



## Planning and Economic Development

Sara Roediger, AICP, Director

From: Kristen Kapelanski, AICP  
Date: 5/11/2020  
Re: **Hamlin Outdoor Storage (City File #19-026)**  
**Site Plan – Planning Review #5**

The applicant is planning the construction of an outdoor storage facility for recreational vehicles at 1441 East Hamlin Rd., on the north side of Hamlin between John R and Dequindre. The project was reviewed for conformance with the City of Rochester Hills Zoning Ordinance. This item will be reviewed and approved by the Planning Commission in accordance with Section 138-2.200. The comments below and in other review letters are minor in nature and can be incorporated into a final site plan submittal for review by staff after review by the Planning Commission.

1. **Background.** The Planning Commission considered this item at the April 21, 2020 meeting. At that time the item was postponed for the reasons noted below. Staff comments on changes made to the plans to address the concerns are provided in italics.
  - a) Applicant to provide line of site drawings from either direction on Hamlin showing the parked, typical 12-foot RV vehicles with additional landscaping or the berm raise to form an appropriate opaque screen. *Line of site drawings have been provided on sheet 6 showing the RV's would be screened from Hamlin. The berm along Hamlin Road has been raised by two feet.*
  - b) Provide gate details at the entrance and how it would look on either end of the berm. *A gate detail has been provided.*
  - c) Provide berm details that show the horizontal and vertical scales matching. *Plans have been updated accordingly.*
  - d) Provide detention plantings between the basin and Hamlin. *A berm and plantings have been added between the proposed basin and Hamlin.*
  - e) Provide photos of the existing screen. *Photos have been provided.*
2. **Zoning and Use (Section 138-4.300).** The site is zoned I Industrial District which permits outdoor storage uses as a permitted use. The following requirements of Section 138-4.431 apply to outdoor storage in Industrial districts.
  - A. *If the outdoor storage constitutes a principal use the storage shall comply with the front and rear setbacks of the Industrial district. The proposed storage area is set back appropriately.*
  - B. *Any storage shall be screened from public view from a public street and from adjoining residential properties by an enclosure consisting of a wall, opaque fence or opaque evergreen landscape screen not less than the height of the equipment, vehicles and materials to be stored. An 8 ft. berm with plantings is proposed surrounding the storage area.*
  - C. *Any storage shall be screened from adjacent business or office districts by an enclosure consisting of a wall, opaque fence or opaque evergreen screening not less than 6 feet in height. Not applicable.*
  - D. *Screening shall not be required on the interior of an industrial district where the storage area is not visible from a thoroughfare or any zoning district other than an industrial district. Not applicable.*
  - E. *The type and style of screening shall be approved by the reviewing authority.*
  - F. *Masonry walls or wood fences shall be repaired, maintained and kept in good condition by the owners. The maximum height for any freestanding screening wall or fence shall be 8 feet but walls may be taller if they are wing walls that attach to a building. If screening higher than 8 feet is required to conceal the material or vehicles being stored, the screening shall consist of evergreen screening sufficient to form an opaque screen equal to the height of the material or equipment within 3 years of planting. Existing chain link fence to remain as noted on Sheet 4.*
  - G. *Dumpster and trash storage areas are subject to the requirements of Section 138-10.311. A dumpster is not proposed per response letter of October 23, 2019.*

Refer to the table below for the zoning and existing and future land use designations for the subject site and surrounding parcels.

	Zoning	Existing Land Use	Future Land Use
<b>Subject Site</b>	<b>I, Industrial</b>	<b>Vacant</b>	<b>Industrial</b>
North	R-4, One Family Residential	Vacant	Park/Public Open Space
South (across Hamlin)	R-4, One Family Residential	Single Family Homes Borden Park	Residential 4 Park/Public Open Space
East	I, Industrial	Single Family Homes Rochester Outdoor Storage	Park/Public Open Space
West	R-4, One Family Residential	Single Family Home Vacant	Industrial

3. **Site Layout** (Section 138-5.100-101 and Section 138-10.102). Refer to the table below as it relates to the area, setback, and building requirements of the I district for this project.

