goats, chickens, and quail, and planning to add sheep and bees next year, here is a casual, streamlined look at what works from a real farming perspective and how we can write clear rules that keep neighbors happy.

General Pasture & Structure Rules

- **Keep current horse ratios:** The proposed horse limits are great, so I'd recommend leaving those as they are.
- **Structure placement:** Even if pastures run up to property lines, living structures (barns, sheds, coops) should sit closer to the center of the property. This keeps noise and odor away from neighbors and prevents heavy soil erosion right along fence lines.
- **Hay & feeding spots:** Animals spend the most time around hay and feed, making it the messiest spot in a pasture. These areas should stay set back from property lines and get moved periodically so pastures can rest.
- **Well protection:** Livestock structures and manure storage should stay at least 50–100 feet away from any drinking water wells to protect water quality.

Chickens & Quail

- **Chickens by-right:** Allow hens automatically based on lot size, using simple coop setbacks (15–20 feet from lot lines).
- **Roosters:** Instead of banning them outright, address roosters separately, either on properties over 3 acres (e.g., 1 rooster per 12 hens) or through a quick special permit.
- **Coop builds:** Focus on predator-proofing (solidly enclosed with no gaps for pests) rather than requiring coops to be raised off the ground.
- **Coop size caps:** Any coop or shed under 100 square feet shouldn't need a full building permit—treat it like a standard backyard accessory shed. Instead of strict square-footage rules per bird, focus on overall animal count, since birds utilize vertical roosting space in barns and tall coops. On 4 acres, a limit around 45–50 birds is very manageable.
- **Quail:** Quail are virtually silent, low-odor, and ideal for smaller yards (even 1/2-acre lots). Standard hutch setups (around 6 square feet per 10–12 birds) work great off the ground in sheds or detached garages with windows for natural light.

Goats, Sheep, & Pigs

- **Goats & Sheep:** A good baseline is 2 to 4 small animals per acre. Goats need a solid 5-foot woven wire fence to stay contained. Having owners submit a simple fencing and shelter plan beforehand helps make sure everyone is set up properly.

- **Pigs:** Swine need to be categorized separately from goats and sheep. Seasonal feeder pigs (raising 2–3 pigs a year for meat) could be allowed under a special use permit with clear setback rules.

Honeybees

- **Multiple hives:** Beekeepers usually need 3–4 hives at once to compensate for natural hive losses year-to-year.
- **Placement & barriers:** Keep hives set back from property lines and neighboring homes. Requiring a simple 6-foot flyway barrier (a solid fence or hedge) near property lines forces bees to fly above head height when leaving the hive.
- **Water source:** Require owners to provide an on-site water source so bees don't visit neighboring pools or garden taps.

Permits & Community Farm Inspections

- **Community impact:** Consider higher animal limits or special permits for farms actively supplying local farmers markets or community food programs.
- **Farm visits:** Using simple, informal farm inspections for special permits is a great way to verify good animal care and build positive relationships between town officials and local farmers.



Jennifer MacDonald <macdonaldj@rochesterhills.org>

Re: 10-20-26 Public hearing for Zoning Ordinance Amendments - Keeping of Livestock and Poultry

1 message

Kathryn Thomas <fairviewfarms.secondharvest@gmail.com>

Mon, Oct 12, 2026 at 5:15 PM

To: Chris McLeod <mcleodc@rochesterhills.org>

Cc: Jennifer MacDonald <macdonaldj@rochesterhills.org>, Planning Dept Email <planning@rochesterhills.org>, Sara Roediger <roedigers@rochesterhills.org>

Hello,

Ahead of the upcoming council meeting, I would like to address a few specific concerns regarding the proposed poultry ordinance.

Feed and Water Accessibility: Poultry naturally graze and eat throughout the day. For birds that are not permitted to free-range, continuous access to feed and water is essential to their well-being. Regarding rodent concerns, chickens are also known to catch and kill mice that enter their enclosures. Proper feed storage and enclosure maintenance should remain the focus.

