



**City of Rochester Hills  
AGENDA SUMMARY  
NON-FINANCIAL ITEMS**

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**Legislative File No: 2008-0411 V2**

**TO:** Mayor and City Council Members

**FROM:** Ed Anzek, Director of Planning and Development, ext. 2572

**DATE:** September 26, 2008

**SUBJECT:** Request for Approval of a Wetland Use Permit – City File No. 08-002 – Rayconnect Industrial Building

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**REQUEST:**

Approval of a Wetland Use Permit for activities associated with the construction of the parking, loading, fire lane and a detention basin for a 61,000± square-foot industrial building on approximately nine acres at Austin and Devondale. The required parking and fire lane on the east side of the site requires impact of .24 acre of wetland, and the construction of the sedimentation basin would impact .04 acre, overall preserving 2.14 acres of wetland. The .04 acre for the basin is located in low-quality wetland, but according to the City's Wetland Consultant, ASTI, it will improve water quality to be discharged to the wetland to the south of the property.

**BACKGROUND:**

At its August 19, 2008 meeting, the Planning Commission approved the Site Plan and Natural Features Setback Modifications, and recommended approval of a Wetland Use Permit with several conditions. The applicant's engineer submitted revised plans to ASTI, which addressed the conditions on those plans and have been approved; several comments remaining have been approved subject to their incorporation on the Final Site Plans (listed as Condition 3 of the enclosed Resolution). The applicant has reduced potential wetland impact by incorporating a retaining wall instead of sloped earthen fill to wetland grade. ASTI reviewed the natural features and wetland impacts to insure that they are the minimum required to accomplish the proposed development of the site. The applicant has applied for an MDEQ Part 303 Permit and Oakland County Drain Permits, which must be submitted and reviewed by the City prior to the issuance of a Land Improvement Permit.

The City has applied for a wetland permit from the MDEQ to extend Austin Ave. to Devondale. This would entail impact of .13 acres of wetland, and is not a part of this request.

**RECOMMENDATION:**

Staff, the City's Wetland Consultant (ASTI) and the Planning Commission recommend approval of a Wetland Use Permit for Rayconnect Industrial Building, City File No. 08-002, proposed for Austin Ave. and Devondale, based on plans dated received by the Planning and Development Department on September 11, 2008.

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**RESOLUTION**

**NEXT AGENDA ITEM**

**RETURN TO AGENDA**

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<b>APPROVALS:</b>	<b>SIGNATURE</b>	<b>DATE</b>
<b>Department Review</b>		
<b>Department Director</b>		
<b>Mayor</b>		
<b>City Council Liaison</b>		

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