City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

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Legislative File No: 2007-0027 V2

TO: Mayor and City Council Members

FROM: Ed Anzek, Director of Planning and Development, ext. 2572

DATE: March 26, 2007

SUBJECT: Wetland Use Permit (Public Hearing) – City File No. 04-037 – Oakville Estates PUD

REQUEST:

To hold a Public Hearing to discuss approval of a Wetland Use Permit for the installation of an elevated pedestrian bridge at the northeast corner of the property over Wetland A to the natural open space area for Oakville Estates.

BACKGROUND:

At its March 6, 2007 meeting, the Planning Commission recommended approval of a Wetland Use Permit for Oakville Estates, proposed near the northeast corner of John R and School. The subject site includes two areas totaling approximately .85 acres of wetland (Wetland A and Wetland B) regulated by the City and the DEQ, and for which the City's Wetland Consultant (ASTI) completed a Wetland Boundary Determination in November, 2005. Approximately 160 feet of temporary impact will occur to install the pedestrian bridge over Wetland A in the open space area. Wetland B is a low-quality wetland area adjacent to the detention basin proposed at the southwest corner of the property. The Natural Features Setback is waived per the PUD Agreement provided that the boardwalk is installed over Wetland A and a landscape buffer between the detention pond and Wetland is also provided.

An MDEQ Part 303 Permit is also required for Wetland A, which was issued on January 11, 2007 and has been reviewed by Staff.

RECOMMENDATION:

Staff, the City's Wetland Consultant (ASTI) and the Planning Commission recommend approval of a Wetland Use Permit for Oakville Estates PUD, City File No. 04-037, located east of John R, north of School.

RESOLUTION

NEXT AGENDA ITEM

RETURN TO AGENDA

APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Mayor		
City Council Liaison		

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