



City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

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Legislative File No: 2023-0058 V3

TO: Mayor and City Council Members
FROM: Chris McLeod, Planning Manager, ext. 2572
DATE: May 22, 2023
SUBJECT: Request for Approval of a Wetland Use Permit - South Oaks Site Condominiums, JRMFD2022-0022/PSP2022-0014, Bruce Michael, Applicant

REQUEST:

Approval of a Wetland Use Permit for activities associated with the construction of a nine unit site condominium on approximately 4.84 acres, including the construction of the residential units, stormwater system, roadway, utilities and other associated amenities, for South Oaks Site Condominium, located on the north side of South Blvd., between Coolidge and Crooks Road. The proposed impacts are to 3 separate wetlands and total approximately 0.28 acres.

BACKGROUND:

At its May 2, 2023 meeting, the Planning Commission recommended approval of the Preliminary Site Condominium Plan and a Wetland Use Permit and granted a Tree Removal Permit and Natural Features Setback Modification with several conditions to be addressed prior to Final Site Condominium Plan Approval, which will require another recommendation from the Planning Commission and approval by the City Council. As noted in the review letter provided by ASTI, the site will also likely require a Part 303 and Part 201 permit from EGLE along with a permit from OCWRC. ASTI has approved a proposed retaining wall and associated box culvert which will help preserve the function of the wetland post construction. ASTI reviewed the natural features and wetland impacts to ensure that they are the minimum required to accomplish the proposed development of the site and have indicated the plans are to their satisfaction.

RECOMMENDATION:

Staff, the City's Wetland Consultant (ASTI) and the Planning Commission recommend approval of a Wetland Use Permit for South Oaks Site Condominium, City File JRMFD2022-0022/PSP2022-0014, proposed on South Boulevard, based on plans dated by the Planning and Economic Development Department March 16, 2023 and supplemented with an updated sheet 6 dated April 7, 2023 and updated landscape plans dated April 10, 2023.

APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Mayor		
Deputy Clerk		

Contract Reviewed by City Attorney Yes N/A