Poultry Limits Based on Acreage: I encourage Council to reconsider the proposed poultry limits and allow a higher number of birds per acre. Different poultry species have significantly different space requirements, and a single limit does not adequately account for those differences.

For example, I am considering raising quail next year. Twelve quail can comfortably be housed in a relatively small, appropriately designed enclosure with minimal noise or impact on neighboring properties.

I believe regulations should consider the species, enclosure size, sanitation, and actual impact on surrounding properties rather than relying primarily on acreage.

Thank you for considering these points before the upcoming meeting.

Sincerely,

On Thu, Oct 1, 2026, 8:19 AM Chris McLeod <mcleodc@rochesterhills.org> wrote:

Good morning Kathryn

I will be back in the office on Tuesday after our planning conference. I would be happy to review your comments and if you'd like have a conversation with you if you feel that helps as well. Thank you for wanting to share your thoughts on this. Our goal is to create an ordinance that works for everyone. Farmers, hobbyists and residents alike.

Thank you
Chris.

**Chris McLeod, AICP**

Planning Manager

Planning & Economic Development

Phone: 248-841-2572

rochesterhills.org

On Thu, Oct 1, 2026 at 8:11 AM Jennifer MacDonald <macdonaldj@rochesterhills.org> wrote:

Hi Kathryn -

Please send us any ideas/comments/etc. that you have and Chris will review them and/or discuss with you prior to the October 20th meeting. I'm attaching the last version of the draft ordinance for your reference if you'd like to work

off of that. Please ensure that your comments are highlighted so that they jump out, or you can just email us comments.

Jennifer



Jennifer MacDonald

Planning Specialist

Planning & Economic Development

Phone: 248-841-2575

rochesterhills.org

On Wed, Sep 30, 2026 at 3:06 PM Kathryn Thomas <fairviewfarms.secondharvest@gmail.com> wrote:

Hi Jennifer,

Thank you for sending this. I had understood from the previous discussion that there would possibly be an opportunity for residents who had provided public comment to meet or have further discussion with staff/commission members regarding possible changes before a revised ordinance moved to a public hearing.

Is that still planned, or has the process moved directly to the October 20 public hearing?

Please provide clarification, as I was hoping to participate in that discussion and offer some ideas regarding acreage, animal numbers, roosters, and other provisions.

Thank you!

On Wed, Sep 30, 2026, 9:00 AM Planning Dept Email <planning@rochesterhills.org> wrote:

Good afternoon -

Please see the attached public hearing notice for the proposed zoning ordinance amendments to the City's Keeping of Livestock and Poultry ordinance. You are receiving this notification because you previously provided public comment on this agenda item.

The October 20th Planning Commission meeting agenda will be posted on [Legistar](https://legistar.com) on October 14th.

Let me know if you have any questions.

Jennifer MacDonald
Planning Specialist



Planning Department

Phone: 248-656-4660

rochesterhills.org

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Planning Dept Email <planning@rochesterhills.org>

Animal Ordinance Discussions: Public Comment Supporting Documents

1 message

Liz Stibich <lizkmckee@gmail.com>
To: planning@rochesterhills.org

Tue, Sep 15, 2026 at 2:44 PM

Good afternoon,

I look forward to speaking with you all tonight. Thank you for the opportunity to discuss a topic that is so important to my family and many members of our community. Here are some documents that will support my comments tonight, especially when I refer to the letters of support from my neighbors.

Thanks again,
Liz Stibich
Stibich Farm



Packet for Roch Hills.pdf
3912K



Hi Members of the City Council and Planning Commission,

I'm writing to say a quick thank you for being so open to discussing updates to Rochester Hills' farming and animal ordinances. It means a lot to see our local leaders taking the time to listen and explore ways to modernize these rules for our community.

I'd also love to invite all of you to come out and visit my farm! Seeing how things work up close can make all the difference when thinking through local policies. I'd be happy to show you around, share how our day-to-day setup works, and answer any practical questions you might have about how local farming fits into our community.

