



City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

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Legislative File No: 2025-0154 V2

TO: Mayor and City Council Members
FROM: Chris McLeod, Planning Manager, ext. 2572
DATE: April 17, 2025
SUBJECT: Request for Approval of a Wetland Use Permit – Oak Creek Condominiums, PSC2023-0001/PWEP2025-0002, Mohammed Bahauddin, Enliven Developers, Applicant

REQUEST:

Approval of a Wetland Use Permit for activities associated with the development of 21-unit site condominiums on approximately 8.5 acres, including the construction of single-family detached residential units, a public roadway, a stormwater system, utilities and other associated amenities, for Oak Creek Condominiums, located on the east side of Livernois, south of Auburn Rd.

BACKGROUND:

At its April 15, 2025 meeting, the Planning Commission recommended approval of the Preliminary Site Condominium Plan and a Wetland Use Permit and granted a Tree Removal Permit and Natural Features Setback Modification with several conditions to be addressed prior to Final Site Condominium Plan Approval. The Final Site Condominium Plan approval will require another recommendation from the Planning Commission and approval by the City Council.

The proposed impacts are to an identified wetland and its associated natural features setback, which traverse the site from north to south. The total permanent wetland impact is approximately 417 square feet to the area necessary to construct the proposed road. ASTI, the City’s wetland consultant, reviewed each version of the plans submitted during administrative review and determined that the wetland and associated watercourse should be categorized as having medium ecological quality but are likely an important part of the natural drainage system of the City and therefore, should be considered a valuable natural resource. It is also ASTI’s opinion that the wetland is not only City regulated but also EGLE regulated. ASTI generally agreed with the proposed location of the roadway and the culvert placement since they are both proposed in the same location as the existing, albeit smaller, drive and culvert that are already in place.

In order to protect both the wetlands and the natural features setback onsite, the applicant is installing a barrier. It was the Planning Commission’s opinion that the split rail fence shown on the plans for this purpose could be too easily removed by a homeowner in the future and therefore, they required that the applicant to work with Staff to change the split rail fence to a single continuous boulder wall along those lots impacted by the natural features setback. In addition to the boulder wall, signage that depicts the area as a natural feature setback is also being provided.

At the Planning Commission meeting, several neighbors had comments related to flooding/water discharge, tree removal and traffic generation about the development. The minutes from the meeting are included in the agenda packet.

RECOMMENDATION:

Staff, the City’s wetland consultant (ASTI) and the Planning Commission recommend approval of a Wetland Use Permit for Oak Creek Condominium, City File PSC2023-0001/PWEP2025-0001, located on the east side of Livernois, south of Auburn Rd, based on plans dated by the Planning and Economic Development Department February 25, 2025 and ASTI’s letter dated February 27, 2025.

APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		

Mayor		
Deputy Clerk		

Contract Reviewed by City Attorney Yes N/A