



**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: 2007-0778 V2**

**TO:** Mayor and City Council Members

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

**DATE:** June 1, 2008

**SUBJECT:** Request for Approval of a Wetland Use Permit – Clear Creek Subdivision No. 5 (City File No. 89-156.5)

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**REQUEST:**

Approval of a Wetland Use Permit for activities associated with the construction of roads and pathways for the fifth phase of the Clear Creek Subdivision in the northeast corner of the City. Areas by two lots are also involved, but according to the wetland consultant, ASTI, they have little ecological value and the impacts there are of low quantity and quality.

**BACKGROUND:**

At its April 1, 2008 meeting, the Planning Commission recommended approval of a Wetland Use Permit and approved Natural Features Setback Modifications for Clear Creek Subdivision No. 5. The subject site includes 15.3 acres of wetland regulated by the DEQ and the City of Rochester Hills. Approximately one acre of wetland will be affected, and the applicant is proposing 1.3 acres of onsite mitigation to offset this work. The City's Environmental Consultant, ASTI, has recommended approval of the mitigation plans with conditions, which are included in the Resolution. The attached Staff Report outlines the request for a Permit in more detail and it outlines the natural features impacts associated with the required pathway, street and lot construction and mitigation areas. ASTI also reviewed the natural features and wetland impacts to insure that they are the minimum required to accomplish the proposed development of the site.

An MDEQ Part 303 Permit and Oakland County Drain Permits must be obtained prior to issuance of a Land Improvement Permit.

**RECOMMENDATION:**

Staff, the City's Wetland Consultant (ASTI) and the Planning Commission recommend approval of a Wetland Use Permit for Clear Creek Subdivision No. 5, City File No. 89-156.5, located north of Tienken, east of Sheldon, based on plans dated received by the Planning and Development Department on February 25, 2008.

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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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