



Planning Dept Email <planning@rochesterhills.org>

Preserve our Wetlands!

2 messages

Allen Pyc <apyc@graphicresource.com>
To: "planning@rochesterhills.org" <planning@rochesterhills.org>

Mon, May 1, 2023 at 10:27 AM

Dear Planning Commission,

For your special meeting tomorrow evening, I would like to express that I am totally against developing the wetlands on South Boulevard and the impact it would have on the wildlife and greenspace within our community.

As a resident of Rochester Hills for the past twenty-seven years, it seems like the city and planning commission has done a good job in managing the growth.

However, I am lost in why developing nine houses on less than 5 acres is more important than preserving the natural wetlands, it's beauty, the natural waterflow and the wildlife.

Can the commission please explain why you think so during the meeting tomorrow?

I'm sure the developer can find other property to build on, if not within Rochester Hills, then in a nearby community. Do we really need the tax revenue that bad?

So please, deny the application and **Preserve our Wetlands!**

Sincerely,

Allen & Debbie Pyc

[3849 Walnut Brook](#)

[Rochester Hills, MI 48309](#)

Planning Dept Email <planning@rochesterhills.org>
To: Allen Pyc <apyc@graphicresource.com>

Mon, May 1, 2023 at 11:44 AM

Hello Allen and Debbie -

Thank you for your comments, they will be provided to the Planning Commission.

Jennifer

Jennifer MacDonald
Planning Specialist
City of Rochester Hills



Planning Dept Email <planning@rochesterhills.org>

Wetlands preservations at Rochester Hills

2 messages

Angela S <angela1971@ymail.com>
To: planning@rochesterhills.org

Thu, Apr 27, 2023 at 2:25 PM

Just a concerned citizen trying to help out to protect and save the wetlands here in Rochester hills. I live in Walnut Brook Estate and the proposed project will definitely have a great impact in terms of loss of habitat for the wildlife in this area. Also flood concerns is also a major concern especially with climate change. I hope your group would consider all these factors with the upcoming meeting next week. Thanks for your time.

Sincerely,

Angela

Planning Dept Email <planning@rochesterhills.org>
To: Angela S <angela1971@ymail.com>

Thu, Apr 27, 2023 at 3:35 PM

Hello Angela -

Thank you for your comments, they will be provided to the Planning Commission.

Jennifer

Jennifer MacDonald

Planning Specialist

City of Rochester Hills

1000 Rochester Hills Dr.

Rochester Hills, MI 48309

(248) 841-2575 direct

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Planning Dept Email <planning@rochesterhills.org>

South Oaks Project Proposal at WBE

2 messages

Elizabeth Ruff <ear1951@aol.com>

Mon, May 1, 2023 at 4:00 PM

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

Cc: "walnut.brook.estates.1@gmail.com" <walnut.brook.estates.1@gmail.com>

To: Rochester Hills planning commission

Re: Proposed 9-unit condominium development in the wetlands/forest area just east of Walnut Brook Estates (WBE)

We are writing to register our opposition to the proposed 9-unit condominium development adjacent to WBE just east of our subdivision. We stand firm in support of our neighbors and other Rochester Hills residents who are voicing their opposition, for all the reasons that have been and are being put forth.

To add to this list, there is already abundant development almost to the point of being excessive here in our city. As far as group homes go, Rochester Hills is not lacking, as there are several in this area.

Rochester Hills has prided itself on being a highly desirable, beautiful city to live in largely because of the numerous parks and greenspaces, wetland areas, and nature preserves dedicated to the support of native wildlife, as well as affording many recreational opportunities for all our residents.

We think that the will of the people who would be directly, as well as indirectly, impacted by this development, namely Rochester Hills residents, should be given the greatest weight as opposed to an outside developer who does not reside here and therefore would not be affected by the numerous negative consequences which would result if this were to be allowed.

We are confident that if this board takes the time to carefully consider all that is being voiced, then the only option is to reject this proposal in favor of the preservation of the integrity of Rochester Hills.

Respectfully,

Betty and Gary Ruff

[2541 Golf Crest Drive](#)

[Rochester Hills](#)

WBE residents

Planning Dept Email <planning@rochesterhills.org>

Mon, May 1, 2023 at 4:50 PM

To: Elizabeth Ruff <ear1951@aol.com>

Cc: "walnut.brook.estates.1@gmail.com" <walnut.brook.estates.1@gmail.com>

Hello Betty and Gary -

Thank you for your comments, they will be provided to the Planning Commission.

Jennifer

Jennifer MacDonald

Planning Specialist

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Rochester Hills, MI 48309

(248) 841-2575 direct

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Planning Dept Email <planning@rochesterhills.org>

Three Oaks concerns

2 messages

Brittany Ash <brittany.ash@michigandrill.com>
To: planning@rochesterhills.org

Tue, May 2, 2023 at 5:10 PM

Hello,

The most obvious concern is claiming to want to help the disabled community without having a disability compliant website.

<https://adasitecompliance.com/>

As a member of the disabled community. I see zero of the most basic disability compliance standards for the deaf and blind. I am not convinced that my community will be helped.

Thank You,
Brittany Ash

--

Executive Vice President - COO

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Planning Dept Email <planning@rochesterhills.org>
To: Brittany Ash <brittany.ash@michigandrill.com>

Wed, May 3, 2023 at 3:54 PM

Hello Brittany -

Thank you for your comments, they will be provided to City Council.

Jennifer

Jennifer MacDonald
Planning Specialist
City of Rochester Hills
1000 Rochester Hills Dr.
Rochester Hills, MI 48309
(248) 841-2575 direct
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Planning Dept Email <planning@rochesterhills.org>

Proposed South Oaks Site Condominium - Project JRMFD2022-0022

2 messages

Bruce Whitmer <bfwhitmer@gmail.com>

Fri, Apr 28, 2023 at 1:00 PM

To: "planning@rochesterhills.org" <planning@rochesterhills.org>, Harsha Gowda <RHwetlandsconservation@gmail.com>

We write to express our strong opposition to this proposed development.

In considering this development, you are essentially being asked to abandon its current R4 zoning as well as this parcel's designation in the master plan as a low density dwelling site/use. Moreover, this proposed use does not promote a compatible arrangement of land use for homes as demonstrated by the developments to the west and south. (See Section 138-4.200 RE, R-1, R-2, R-3, R-4 and R-5 One Family Residential Districts, Zoning Ordinance for the City of Rochester Hills). Visually, this proposed development will look conspicuously out of place were it to be allowed.

Please be reminded of the Preamble to the zoning ordinance for the City of Rochester Hills, Section 138-1.101 which states as follows (**emphasis added**):

Pursuant to the authority conferred by the Public Acts of the State of Michigan in such case made and provided and **for the purpose of promoting and protecting the public health, safety, peace, morals, comfort, convenience and general welfare of the inhabitants of the City** by **protecting and conserving the character** and social and **economic stability of the residential**, commercial, industrial and other use areas; by **securing the most appropriate use of land**; **preventing overcrowding the land** and undue congestion of population; providing adequate light, air and reasonable access; and facilitating adequate and economical provision of transportation, water, sewers, schools, recreation, and other public requirements; and by other means, **all in accordance with an adopted comprehensive plan**, the City has ordained this ordinance

We feel this proposed use, being incompatible with the zoning ordinance and the master plan, should be rejected for these reasons alone. The requested tree removal and wetland permits are troubling as they demonstrate this property to be marginal for the proposed use; these permits would likely be unnecessary or minimal by comparison were it to be developed under its current zoning as a single family site,

Please deny this request as it is not the most appropriate use of this land and does nothing to promote and protect our health, safety, and welfare.

