



Rochester Hills

Agenda Report

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File Number: 2007-0027

File Number: 2007-0027 **File Type:** Permit **Status:** Public Hearing
Version: 2 **Reference:** 04-037 **Controlling Body:** City Council Work Session
Requester: Planning/Development **Cost:** **Introduced:** 01/09/2007
File Name: Oakville Estates **Final Action:**

Title: Request for Wetland Use Permit - City File No. 04-037 - Oakville Estates, located east of John R, north of School, to construct a 6-foot wide by 12-foot long boardwalk over a wetland at the northeast corner of the property over Wetland A to the natural open space area, affecting Parcel Nos. 15-24-100-028 and -038,

Notes:

Code Sections:

Agenda Date:

Indexes: Permits

Agenda Number:

Sponsors:

Enactment Date:

Attachments: Agenda Summary.pdf, MDEQ Permit.pdf, WUP Notice.pdf, PC Minutes Re Oakville.pdf

Enactment Number:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	02/20/2007	Postponed				
	Notes:						
1	Planning Commission	03/06/2007	Recommended for Approval	City Council Work Session			Pass
	Notes: <i>MOTION by Kaltsounis, seconded by Schroeder, in the matter of City File No. 04-037 (Oakville Estates), the Planning Commission recommends to City Council 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, based on plans dated received by the Planning Department on December 1, 2006, with the following three (3) findings and subject to the following two (2) conditions.</i>						
	Findings:						
	1. The Wetland and Watercourse Protection Ordinance is applicable to the subject site because it is not included within a site plan or preliminary subdivision plat which has received final approval prior to January 17, 1990.						

2. *Approximately 160 square feet of temporary wetland impacts to Wetland A will result from construction of an elevated boardwalk. Such boardwalk would allow Wetland A to be crossed and would keep pedestrian impacts to a minimum, thereby preserving wetland functions and allowing access to open space east of Wetland A.*
3. *An elevated walk across Wetland A would allow the natural drainage patterns to remain unimpeded and pedestrian access is preferable.*

Conditions:

1. *Impacted areas must be shown on revised plans in square footage and approved by the City's Wetland Consultant, prior to Final Approval by Staff.*
2. *All temporarily impacted areas must be seeded with a seed mix, and be noted on the revised plans, as approved by the City's Wetland Consultant prior to Final Approval by Staff.*

Aye: Boswell, Brnabic, Dettloff, Hardenburg, Hooper, Kaltsounis, Reece, Schroeder and Yukon

Text of Legislative File 2007-0027

..Title

Request for Wetland Use Permit - City File No. 04-037 - Oakville Estates, located east of John R, north of School, to construct a 6-foot wide by 12-foot long boardwalk over a wetland at the northeast corner of the property over Wetland A to the natural open space area, affecting Parcel Nos. 15-24-100-028 and -038,

..Body

Proposed Resolution For Consideration at the April 25, 2007 Regular Meeting

Resolved, that the Rochester Hills City Council hereby approves a Wetland Use Permit for Oakville Estates PUD, City File No. 04-037, for the installation of an elevated pedestrian bridge at the northeast corner of the property over Wetland A to the natural open space area, affecting parcel nos. 15-24-100-028 and -038, based on plans dated received by the Planning Department on December 1, 2006, with the following findings and subject to the following conditions.

Findings:

1. The Wetland and Watercourse Protection Ordinance is applicable to the subject site because it is not included within a site plan or preliminary subdivision plat which has received final approval prior to January 17, 1990.
2. Approximately 160 square feet of temporary wetland impacts to Wetland A will result from construction of an elevated boardwalk. Such boardwalk would allow Wetland A to be crossed and would keep pedestrian impacts to a minimum, thereby preserving wetland functions and allowing access to open space east of Wetland A.

3. An elevated walk across Wetland A would allow the natural drainage patterns to remain unimpeded and pedestrian access is preferable.

Conditions:

1. Impacted areas must be shown on revised plans in square footage and approved by the City's Wetland Consultant, prior to Final Approval by Staff.
2. All temporarily impacted areas must be seeded with a seed mix, and be noted on the revised plans, as approved by the City's Wetland Consultant prior to Final Approval by Staff.