



Jennifer MacDonald &lt;macdonaldj@rochesterhills.org&gt;

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**Fwd: Wetlands Inventory Map draft**

1 message

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**Sara Roediger** <roedigers@rochesterhills.org>  
To: Jennifer MacDonald <macdonaldj@rochesterhills.org>

Fri, Mar 8, 2024 at 12:10 PM

**Sara Roediger, AICP**

Planning and Economic Development Director

direct 248.841.2573

[roedigers@rochesterhills.org](mailto:roedigers@rochesterhills.org)

dept. 248.656.4660

[planning@rochesterhills.org](mailto:planning@rochesterhills.org)[www.rochesterhills.org](http://www.rochesterhills.org)

----- Forwarded message -----

From: **Sara Roediger** <[roedigers@rochesterhills.org](mailto:roedigers@rochesterhills.org)>

Date: Mon, Mar 4, 2024 at 12:45 PM

Subject: Re: Wetlands Inventory Map draft

To: <[dhafner@comcast.net](mailto:dhafner@comcast.net)>

Hello Dave,

Sorry for the inconvenience. The link in your email takes me to the Wetland Map page below, do you mind trying again? Maybe it was momentarily down over the weekend? [Try this](#).

I zoomed in on 1210 Valley Cir and the screenshot of that is below. It appears that there are wetlands right off of the northeastern property line for the condominium, as well as into the property along the southeastern property lines, but the updated inventory did not change in those areas from the original 2005 inventory.

Feel free to let me know if you have any additional questions,

**Sara Roediger, AICP**

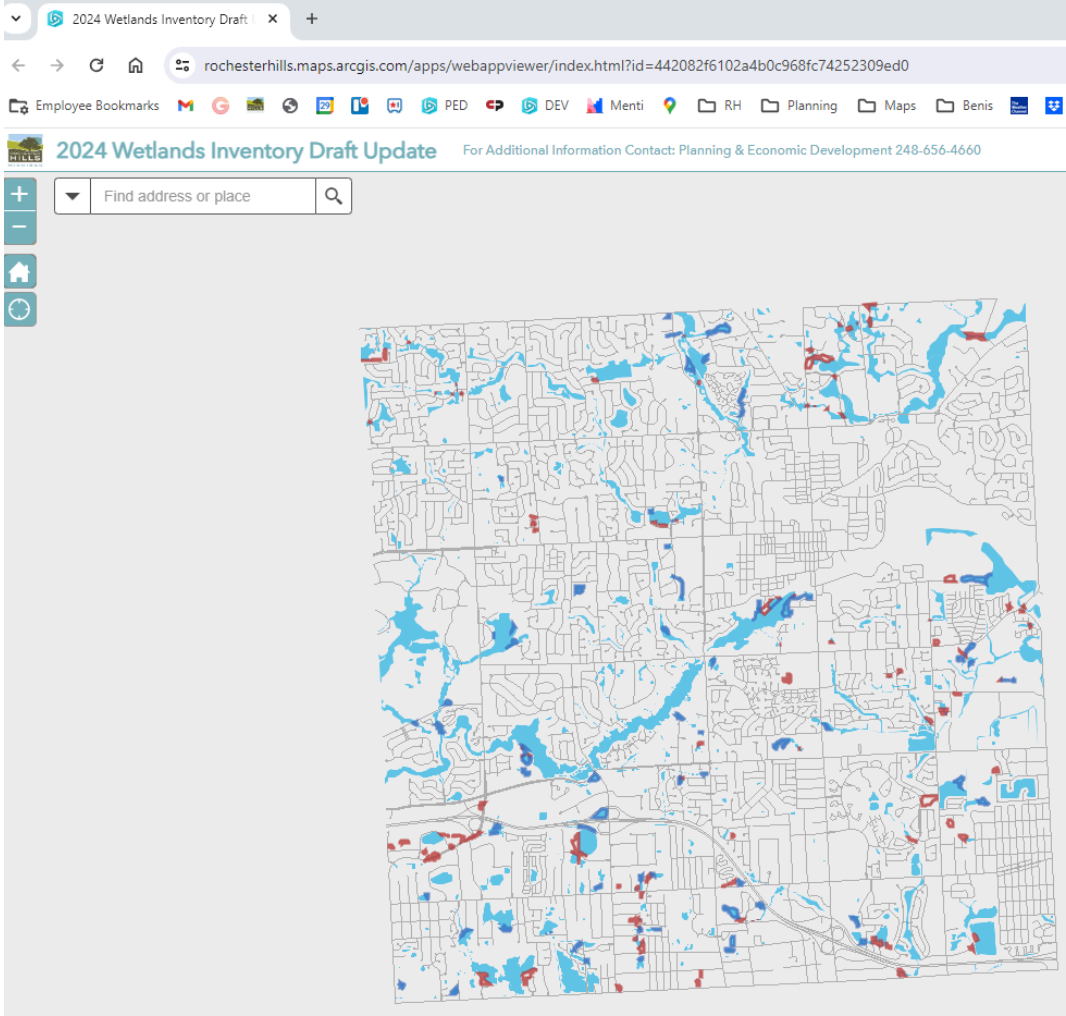
Planning and Economic Development Director