Sincerely,

Bruce & Catherine Whitmer

3751 Winding Brook Circle
(248)238-4793

Planning Dept Email <planning@rochesterhills.org>

Fri, Apr 28, 2023 at 2:11 PM

To: Bruce Whitmer <bfwhitmer@gmail.com>

Cc: Harsha Gowda <RHwetlandsconservation@gmail.com>

Hello Bruce and Catherine -

Thank you for your comments, they will be provided to the Planning Commission.

Jennifer

Jennifer MacDonald
Planning Specialist
City of Rochester Hills
1000 Rochester Hills Dr.
Rochester Hills, MI 48309
(248) 841-2575 direct
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Planning Dept Email <planning@rochesterhills.org>

Walton Oaks and South Oaks

2 messages

Diane Wolfe <dianelwalas@gmail.com>
To: planning@rochesterhills.org

Fri, Apr 28, 2023 at 8:48 PM

Dear Planning Commission:

We are writing to support the development of Walton Oaks parcel #15-07-376-038 and South Oaks parcel # 15-32-376-078.

Our son, Michael Wolfe is a potential owner in the Walton Oaks development. He is 44 years old and currently lives in a rental home. Michael has worked for the last 15+ years at a local market three days a week and has volunteered two days a week. He participates in Special Olympics and is active in RARA activities. He has "grown up" with many of his friends from Rochester Hills.

As we are aging, we would like Michael to have a forever home, a place to call his own. We feel that Michael and his special needs friends, will make good additions to the Walton Oaks community and would be great neighbors.

Thank you for your consideration in this matter.

Sincerely,
Diane L Wolfe
Thomas E Walas

Planning Dept Email <planning@rochesterhills.org>
To: Diane Wolfe <dianelwalas@gmail.com>

Mon, May 1, 2023 at 8:12 AM

Hello Diane and Thmas -

Thank you for your comments, they will be provided to the Planning Commission.

Jennifer

Jennifer MacDonald
Planning Specialist
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Planning Dept Email <planning@rochesterhills.org>

TOC/RHS Site Approval

2 messages

Heather Mingle <hdmingle@gmail.com>
To: planning@rochesterhills.org

Sat, Apr 29, 2023 at 1:53 PM

“Individual liberty and Interdependence are both essential for life within Society.”
Mahatma Gandhi

Dear Rochester Hills Planning Commission,

My Name is Heather Mingle and I am a parent of a 31-year-old man with autism. My son’s name is Logan, and you may have met him at many of the different businesses, parks or recreational venues in Rochester. One of my sons’ gifts is hospitality, so it is possible he has given you an unsolicited greeting, like “Good Morning... Nice Shirt... How ya doing man, or hello new friend, pretty”. His gift has brightened the lives of those in his workplace and made him a valued member of the team.

As a family we are truly grateful for the wonderful growth Logan has gained from his years in Rochester Schools. When he completed the Transition program at Adams High School his teachers all said, “we are going to miss Logan, he always makes others feel good and puts a smile on our faces.” Most Recently, Logan has had many opportunities to continue to learn and develop through the services at Dutton Farm.

At Dutton Farm, Logan enjoys learning new things with his friends, giving back to the community through volunteerism, and earning his own paycheck with the employment support they provide. It is in Rochester that Logan continues to pursue a life of learning and capacity building. By living in the heart of Rochester, he is empowered with strong community integration. It is the hope of the families who founded Rochester Housing Solutions (RHS) that our loved one’s lives reflect our vision,

We dream of a day when all individuals, with their unique abilities and talents, can enjoy lives of interdependence, empowerment, and purpose in the community of their choice.

I am writing to express my support of and belief in the **Request for Preliminary Site Approval for South Oaks and Walton Oaks Projects**. The developer and the families of Rochester Housing Solutions have worked hard with the Planning Department for nearly two years to develop by-right plans that have been approved by all the pertinent city departments (i.e., Planning, Building, Engineering, Traffic, Natural Resources, and Fire).

These neighborhoods will be among the most innovative in the country and a point of pride for our city. Together with local service providers RHS families will implement a support model that is built upon a process designed to give our loved one’s access to tools needed for a rich full life in an environment that allows them to flourish. They will address not only a critical need in our community for inclusive housing for adults with disabilities, but these projects will directly reflect the City’s values of diversity and innovation.

I respectfully request the approval of these projects without further delay. Thank you for this consideration,

Mrs. Heather Mingle BSN, RN

Planning Dept Email <planning@rochesterhills.org>
To: Heather Mingle <hdmingle@gmail.com>

Mon, May 1, 2023 at 8:16 AM

Hello Heather -

Thank you for your comments, they will be provided to the Planning Commission.

Jennifer

Jennifer MacDonald
Planning Specialist
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Planning Dept Email <planning@rochesterhills.org>

Development for 9 houses on S. Blvd

2 messages

Joy Garber <joygarber@att.net>
To: planning@rochesterhills.org

Sat, Apr 29, 2023 at 12:26 PM

We recently moved to The Sanctuary in the Hills from Bloomfield Twp. It is our feeling that every square foot of land need not be developed, as it is now in Bloomfield Twp. As an example I point out the corner of S. Blvd and Squirrel where wetlands were destroyed and the highest density possible of land use has taken its place. This seems to be the mentality in Bloomfield Twp, build as much as you can regardless of what you destroy and what it looks like. This doesn't increase property values, it lowers them.

Please don't allow this 9 house development to proceed as it will only open the door for more development. Protecting our wetlands as part of our environment should be a priority for every community. We have seen the flooding of adjacent properties during spring rains. The development can only lead to further problems. We have a responsibility to those homeowners adjacent the proposed development as well as preserving the habitat for the wildlife that live there.

John and Joy Garber, 2262 Preserve Lane, Rochester Hills, MI. 48309

Sent from my iPad

Planning Dept Email <planning@rochesterhills.org>
To: Joy Garber <joygarber@att.net>

Mon, May 1, 2023 at 8:14 AM

Hello John and Joy -

Thank you for your comments, they will be provided to the Planning Commission.

Jennifer

Jennifer MacDonald
Planning Specialist
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Planning Dept Email <planning@rochesterhills.org>

South Oaks and Walton Oaks Projects

2 messages

Kristine Condic <kscondic22@comcast.net>
To: "planning@rochesterhills.org" <planning@rochesterhills.org>

Tue, May 2, 2023 at 8:52 AM

Dear Rochester Hills Planning Commission,

I am writing to express my support of the **Request for Preliminary Site Approval for South Oaks and Walton Oaks Projects**. The developer and the families of Rochester Housing Solutions have worked hard with the Planning Department for nearly two years to develop by-right plans that have been approved by all of the pertinent city departments including Planning, Building, Engineering, Traffic, Natural Resources, and Fire.

These neighborhoods will be a point of pride for our city. Not only will they address a critical need in our community for inclusive housing for adults with disabilities, but these projects will also fully support the City's vision to be Innovative by Nature.

Thank you for your consideration. I strongly urge you to approve these projects without further delay.

Sincerely,

Kristine Condic
Resident of Rochester Hills

Planning Dept Email <planning@rochesterhills.org>
To: Kristine Condic <kscondic22@comcast.net>

Tue, May 2, 2023 at 9:00 AM

Hi Kristine -

Thank you for your comments, they will be provided to the Planning Commission.