As you move through this process, please consider me a resource. I'd be glad to share feedback, join in on discussions, or help out in any way I can to craft clear, fair rules that work for everyone.

Thanks again for your time and for keeping an open mind on this. I hope to see you out on the farm soon!

Best,

Liz Stibich

Stibich Farm

Good evening. My name is Liz from Stibich Farm at Tienken and Livernois.

Tonight, I am asking for change to make this ordinance truly functional: **creating separate categories for large and small livestock. Allowing more square footage for coops in proportion to the amount of chickens allowed for that property size. Allowing larger parcels to have roosters, pasture raise their chickens, hatch chicks, and allowing the sale of chicks to ensure homesteads like mine, are able to be sustainable.**

Currently, the proposed draft treats all livestock the same. However, a 1,200-pound horse requires different space, feed, and land management than a 50-pound goat or sheep. I would love to suggest adding a separate column in the ordinance that distinguishes **Large** from **Small Livestock**.

This isn't just a hobby for my family, our farm is profitable; and every animal on our four acres serves a purpose that contributes to our community:

- When our horses aren't helping local children with speech and language delays through RCS programs, they are living out a well-deserved retirement.
- I started raising chickens to create a local, healthy, and sustainable option for my family and our community members. So you can see how the chickens are being raised and truly trust the eggs you're eating.
- We also raise quail, as an alternative, originally due to my son being allergic to chicken eggs. However, we've found over the years that many other people in our community are also allergic and need an alternative. I brought some eggs tonight if anyone would like to try them.
- I raise angora goats to process their fiber into natural, usable yarn.

We actively support RCS through fundraisers for the RCS Foundation, and we partner directly with RCS Early On programs to host young children on the farm for speech and language development. We also bring hands-on agricultural education directly into the school by providing classrooms with incubators and fertile eggs. Just this past year, a kindergarten class at Long Meadow Elementary successfully hatched 10 chicks as part of a six-week learning experience. To continue offering this program to local students, our flock requires a rooster to produce fertile eggs, making a reasonable allowance for roosters a vital part of this ordinance for larger properties.

As demonstrated by our neighbor's letters of support, a letter from the DDA in regards to our farmers market participation, MAEAP conservation planning, and a city inspection confirming zero noise or odor, livestock can be managed cleanly and responsibly. We're currently working toward our **MAEAP (Michigan Agriculture Environmental Assurance Program)** certification to ensure our practices are as eco-friendly as possible. We've already had our farm inspection, ran soil and water testing, created an official manure management plan with the Oakland County Conservation District, and put together an emergency safety plan for our local fire department and law enforcement. In fact, when the city inspector came out to evaluate our property, his documented note states: *"at no time could I smell any sort of indication of animals*

on the property, nor did I see or hear any animals while conducting my inspection.” For us, being good stewards of our 4 acres means keeping the land healthy, protecting the surrounding ecosystem, and remaining a clean, responsible, and proactive neighbor in Rochester Hills.

Thank you again for working with us to find solutions. I ask that you send this draft back to committee briefly to add a dedicated small livestock column and consider addressing my first paragraph so responsible family farms like ours can continue to serve Rochester Hills and provide local goods for our community.

Rochester Farmers Market Dates	
2025	2026
5/31/2025	5/2/2026
6/14/2025	5/16/2026
6/19/2025	5/30/2026
6/28/2025	6/13/2025
8/9/2025	6/27/2026
8/30/2025	7/18/2026
9/20/2025	8/8/2026
10/25/2025	8/22/2026
	9/5/026
	9/19/2026
	10/3/2026
	10/4/2026



Love local
ROCHESTER

**Rochester Downtown
Development Authority**

Downtown Collaboration Studio
431 S. Main Street
Rochester, MI 48307
248.656.0060
DowntownRochesterMI.com

August 11, 2026

To Whom It May Concern:

I am pleased to write this letter in support of Stibich Farms and to share the positive impact they have as a vendor at the Downtown Rochester Farmers' Market.

