

April 29, 2021

Kristen Kapelanski
Department of Planning and
Economic Development
City of Rochester Hills
1000 Rochester Hills Drive
Rochester Hills, MI 48309-3033

Subject: File No. 21-002 – R. Youngblood & Co.;
Wetland Use Permit Review #1;
Plans received by the City of Rochester Hills on
April 5, 2021
ASTI File No. 11482-17

Applicant: Ryan Youngblood

Dear Ms. Kapalanski:

The above referenced project proposes to construct a landscaping and plant nursery facility on approximately twenty-four acres of land located at 930 Mead Road, east of Sheldon Road, and west of Winkler Mill Road.

ASTI has reviewed the site plans received by the City on April 5, 2021 (Current Plans) for conformance to the Wetland and Watercourse Protection Ordinance and the Natural Features Setback Ordinance and offers the following comments for your consideration.

COMMENTS

1. **Applicability of Chapter (§126-500).** The Wetland and Watercourse Protection Ordinance is applicable to the subject site because the subject site is not included within a site plan which has received final approval, or a preliminary subdivision plat which received approval prior to January 17, 1990, which approval remains in effect and in good standing and the proposed activity has not been previously authorized.

2. **Wetland and Watercourse Determinations (§126-531).** This Section lists specific requirements for completion of a Wetland and Watercourse Boundary Determination.

The Current Plans state “Depicted wetland boundaries are from document dated April 5th, 2007.” Based on this historical wetland information provided to the City, wetland impacts will not be part of the development; therefore, wetland boundaries will not be required to be shown on the Current Plans for this project based on non-wetland conditions involved with the proposed development.

3. **Use Permit Required (§126-561).** This Section establishes general parameters for activity requiring permits, as well as limitations on nonconforming activity. This review of the Current Plans has been undertaken in the context of those general parameters, as well as the specific requirements listed below.

To the City’s and ASTI’s knowledge, no wetland will be involved or impacted from work represented on the Current Plans.

4. **Use Permit Approval Criteria (§126-565).** This Section lists criteria that shall govern the approval or denial of an application for a Wetland Use Permit. The following items must be addressed on a revised and dated Wetland Use Permit application and additional documentation submitted for further review.

ASTI offers no comment at this time due to the lack of wetland involved with the proposed development.

5. **Natural Features Setback (§21.23).** This Section establishes the general requirements for Natural Features Setbacks and the review criteria for setback reductions and modifications.

Based on historical wetland information provided to the City, Natural Features Setback areas will not be involved with the development proposed on the Current Plans and will not be required to be shown.

RECOMMENDATIONS

ASTI recommends the City approve the Current Plans.

Respectfully submitted,

ASTI ENVIRONMENTAL



Kyle Hottinger
Wetland Ecologist
Professional Wetland Scientist #2927



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