



Rochester Hills

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Master

File Number: 2016-0302

File ID: 2016-0302

Type: Permit

Status: To Council

Version: 2

Reference: 16-010

Controlling Body: City Council
Regular Meeting

File Created Date : 07/27/2016

File Name: Wetland Use Permit - Henry Ford Pharmacy

Final Action:

Title label: Request for a Wetland Use Permit Approval - Henry Ford Pharmacy Advantage, for impacts to approximately 965 square feet associated with the construction of a 25,667 square-foot office building on 3.2 acres located on the north side of South Boulevard, between John R and Dequindre, zoned O-1 Office Business; Glenn Jones, Dembs Development, Applicant

Notes:

Sponsors:

Enactment Date:

Attachments: 082916 Agenda Summary.pdf, Map aerial.pdf, Staff Report 081616.pdf, ASTI Rev 080816.pdf, Boji Property Access Ltr 072616.pdf, Site Plans.pdf, Minutes PC 081616.pdf, PHN WUP.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	08/16/2016	Recommended for Approval	City Council Regular Meeting			Pass

Text of Legislative File 2016-0302

Title

Request for a Wetland Use Permit Approval - Henry Ford Pharmacy Advantage, for impacts to approximately 965 square feet associated with the construction of a 25,667 square-foot office building on 3.2 acres located on the north side of South Boulevard, between John R and Dequindre, zoned O-1 Office Business; Glenn Jones, Dembs Development, Applicant

Body

Resolved, that the Rochester Hills City Council hereby approves a Wetland Use Permit for Henry Ford Pharmacy Advantage for impacts to approximately 965 square feet associated with the construction of a 25,667 square-foot office building on 3.2 acres located on the north side of South Boulevard, between John R and Dequindre, zoned O-1 Office Business, Parcel No. 15-36-352-025, Glen Jones, Dembs Development, Applicant, based on plans dated received by the Planning and Economic Development

Department on July 22, 2016 with the following findings and conditions:

Findings:

1. Of the 0.16 acre of wetland area on site, the applicant is proposing to impact 0.06 acres.
2. Because the wetland areas are of low ecological quality and are not a vital natural resource to the City, and impacts should have little effect on the current primary function of the southern watercourse, the City's Wetland consultant, ASTI, recommends approval.

Conditions:

1. City Council approval of the Wetland Use Permit.
2. If required, that the applicant receives all applicable DEQ and OCWR permits prior to issuance of a Land Improvement Permit.
3. 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.
4. That any temporary impact areas be restored to original grade with original soils or equivalent soils and seeded with a City approved wetland seed mix where possible, prior to final approval by staff.