



Legislation Text

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

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.