



Legislation Text

File #: 2016-0302, **Version:** 2

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.