Jennifer

Jennifer MacDonald

Planning Specialist

City of Rochester Hills

1000 Rochester Hills Dr.

Rochester Hills, MI 48309

(248) 841-2575 direct

(248) 656-4660 office



Planning Dept Email <planning@rochesterhills.org>

Request for Preliminary Site Approval for South Oaks and Walton Oaks Projects

2 messages

LUISE ILLUMINATI <luisei@comcast.net>
To: "planning@rochesterhills.org" <planning@rochesterhills.org>

Tue, May 2, 2023 at 11:24 AM

Dear Rochester Hills Planning Commission,

I am writing in support of Rochester Housing Solutions (RHS) proposed residential housing developments on Walton Blvd. and South Blvd, so called, Walton Oaks and South Oaks, respectively. RHS is working in conjunction with Three Oaks Community builders, a company that has a proven track record with its nationally recognized, sold-out, neuro-inclusive neighborhood in Saline, MI, called Maple Oaks. This site, like those noted here, is made up of housing designed for both neurotypical and adults with I/DD.

This is inclusive and equitable housing at it's best. Adults with I/DD and their families are often at a loss when it comes to "the next step," after they complete public school sponsored instruction at age 26. These planned communities provide a place for young adults with I/DD to thrive among active, supportive neurotypical parents and contemporaries. For Rochester Hills, these neighborhoods will exemplify our city's commitment to all of our citizens.

I hope you will approve the requests for both of these projects. Thank you for your consideration.

Sincerely,
Luise Illuminati

Planning Dept Email <planning@rochesterhills.org>
To: LUISE ILLUMINATI <luisei@comcast.net>

Tue, May 2, 2023 at 3:31 PM

Hello Luise -

Thank you for your comments, they will be provided to the Planning Commission.

Jennifer

Jennifer MacDonald
Planning Specialist
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1000 Rochester Hills Dr.
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Planning Dept Email <planning@rochesterhills.org>

South Oaks Development

2 messages

cornish.mark@att.net <cornish.mark@att.net>
To: Planning Dept Email <planning@rochesterhills.org>

Sun, Apr 30, 2023 at 5:25 PM

Hello,

I am writing in to object to the proposed South Oaks development not only as a Walnut Brook Estate neighbor but as an advocate for preserving our wetlands, trees and wildlife.

I moved to Rochester Hills 15 years ago and was drawn to the city due to its commitment to nature – parks, trails and preserving green space. Over the last several years the priority seems to have shifted toward developing land and destroying pockets of green space between existing communities which makes Rochester Hills what it is and so desirable. It seems more and more trees are being removed to make way for houses – and then money being spent to buy up land to create green space and re-plant young trees – an example being the beautiful new Innovation Hills park. If the development of these pockets of land continue people will end up having to drive to parks and trails in order to appreciate nature that was on their doorstep.

I understand that the City's Tree Fund already has a large surplus so removing more trees and not having suitable places to re-plant young trees makes no sense and should be an indicator than the development of green space has neared it's limit.

I already pay a 5 figure annual property tax – which I do not object to because of the desirable area that Rochester Hills is. However, if the South Oaks development was approved then I would seriously consider moving out of Rochester Hills.

Thanks and regards,

Mar Cornish

Planning Dept Email <planning@rochesterhills.org>
To: cornish.mark@att.net

Mon, May 1, 2023 at 8:20 AM

Hello Mark -

Thank you for your comments, they will be provided to the Planning Commission.

Jennifer

Jennifer MacDonald
Planning Specialist
City of Rochester Hills
1000 Rochester Hills Dr.
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Planning Dept Email <planning@rochesterhills.org>

Housing Development on wetlands near South Blvd.

2 messages

padmini nayak <nayakp01@yahoo.com>
To: "planning@rochesterhills.org" <planning@rochesterhills.org>

Thu, Apr 27, 2023 at 12:19 PM

Dear Planning commission members,

We are residents living close to the proposed development on the wetlands near South Blvd. We are concerned about the flooding in the area if more wetlands are destroyed. I and my husband are strongly opposed to this proposal.

Thank you for hearing our voices, sincerely, Drs. Padmini and Krishna Nayak.
2155, Sanctuary court.

Planning Dept Email <planning@rochesterhills.org>
To: padmini nayak <nayakp01@yahoo.com>

Thu, Apr 27, 2023 at 3:32 PM

Hello -

Thank you for your comments, they will be provided to the Planning Commission.

Jennifer

Jennifer MacDonald

Planning Specialist

City of Rochester Hills

1000 Rochester Hills Dr.

Rochester Hills, MI 48309

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Planning Dept Email <planning@rochesterhills.org>

Concerns over proposed South Oaks development

2 messages

Suzanne Piziali <deprezsm@yahoo.com>
To: "planning@rochesterhills.org" <planning@rochesterhills.org>

Tue, May 2, 2023 at 1:47 PM

To Whom it May Concern,

Although our property is not adjacent to the site of the proposed South Oaks development, we share our neighbor's concerns about the ramifications to the current ecosystem if this development is approved. Not only would numerous existing trees need to be removed, but the destruction of the current wetlands area would adversely affect the current wildlife population in the area. Additionally, we worry for the potential that this development may exacerbate the flooding problems that already occur at adjacent sites after heavy rains.

We came across a section on the city website regarding conservation easements within the "Guide To Neighborhood Living". It states, "Early in the history of Rochester Hills, residents and their representatives on the City Council recognized the need to protect and conserve our natural features such as trees, wetlands, and natural watershed areas. As a result, ordinances were enacted to protect these resources that are now part of the review process of new development." Additionally it goes on to state, "Conservation Easements are intended to protect important watershed and wetland areas and other areas that have been determined by the Planning Commission to be environmentally sensitive. A Conservation Easement is an area of undeveloped land that retains or is being returned to its natural character and influence, without permanent improvements or human habitation."

We hope that those in charge now can look back and respect the intentions of those in the early days of the city, whom looked to protect these sensitive natural areas from development.

Respectfully submitted,

Suzanne and Daniel Piziali
[2582 Golf Crest Drive](#)
[Rochester Hills, MI 48309](#)

Planning Dept Email <planning@rochesterhills.org>
To: Suzanne Piziali <deprezsm@yahoo.com>

Tue, May 2, 2023 at 3:33 PM

Hello Suanne and Daniel -

Thank you for your comments, they will be provided to the Planning Commission.

Jennifer

Jennifer MacDonald



Planning Dept Email <planning@rochesterhills.org>

Project No. JRMFD2022-0022 North side of South Blvd., between Coolidge and Crooks, Parcel No. 15-32-376-078, zoned R-4 One Family Residential ()

2 messages

Tom Demrick <tdemrick@gmail.com>
To: "planning@rochesterhills.org" <planning@rochesterhills.org>

Thu, Apr 27, 2023 at 1:34 PM

Why does my city government want to destroy our wetlands ecosystem?

I've lived on the fringe of this fragile wetland on the old Messmore Farm for over 25 years. Because of these low wetlands, there is a high water table with minimal drainage. Over the years I've watched the impact of repeated development encroachment on these wetlands and the rising standing water. My sump pump now runs continuously between March and Mid-June. The natural grading of the land slopes eastward towards the Rouge River drain that the proposed development will now block thereby worsening the standing water problem. Climate change has compounded the problems with increased rainfall.



I have watched the continued increase in wildlife as surrounding forests have disappeared. FYI we do not feed them. We now have Coyotes and Wild Turkeys joining the large deer herds, ducks, hawks, rabbits, possums, and raccoons. I've included pictures from the last two years alone. The proposed single sided development is inherently uneconomical. It is obvious that given approval it will not be long before the remainder of the wildlife sanctuary will want to be developed.

