



Legislation Details (With Text)

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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

Sponsors:

Indexes:

Code sections:

Attachments: 1. 082916 Agenda Summary.pdf, 2. Map aerial.pdf, 3. Suppl Presentation 082916.pdf, 4. Staff Report 081616.pdf, 5. ASTI Rev 080816.pdf, 6. Boji Property Access Ltr 072616.pdf, 7. Site Plans.pdf, 8. Colored Renderings.pdf, 9. Minutes PC 081616.pdf, 10. PHN WUP.pdf, 11. Resolution (Draft).pdf

Date	Ver.	Action By	Action	Result
8/29/2016	2	City Council Regular Meeting	Adopted by Resolution	Pass
8/16/2016	1	Planning Commission	Recommended for Approval	Pass

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

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.