Requirement	Proposed	Staff Comments
<b>Max. Height</b> 42 ft.	No structures proposed	N/A
<b>Min. Front Setback (Hamlin)</b> 50 ft.	50 ft.	In compliance
<b>Min. Side Setback</b> 50 ft./100 ft.	50 ft. +/-100 ft. +	In compliance
<b>Min. Rear Setback</b> 50 ft.	50 ft. +	In compliance

4. **Parking, Loading and Access** (138-11.100-308). It does not appear that any off-street parking spaces are proposed, nor are any required.

5. **Exterior Lighting** (Section 138-10.200-204). A photometric plan showing the location and intensity of exterior lighting must be provided for proposed lighting. Refer to the table below as it relates to the lighting requirements for this project.

Requirement	Proposed	Staff Comments
<b>Shielding/Glare</b> Lighting shall be fully shielded & directed downward at a 90° angle  Fixtures shall incorporate full cutoff housings, louvers, glare shields, optics, reflectors or other measures to prevent off-site glare & minimize light pollution  Only flat lenses are permitted on light fixtures; sag or protruding lenses are prohibited	Fixture details provided	In compliance
<b>Max. Intensity</b> (measured in footcandles fc.) 10 fc. anywhere on-site, 1 fc. at ROW, & 0.5 fc. at any other property line	Max light levels not provided directly under fixtures	<b>Applicant to confirm max. intensity is 10 fc. or below on all parts of site by providing foot candles directly below proposed fixtures</b>
<b>Lamps</b> Max. wattage of 250 watts per fixture  LED or low pressure sodium for low traffic areas, LED, high pressure sodium or metal halide for parking lots	110 watts	In compliance
<b>Max. Height</b> 20 ft., 15 ft. when within 50 ft. of residential	20 ft.	In compliance

6. **Natural Features**

- a) **Environmental Impact Statement (EIS)** (Section 138-2.204.G) An EIS that meets ordinance requirements has been submitted.
- b) **Tree Removal** (Section 126 Natural Resources, Article III Tree Conservation). The site is subject to the previous version of the city's tree conservation ordinance, and so any healthy tree greater than 6" in caliper that will be removed must be replaced with one tree credit. Trees that are dead or in poor condition need not be replaced. The removal of any regulated tree requires the approval of a tree removal permit and associated tree

replacement credits, in the form of additional plantings as regulated in the Tree Conservation Ordinance or a payment of \$216.75 per credit into the City's tree fund. 172 trees to be removed. All trees 6" dbh or larger are regulated unless they are dead. 22 of the trees will be replaced on site and the remainder will be paid into the tree fund.

- c) **Wetlands** (Section 126 Natural Resources, Article IV Wetland and Watercourse Protection). The site contains three regulated wetlands. See the ASTI letter dated March 4, 2020 for additional information. A wetland use permit is required and is recommended for approval by ASTI.
  - d) **Natural Features Setback** (Section 138-9 Chapter 1). The plan proposes 177 linear feet of natural features setback modifications. See the ASTI letter dated March 4, 2020. Approval of the Natural Features Setback Modification is recommended.
  - e) **Steep Slopes** (Section 138-9 Chapter 2). The site does not contain any regulated steep slopes.
7. **Landscaping** (Section 138-12.100-308). A landscape plan signed and sealed by a registered landscape architect has been provided. Refer to the table below as it relates to the landscape requirements for this project as proposed.

