



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

**1000 Rochester Hills Dr.  
Rochester Hills, MI 48309  
248.656.4630  
[www.rochesterhills.org](http://www.rochesterhills.org)**

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**Legislative File No: 2006-0649 V2**

**TO:** Mayor and City Council Members  
**FROM:** Ed Anzek, Director of Planning and Development, ext. 2572  
**DATE:** September 14, 2006  
**SUBJECT:** Wetland Use Permit – City File No. 05-037 – Lowe’s.

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**REQUEST:**

Wetland Use Permit approval for approximately .25 acres of permanent wetland impacts that will result in the grading activities and the construction of a paved loading area near the southeast corner of the proposed main building for Lowe’s.

**BACKGROUND:**

At its September 5, 2006 meeting, the Planning Commission recommended approval of a Wetland Use Permit for the Lowe’s development, proposed for the former Pat Moran site on Rochester Road north of M-59. An MDEQ Part 303 Permit is also required, which was issued in April 2006 and has been reviewed by Staff. The subject site includes two regulated wetland areas totaling approximately .8 acre (called Wetland A and Wetland B/C), for which a Wetland Boundary Determination was completed by the City’s Wetland Consultant (ASTI) in October 2005. Approximately .25 acre of wetland impacts will result to Wetland B/C, and 660 lineal feet of natural features setback will be impacted. A Natural Features Setback Modification was granted by the Planning Commission at its September 5th meeting, as recommended by ASTI. Please refer to the attached letter from ASTI dated August 14, 2006.

**RECOMMENDATION:**

Staff, the City’s Wetland Consultant and the Planning Commission recommend approval of a Wetland Use Permit for Lowe’s, located on the east side of Rochester Road, south of Auburn.

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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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