Stibich Farms is a valued part of our Market, offering locally produced farm products that contribute to the quality, variety, and authenticity our customers have come to expect. Their eggs and handcrafted products are a wonderful addition to the Market and are appreciated by customers seeking fresh, locally sourced food directly from the people who produce it.

As a true farm, Stibich Farms brings something especially meaningful to our Farmers' Market. An important part of our mission is providing a place where customers can connect directly with local farmers and producers and better understand where their food comes from. Having vendors who are actively engaged in agriculture and who bring products from their own farm helps us preserve the agricultural character and purpose of the Market. Stibich Farms is a wonderful example of that connection.

Their presence gives our customers the opportunity to purchase an everyday staple that is produced locally while supporting a farm within our greater Rochester community. We consistently see how much our customers value access to locally grown and produced foods, and vendors like Stibich Farms are an important part of what makes the Rochester Farmers' Market special.

If you have any additional questions, please feel free to reach out to me anytime at 248-656-0060 or via email – kristi@downtownrochestermi.com.

Sincerely,

Kristi Trevarrow

Kristi Trevarrow, Executive Director
Rochester Downtown Development Authority

To Whom It May Concern,

I am writing to formally express my strong support for Stibich Farms and its continued presence and operation within our community.

Stibich Farms is a valuable asset to our area and represents an important part of our community's agricultural heritage. Working farms contribute not only to the local economy, but also to the character and identity of the community. Maintaining viable agricultural operations is important to preserving the rural nature and traditions that make our area unique.

Based on my experience living in and around the community, I have not experienced any significant concerns related to noise or odors associated with Stibich Farms. As with any active agricultural operation, there are occasions when farm equipment, machinery, or normal agricultural odors may be noticeable. However, these are ordinary and expected aspects of farming and, in my experience, have not been excessive, unreasonable, or disruptive.

I believe Stibich Farms has demonstrated that a working agricultural operation can coexist successfully with neighboring residents and properties. The farm contributes positively to the community while maintaining the agricultural character that has long been an important part of the area.

For these reasons, I respectfully encourage the appropriate authorities to recognize the value Stibich Farms brings to the community and to support its continued operation. I believe Stibich Farms is a responsible neighbor, a positive community asset, and an important part of our local agricultural landscape.

Thank you for taking the time to consider my comments and for recognizing the importance of supporting local agriculture and responsible farming operations.

Respectfully,

Addison Marineli

August 17, 2026

To the Department of Planning and Economic Development,
City of Rochester Hills, Michigan

We (the residents listed below) are writing this letter in support of Stibich Farm, located at 1137 N. Livernois Road. Stibich Farm is the second property directly to the north of us. We have been living at 1054 W. Tienken Road for 29 years, and during all that time, we have never had any problems with noise, smell, or any other concern from our neighbors or their animals.

Sincerely,

Joe Dedischew

Cheryl Goodwin

Erin Goodwin Dedischew

Rebecca Goodwin Dedischew

ELDA DELIU
1151 N LIVERNOIS RD
ROCHESTER HILLS, MI 48306
(248) 667 - 2528
ELDA.DELIU@GMAIL.COM

AUGUST 12, 2026

**ATTN: CITY OF ROCHESTER HILLS / DEPARTMENT OF
PLANNING AND ECONOMIC DEVELOPMENT**

1000 ROCHESTER HILLS DR, ROCHESTER HILLS, MI 48309

To Whom It May Concern,

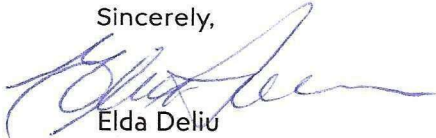
I am writing in support of my next-door neighbor, Liz Stibich, and her farm located at 1137 N Livernois Road, Rochester Hills, MI 48306.

As an adjacent property owner, I can confirm that Liz maintains the farm responsibly and ensures the animals are well cared for. While small farms can occasionally generate noise or odors, these factors have not been unreasonable or disruptive to the enjoyment of my property.

Liz is consistently considerate, approachable, and proactive in addressing any concerns. The farm is a positive asset to our neighborhood, and I respectfully request that the City of Rochester Hills consider this firsthand neighbor perspective before taking any action that might unnecessarily restrict its operation.