Requirement	Proposed	Staff Comments
<b>Right of Way</b> (Hamlin Rd.: 670 ft.) 1 deciduous per 35 ft. + 1 ornamental per 60 ft. = 19 deciduous + 11 ornamental	9 deciduous 11 ornamental	See b. below
<b>Buffer E</b> (north: 495 ft.) Berm + 50 ft. + 2.5 deciduous + 1.5 ornamental + 6 evergreen + 10 shrubs per 100 ft. = 12 deciduous + 7 ornamental + 30 evergreen + 50 shrubs	Berm proposed around storage area 50 ft. + 12 deciduous 7 ornamental 30 evergreen 50 shrubs	In compliance
<b>Buffer E</b> (east: 290 ft.): Berm + 50 ft. + 2.5 deciduous + 1.5 ornamental + 6 evergreen + 10 shrubs per 100 ft. = 7 deciduous + 4 ornamental + 17 evergreen + 29 shrubs	Berm proposed around storage area 50 ft. 8 deciduous 5 ornamental 17 evergreen 30 shrubs	In compliance
<b>Buffer E</b> (west: 250 ft.): Berm + 50 ft. + 2.5 deciduous + 1.5 ornamental + 6 evergreen + 10 shrubs per 100 ft. = 6 deciduous + 4 ornamental + 15 evergreen + 25 shrubs	Berm proposed around storage area 50 ft. + 10 deciduous 6 ornamental 24 evergreen 41 shrubs	In compliance
<b>Buffer E</b> (south: 280 ft.): Berm + 50 ft. + 2.5 deciduous + 1.5 ornamental + 6 evergreen + 10 shrubs per 100 ft. = 7 deciduous + 4 ornamental + 17 evergreen + 28 shrubs	Berm proposed around storage area 50 ft. + 7 deciduous 5 ornamental 17 evergreens 30 shrubs	In compliance

- a) A landscape planting schedule has been provided including the size of all proposed landscaping, along with a unit cost estimate and total landscaping cost summary, including irrigation costs, for landscape bond purposes.
  - b) If required trees cannot fit or planted due to infrastructure conflicts, a payment in lieu of may be made to the City's tree fund at a rate of \$216.75 per tree. Existing healthy vegetation on the site may be used to satisfy the landscape requirements and must be identified on the plans.
  - c) All landscape areas must be irrigated. This is noted on the landscape plan, but an irrigation plan must be submitted prior to staff approval of the final site plan. A note specifying that watering will only occur between the hours of 12am and 5am has been included on the plans.
  - d) Site maintenance notes listed in Section 138-12.109 have been included on the plans.
  - e) A note stating "Prior to the release of the performance bond, the City of Rochester Hills must inspect all landscape plantings" has been included on the plans.
8. **Signs.** (Section 138-8.603). A note has been included on the plans that states that all signs must meet Section 138-8.603 and Chapter 134 of the City Code of Ordinances and be approved under a separate permit issued by the Building Department.



**ASSESSING DEPARTMENT**  
Laurie A Taylor, Director

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From: Laurie Taylor  
To: Sara Roediger  
Date: 4/8/20  
Re: Project: Hamlin Outdoor Storage Review #1  
Parcel No: 70-15-24-326-004 & 70-15-24-401-003  
File No.: 19-026 BESC-TBD  
Applicant: Wiegand Development

No comment

Mailing Address:  
P.O. Box 2160  
Brighton, MI 48116-2160800 395-ASTI  
Fax: 810.225.3800

www.asti-env.com

March 4, 2020

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

**Subject: File No. 19-026 Hamlin Outdoor Storage;  
Wetland Use Permit Review #4;  
Plans received by the City of Rochester Hills on  
February 27, 2020  
ASTI File No. 9675-92**

**Applicant: Wiegand Development**

Dear Ms. Kapalanski:

The above referenced project proposes to construct a vehicular outdoor storage area on approximately 9.8 acres of land located along Hamlin Road, east of John R Road, and west of Dequindre Road.

ASTI has reviewed the site plans received by the City on February 27, 2020 (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.
  - a. This review has been undertaken in the context of a Wetland and Watercourse Boundary Determination completed on the site by the Applicant's wetland consultant, Dortman Environmental, LLC. ASTI confirmed this wetland delineation in the field on October 31, 2019.

Three wetlands were identified on the property: Wetlands A, B, and C, and one watercourse, the Ladd Drain, all of which are regulated by the City and likely the Michigan Department of Environment, Great lakes, and Energy (EGLE). Portions of all on-site wetlands are proposed to be impacted this project.