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----- Forwarded message -----

From: **David Hafner** <[dhafner@comcast.net](mailto:dhafner@comcast.net)>  
Date: Sat, Mar 2, 2024 at 8:49 AM  
Subject: Wetlands Inventory Map draft  
To: [elwertk@rochesterhills.org](mailto:elwertk@rochesterhills.org) <[elwertk@rochesterhills.org](mailto:elwertk@rochesterhills.org)>

Ken Elwert,

We recently received a mailing from the City that directed us to <http://rochesterhills.org/wetlandinventorymap> to view the draft wetland inventory map in advance of the 18 March public hearing. That site does not lead to any map. Please let me know how we can view the draft map.

Thank you,

Dave Hafner

Sent from [Mail](#) for Windows

David J. Hafner  
[1210 Valley Circle](#)  
[Rochester Hills, MI 48309, USA](#)

Museum of Southwestern Biology  
University of New Mexico  
Albuquerque, NM 87131 USA  
[dhafner@unm.edu](mailto:dhafner@unm.edu)

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Planning Dept Email &lt;planning@rochesterhills.org&gt;

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## Draft Updated Wetland Inventory Map - Comments

5 messages

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**Robin Wright** <rwright24@gmail.com>  
To: "planning@rochesterhills.org" <planning@rochesterhills.org>  
Cc: Robin Wright <rwright24@gmail.com>

Sat, Mar 2, 2024 at 4:06 PM

Dear Planning & Economic Development Representative,

Thank you for your letter of notification on the updated Wetland Inventory. We live at 3239 S. Livernois Road and have reviewed the proposed update to the Wetland Inventory Map.

Based on an ASTI Wetland and Watercourse Boundary Determination we contracted for in the spring of 2022, and based on the location of the watercourse that runs from the storm drain outlet on S. Livernois Road through the properties at 3239 and 3249 S. Livernois Road, we believe the general location of potential wetlands on the inventory should be expanded on and in the area of our property boundaries.

Please see the attached pdf mark-up and the ASTI results from April 2022. Thank you in advance for your consideration and response.

Kim Hurley and Robin Wright (248-767-2425)

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### 2 attachments



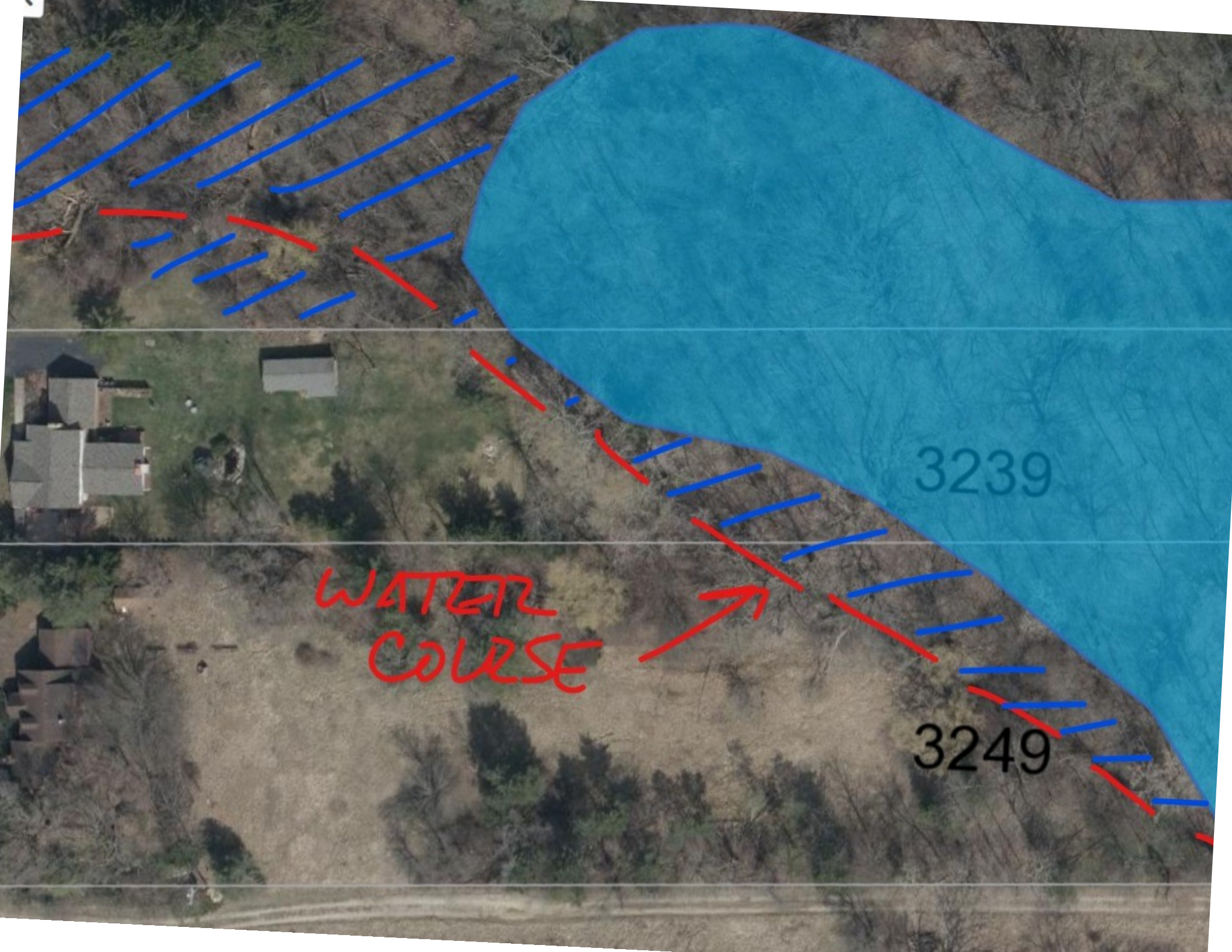
**Wetland Inventory\_3239 S Livernois Road\_Comment.pdf**

