



## Legislation Details (With Text)

**File #:** 2020-0362      **Version:** 3

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

**File created:** 9/8/2020      **In control:** City Council Regular Meeting

**On agenda:**      **Final action:** 12/7/2020

**Title:** Request for Approval of a Wetland Use Permit for Rochester Hills Surgery Center, a proposed 60,000 s.f. medical building on 3.34 acres located on South Boulevard, west of Dequindre, zoned O-1 Office Business; Brad Chojnacki, The Alan Group Constructors, LLC, Applicant

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. 12072020 Agenda Summary.pdf, 2. Staff Report 11112020.pdf, 3. ASTI Rev Ltr 08102020.pdf, 4. ASTI Email 10072020.pdf, 5. Staff Review.pdf, 6. EIS.pdf, 7. Public Hearing Notice.pdf, 8. Minutes PC 9152020.pdf, 9. Minutes PC 11172020.pdf, 10. Site Plans Part 1.pdf, 11. Site Plans Part 2.pdf, 12. Site Plans Part 3.pdf, 13. Site Plans Part 4.pdf, 14. RHSC Exterior Renderings.pdf, 15. Resolution (Draft).pdf

| Date       | Ver. | Action By                    | Action                   | Result |
|------------|------|------------------------------|--------------------------|--------|
| 12/7/2020  | 3    | City Council Regular Meeting | Adopted by Resolution    | Pass   |
| 11/17/2020 | 2    | Planning Commission          | Recommended for Approval | Pass   |
| 9/15/2020  | 1    | Planning Commission          | Postponed                |        |

Request for Approval of a Wetland Use Permit for Rochester Hills Surgery Center, a proposed 60,000 s.f. medical building on 3.34 acres located on South Boulevard, west of Dequindre, zoned O-1 Office Business; Brad Chojnacki, The Alan Group Constructors, LLC, Applicant

**Resolved,** that the Rochester Hills City Council hereby approves a Wetland Use Permit for Rochester Hills Surgery Center, a proposed 60,000 s.f. medical building on 3.34 acres located on South Boulevard, west of Dequindre, zoned O-1 Office Business, Parcel No. 15-36-376-014, Brad Chojnacki, Applicant, based on plans dated received by the Planning and Economic Development Department on October 16, 2020 with the following findings and conditions.

**Findings:**

1. Of the .33 acre of wetland area on site, the applicant is proposing to impact approximately .33 acre.
2. The wetland area is of low ecological quality and is only a semi-valuable natural resource, so the City's Wetland consultant, ASTI, recommends approval.

**Conditions:**

1. If required, that the applicant receives an applicable EGLE Part 303 Permit 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.
3. 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 and implement best management practices, prior to final approval by staff.