



# Rochester Hills Agenda Report

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**File Number: 2006-0650**

<b>File Number:</b> 2006-0650	<b>File Type:</b> Project	<b>Status:</b> To Council
<b>Version:</b> 2	<b>Reference:</b> 05-037	<b>Controlling Body:</b> City Council Regular Meeting
<b>Requester:</b> Planning/Development	<b>Cost:</b>	<b>Introduced:</b> 08/23/2006
<b>File Name:</b> Lowe's Wetland Use Permit	<b>Final Action:</b>	

**Title:** Request for Wetland Use Permit - City File No. 05-037 - For approximately 7,550 square feet of permanent wetland impacts which will result from grading activities and the construction of a paved loading area for Lowe's, proposed for the east side of Rochester Road, north of M-59, Rochester Avon Properties, L.L.C., applicant.

**Notes:** See 2006-0649, 0047

<b>Code Sections:</b>	<b>Agenda Date:</b>
<b>Indexes:</b> Permits	<b>Agenda Number:</b>
<b>Sponsors:</b>	<b>Enactment Date:</b>
<b>Attachments:</b> Agenda Summary.pdf, Map Aerial WUP.pdf, Letter ASTI 08-14-06.pdf, Public Hearing Notice.pdf	<b>Enactment Number:</b>

## History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	09/05/2006	Recommended for Approval	City Council Regular Meeting			Pass

**Notes:** ***MOTION*** by Yukon, seconded by Schroeder, in the matter of City File No. 05-037 (Lowe's), the Planning Commission **Recommends** to City Council **Approval of a Wetland Use Permit**, based on plans dated received by the Planning Department on August 29, 2006 with the following two (2) findings and subject to the following two (2) conditions.

Findings:

- The Wetland and Watercourse Protection Ordinance is applicable to the subject site because it is not included within a site plan which has received final approval prior to January 17, 1990.*
- Approximately 7,550 square feet of permanent wetland impacts will result in the grading activities and the construction of a paved loading area near the southeast corner of the proposed main building.*

Conditions:

1. Final review and approval by Staff of the MDEQ Part 303 Permit.
2. Implementation of site appropriate structural and non-structural best management practices, to prevent or minimize the impact on water quality.

Aye: Brnabic, Dettloff, Hardenburg, Hooper, Schroeder and Yukon  
Abstain: Reece  
Absent: Boswell and Kaltsounis

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**Text of Legislative File 2006-0650**

..Title

Request for Wetland Use Permit - City File No. 05-037 - For approximately 7,550 square feet of permanent wetland impacts which will result from grading activities and the construction of a paved loading area for Lowe's, proposed for the east side of Rochester Road, north of M-59, Rochester Avon Properties, L.L.C., applicant.

..Body

Resolved, that the Rochester Hills City Council hereby approves the Wetland Use Permit for Lowe's for approximately .25 acre of permanent wetland impacts which will result from grading activities and the construction of a paved loading area for Lowe's, located on the east side of Rochester Road, north of M-59, affecting Parcel Nos. 15-35-100-042 and 15-35-100-035, based on plans dated received by the Planning and Development Department on August 29, 2006, with the following two (2) findings and subject to the following two (2) conditions.

Findings:

1. The Wetland and Watercourse Protection Ordinance is applicable to the subject site because it is not included within a site plan which has received final approval prior to January 17, 1990.
2. Approximately .25 acre of permanent wetland impacts will result in the grading activities and the construction of a paved loading area near the southeast corner of the proposed main building.

Conditions:

1. Final review and approval by Staff of the MDEQ Part 303 Permit.
2. Implementation of site appropriate structural and non-structural best management practices, to prevent or minimize the impact on water quality.