



City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

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Legislative File No: 2020-0133 V2

TO: Mayor and City Council Members
FROM: Sara Roediger, Director of Planning and Development, ext. 2573
DATE: May 28, 2020
SUBJECT: Request for Approval of a Wetland Use Permit – City File No. 19-026 – Hamlin Outdoor Storage

REQUEST:

Approval of a Wetland Use Permit for activities related to the construction of the parking area and a storm sewer pipe for a recreational vehicle storage facility on 9.7 acres located on the north side of Hamlin between John R and Dequindre Rds. No structures are proposed. There is under one acre of wetlands on site (41,557 s.f.), considered to be of low quality and not valuable resources to the City. The impacts total approximately 5,471 sq. ft. (about 1/8 of an acre), and the area for the storm sewer pipe will only be temporarily impacted. Please refer to the ASTI Environmental letter of March 4, 2020 regarding the wetland review and delineation.

BACKGROUND:

At its April 21, 2020 meeting, the Planning Commission postponed approval of the Wetland Use Permit, Natural Features Setback Modification, Tree Removal Permit and the Site Plan so the applicant could provide cross sections showing adequate screening along with adding screening material, details of the gate and adding landscaping around the detention pond. These requests/additions were shown on revised plans, and the matter was again considered by the Planning Commission at its May 19, 2020 meeting. The Wetland Use Permit was recommended for approval and the other requests above were approved with minor conditions to be addressed prior to construction plan, building permit approval and final approval by staff. One condition of approval was that other evergreen species be substituted for the Douglas Firs, which has been shown on the plans. As requested, a note was added to the plans stating that no trailers taller than 10 feet shall be parked at the southern end of the parking lot and the natural features setback was shown in linear feet. ASTI reviewed the natural features and wetland impacts to insure that they are the minimum required to accomplish the proposed development of the site. Please refer to the meeting minutes for details.

RECOMMENDATION:

Staff, the City’s Wetland Consultant (ASTI) and the Planning Commission recommend approval of a Wetland Use Permit for Hamlin Outdoor Storage, City File No. 19-026, proposed on the north side of Hamlin between John R and Dequindre Rds. based on plans dated received by the Planning and Development Department on May 4, 2020.

APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Mayor		
Deputy Clerk		

Contract Reviewed by City Attorney Yes N/A

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