Development in Rochester Hills should only be allowed if it enhances the quality of life for the community. Clearly the proposed development negatively impacts every aspect of the our environment and adds no value to Rochester Hills. I urge the Planning Commission to personally visit the development site to clearly see why this development should not be approved.



I implore the Commision to deny the proposed development.

Thomas Demrick
3893 Walnut Brook Drive Rochester Hills, Mi 48309248-765-6266

Planning Dept Email <planning@rochesterhills.org>
To: Tom Demrick <tdemrick@gmail.com>

Thu, Apr 27, 2023 at 3:34 PM

Hello Thomas -

Thank you for your comments, they will be provided to the Planning Commission.

Jennifer

Jennifer MacDonald

Planning Specialist

City of Rochester Hills

1000 Rochester Hills Dr.

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(248) 841-2575 direct

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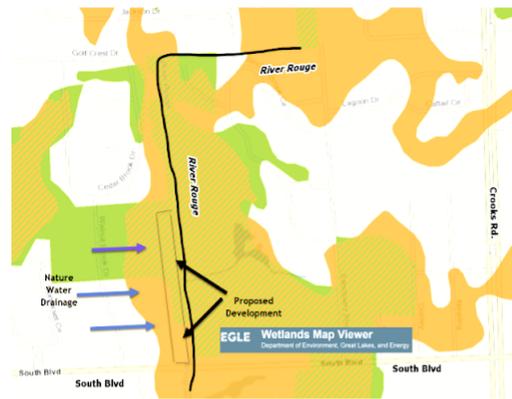
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On Thu, Apr 27, 2023 at 1:34 PM Tom Demrick <tdemrick@gmail.com> wrote:

Why does my city government want to destroy our wetlands ecosystem?

I've lived on the fringe of this fragile wetland on the old Messmore Farm for over 25 years. Because of these low wetlands, there is a high water table with minimal drainage. Over the years I've watched the impact of repeated development encroachment on these wetlands and the rising standing water. My sump pump now runs continuously between March and Mid-June. The natural grading of the land slopes eastward towards the Rouge River drain that the proposed development will now block thereby worsening the standing water problem. Climate change has compounded the problems with increased rainfall.



I have watched the continued increase in wildlife as surrounding forests have disappeared. FYI we do not feed them. We now have Coyotes and Wild Turkeys joining the large deer herds, ducks, hawks, rabbits, possums, and raccoons. I've included pictures from the last two years alone. The proposed single sided development is inherently uneconomical. It is obvious that given approval it will not be long before the remainder of the wildlife sanctuary will want to be developed.

Development in Rochester Hills should only be allowed if it enhances the quality of life for the community. Clearly the proposed development negatively impacts every aspect of [the our environment](#) and adds no value to Rochester Hills. I urge the Planning Commission to personally visit the development site to clearly see why this development should not be approved.



I implore the Commission to deny the proposed development.

Thomas Demrick
3893 Walnut Brook Drive Rochester Hills, Mi 48309248-765-6266

Concerned Citizens Of Rochester Hills - Proposed South Oaks Development

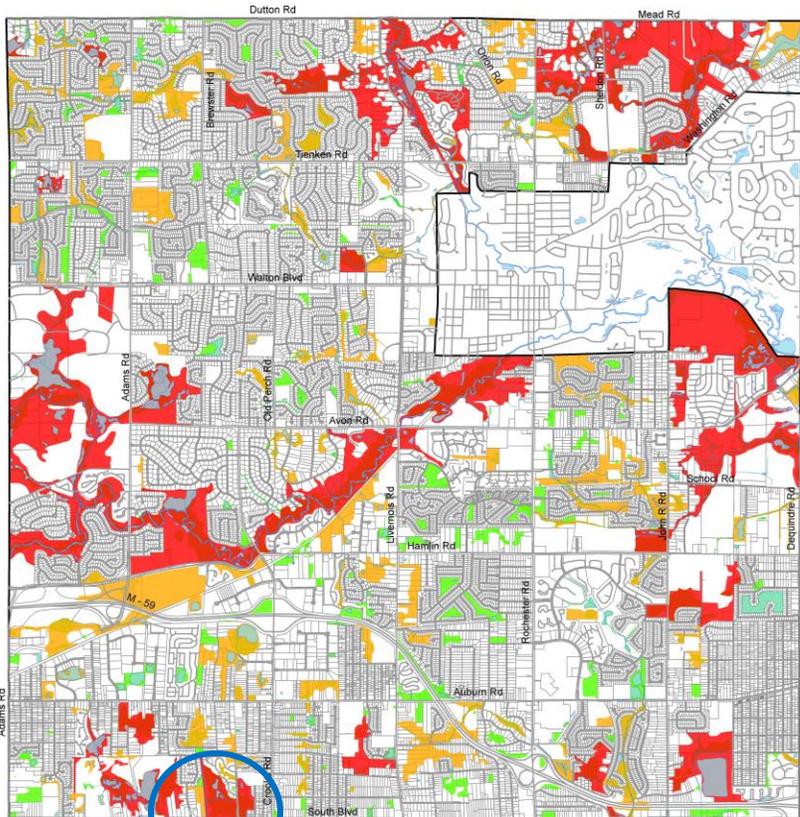
Key Topics Of Concern

1. Maps - Natural Features & Floodplain
2. Flooding
3. Wetlands Permit
4. Tree Removal Permit



We appreciate the Planning Committee considering our concerns for the significant negative consequences this proposed project poses to current residents – significant potential damage to our properties & tragic destruction of surrounding wildlife

Natural Features Inventory



Natural Areas 2005

- Priority One
- Priority Two
- Priority Three

Data Collected October 1 through December 8, 2004
by Niswander Environmental, LLC



07/14/2006

CITY OF ROCHESTER HILLS NATURAL FEATURES INVENTORY (2005); NISWANDER ENVIRONMENTAL LLC



Proposed building area was designated a 'Priority Two' Natural Features space for its significance to Rochester Hills & its residents citing "the site's need for protection" from possible destruction & established relationship to surrounding land use"

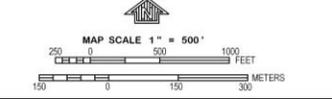
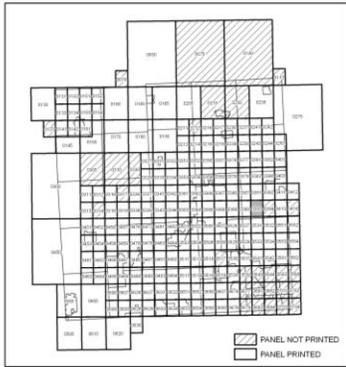
FEMA NATIONAL FLOOD HAZARD LAYER



We strongly believe this Planning Committee should not advocate possible construction in a space FEMA has literally labeled a flood zone

As a result of improved topographic data, the profile base line in some cases may deviate significantly from the channel centerline or appear outside the SFHA.

PANEL INDEX



NFP
NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0393F

FIRM
FLOOD INSURANCE RATE MAP

OAKLAND COUNTY, MICHIGAN
(ALL JURISDICTIONS)

PANEL 393 OF 704
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:
 COMMUNITY: ROCHESTER HILLS CITY OF
 NUMBER: 26125C0393F
 PANEL: 0393
 SUFFIX: F

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

FEDERAL EMERGENCY MANAGEMENT AGENCY

MAP NUMBER
26125C0393F

EFFECTIVE DATE
SEPTEMBER 29, 2006

For any areas where floodways have been identified, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BEFs shown on the FIRM represent rounded whole-foot elevations. These BEFs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the

There is HIGH potential for flooding of existing residences; while also destroying valuable natural greenspace



of special flood hazards include zones A, AE, AH, AO, AR, A99, V, and VE. The base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

ZONE A
 No Base Flood Elevations determined.