#### Wetland Quality Assessments

Three wetlands were delineated on the property. Quality assessments are as follows:

#### Wetlands A and C

Wetlands A and C were of very similar ecological character, size, and in close proximity to each other. Thus, they will be discussed together for the purposes of this report. Located in the eastern portion of the property, Wetlands A and C are man-made forested wetlands dominated by vegetation of generally low ecological floristic quality. Vegetation within Wetlands A and C were dominated by the common native species of cottonwood (*Populus deltoides*), crack willow (*Salix fragilis*), and box elder (*Acer negundo*). Canopy cover within Wetlands A and C were estimated at 60-70%, and trees were generally young to moderately mature. Vegetation within the shrub layers of these two wetlands was dominated by the common native species of gray dogwood (*Cornus racemosa*) and the invasive species of glossy buckthorn (*Frangula alnus*). The herbaceous layers were sparse at the time of ASTI's inspection and were dominated by the invasive species of reed canary grass (*Phalaris arundinacea*). Mean vegetation cover within the entirety of Wetlands A and C were estimated at approximately 70% with an approximate total native species cover of 70% and approximate invasive species cover of 30%. Wetland hydrology appears to be driven by surface water and precipitation detainment; Wetlands A and C do not appear to be in direct contact with groundwater. Due to their small size, Wetlands A and C do not provide significant ground water filtration, groundwater recharge, or surface water detainment. Wetland soils were comprised of sandy and mucky loams and appeared to be relatively undisturbed since approximately 1997 based on historical aerial photography review. Wetlands A and C both appear to be the result of former industrial activities on the site prior to 2000. The vegetation within Wetlands A and C are dominated by common native species with significant invasive species inclusions. Wetlands A and C are of low floristic quality, do not provide significant water filtration or detainment, and are the result of former industrial activities on the property and thus, they should not be considered valuable natural resources to the City.

#### Wetland B

Wetland B is an emergent wetland located in the northwest portion of the property. Vegetation within Wetland B was dominated by the invasive species of reed canary grass. Supporting vegetation within Wetland B included native species such as cottonwood trees and saplings, box elder trees and saplings, red raspberry (*Rubus*

*ideaus*), and sand bar willow (*Salix interior*). Mean vegetation cover within the entirety of Wetland B was estimated at 100% with an approximate total native species cover of 30% and approximate invasive species cover of 70%. Wetland hydrology is supplied to Wetland B from precipitation and surface water detainment. Wetland B is directly connected to the Ladd Drain to the north/west. Wetland B provides direct surface water filtration and surface water detainment to storm flow prior to entering the Ladd Drain; but due to its small size, water treatment capabilities are low. The Ladd Drain, which borders Wetland B, is channelized throughout its course on the Property to allow faster, flashier flows; therefore, Wetland B does not appear to be able to capture any significant potential flooding events from the Ladd Drain. Wetland B does not appear to be in contact with ground water. Wetland B soils were comprised of sandy loams and appeared to be relatively undisturbed since approximately 1997 based on historical aerial photography review. Wetland B appears to be the result of former industrial activities on the site prior to 2000. The vegetation within Wetland B is dominated by invasive species with minimal native species inclusions. Wetland B is of low floristic quality, does not provide significant water filtration, flood storage capacity, or detainment, and is the result of former industrial activities on the property. However, Wetland B does provide some surface water treatment to storm flows prior to entering the Ladd Drain. Therefore, Wetland B should be considered a marginally valuable natural resource to the City.

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.
  - a. On-site wetland appears to be shown accurately per on the Current Plans as well as all alpha-numeric wetland flagging as applied in the field, which is to ASTI's satisfaction. The Current Plans also indicate that the wetland delineation shown was completed on June 25, 2019 by the Applicant's wetland consultant, Dortman Environmental LLC, which is also to ASTI's satisfaction. The applicant is advised that wetland delineations are only considered valid by the City and EGLE for a period of three years past the completion date.
  - b. All wetland on-site and the Ladd Drain are regulated by the City and likely EGLE. Wetlands A and C are regulated by the City and likely EGLE because they are within 500 feet of the Ladd Drain; Wetland B is regulated by the City and likely EGLE because it is directly connected to the Ladd Drain. The Ladd Drain exhibited defined channel bed and banks and was flowing on the day of the site inspection and thus, meets the definition of a stream under Part 301, Inland Lakes and Streams.

