



# Rochester Hills

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## Master

**File Number: 2007-0778**

**File ID:** 2007-0778

**Type:** Project

**Status:** To Council

**Version:** 2

**Reference:** 89-156.5

**Controlling Body:** City Council  
Regular Meeting

**File Created Date :** 11/19/2007

**File Name:** Clear Creek Subdivision No. 5

**Final Action:**

**Title label:** Request for Approval of a Wetland Use Permit - Clear Creek Subdivision No. 5

### Notes:

### Sponsors:

### Enactment Date:

**Attachments:** Agenda Summary.pdf

### Enactment Number:

**Contact:** M. Gentry 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	04/01/2008	Recommended for Approval	City Council Regular Meeting			Pass
2	City Council Regular Meeting	06/16/2008					

## Text of Legislative File 2007-0778

### Title

Request for Approval of a Wetland Use Permit - Clear Creek Subdivision No. 5

### Body

**Resolved**, that the Rochester Hills City Council hereby approves a Wetland Use Permit for Clear Creek Subdivision No. 5, City File No. 89-156.5, to impact approximately 59,116 square feet for the construction of streets, lots and pathways, based on plans dated received by the Planning and Development Department on February 25, 2008, with the following findings and subject to the following conditions.

### Findings:

1. Of the approximately 15 acres of City-regulated wetlands on site, the applicant is proposing to impact approximately one acre.

2. No prudent alternatives exist for constructing the streets for the development, due to the City and County traffic requirements.
3. The Wetland/Watercourse impacts caused by the road crossings appear to be unavoidable.
4. The applicant is proposing to construct 1.3 acres of replacement wetlands in order to mitigate the lost of one acre of regulated wetland.
5. Most mitigation will occur in the same wetland as the impact and is designed to improve the same functions as the wetland to be impacted, as well as all wetlands on the site.

Conditions:

1. That the applicant receive all applicable DEQ permits and Oakland County Drain Permits Prior to issuance of a Land Improvement Permit.
2. That the applicant provide a detailed soil erosion plan with measures sufficient to ensure ample protection of wetlands areas, prior to Construction Plan Approval.