ZONE AE
 Base Flood Elevations determined.

ZONE AH
 Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.

ZONE AO
 Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.

ZONE AR
 Area of special flood hazard formerly protected from the 1% annual chance flood event by a flood control system that was subsequently identified. Zone AR indicates that the former flood control system is being removed to provide protection from the 1% annual chance or greater flood.

ZONE A99
 Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.

ZONE V
 Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.

ZONE VE
 Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X
 Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X
 Areas determined to be outside of the 0.2% annual chance floodplain.

ZONE D
 Areas in which flood hazards are undetermined, but possible.

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS

OTHERWISE PROTECTED AREAS (OPAs)

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

- 1% annual chance floodplain boundary
- 0.2% annual chance floodplain boundary
- Floodway boundary
- Zone D boundary
- CBRS and OPA boundary
- Boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
- Base Flood Elevation line and value; elevation in feet* (EL 10)
- Base Flood Elevation value where variation within zone; elevation in feet

*Referenced to the North American Vertical Datum of 1988

Cross section line
 A - A

Transect line
 B - B

97° 07' 30", 32° 22' 30"

47° 10' 00" N
 4700000 FT
 HE0181_x

Geographic coordinates referenced to the North American Datum of 1983 (NAD 83), Western Hemisphere
 1000-meter Universal Transverse Mercator grid values, zone 17
 5000-foot grid ticks: Michigan State Plane South Coordinate System, 6401 zone (FIPS202NE 2113), Lambert Conformal Conic projection
 Bench mark (see explanation in Notes to Users section of this FIRM panel)

SSM-C-89202
 1315 East-West Highway
 Silver Spring, Maryland 20910-3282
 (301) 713-3242

To obtain current elevation, description, and/or location information about the **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242, or visit their website at <http://www.ngs.noaa.gov>.

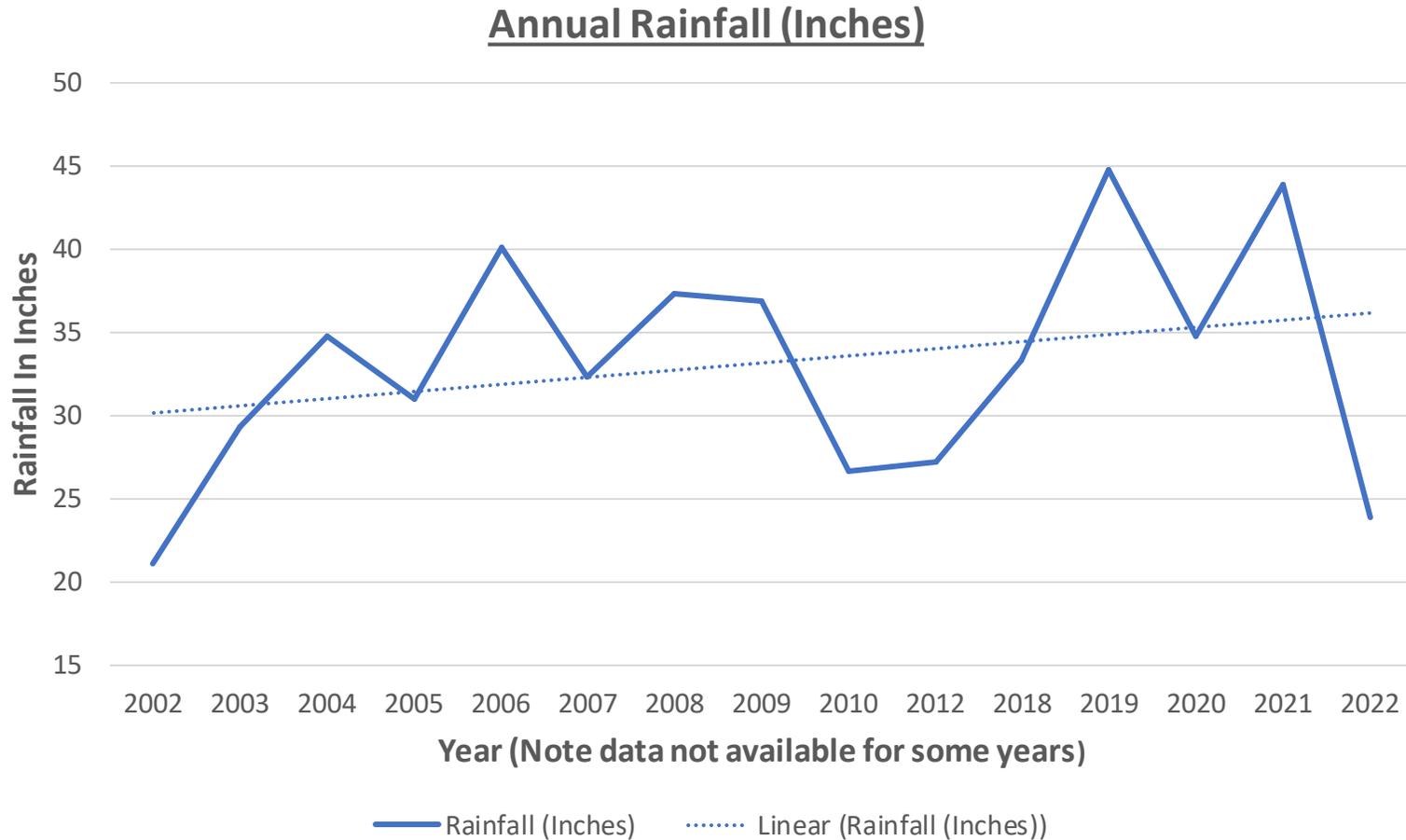
Base Map information shown on this FIRM was derived from the Oakland County GIS Department from photography dated September 2002 or later.

This map reflects more detailed and up-to-date stream channel configurations than those shown on the previous FIRM for this jurisdiction. The floodplains and floodways that were transferred from the previous FIRM may have been adjusted to conform to these new stream channel configurations. As a result, the Flood Profiles and Floodway Data tables in the Flood Insurance Study report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map.

