



City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

1000 Rochester Hills Dr.
Rochester Hills, MI 48309
248.656.4630
www.rochesterhills.org

Legislative File No: 2025-0431 V2

TO: Mayor and City Council Members

FROM: Chris McLeod, Planning Manager, ext. 2572

DATE: October 8, 2025

SUBJECT: Request for Approval of a Wetland Use Permit – Nowicki Park, PSP2025-0014/PWEP2025-0003, Steve Sutton, Applicant on behalf of the City of Rochester Hills

REQUEST:

Approval of a Wetland Use Permit for activities associated with the construction and redevelopment of Nowicki Park on approximately 34.5 acres of property that is zoned R-1 One Family Residential. Nowicki Park is located on the east side of N. Adams Road, south of Tienken Road. Planned improvements include the construction of a community center building, pavilion, bathroom building, playground, dog park, walking paths, maintenance building, a parking area, stormwater system, utilities, and other associated amenities. Currently the property is largely undeveloped with mostly unimproved trails.

BACKGROUND:

At its October 7, 2025 meeting, the Planning Commission approved the Site Plan, Tree Removal Permit and the Natural Features Setback Modification associated with the proposed park development and recommended approval of the Wetland Use Permit. At the Planning Commission there were a number of residents that attended the meeting and five (5) residents spoke regarding concerns of tree removal and screening of the park. The minutes from the meeting are included in the agenda packet.

As a part of the proposed development of Nowicki Park, the City is proposing to fill and/or modify several different wetland areas on the existing park property. Total wetland impacts are proposed to be 1.26 acres. The wetlands onsite were originally delineated by ASTI, the City's environmental consultant, on April 25, 2025. A total of eight (8) different wetlands (labeled A-H/I) were identified onsite, four of which are regulated by the City, and four (4) are not. The City's wetland regulation generally includes those wetlands that are 2 acres or more (either onsite or if the wetland extends offsite). Several of the identified wetlands were relatively small in size and isolated upon inspection, and therefore are not regulated.

Wetland B is located central to the site and is the only wetland that is proposed to be impacted as a result of the Park design. Wetland B includes two (2) distinct areas, one being a forest area that has been identified as being a high-quality wetland and a highly valuable natural resource, the other area being an emergent wetland area that is of low ecological quality and a low valuable natural resource.

The proposed site plan has been reviewed by ASTI as a part of the City's standard site plan review process. ASTI provided a review letter, based on the proposed site plan, which evaluates the proposed impacts/modifications to the identified wetland areas, dated September 16, 2025. ASTI's review of the natural features and wetland impacts is designed to ensure that they are the minimum required to accomplish the proposed development of the site and have indicated the plans are to their satisfaction.

Finally, the site will also likely require a Part 303 permit from EGLE.

RECOMMENDATION:

Staff, the City’s Wetland Consultant (ASTI) and the Planning Commission recommend approval of a Wetland Use Permit for Nowicki Park, City File PSP2025-0014/PWEP2025-0003, proposed on the east side of N. Adams Road, south of Tienken Road, based on plans dated by the Planning and Economic Development Department September 11, 2025 and ASTI’s letter dated September 16, 2025.

APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Mayor		
Deputy Clerk		

Contract Reviewed by City Attorney ☐ Yes ☒ N/A