



Rochester Hills

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Master

File Number: 2018-0277

File ID: 2018-0277

Type: Permit

Status: To Council

Version: 2

Reference: 18-008

Controlling Body: City Council
Regular Meeting

File Created Date : 06/27/2018

File Name: Breckenridge Condominiums Wetland Use Permit

Final Action:

Title label: Request for a Wetland Use Permit - for impacts of up to 9,671 square feet associated with construction activities for Breckenridge Condominiums, a proposed 12-unit duplex residential development located on the south side of Hamlin, west of Livernois

Notes:

Sponsors:

Enactment Date:

Attachments: 091018 Agenda Summary.pdf, ASTI Rev 072718.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	08/21/2018	Recommended for Approval	City Council Regular Meeting			Pass

Text of Legislative File 2018-0277

Title

Request for a Wetland Use Permit - for impacts of up to 9,671 square feet associated with construction activities for Breckenridge Condominiums, a proposed 12-unit duplex residential development located on the south side of Hamlin, west of Livernois

Body

Resolved, that the Rochester Hills City Council hereby approves a Wetland Use Permit for impacts of up to 9,671 square feet for construction activities associated with Breckenridge Condominiums, a 12-unit residential development on 3.63 acres located on the south side of Hamlin, west of Livernois, zoned R-3 One Family Residential with an MR Mixed Residential Overlay, Parcel Nos. 15-28-226-023 and -024, based on plans dated received by the Planning and Economic Development Department on July 24, 2018, Jim Polyzois, Hamliv, LLC, Applicant, with the following findings and conditions:

Findings:

1. Of the approximately 50,500 s.f of City-regulated wetlands on site, the applicant is proposing to impact

approximately 9,671 s.f.

2. Wetlands A and B are of low quality and function, and should not be considered a vital natural resource to the City, according to the ASTI Environmental letter of July 27, 2018. Wetland C is not regulated by the City.

Conditions:

1. If required, 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.