329K



**ASTI Wetland Assessment\_3239\_22 Apr 2022.pdf**

862K



3239

WATER  
COURSE

3249

\* It is ASTI's opinion that this wetland is conditionally exempt from regulation by the City of Rochester Hills.  
 It is also ASTI's opinion that this wetland is regulated by EGLE.  
 This map does not imply an official opinion EGLE nor is it legally binding.

Wetland Delineation Completed: April 22, 2022



**Legend**

- Wetland Flagging Location
- Watercourse
- - - Approximate Off-Site Watercourse
- - - Approximate Off-Site Wetland
- Forested Wetland
- Scrub Shrub Wetland
- Approximate Property Boundary



City of Rochester Hills,  
 Oakland County, MI

3239 S. Livernois  
 (Sidewell No. 15-34-101-051)

Client: City of Rochester Hills  
 Created by: RMH, April 27, 2022. ASTI Project 9722  
 Imagery: Oakland County Aerial 2020

Figure I - Approximate Wetland Boundaries

**Planning Dept Email** <planning@rochesterhills.org>

Mon, Mar 4, 2024 at 4:26 PM

To: Robin Wright <rwrigh24@gmail.com>

Cc: Robin Wright <rwrigh24@gmail.com>, Chris McLeod <mcleodc@rochesterhills.org>

Hello Robin -

We've provided your comments to our consultant and we'll follow up with you.

Jennifer MacDonald  
Planning Specialist  
City of Rochester Hills  
1000 Rochester Hills Dr.  
Rochester Hills, MI 48309  
(248) 841-2575 direct  
(248) 656-4660 office

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<https://mail.google.com/mail/u/1/?ik=05f1338c82&view=pt&search=all&permthid=thread-f:1792450076900658140&simpl=msg-f:17924500769006581...> 2/3



Planning Dept Email <planning@rochesterhills.org>

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## Wetlands Inventory Map - 1777 Gilsam Ave.

4 messages

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**Kayla Buckman** <kaylabuckman3@gmail.com>

Tue, Feb 27, 2024 at 2:32 PM

To: "planning@rochesterhills.org" <planning@rochesterhills.org>

Hello -

I received a notification that a draft of an updated wetland inventory map and is up for public inspection prior to it's finalization. I purchased my property in October 2021 and was surprised to see the amount of wetlands on my property. This sparked some questions that I would appreciate your response to:

- 1.) My property is wooded, but not wet. Also, much of the area being added to the wetlands map is grass. Do these areas belong on this map? How can I better understand this?
- 2.) What restrictions do I have on the use of my property given the wetland status?
- 3.) There are two trees on my property that are dead and/or leaning toward my home and my neighbors home. I am currently saving to have these trees removed. They seem to be in the wetland area. Can I remove these trees? Do I need to involve the city in advance?
- 4.) What is the agenda of the public hearing on 3/18? I'm trying to determine if it's worth taking time off work to attend.

