



Rochester Hills

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Master

File Number: 2020-0362

File ID: 2020-0362

Type: Permit

Status: To Council

Version: 3

Reference: 20-009

Controlling Body: City Council
Regular Meeting

File Created Date : 09/08/2020

File Name: WUP - RH Surgery Center

Final Action:

Title label: Request for Approval of a Wetland Use Permit for Rochester Hills Surgery Center, a proposed 60,000 s.f. medical building on 3.34 acres located on South Boulevard, west of Dequindre, zoned O-1 Office Business; Brad Chojnacki, The Alan Group Constructors, LLC, Applicant

Notes:

Sponsors:

Enactment Date:

Attachments: 12072020 Agenda Summary.pdf, Staff Report.pdf, 08102020 ASTI Rev.pdf, 10072020 Email ASTI.pdf, Review Comments PC.pdf, EIS Revised.pdf, PHN WUP 9152020.pdf, Minutes PC 9152020.pdf, Minutes PC 11172020.pdf, Site Plans 10162020 Resubmit Part 1.pdf, Site Plans 10162020 Resubmit Part 2.pdf, Site Plans 10162020 Resubmit Part 3.pdf, Site Plans 10162020 Resubmit Part 4.pdf, RHSC 10162020 Resubmit Ext Renderings.pdf, Resolution (Draft).pdf

Enactment Number:

Contact: PED 656-4660

Hearing Date:

Drafter:

Effective Date:

Related Files:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	09/15/2020	Postponed				
2	Planning Commission	11/17/2020	Recommended for Approval	City Council Regular Meeting			Pass

Text of Legislative File 2020-0362

Title

Request for Approval of a Wetland Use Permit for Rochester Hills Surgery Center, a proposed 60,000 s.f. medical building on 3.34 acres located on South Boulevard, west of Dequindre, zoned O-1 Office Business; Brad Chojnacki, The Alan Group Constructors, LLC, Applicant

Body

Resolved, that the Rochester Hills City Council hereby approves a Wetland Use Permit for Rochester Hills Surgery Center, a proposed 60,000 s.f. medical building on 3.34 acres located on South Boulevard, west of Dequindre, zoned O-1 Office Business, Parcel No. 15-36-376-014, Brad Chojnacki, Applicant, based on plans dated received by the Planning and Economic Development Department on October 16, 2020 with the following findings and conditions.

Findings

1. Of the .33 acre of wetland area on site, the applicant is proposing to impact approximately .33 acre.
2. The wetland area is of low ecological quality and is only a semi-valuable natural resource, so the City's Wetland consultant, ASTI, recommends approval.

Conditions

1. If required, that the applicant receives an applicable EGLE Part 303 Permit prior to issuance of a Land Improvement Permit.
2. That the applicant provides a detailed soil erosion plan with measures sufficient to ensure ample protection of wetlands areas, prior to issuance of a Land Improvement Permit.
3. That any temporary impact areas be restored to original grade with original soils or equivalent soils and seeded with a City approved wetland seed mix where possible and implement best management practices, prior to final approval by staff.