Corporate limits shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

- **FEMA FLOODPLAIN MAPS FROM 2006 SHOW HIGH FLOOD RISK TO ESTABLISHED NEIGHBORHOODS**
 - **2006 STUDY IS OUTDATED** – Study did not consider surrounding neighborhoods (limit of study); **City agrees more intense flooding potential today than ever before**
 - **INCREASED FLOOD RISK** - Adjacent developments subjected to annual persistent standing water – **who is responsible if homes flood? Is the City prepared to indemnify existing residents?**
 - **EGLE REVIEW REQUIRED BY LAW** – **Developer has not yet complied with ordinance requiring EGLE/WRC application to be filed *concurrently***; effect of FEMA/EGLE redetermination of current flood zones means higher insurance for established communities in floodplain
- **DEVELOPMENT CHANGES THE CHARACTER OF ESTABLISHED COMMUNITIES**
 - **REMOVING NATURAL FEATURES** - Tree removal destroys habitats of innumerable species while reducing carbon capture and water absorption
 - **STORMWATER RUNOFF** - Adding a paved road, retaining wall etc. redirects water towards existing residences
 - **POLLUTION** - Downstream consequences of flooding and pollutants to nature and surrounding residences; PFAs in Rouge River

Annual Rainfall 2002-2022



Source of data – National Centers for Environmental Information -
Pontiac Gauge Auburn Road/S.Opdyke – ID GHCND USC 00206658

Note

- Before the last 2006 FEMA floodplain study the average rainfall from 2002-2005 = 29.0 inches
- Since the 2006 FEMA floodplain study the average rainfall = 34.6 inches (~20% increase)

More rain = more flooding

*More flooding >
greater potential damage
to existing properties*

*The proposed area
provides valuable flood
mitigation today*

Flooding Around Walnut Brook Estates



- **Rainfall levels have increased by an average of 20% since 2002**
- **Multiple instances of >3 inches** of localized rainfall in Oakland County – situation will only worsen with climate change
- **Other likely causes of worsening flooding in the future:**
 - **Water being re-directed from any new development** (paved road/retaining walls etc)
 - **Less wetland area & trees to absorb heavy rainfall** due to any new development (storm water pond will not accommodate)

“Wetlands function as natural sponges that trap and slowly release surface water, rain, snowmelt, groundwater and flood waters. Trees, root mats and other wetland vegetation also slow the speed of flood waters and distribute them more slowly over the floodplain. This combined water storage and braking action lowers flood heights and reduces erosion” **US Environmental Protection Agency**

Date	2 Day Rainfall
Photo – June 25 th 2021	2.78 inches
Other Recent High Rainfall Dates	
Jan 11 th /12 th 2020	2.50 inches
Jul 10 th /11 th 2020	2.45 inches
Sept 22 nd /23 rd 2021	4.45 inches

Dry/Normal Condition

East of Cedar Brook Drive



After Heavy Rain (June 2021)

East of Cedar Brook Drive



Proposed
Development

Flooding Around Walnut Brook Estates

North of South Blvd April 2023



East of Walnut Brook Drive April 2023



South Blvd April 2023



East of Walnut Brook Drive April 2023



Wetlands Permit – Review & Approval Criteria - Sec 126.565 (Full Text in Appendix)

X = fails to meet criteria

- 'Reviewing authority shall not approve a use permit unless determines in the public interest' - Public is opposed **X**
- 'Balance the benefits against the detriments' – Only 9 residences for the loss of ~5 acres of wetlands & natural features **X**
- 'Paramount public concern for the protection of natural resources' – Developer not concerned with protection and preservation of wetlands, trees, natural features & wildlife **X**
- 'Unacceptable disruption to not result to the wetland' – clearing & building on, around and through wetlands **X**
- 'Economic value' – very limited marginal benefit from 9 homes – reduction in neighboring home prices **X**
- 'Probable impact on ecological values & wildlife' – high negative AND permanent impact **X**
- 'Proximity of the wetlands to a watercourse' – Risk of pollution/PFAs to the Rouge River **X**
- 'Feasible & prudent alternate does not exist' – many new developments in the area with unsold inventory **X**

We feel the proposed development fails most, if not all approval criteria of the City Permit Ordinance and is not in the public interest as demonstrated by public comment

Tree Removal Permit – Application Review Standard – Sec 126.368 (Full Text in Appendix)

X = fails to meet criteria

- ‘Tree preservation & conservation of specimen and landmark trees shall be of paramount concern & importance’ **X**
 - Presumably the statement is not made lightly– trees help our carbon footprint, water capture, and more!
- ‘Preservation and conservation of wooded areas & trees ... shall have priority over development when there are feasible and prudent location alternatives on site...’ **X**
 - Land clearing & building for 9 homes, roads, retaining walls, etc., does not prioritize preservation & conservation
- ‘Quality Trees shall be preserved when feasible to do so’ **X**
 - 200+ Quality, native and diverse trees being removed – Specimen tree replacement only 16%! (219" of 1,360" req'd)
 - New replacement/evergreen privacy trees will not thrive in shallow/saturated soils
 - Tree removal destroys the habitat of dozens of wildlife species, the scenic value, carbon capture & more
- ‘Residential units shall...be designed and constructed to blend into the natural setting of the landscape.’ **X**
 - Density of homes/construction will not blend; in fact designed to clear entire landscape
- ‘The City encourages trees in the ground as opposed to paying into the tree fund’ (Feb 2023 minutes) **X**
 - Already too much money in the Tree Fund – making another donation is an easy option

We feel the proposed development fails most, if not all approval criteria of the City Permit Ordinance and is not in the public interest as demonstrated by public comment

Are 9 Homes Really Worth Destroying an Area of "Paramount Importance"?

- Destruction of ~5 acres of Wetlands and Natural Features
- Removal of 221 Quality trees
- A cause of worsening flooding – and the potential consequences/liabilities to 50+ homes
- The impact to the abundant wildlife habitat & character of established communities
- Suitable soil conditions are unknown until land cleared



We ask the City to continue to keep its commitment to preserving nature and reject the New Development now – and not waste more resources of all involved

APPENDIX

- WETLAND USE PERMIT ORDINANCE
- TREE REMOVAL PERMIT ORDINANCE
- EGLE LETTER
- ADDITIONAL PHOTOS

Sec. 126-565. - Review and approval criteria. (Wetlands)

(a) Approval decision criteria. In reviewing any application for a use permit under [section 126-564](#), the reviewing authority shall not approve a use permit unless the reviewing authority determines the issuance of a permit is in the public interest, the permit is necessary to realize the benefits to be derived from the proposed activity, and the proposed activity is otherwise lawful.

(1) Public interest determination. In determining whether a proposed activity is in the public interest, the reviewing authority shall balance the benefits which may reasonably be expected to accrue from the proposed activity against the reasonably foreseeable detriments of the activity.

(2) Concern for protection of natural resources. The decision shall take into account the paramount public concern for the protection of natural resources from pollution, impairment, and destruction.

(b) General review criteria. In addition to subsection (a) of this section, the reviewing authority shall consider the following criteria:

(1) The relative extent of the public or private need for the proposed activity;

(2) Availability of feasible and prudent alternative locations and methods to accomplish the expected benefits from the activity;

(3) Compatibility with existing and proposed development and land uses in the area;

(4) Probable impact on recognized historic, cultural, scenic, ecological, or recreational values and on the public health or fish or wildlife;

(5) Extent and permanence of the beneficial or detrimental effects which the proposed activity may have on the public and private uses to which the area is suited, including the benefits the watercourse or wetland provides;

(6) The probable impact of the proposed activity in relation to the cumulative effect created by other existing and anticipated activities in the watershed;

(7) The size of the affected watercourse or wetland;

(8) The amount of remaining wetlands in the general area;

(9) Proximity of the wetland to a watercourse;

(10) Economic value, both public and private, of the proposed land change to the general area;

(11) The relationship of the proposed activity to the health, safety, and general welfare; and

(12) Such other factors as may be relevant to the proposed activity and the purposes of this article.

(c) Additional requirements. A use permit shall not be issued unless the applicant shows an unacceptable disruption will not result to the wetland or watercourse. In determining whether a disruption is unacceptable, the reviewing authority shall consider the criteria in subsections (a) and (b) of this section. In addition, a use permit shall not be issued unless the applicant also shows either of the following:

(1) The proposed activity is primarily dependent upon being located in the location where the wetland presently exists; or

(2) A feasible and prudent alternative does not exist.

