



## Legislation Details (With Text)

**File #:** 2018-0277      **Version:** 2

**Type:** Permit      **Status:** Passed

**File created:** 6/27/2018      **In control:** City Council Regular Meeting

**On agenda:**      **Final action:** 9/10/2018

**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

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 091018 Agenda Summary.pdf, 2. ASTI Rev 072718.pdf, 3. Resolution (Draft).pdf

Date	Ver.	Action By	Action	Result
9/10/2018	2	City Council Regular Meeting	Adopted by Resolution	Pass
8/21/2018	1	Planning Commission	Recommended for Approval	Pass

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

**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.