



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

**1000 Rochester Hills Dr.
Rochester Hills, MI 48309
248.656.4630
www.rochesterhills.org**

Legislative File No: 2008-0652 V2

TO: Mayor and City Council Members

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

DATE: February 4, 2009

SUBJECT: Request for Approval of a Wetland Use Permit – City File No. 94-426.8 – Rochester College Health & Life Sciences Center and Sports Fields

REQUEST:

Approval of a Wetland Use Permit for activities associated with the construction of a soccer field, softball diamond and related grading; for rip-raps to be placed into a wetland and into a storm water ditch under a bike path along Avon; and for temporary impacts that will result from tapping into an existing sanitary sewer line north of the existing baseball diamond. These measures will be done in conjunction with construction of a 90,600 square-foot Health and Life Sciences Center on Avon near the Campus' Library. The actions have been approved by the MDEQ, as the applicant has submitted a stream enhancement construction and planting plan in the mitigation plans. The proposed mitigation plans are extensive and deal with improvements to the Clinton River to allow for the permanent and temporary impacts to the regulated wetlands on site. The proposed mitigation is a direct benefit to the Clinton River and an improvement for the entire watershed. The applicant has also agreed to work with the City on improvements to its storm water retention systems during the construction review process, which includes investigating best practice options and improvement to existing systems. Please refer to the letter from ASTI, dated January 15, 2009, for further details.

BACKGROUND:

At its January 20, 2009 meeting, the Planning Commission approved a Tree Removal Permit and Site Plan, and recommended approval of a Wetland Use Permit with several conditions, which are listed for consideration on the enclosed Resolution. (The Minutes from the Planning Commission meeting are attached). There are no Natural Features Setback Modifications necessary, as waived per the PUD Agreement, since there are no wetlands adjacent to the Clinton River for this project. The applicant is required to use best management practices to ensure that flow and circulation patterns and chemical and biological characteristics of wetlands are not impacted and that impacts to the aquatic environment are minimized. ASTI reviewed the wetland impacts to insure that they are the minimum required to accomplish the proposed development of the site. The applicant has received an extension of the MDEQ Part 303 Permit, which must be submitted and reviewed by the City prior to the issuance of a Land Improvement Permit.

The applicant's engineer will provide revised plans to ASTI to address the conditions of approval prior to submission of the Final Site Plans.

RECOMMENDATION:

Staff, the City's Wetland Consultant (ASTI) and the Planning Commission recommend approval of a Wetland Use Permit for Rochester College, City File No. 94-426.8, the proposed Health and Life

Sciences Center, based on plans dated received by the Planning and Development Department on December 4, 2008.

RESOLUTION

NEXT AGENDA ITEM

RETURN TO AGENDA

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