

### Trimble Private Stable

**REQUEST** Approval of a Permit to Allow a Private Stable for Horses

**APPLICANT** Aubrey Trimble  
1381 N. Livernois  
Rochester Hills, MI 48306

**LOCATION** West side of Livernois, between Tienken and Dutton Roads

**FILE NO.** 19-024

**PARCEL NO.** 15-04-427-019

**ZONING** RE Residential Estate

**STAFF** Kristen Kapelanski, AICP, Manager of Planning

The applicant would like to have up to three horses at a home she owns on four acres on Livernois, north of Tienken. Under Section 138-4.437 of the Zoning Ordinance, private stables may be permitted by the Planning Commission as an ancillary use to a private residence in a single-family district. The site is zoned RE Residential Estate. Private stables are subject to the following:

1. Prior to granting a permit, the Planning Commission shall hold a public hearing to receive public comment. *A Public Hearing was duly noticed for the July 16, 2019 meeting.*
2. Two acres of land shall be provided for one horse and for each additional horse stabled thereon, one additional acre of land shall be provided. The property shall be under control or use of the permit holder with either title or lease. *The site is four acres, and the applicant plans a maximum of three horses. The owner of the property is the applicant.*
3. Confinement areas and/or stables shall, in all instances, be located in the rear and/or side yard. Horses shall be confined to fenced pastures, paddocks or stables unless harnessed and under the direct control of a person. *The barn is in the rear yard, and the horses will be in a fenced pasture in the rear yard.*
4. Buildings or areas designated for the purpose of feeding and/or sheltering horses, excluding grazing areas, shall be located no less than 100 feet from the perimeter of the site. This 100-foot requirement may be waived by the Planning Commission if it determines the location of the building is not likely to create a sanitary or noise problem for adjacent residents. *The barn is less than 100 feet from the perimeter of the site; however, there is not a home immediately to the north and the home to the south is 100 feet away from the barn. See applicant's response to 4. in the letter dated May 21, 2019.*
5. No storage of manure or odor-producing or dust-producing substances or any activity producing odor or dust shall be permitted within 100 feet of any property line. *According to the applicant, the composting of manure will be done in the back area of the property and be more than 100 feet away from existing property lines.*
6. In each instance when the Planning Commission issues a permit for a private stable, the Commission shall find that there has been compliance with the conditions of this subsection, that the activity will not or has not been a nuisance to residents in the area, is compatible with adjacent land uses and is consistent with the public health, safety and welfare of the City. *At the review of the proposed stable, the Planning*



Commission shall determine whether it will be compatible and harmonious with adjacent land uses and consistent with the public health, safety and welfare of the community.

The applicant has provided a response to items 1-5 above. Please see the attached letter dated May 21, 2019. If the Planning Commission feels that the proposed private stable will not be a nuisance to residents in the area and will be compatible and harmonious, below is a motion for consideration:

## Staff Recommendations

Department	Comments & Waivers/Modifications	Recommendation
Planning	No comments	Approval

## Motion to Approve Site Plan

**MOTION** by \_\_\_\_\_, seconded by \_\_\_\_\_, in the matter of City File No. 19-024 (Trimble Private Horse Stable), the Planning Commission **approves a Permit** for Audrey Trimble for a private horse stable at 1381 N. Livernois based on the application dated received by the Planning Department on May 22, 2019, with the following findings and subject to the following conditions.

### Findings

1. Prior to granting the permit, a Public Hearing was held on July 16, 2019, and neighbors within 300 feet were notified by mail 15 days in advance of the Public Hearing.
2. The proposed stable will have up to three horses on four acres.
3. The stable will be located in the rear yard, and the horses will be confined to a fenced pasture.
4. The Planning Commission has waived the finding that the barn must be no less than 100 feet from the perimeter of the site, finding that the location of the building is not likely to create a sanitary or noise problem for adjacent residents.
5. There will be no storage of manure, odor-producing or dust-producing substances or any activity producing odor or dust within 100 feet of any property line.
6. There has been compliance with the conditions of Subsection 138-4.437, and the activity of a private stable will not be a nuisance to residents in the area, is compatible with adjacent land uses and is consistent with the public health, safety and welfare of the City.

### Conditions

1. Add conditions, if applicable.