



Rochester Hills

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Master

File Number: 2008-0411

File ID: 2008-0411

Type: Project

Status: To Council

Version: 2

Reference: 08-002

Controlling Body: City Council
Regular Meeting

File Created Date : 08/05/2008

File Name: Rayconnect Industrial Building

Final Action:

Title label: Request for Wetland Use Permit - Rayconnect, Inc. Industrial Building, to impact approximately .28 acre to develop a 51,800 square-foot industrial building with a 9,330 square-foot office on 9.8 vacant acres (two parcels) located at Austin and Devondale, zoned I-1, Light Industrial, Kirco Development, applicant

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Sponsors:

Enactment Date:

Attachments: Agenda Summary.pdf ,Site Plans.pdf ,Map.pdf ,Staff Report.pdf ,Letter ASTI 091908.pdf ,Minutes PC 081908.pdf ,Resolution.pdf

Enactment Number:

Contact: M. Gentry PLA 656-4660

Hearing Date:

Drafter:

Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	08/19/2008	Recommended for Approval	City Council Regular Meeting			Pass
2	City Council Regular Meeting	10/06/2008					

Text of Legislative File 2008-0411

Title

Request for Wetland Use Permit - Rayconnect, Inc. Industrial Building, to impact approximately .28 acre to develop a 51,800 square-foot industrial building with a 9,330 square-foot office on 9.8 vacant acres (two parcels) located at Austin and Devondale, zoned I-1, Light Industrial, Kirco Development, applicant

Body

Resolved, that the Rochester Hills City Council hereby approves a Wetland Use Permit to impact approximately .28 acre for industrial use construction (parking, loading, fire lane and detention basin) for the Rayconnect, Inc. Industrial Building project, a 61,000 square-foot industrial building and office located on 9.8 vacant acres at Austin and Devondale, zoned I-1, Light Industrial, Parcel Nos. 15-29-452-027 and -028, with the following findings and conditions:

Findings:

1. Of the approximately 2.42 acres of City-regulated wetlands on site, the applicant is proposing to impact approximately .28 acre.
2. The impact of .04 acre is located in a low-quality wetland, but it will improve water quality to be discharged in to another wetland offsite.
3. The applicant has reduced potential wetland impact by incorporating a retaining wall in the area of impact for the required vehicle parking.
4. No prudent alternatives exist for constructing the parking, fire lane and detention basin for the development.

Conditions:

1. That the applicant receive all applicable MDEQ permits and Oakland County Drain Permits prior to issuance of a Land Improvement Permit.
2. That the applicant provide a detailed soil erosion plan with measures sufficient to ensure ample protection of wetlands areas, prior to Construction Plan Approval.
3. Verification that comments 3f., 3g, and 3h from ASTI's letter of September 19, 2008 are incorporated on the Final Site Plans, prior to Final Approval by Staff.