



# Rochester Hills

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## Master

**File Number: 2008-0652**

**File ID:** 2008-0652

**Type:** Project

**Status:** Public Hearing

**Version:** 3

**Reference:** 94-426.8

**Controlling Body:** City Council  
Regular Meeting

**File Created Date :** 12/04/2008

**File Name:** Rochester College Health & Life Science Center

**Final Action:**

**Title label:** Request for Approval of a Wetland Use Permit - Rochester College Health and Life Sciences Center

**Notes:** City File No. 94-426.8

**Sponsors:**

**Enactment Date:**

**Attachments:** Agenda Summary.pdf ,Map.pdf ,Site Plans.pdf ,Staff Report 012009.pdf ,Minutes PC 012009.pdf ,Public Hearing Notice.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	01/20/2009	Recommended for Approval	City Council Regular Meeting			Pass

### Text of Legislative File 2008-0652

#### Title

Request for Approval of a Wetland Use Permit - Rochester College Health and Life Sciences Center

#### Body

**Resolved**, that the Rochester Hills City Council hereby approves a Wetland Use Permit for activities associated with the construction of a Health and Life Sciences Center for Rochester College: Approximately 20,000 square-feet of permanent wetland impacts from the construction of a softball diamond, associated grading and from the placement of two rip-rap outlet structures in Wetland B; for 100 square-feet of permanent wetland impacts from the construction of a rip-rap end section in a storm water ditch beneath Avon Road and the proposed bike path along Avon Road; for 100 square feet of temporary impacts from the construction of a catch basin and the placement of 45 lineal feet of storm water pipe associated with the bike path; and for 20 square-feet of temporary impacts from the tapping of an existing sanitary sewer line, based on plans dated received by the Planning and Development Department on December 4, 2008, 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 or preliminary subdivision plat which has received final approval prior to January 17, 1990.
2. Of the approximately three acres of City-regulated wetlands on the project site, the applicant is proposing to impact approximately .5 acre.
3. The applicant will use best management practices to ensure that flow and circulation patterns and chemical and biological characteristics of wetlands are not impacted and that impacts to the aquatic environment are minimized.
4. The storm water ditch beneath Avon Road appears to be hydrologically connected to the Clinton River, making it City regulated.
5. The temporary wetland impacts associated with the catch basin and storm sewer appear to be unavoidable.
6. Development of long-term measures planned to enhance and improve the Clinton River banks, such as vegetating slopes, stabilizing the banks and cleaning up debris can be considered as sufficient out-of-kind mitigation for the wetland losses connected with the development of the Health and Life Sciences Center.

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.
3. Note on plans the application of best management practices, including appropriate plant ground cover, to the soils around Wetland D and areas as detailed in ASTI's letter dated January 15, 2009, to minimize soil erosion and avoid poor water quality, prior to Final Approval by Staff.
4. Submit plan to remedy situation caused by building downspouts located near and around Wetland D that discharge into the wetland, prior to Final Approval by Staff.
5. Remove landscaping waste around the area of Wetland B and near the weir structure and consider replacing the structure because of its poor condition, prior to Final Approval by Staff.
6. Show plan to stabilize bluff and banks of the Clinton River northeast of the northern portion of Wetland D, as shown on the Mitigation Plans and approved by ASTI, prior to Final Approval by Staff.
7. Revise plans to show no wetland impact associated with the sanitary sewer tap, prior to Final Approval by Staff.
8. Devise long-term measures to enhance and improve the areas along the banks of the Clinton River, such as vegetating slopes, stabilizing the banks and cleaning up debris, which can be considered as sufficient out-of-kind mitigation for the wetland losses to develop the Health and Life

Sciences Center.