- c. The Current Plans show the entirety of Wetland A (1,944 square feet) will be permanently impacted from the construction of the proposed parking area. Wetland A is of low ecological quality and function and is not a valuable resource to the City. Therefore, ASTI recommends that the City allow for the impacts to Wetland A as proposed on the Current Plans. All impacts to Wetland A are shown in square feet on the Current Plans to ASTI's satisfaction.
- d. The Current Plans show 1,542 square feet of temporary impacts to Wetland B will occur from the installation of 186 linear feet of 24-inch storm sewer pipe that stems from the proposed detention basin.

This proposed action qualifies for an exception to the Wetland Use Permit provided that: (1) a prior written notice is given to the City Engineer and written consent is obtained from the City Mayor prior to work commencing; (2) the work is conducted using best management practices (BMPs) to ensure flow and circulation patterns and chemical and biological characteristics of wetlands are not impacted; and (3) such that all impacts to the aquatic environment are minimized. BMPs must be implemented during the construction phase of the proposed project and any temporarily impacted areas must be restored to original grade with original soils or equivalent soils and seeded with a City-approved wetland seed mix. This is all shown on the Current Plans to ASTI's satisfaction.

This action will also require a Part 303, Wetlands Protection permit from EGLE, which must be obtained and submitted to the City for review prior to construction.

- e. The Current Plans show the entirety of Wetland C (1,985 square feet) will be permanently impacted from the construction of the proposed parking area. Wetland C is of low ecological quality and function and is not a valuable resource to the City. Therefore, ASTI recommends that the City allow for the impacts to Wetland C as proposed on the Current Plans. All impacts to Wetland C are shown in square feet on the Current Plans to ASTI's satisfaction.
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:
- a. A Wetland Use Permit from the City and likely an EGLE Part 303 Permit are required for this project as proposed. Once an EGLE permit is received by the applicant, it must be submitted to the City for review prior to construction.

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.
- a. The Current Plans show all on-site Natural Features Setback areas and all proposed impacts to Natural Features Setback areas to ASTI's satisfaction.
  - b. All Natural Features Setback areas on-site were similar in ecological character and will be discussed together for the purposes of this report. Natural Features Setback areas on-site were dominated by invasive species such as smooth brome (*Bromus inermis*), garlic mustard (*Allaria petiolata*), Siberian elm (*Ulmus pumila*), teasel (*Dipsacus fullonum*), and smooth crabgrass (*Digitaria ischaemum*) with lesser inclusions of native species such as young to moderately mature box elder and cottonwood saplings, gray dogwood, and staghorn sumac (*Rhus typhina*). Total tree canopy was approximately 25%. The on-site Natural Features Setback areas on-site are dominated by invasive species (approximately 75% total coverage) and therefore low in ecological quality and function.
  - c. The Current Plans show that 195 linear feet of permanent impacts to Natural Features Setback associated with Wetland A will occur from the construction of the proposed parking lot. The Natural Features Setback areas on-site are of low ecological quality and function and offer little buffer quality to Wetland A. Thus, ASTI recommends the City allow for the proposed impacts.
  - d. The Current Plans show 52 linear feet of Natural Features Setback associated with Wetland B will be temporarily impacted from the installation of a storm water sewer line from the proposed detention basin in the northwest portion of the site.

This action would qualify for an exception to the Natural Features Setback ordinance provided that: (1) a prior written notice is given to the City Engineer and written consent is obtained from the City Mayor prior to work commencing; (2) the work is conducted using best management practices (BMPs) to ensure flow and circulation patterns and chemical and biological characteristics of wetlands are not impacted; and (3) such that all impacts to the aquatic environment are minimized. BMPs must be implemented during the construction phase of the proposed

project and any temporarily impacted areas must be restored to original grade with original soils or equivalent soils and seeded with a City-approved seed mix. This is all noted on the Current Plans to ASTI's satisfaction.

- e. The Current Plans show 177 linear feet of permanent impacts to Natural Features Setback associated with Wetland C will occur from the construction of the proposed parking lot. The Natural Features Setback areas on-site are of low ecological quality and function and offer little buffer quality to Wetland C. Thus, ASTI recommends the City allow for the proposed impacts.