Sec. 126-368. - Application review standards. (Tree Removal)

The following standards shall govern the approval or denial of an application for a tree removal permit:

- (1) Preservation and conservation. Tree preservation and conservation, especially with respect to trees designated as specimen or landmark trees pursuant to division 3 of this article, shall be of paramount concern and importance.
- (2) Developmental alternatives. Preservation and conservation of wooded areas, trees, similar woody vegetation, wildlife and related natural resources and processes shall have priority over development when there are feasible and prudent location alternatives on site for proposed buildings, structures, or other site improvements.
- (3) Diversity of species. Diversity of tree species shall be maintained where essential to preserving a wooded area.
- (4) Quality of trees. Quality trees shall be preserved whenever it is feasible to do so. In evaluating quality of trees, the reviewing authority shall consider the following:
 - a. Soil and habitat quality;
 - b. Tree species;
 - c. Tree size and density;
 - d. Health and vigor;
 - e. Understory size, density, quality, and type;
 - f. Wildlife presence; and
 - g. Other factors such as function as wind block, noise buffer, cooling or heating effect, and scenic value.
- (5) Land clearing. Where the proposed activity consists of land clearing, it shall be limited to designated street rights-of-way, drainage and utility areas, and areas necessary for the construction of buildings, structures, or other site improvements.
- (6) Residential development. Where the proposed activity involves residential development, residential units shall, to the extent reasonably feasible, be designed and constructed to blend into the natural setting of the landscape.
- (7) Compliance with statutes and ordinances. The proposed activity shall comply with all applicable statutes and ordinances.
- (8) Relocation or replacement. The proposed activity shall include necessary provisions for tree relocation or replacement, in accordance with subdivision III of this division and tree protection, in accordance with subdivision IV of this division.
- (9) Limitation. Tree removal or transplanting shall be limited to instances where:
 - a. Necessary for construction. Removal or transplanting is necessary for the construction of a building, structure or other site improvement, and the permit applicant has shown there is no feasible and prudent location alternative on site for a proposed building, structure or other site improvement; or
 - b. Disease, damage, etc. The tree is diseased, damaged or in danger of falling; is located too close to existing or proposed buildings or structures; interferes with existing utility service or drainage; creates unsafe vision clearance; or does not conform to other city ordinances or regulations.
- (10) Landmark trees. The removal of trees designated under this article as landmark trees shall not be permitted where there is a reasonable alternative that would allow preservation of the trees.

EGLE PERMIT APPLICATION REQUIRED BY LAW



STATE OF MICHIGAN
DEPARTMENT OF
ENVIRONMENT, GREAT LAKES, AND ENERGY
WARREN DISTRICT OFFICE



December 8, 2021

VIA E-MAIL

Bruce Michael
14500 Sheldon Road
Plymouth, MI 48170

Dear Bruce Michael:

SUBJECT: Preapplication Meeting
MiWaters Site Name: 63-Parcel E of 2520 South Blvd-Rochester Hills
Submission Number: HPC-CW00-XBEMH
Parcel ID 15-32-376-078, Rochester Hills, Oakland County

This letter is a follow up to our December 7, 2021, preapplication meeting regarding the proposed project in Rochester Hills, Oakland County. The purpose of a preapplication meeting is to provide you with information that will clarify the permit process, answer preliminary questions about your specific project in order to avoid delays at a later date, and to determine, if possible, the need for wetland or inland lakes and streams permits.

During this meeting, we reviewed the need to obtain a permit under Part 301, Inland Lakes and Streams; and Part 303, Wetlands Protection, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (NREPA). The review was based on discussion of the proposed project and/or draft permit application, the proposed site, and potential modifications to the project discussed during our meeting.

During the review of the project site, the Michigan Department of Environment, Great Lakes, and Energy's (EGLE) Water Resources Division (WRD) made the following findings regarding the need for a permit under Part 301 and Part 303 of the NREPA:

- A permit is required for the project as proposed.
- A permit is not required for the project as proposed.
- It cannot be determined whether a permit is required given the information presented at this time.

This determination is based on the project plan prepared by Powell Engineering and Associates, along with other information provided at the time of this meeting only. Provided that the proposed project and location are not altered, this determination is binding on EGLE for a period of two years from the date of this meeting.

During the review of the proposed project, the WRD noted activities that, as currently designed, may require authorization under the Floodplain Regulatory Authority in Part 31, Water Resources Protection, of the NREPA. To determine if your project is regulated under Part 31,

Bruce Michael
Page 2
December 8, 2021

request a discharge request to the EGLE Hydrologic Studies Unit, available on the web at www.mi.gov/hydrology. Then submit a base flood elevation via MiWaters when applying for a permit.

During the meeting, we also discussed a number of issues related to the project, including the following:

- Information on completing an application form. Please submit the Joint Permit Application (JPA) using the same MiWaters site as was used for this preapplication meeting request.
- Possible alternative design options to minimize project effects on aquatic resources; specifically, inclusion of an equalization pipe under an proposed road crossing through wetlands. If a permit is issued, EGLE may include as a condition the requirement for split rail fencing between some lots and remaining wetland. EGLE will also require restoration of all temporary impacts to wetland with a wetland seed mix and potentially planting plugs.
- The need to more clearly define the purpose of your project in the permit application.
- Needed clarification in the project plans. Please include a copy of the wetland report in the application, as well as wetland map indicating the flagged field boundary of the wetland. This will presumably include at least two additional wetland parcels identified at the time of the preapplication meeting but not included on preliminary maps presented at the time of the meeting.
- Additional note regarding project plans: during the time of inspection there appeared to be a small stream, possible erupting from a groundwater seep, in the wetland on your plans identified as "C" pocket". You will need to indicate the location of this stream in your plans as well as indicate it's bankfull width. If the proposed driveway and associated fill pass over it, this information will be needed to properly size the culvert it would presumably pass through.
- The need for a more thorough analysis of alternative methods or locations in the permit application; specifically, the proposed location of lots of detention ponds on a plan that includes all wetlands on site. EGLE typically does not permit stormwater detention ponds in regulated wetlands or for the fill of all-wetland lots or wetland-majority lots.
- The necessity to obtain wetland mitigation credits from an approved wetland mitigation bank within the watershed of the proposed project, should a permit be issued for impacts to wetland of 0.1 of an acre or greater.
- The potential presence of state- or federally-listed threatened or endangered species on the site. We recommend review of the material available on the Michigan Department of Natural Resources' Web site at Michigan.gov/Threatened_and_Endangered_Species.
- Potential floodplain effects. Please review the instructions regarding possible regulation under Part 31. You can discuss this issue further with the WRD District Floodplain Engineer, Pat Durack who can be reached at durackp@michigan.gov or (586) 256-7273.

Please note that this is not a permit. The WRD cannot indicate during a preapplication meeting whether or not a permit will be issued. The WRD cannot make a decision regarding a permit until it has considered all of the information provided in the final permit application, and, in some instances, has also considered comments received in response to a public notice of the project. Therefore, the WRD cannot legally tell you whether the project will be permitted in advance of a permit application being submitted and reviewed.

Bruce Michael
Page 3
December 8, 2021

The EGLE submission number assigned to this project is HPC-CW00-XBEMH. Please keep a record of this submission number and use it when submitting a final application or otherwise corresponding with our office on this project.

We appreciate the opportunity to meet with you or your representative to address these concerns. We have established a submission for this project, and the information submitted to date will be used to facilitate processing of the final application. If you should have follow-up questions before then, please contact me at 586-256-7274; primeaur@michigan.gov; or EGLE, WRD, Warren District Office, 27700 Donald Court, Warren, Michigan 48092-2793.

