



Rochester Hills

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Master

File Number: 2015-0551

File ID: 2015-0551

Type: Permit

Status: To Council

Version: 2

Reference: 15-001

Controlling Body: City Council
Regular Meeting

File Created Date : 12/22/2015

File Name: Brampton Parc Wetland Use Permit

Final Action:

Title label: Request for Approval of a Wetland Use Permit - for permanent impacts to approximately 1,128 square feet of wetland area for Brampton Parc Condominiums PUD, a proposed 12-unit residential development on 2.93 acres, located on the east side of John R, between Hamlin and School, zoned R-4, One Family Residential, 1459 John R, LLC, Applicant

Notes:

Sponsors:

Enactment Date:

Attachments: 020816 Agenda Summary.pdf, Final PUD Staff Report.pdf, 010516 ASTI Rev.pdf, Site Plans.pdf, PHN.pdf

Enactment Number:

Contact: PLA 656-4660

Hearing Date:

Drafter:

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	01/19/2016	Recommended for Approval	City Council Regular Meeting			Pass

Text of Legislative File 2015-0551

Title

Request for Approval of a Wetland Use Permit - for permanent impacts to approximately 1,128 square feet of wetland area for Brampton Parc Condominiums PUD, a proposed 12-unit residential development on 2.93 acres, located on the east side of John R, between Hamlin and School, zoned R-4, One Family Residential, 1459 John R, LLC, Applicant

Body

Resolved, that the Rochester Hills City Council hereby approves a Wetland Use Permit for impacts to approximately 1,128 square feet for construction of the storm sewer detention basin for Brampton Parc Condominiums PUD, a 12-unit residential development on 2.93 acres, located on the east side of John R, between Hamlin and School Rds., zoned R-4, One Family Residential, Parcel No. 15-24-301-052, 1459 John R. LLC, Applicant, based on plans dated received by the Planning and Economic Development Department on December 22, 2015 with the following findings and conditions:

Findings:

1. Of the approximately 0.02 acre of City-regulated wetlands on site, the applicant is proposing to impact approximately the same amount of wetlands.
2. The wetland areas are of low quality, both in functional value and floristic diversity and should not be considered a vital natural resource to the City.

Conditions:

1. That the applicant receives all applicable DEQ permits prior to issuance of a Land Improvement Permit.
2. That the applicant provides a detailed soil erosion plan with measures sufficient to ensure ample protection of wetlands areas, prior to issuance of a Land Improvement Permit.
3. That ASTI verifies that condition 2.a from its September 17, 2015 letter is addressed, prior to final approval by city staff.