



Rochester Hills

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Master

File Number: 2014-0499

File ID: 2014-0499

Type: Permit

Status: To Council

Version: 2

Reference: 14-008

Controlling Body: City Council
Regular Meeting

File Created Date : 11/07/2014

File Name: Wetland Use Permit

Final Action:

Title label: Request for approval of a Wetland Use Permit - Sanctuary at River's Edge PUD, for impacts to approximately 8,317 square feet of wetlands associated with construction of several units and the cul-de-sac Flora Valley Ct., MJ Ridgepoint, Applicant

Notes:

Sponsors:

Enactment Date:

Attachments: 011215 Agenda Summary.pdf, 120314 ASTI rev.pdf,
PH Notice.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	12/16/2014	Recommended for Approval	City Council Regular Meeting			Pass

Text of Legislative File 2014-0499

Title

Request for approval of a Wetland Use Permit - Sanctuary at River's Edge PUD, for impacts to approximately 8,317 square feet of wetlands associated with construction of several units and the cul-de-sac Flora Valley Ct., MJ Ridgepoint, Applicant

Body

Resolved, that the Rochester Hills City Council hereby approves a Wetland Use Permit for the Sanctuary at River's Edge PUD, for impacts to approximately 8,317 square-feet of wetlands associated with the construction of several units and the cul-de-sac Flora Valley Ct. for a 20-unit residential development on 6.19 acres located east of Livernois, north of Avon, south of Harding, zoned RCD, One-Family Cluster, Parcel No. 15-15-403-010 with the following findings and conditions:

Findings:

1. Of the approximately .21 acres of City-regulated wetlands on site, the applicant is proposing to impact 8,317 square-feet.

2. The wetland areas are of medium to low ecological quality and should not be considered vital natural resources to the City.

Conditions:

1. If required, that the applicant receives all applicable DEQ 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 wetland areas, prior to issuance of a Land Improvement Permit.
3. That ASTI verifies that condition 3.a from its December 3, 2014 letter is addressed, prior to Final Approval by Staff.