



City of Rochester Hills  
AGENDA SUMMARY  
NON-FINANCIAL ITEMS

1000 Rochester Hills Dr.  
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[www.rochesterhills.org](http://www.rochesterhills.org)

Legislative File No: 2016-0033 V2

**TO:** Mayor and City Council Members  
**FROM:** Ed Anzek, Director of Planning and Development, ext. 2572  
**DATE:** March 4, 2016  
**SUBJECT:** Request for Approval of a Wetland Use Permit – City File No. 15-006– Bloomer Woods Site Condominiums, a proposed 30-unit site condominium development on 12.8 acres located on the east side of John R, north of Avon

**REQUEST:**

Approval of a Wetland Use Permit for activities associated with the grading and construction of a 30-unit site condominium development for the road, several lots, the detention basin and storm water culverts. The proposed development will be located on 12.8 acres on the east side of John Rd., north of Avon. There are approximately 1.39 acres of wetlands on site, considered to be low quality as determined by ASTI, the City’s environmental consultants. The impacts would be minimal, totaling 14,370 sq. ft., or 0.33 acres, of which 14,155 sq. ft. would be permanent and 215 sq. ft. would be temporary. Please refer to the ASTI Environmental letter of January 26, 2016 regarding the wetland review and delineation.

**BACKGROUND:**

At its February 16, 2016 meeting, the Planning Commission unanimously recommended approval of the Wetland Use Permit and Preliminary Site Condominium Plan and granted a Tree Removal Permit and Natural Features Setback Modifications with minor conditions to be addressed prior to Final Approval. ASTI reviewed the natural features and wetland impacts to ensure that they are the minimum required to accomplish the proposed development of the site. Please refer to the attached staff report and minutes for further details.

**RECOMMENDATION:**

Staff, the City’s Wetland Consultant (ASTI) and the Planning Commission recommend approval of a Wetland Use Permit for Bloomer Woods Site Condominiums, City File No. 15-006, a proposed 30-unit site condo development located on the east side of John R., north of Avon, based on plans dated received by the Planning and Development Department on January 15, 2016.

APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Mayor		
City Council Liaison		