



City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

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Legislative File No: 2020-0362 V3

TO: Mayor and City Council Members
FROM: Sara Roediger, Director of Planning and Development, ext. 2573
DATE: November 15, 2020
SUBJECT: Request for Approval of a Wetland Use Permit – City File No. 20-009 – Rochester Hills Surgery Center

REQUEST:

Approval of a Wetland Use Permit for activities related to the construction of a three-story, 60,000 s.f. medical building on 3.35 acres located on the north side of South Boulevard, west of Dequindre. There is about one-third of an acre of wetland on site, considered to be of low quality and a semi-valuable resource to the City. The construction activities will impact one-third of an acre, and the City’s environmental consultant, ASTI, states that the wetland, with its close proximity to M-59, does not provide significant wildlife habitat due to consistent noise and recommends approval. The plans show a proposed drainage ditch called a “Relocated Ditch” at the same elevations as Wetland A and will allow for adequate drainage and hydrological communication between the property and the M-59 drainage system to the north and the Gibson Drain to the west, which is satisfactory to ASTI. Please refer to the ASTI Environmental letter of August 10, 2020 and email dated October 7, 2020 regarding the wetland review and delineation.

BACKGROUND:

The matter was heard at the September 15, 2020 Planning Commission, and it was tabled before discussing the Wetland Use Permit. There were several concerns raised by the Commissioners, one related to moving the drainage ditch to add parking, which did not impact the wetlands further. The project was again before the Planning Commission at its November 17, 2020 meeting. The Commission recommended approval of a Wetland Use Permit and approved a Natural Features Setback Modification, Tree Removal Permit and the Site Plans with minor conditions to be addressed prior to building permit approval and final approval by staff. Please refer to the meeting minutes for both meetings for details.

RECOMMENDATION:

The City’s Wetland Consultant (ASTI) and the Planning Commission recommend approval of a Wetland Use Permit for Rochester Hills Surgery Center, City File No. 20-009, proposed on South Boulevard, west of Dequindre, based on plans dated received by the Planning and Development Department on October 16, 2020.

APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Mayor		
Deputy Clerk		

Contract Reviewed by City Attorney Yes N/A

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