**RECOMMENDATION**

ASTI recommends the City approve the Current Plans.

Respectfully submitted,

**ASTI ENVIRONMENTAL**



Kyle Hottinger  
Wetland Ecologist  
Professional Wetland Scientist #2927



Dianne Martin  
Vice President.  
Professional Wetland Scientist #1313



## PARKS & NATURAL RESOURCES DEPARTMENT

Ken Elwert, CPRE, Director

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To: Kristen Kapelanski, Planning Manager  
From: Matt Einheuser, Natural Resources Manager  
Date: May 7th, 2020  
Re: Hamlin Outdoor Storage – Review #5  
File #19-026

Approved;

Other comments regarding Landscaping on berm:

Forestry has no concerns regarding tree plantings on berm proposed **with irrigation**. However, consider substituting out/reducing the Douglas firs for other spruces/firs because Douglas fir historically has been difficult to maintain and we have not had much success with their survival in Rochester Hills.

ME/ms

Copy: Maureen Gentry, Economic Development Assistant



JRB

DPS/Engineering  
Allan E. Schneck, P.E., Director

From: Jason Boughton, AC, Engineering Utilities Specialist  
To: Kristen Kapelanski, AICP, Planning Manager  
Date: January 21, 2020  
Re: **Hamlin Outdoor Storage, City File #19-026, Section 24  
Site Plan Review #3**

Approved

Engineering Services has reviewed the site plan received by the Department of Public Services on January 13, 2019, for the above referenced project. Engineering Services **does** recommend site plan approval due to the following comments:

**Storm Sewer**

1. Revise the C factor for the pond water surface to 1.0 instead of 0.95. The compound C factor at 0.80 is unaffected by this change due to the small area.

The applicant needs to submit a Land Improvement Permit (LIP) application with engineer's estimate, fee and construction plans to proceed with the construction plan review process started.

JB/au

c: Allan E. Schneck, P.E., Director; DPS  
Tracey Balint, P.E., Public Utilities Engineering Mgr.; DPS  
Keith Depp, Project Engineer, DPS  
File

Paul Davis, P.E. City Engineer/Deputy Director; DPS  
Paul G. Shumejko, P.E., PTOE, Transportation Eng. Mgr.; DPS  
Jenny McGuckin, ROW/Survey Technician; DPS

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**WRC**  
**WATER RESOURCES COMMISSIONER**  
*Jim Nash*

June 5, 2019

Kristen Kapelanski  
City of Rochester Hills  
1000 Rochester Hills Drive  
Rochester Hills, MI 48309

Reference: **Hamlin Outdoor Storage, CAMS #201900456**  
**Part of the SW & SE ¼ of Section 24, City of Rochester Hills**

Dear Ms. Kapelanski,

This office has received one set of plans for the Hamlin Outdoor Storage Project to be developed in part of the Southwest & Southeast ¼ of Section 24, City of Rochester Hills.

Our stormwater system review indicates that the proposed project may have an involvement with the Ladd Drain, which is a legally established County Drain under the jurisdiction of this office. Therefore, a storm drain permit may be required. Please email a completed drain application and a set of plans to [wrcplanreview@oakgov.com](mailto:wrcplanreview@oakgov.com). The \$250 check for the review fee can be mailed separately to this office.

The water system is operated and maintained by the City of Rochester Hills and plans must be submitted to the City of Rochester Hills for review.

The sanitary sewer is within the Clinton Oakland Sewage Disposal System. Any proposed sewers of 8" or larger may require a permit through this office.

Any related earth disruption must conform to applicable requirements of Part 91, Soil Erosion and Sedimentation Control of the Natural Resource and Environmental Protection Act, Act 451 of the Public Acts of 1994. Applications should be submitted to our office for the required soil erosion permit.

Please note that all applicable permits and approvals from federal, state or local authorities, public utilities and private property owners must be obtained.

If there are any questions regarding this matter, please contact Dan Butkus at 248-858-2089.

Sincerely,



Glenn R. Appel, P.E.  
Chief Engineer

GRA/DFB