Sincerely,

Robert Primeau
Water Resources Division

cc:
James Sallee, Barr Engineering
Woody Held, Barr Engineering
Andy Hartz, EGLE
Rochester Hills City Clerk
Oakland County Water Resources Commission

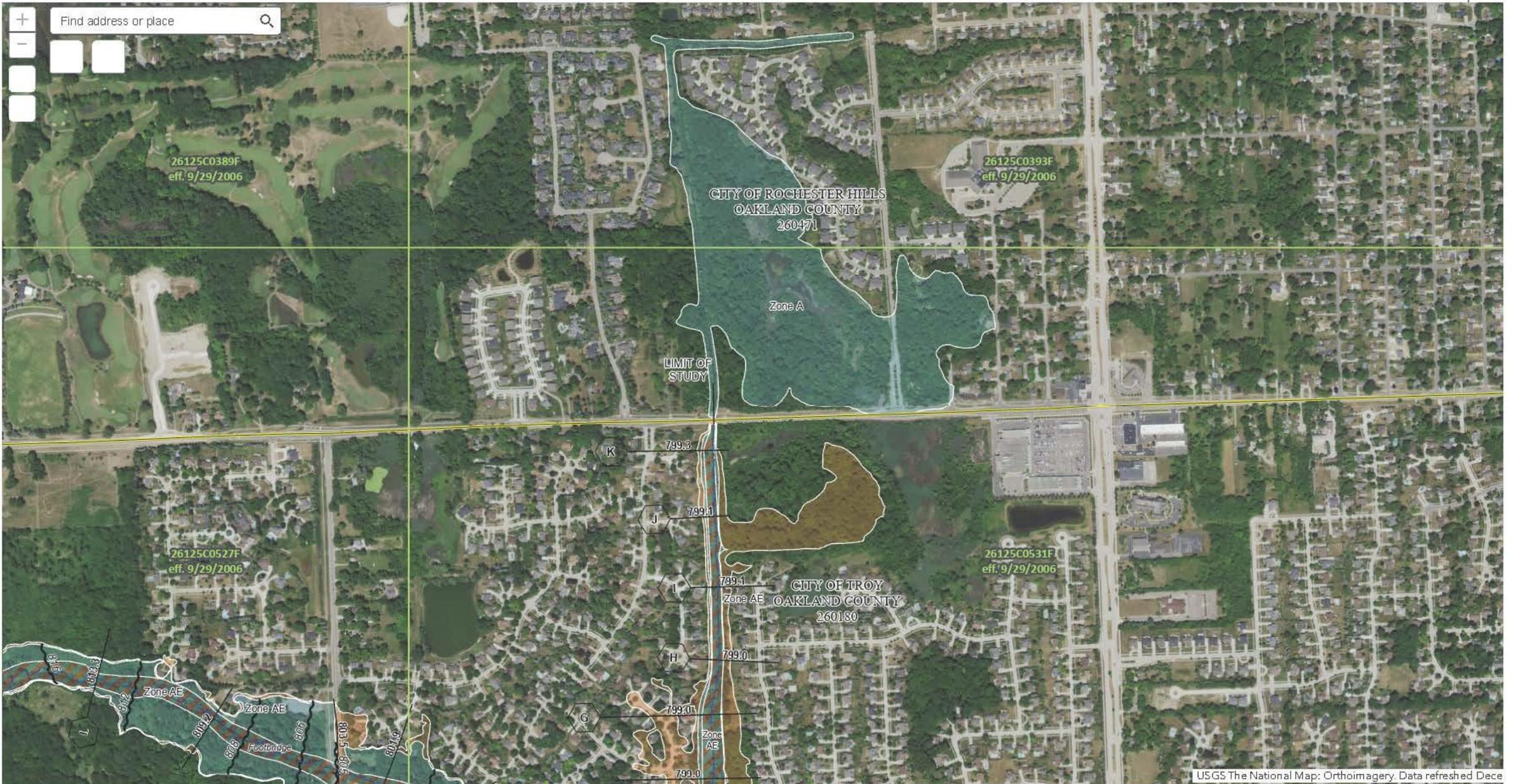
SEC 126-562 (a)(2) *CONCURRENT WITH STATE OR FEDERAL PERMITS*. WHENEVER A PERMIT SHALL ALSO BE REQUIRED FROM THE STATE AND/OR FEDERAL GOVERNMENT, **THE APPLICATIONS SHALL BE FILED CONCURRENTLY**. SEE SUBSECTION 126-564(f)

SEC 126-564(f) *State and federal permit requirements*. Whenever a person requesting a city use permit is also subject to state and federal permit requirements, the following shall apply:

- (1) Approvals under this article shall not relieve a person of the need to obtain a permit from the department of environmental quality and/or the U.S. Army Corps of Engineers, if required.
- (2) Issuance of a permit by the state department of environmental quality and/or the U.S. Army Corps of Engineers shall not relieve a person of the need to obtain approval under this article, if applicable.
- (3) If requirements of federal, state, and local officials vary, the most stringent requirements shall be followed.
- (4) **The city may withhold issuance of a use permit until after required permits from the state department of environmental quality and/or the U.S. Army Corps of Engineers have been obtained.**

Articles Wetland Conservation

- <https://www.candgnews.com/news/forever-chemicals-found-in-rouge-huron-river-fish-1964>
- <https://www.candgnews.com/news/rochester-hills-hopes-to-acquire-green-space-property-with-help-of-state-grant-2062>
- <https://www.mlive.com/news/2023/04/how-spring-brings-fairy-shrimp-salamanders-to-michigans-coral-reef-like-vernal-pools.html>
- <https://www.detroitnews.com/story/news/environment/2022/08/15/forests-faucet-michigan-dnr-new-clean-water-initiative/10290821002/>
- <https://www.nature.org/en-us/about-us/where-we-work/united-states/michigan/stories-in-michigan/wildlife-diversity/>
- **Auburn Green Space** - This approx. 11 acre Green Space located at 3001 Auburn Rd., east of Willet Ave, was selected for acquisition for its larger wetland habitat and Priority 1 natural features. The property features over 6.5 acres of emergent marsh wetlands, with some forested wetland areas. The two parcels that make up the Auburn Green Space were purchased by the city in March 2022. Auburn Green Space is in close proximity to Avondale Park and it can be accessed by both Auburn Rd and Coolidge Hwy. Further study and planning for the natural features on this property is underway.



Examples of Flooding Around Walnut Brook Estates (March/April 2023)



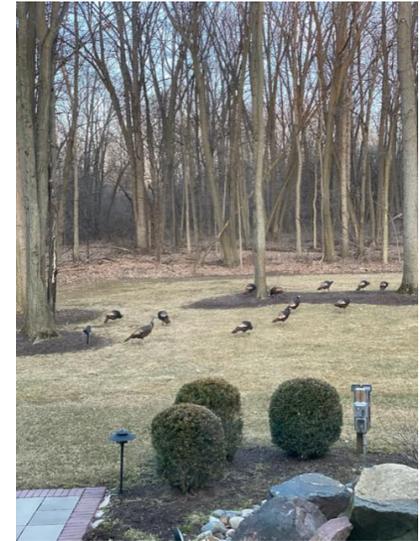
Examples of Flooding Around Walnut Brook Estates (March/April 2023)



Examples of Flooding Around Walnut Brook Estates (March/April 2023)



Examples of Wildlife on Wetlands/Rear of Cedar Brook Drive & Walnut Brook Drive



Examples of Wildlife on Wetlands/Rear of Walnut Brook Drive