Thank you for your time and consideration.

Sincerely,



Elda Deliu

To Whom It May Concern,

I would like to take a moment to share my support for Stibich Farms and their place in our community.

I have found Stibich Farms to be a good neighbor and a welcome part of the area. Their farm contributes to the agricultural character of our community and provides a connection to the farming traditions that have long been important to this region.

I understand that living near a working farm means there will naturally be some noise, equipment activity, and agricultural odors from time to time. However, I have never considered these things to be a problem. They are simply part of having a working farm nearby, and in my experience, they have not been excessive or disruptive.

I appreciate the work that Stibich Farms does and the contribution they make to our community. I believe it is important to support local farms and allow them to continue operating as responsible members of the community.

For these reasons, I am pleased to offer my support for Stibich Farms and hope they will continue to be an active and valued part of our community for many years to come.

Sincerely,

Hunter Marinelli

August 11, 2026

Rochester Planning and Economic Development:

I have become aware that an anonymous complaint has been filed against one of our neighbors. The complainant stated there were loud noises and smells coming from their property. The property address is 1137 N Livernois Rd. Rochester Hills 48306. My husband and I live at 1161 Walnut Grove Dr. Rochester Hills, which is directly behind their property.

We have lived at our property going on 5 years and have never noticed any smell or loud noise! It is enjoyable to see their horses grazing on their property and it is peaceful, calm and quiet. Liz, one of the homeowners is a very sweet and nice person.

I am writing this letter because I am shocked that someone made a complaint, especially when it was anonymous! I wonder why the department is looking into this if you don't even know if the person complaining lives in our area! This does not make sense and could defiantly be someone who is just trying to cause them trouble.

I encourage the department to look more closely at this complaint and before you decide to attempt to look at the homeowners, insist that the complainant reveal who they are. This is only common sense!

Sincerely,

Kerry and Scott French

1161 Walnut Grove Dr. 248-494-3936

To Whom It May Concern,

I am writing to express my support for Stibich Farms and to share my experience with them as a neighbor and part of our community.

Stibich Farms has been a great addition to the area. They are respectful neighbors who take pride in their property and their operation. Their presence is a reminder of our community's agricultural heritage and helps keep farming an important part of the area.

I have never found the normal sights, sounds, or smells associated with the farm to be a problem. Farming is an important part of our community, and occasional equipment noise or the natural odors that come with agricultural operations are simply part of living in a rural and agricultural area. In my experience, these things have never been disruptive or unreasonable.

I believe Stibich Farms is a responsible member of our community and a good neighbor. They contribute positively to the area while continuing an important agricultural tradition. I am happy to support their continued presence in our community.

Sincerely,

Michelle Marinelli

To whom it may concern;

I am writing to express my support for allowing my neighbor to continue keeping chickens on their property.

Over the several years that the chickens have been present, there has not been a single instance of noise, odor, or any other disturbance. Their setup has been consistently clean, well-maintained, and entirely unobtrusive. The presence of these chickens has never impacted the peace, safety, or comfort of our neighborhood.

In fact, their responsible stewardship has demonstrated that small-scale, well-managed backyard chickens can coexist perfectly within a residential community. I respectfully ask you to consider this positive track record when evaluating their continued permission to keep chickens. Their care has been exemplary, and the chickens have posed no nuisance whatsoever.

Thank you for your time and consideration.

Sincerely,

Josh and Brittney Wyzgoski

1121 N Livernois Road

Rochester Hills, MI

August 14, 2026

City of Rochester Hills

ATTN: Department of Planning and Economic Development

TO WHOM IT MAY CONCERN:

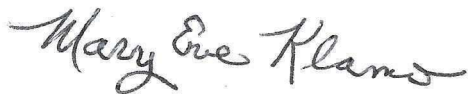
We reside at 1201 N. Livernois Road, two houses north of 1137 N. Livernois Road and on the same side (West side) of the road.

