



Rochester Hills

1000 Rochester Hills Dr
Rochester Hills, MI 48309
(248) 656-4600
Home Page:
www.rochesterhills.org

Master

File Number: 2014-0440

File ID: 2014-0440

Type: Permit

Status: To Council

Version: 2

Reference: 98-025

Controlling Body: City Council
Regular Meeting

File Created Date : 10/09/2014

File Name: Wetland Use Permit

Final Action:

Title label: Request for a Wetland Use Permit - Andover Woods, a 42-unit condominium development on 26 acres, for impacts to approximately .24 acres out of 9.37 acres associated with the construction of several units and for the construction and grading of the cul-de-sac Rochdale Court, located east of Rochdale, north of Walton, zoned RCD, One-Family Cluster, Andover Woods, LLC, Applicant

Notes:

Sponsors:

Enactment Date:

Attachments: 111014 Agenda Summary.pdf, Map Aerial.pdf, ASTI Review 100314.pdf, Site Plans.pdf, Minutes PC 102114.pdf, PHN WUP 102114.pdf, Map Mann 102014.pdf

Enactment Number:

Contact: 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	10/21/2014	Recommended for Approval	City Council Regular Meeting			Pass

Text of Legislative File 2014-0440

Title

Request for a Wetland Use Permit - Andover Woods, a 42-unit condominium development on 26 acres, for impacts to approximately .24 acres out of 9.37 acres associated with the construction of several units and for the construction and grading of the cul-de-sac Rochdale Court, located east of Rochdale, north of Walton, zoned RCD, One-Family Cluster, Andover Woods, LLC, Applicant

Body

Resolved, that the Rochester Hills City Council hereby approves a Wetland Use Permit for a portion of the 42-unit Andover Woods Condominium development (east parcel totaling 9.37 acres, Parcel No. 15-09-451-002), located on the east side of Rochdale, north of Walton Blvd., zoned RCD, One-Family Cluster, for impacts to approximately .24 acres associated with the construction of several units, the

construction and grading of the cul-de-sac of Rochdale Court and of Units 5, 6, 11 and 12, Andover Woods, LLC, Applicant with the following findings and conditions:

Findings:

1. Of the approximately 9 acres of City-regulated wetlands on the parcel, the applicant is proposing to impact approximately 10,600 square feet (.24 acre).
2. The impacted areas of Wetlands B and C are of low quality and not considered by to be a vital natural resource to the City.
3. The applicant has minimized potential wetland impact by incorporating a retaining wall to the north of the cul-de-sac of Rochdale Court and will use best management practices during construction to avoid impacts to Sargent Creek.

Conditions:

1. That the applicant receives all applicable MDEQ permits prior to issuance of a Land Improvement Permit.
2. That the applicant provides a detailed soil erosion plan with measures sufficient to ensure ample protection of wetlands areas, prior to issuance of a Land Improvement Permit.
3. Provide proof that the artesian well north of proposed Unit 26 has been abandoned to confirm that it does not contribute water to the wetland nearby, prior to final approval by Staff.
4. Verification by ASTI that conditions from the October 3, 2014 letter are addressed on revised site plans prior to final approval by Staff.