I imagine some of the answers to these questions are lengthy and perhaps posted somewhere on the city website. In that case if you can send me a link of where to find the answer and read more, that would be appreciated.

Thank you for helping me understand my property.

Thank you,  
Kayla Buckman  
248-792-1143

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**Planning Dept Email** <planning@rochesterhills.org>

Thu, Feb 29, 2024 at 4:14 PM

To: Kayla Buckman &lt;kaylabuckman3@gmail.com&gt;

Cc: Chris McLeod &lt;mcleodc@rochesterhills.org&gt;, Sara Roediger &lt;roedigers@rochesterhills.org&gt;

Hi Kayla -

It was nice talking to you this week. I have provided your concerns to our wetland consultant and will follow up with you after we hear from him.

I note that this survey was not intended to be parcel-specific and to officially change the survey you may need to do a site specific wetland survey. I can provide you with more information about that if you are interested.

It looks like your house was constructed in about 2012 from the permits in our system and if the wetlands were similar at that time, there should have been a Wetland Use Permit (or possibly a variance granted) for the construction of the home, although I have not looked for those records and we may not have them since the building department only keeps records for about 10 years. My department would not be involved in that directly for a single family home other than handling an application for a wetland survey.

The City's wetland ordinance is [here](#).

The City Council agenda will be posted [here](#). The public meeting is required to allow notice and the opportunity for the public to comment prior to finalizing the wetland inventory.

Jennifer MacDonald

Planning Specialist

City of Rochester Hills

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Jennifer MacDonald &lt;macdonaldj@rochesterhills.org&gt;

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**Re: Wetlands Inventory Map - 1777 Gilsam Ave.**

1 message

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Jennifer MacDonald <macdonaldj@rochesterhills.org>

Fri, Mar 1, 2024 at 3:03 PM

To: Planning Dept Email &lt;planning@rochesterhills.org&gt;, kaylabuckman3@gmail.com

Cc: Chris McLeod &lt;mcleodc@rochesterhills.org&gt;

Hi Kayla -

Please see the additional responses below in bold:

1.) My property is wooded, but not wet. **It is important to know that just because an area is wooded, does not necessarily mean the area is not also a wetland. There are 4 main categories of wetlands identified in our study and one of those categories is a forested wetland. These occur through the City and Michigan as a whole., Also, much of the area being added to the wetlands map is grass. It is also important to note that these city wide maps are approximate and are generated from historical wetland maps, soils maps, aerials, site inspections, previous wetland permits, etc. and does not represent a full assessment or delineation of the actual wetland boundary. To determine the actual boundary a full wetland determination would need to be conducted on your property. The fact that the potential for wetlands was found on your property simply indicates that if you or a subsequent owner was to increase the size of your house, change the grade of your property, etc., additional wetland study would likely be necessary to determine the extent wetlands may impact your property. Do these areas belong on this map? How can I better understand this? Only a formal wetland delineation will determine the exact amount of much wetland (if any) is on the property. No regulation from the City or the State regarding wetlands or usage of wetlands has or will result from the interpretation of the NFI maps as they are to be used for reference and informational purposes only, not site specific planning.**

2.) What restrictions do I have on the use of my property given the wetland status? **The actual restrictions on a property cannot be determined by the proposed wetlands mapping itself since this map is more of an indicator map, that simply indicates the potential presence of wetlands and additional information is necessary if improvements are planned to be made to the property. Again, this map does not represent a formal wetland delineation and is approximate in nature. A formal wetland delineation would need to be completed to determine the extent (if any) wetlands impact the site and at that time, once an actual delineation is made, restrictions (if any) can be determined. If the actual presence of wetlands is determined to be limited on the property, there may be no restrictions on the property. If it is determined that the presence of wetlands is more significant, it may limit additional building or site modifications that may impact the wetland area.**

3.) There are two trees on my property that are dead and/or leaning toward my home and my neighbors home. I am currently saving to have these trees removed. They seem to be in the wetland area. Can I remove these trees? Do I need to involve the city in advance? **Since this is a residential lot, the property is exempt from City wetland regulation given its current use. However, the City tree ordinance may come into play here so contacting the City may be beneficial.**

4.) What is the agenda of the public hearing on 3/18? I'm trying to determine if it's worth taking time off work to attend. **The City Council item is to conduct the public hearing. Depending on the number and extent of public comments the City Council will either accept the map as the official wetlands indicator map or will ask our consultant to provide further input to address the questions or comments received at the hearing.**

3/1/24, 3:03 PM

City of Rochester Hills Mail - Re: Wetlands Inventory Map - 1777 Gilsam Ave.

Jennifer MacDonald  
Planning Specialist  
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