We have experienced NO sounds NOR odors from 1137 N. Livernois Road. This is true even in the summer with open windows, when outdoors or when the wind is from the south.

Sincerely,

A handwritten signature in cursive script that reads "Thomas Klamo". The signature is written in dark ink and has a long, horizontal flourish extending to the right.

Thomas Klamo

A handwritten signature in cursive script that reads "Mary Eve Klamo". The signature is written in dark ink and is more compact than the one above it.

Mary Klamo

September 1, 2026

To:

Department of Planning and Economic Development
Rochester Hills, Michigan

In relation to the complaint that has reportedly been submitted to the city of Rochester Hills regarding the presence of chickens and the attendant odor from them at the residence at 1137 North Livernois owned by Liz and James Stibich, we wish for it to be known that, as neighbors of the Stibich's, we have no complaints whatsoever with the presence of said chickens - either from noise or from odors. Residential properties in our neighborhood are large, including several with multiple acres, so proximity to small farm animals is not a problem.

Sincerely,




Jane and Vince Hellmann
1110 W. Tienken Rd
Rochester Hills, MI
48306

ANIMALS Enforcement | EN-2026-02467**Property Information**

70-15-04-427-012	1137 N LIVERNOIS RD	Subdivision:	ROCHESTER HILLS	
	ROCHESTER HILLS MI, 48306-4153	Lot:	8	Block:

Name Information

Owner:	STIBICH, JAMES	Phone:	(231) 313 9585
Occupant:		Phone:	
Filer:		Phone:	

Enforcement Information

Date Filed:	08/06/2026	Date Closed:	Status:	COMPLAINT FILED
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Complaint:

LIVESTOCK CAPACITY FOR AREA AND NOISE/SMELL

Last Action Date:	Last Inspection:	08/10/2026
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Last Action:

DOOR TAG RECHECK Inspection | MATT WELLS

Status:	Scheduled	Result:
Scheduled:	09/09/2026	Completed:

COMPLAINT INVESTIGATION Inspection | MATT WELLS

Status:	Completed	Result:	Violation(s)
Scheduled:	08/10/2026	Completed:	08/10/2026

Violations:

Uncorrected	SEC. 138-4.430(A)(3) POULTRY.THE KEEPING OF POULTRY WILL BE ALLOWED IF THERE ARE NO MORE THAN 12 AND THE PARCEL OR LOT IS AT LEAST ONE ACRE.
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COMMENTS**Comments :** 4.01 ACRES

8/7/26 LEFT COPY OF ORDINANCE (LIVESTOCK) WITH HOME OWNER. SHE STATED THAT THEY COMPOST ALL MANURE OFF THE PROPERTY, AND HAVE CHICKEN COUPS PROFESSIONALLY CLEANED ON A REGULAR BASIS. SHE STATED THEY HAVE 3 HORSES, 4 ANGORA GOATS, AND APPROX 25 CHICKENS ON THE SITE. AT NO TIME COULD I SMELL ANY SORT OF INDICATION OF ANIMALS ON THE PROPERTY AND NOR DID I SEE OR HEAR ANY ANIMALS WHILE CONDUCTING MY INSPECTION. SHE OFFERED TO TAKE ME ON A TOUR OF THE PROPERTY, AND STATED THAT SHE WOULD BE HAPPY TO DO WHAT IS REQUIRED TO BE COMPLIANT. I INFORMED HER THAT I WOULD BE IN CONTACT WITH MY SUPERVISOR WHEN SHE RETURNS NEXT WEEK IF THERE WAS ANY FOLLOW-UP I NEEDED AND WOULD GET IN TOUCH WITH THE PROPERTY OWNER WITH ANY FINDINGS OR COMPLIANCE NEEDS, I ALSO GAVE HER MY BUSINESS CARD AND SHE THANKED ME FOR MY TIME. // MW

MOVING THIS TO MONDAY TO DISCUSS W/ SUPERVISOR. // MW

8/10/26 AFTER SPEAKING W/ MY SUPERVISOR, IT HAS BEEN CLARIFIED THAT A MAX OF 12 CHICKEN REGARDLESS OF THE PARCEL SIZE WILL BE ALLOWED AND THE COMPLAINT ABOUT THE LIVESTOCK MUST BE ACCOMPANIED BY A COMPLAINANT THAT CAN VERIFY THE NUISANCE COMPLAINT. THIS COMPLAINT CAME IN THE PORTAL AS WITH NO FOLLOW UP INFORMATION TO FIND THE COMPLAINANT.

SPOKE W/ PROPERTY OWNER ABOUT THE CHICKENS, AND SHE STATED SHE PLANS ON GOING TO ZBA TO APPEAL AS HER INTERPRETATION IS DIFFERENT. I ALSO EXPLAINED TO HER THAT THE COMPLAINT ABOUT THE SMELL AND SOUNDS FROM THE ANIMALS CAN NOT BE CURRENTLY ADDRESSED AS THERE IS NO WRITTEN COMPLAINT TO FOLLOW UP WITH TO THE NEIGHBOR BEING BOTHERED BY IT. SHE WAS VERY UNDERSTANDING AND THANKFUL FOR THE CLARIFICATION AND FOLLOW UP. IT WAS LEFT THAT I WOULD RETURN IN 30 DAYS TO VERIFY THE NUMBER OF CHICKENS HAS BEEN COMPLIED WITH. // MW

BELLARMINE HILLS HOMEOWNERS ASSOCIATION

HOABellarminoHills@gmail.com

September 14, 2026

To: Rochester Hills Planning Commission

STATEMENT REGARDING PROPOSED ORDINANCE REVISION RELATING TO LIVESTOCK AND POULTRY IN ONE-FAMILY RESIDENTIAL ZONING DISTRICTS

The Bellarmine Hills Homeowners Association recently learned of the proposed revisions to Section 138-4.430 of Chapter 138 of Code of Ordinances of the City of Rochester Hills. **Our Association strongly opposes** this, or any, ordinance, allowing poultry and/or livestock in residential neighborhoods consisting of lot sizes less than one acre.

We believe that most Rochester Hills residents moved here because of the availability of attractive, well-maintained residences in quiet, semi-rural, non-farm neighborhoods. Introduction of poultry and/or livestock would alter the charm, livability, and character of our city.

Specifically, as a neighborhood of less-than-one-acre residences, we are opposed to the revised ordinance because of the following issues:

- Appearance and size of outbuildings and fences present an undesirable visual effect for adjoining properties in small subdivision yards.
- With many homes in a relatively small area, it would be very difficult to prevent attracting wildlife such as rodents, raccoons, skunks, deer, and even coyotes from seeking food and prey. Feeding deer is prohibited, yet this ordinance could result in food being made more readily available in backyards.
- Likewise preventing noise and odors from disturbing nearby neighbors would be very problematic. We had a recent experience with a resident who owned a small number of chickens. The odors, noise, and feces disturbed multiple neighbors and provided concerns in children's play areas from escaping chickens.
- Enforcement of the ordinance will require significant additional time and effort for HOA's to monitor chicken coop maintenance and sanitation as well as having to resolve newly created problems between neighbors. One of our residents actually has been burning his animal waste and bedding in his outdoor fire pit,

In summary, we believe that

- The idea of reducing the lot size requirements and increasing the number of allowable poultry is an idea which is disruptive to the community, degrades the attractiveness, livability, and peace of our neighborhoods, and potentially decreases property values.

- The ordinance revision will be difficult to enforce, and could lead to further encroachment on Rochester Hills' lifestyle.
- While the City is becoming more urban, the idea of promoting farm animals in our backyards is a step in the wrong direction.

Thank you for your consideration.

Respectfully,
Bellarmine Hills Homeowners Association Officers and Board

Amit Gujarathi
President

Nancy Pietraszkiewicz
Vice President

Ellen Smith
Secretary

Tom Peters
Treasurer

Mark Smith
Chairman, Architectural Control and
Maintenance Committee

Roger Smith
Board Member