



Rochester Hills

Master

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File Number: 2025-0503

File ID: 2025-0503	Type: Administration	Status: To Council
Version: 2	Reference: 2025-0503	Controlling Body: Planning Commission
File Created Date : 11/18/2025		
File Name: Camden Crossing wetland use permit		Final Action:
Title label: Request for Wetland Use Permit Approval to impact approximately 11,427 square feet of wetlands for Camden Crossing condominiums, a proposed development of 25 detached single family residences on approximately 9.36 acres of land, located at 430 W. Hamlin Rd. and Parcel No. 15-22-451-029, on the north side of Hamlin between Livernois and Rochester, zoned R-3 One Family Residential with the MR Mixed Residential Overlay; Jim Polyzois, Sare Inc., Applicant		

Notes:

Sponsors:	Enactment Date:
Attachments: Staff Report 120325.pdf, Reviewed plans Pt. 1.pdf, Reviewed plans Pt. 2 and ASTI letter 110325 .pdf, Atwell letter 102325.pdf, PEA letter 091925.pdf, PEA letter test pit observation 050521.pdf, Environmental Impact Statement.pdf, Development application.pdf, WRC letter 041625.pdf, Streets review 093025.pdf, Draft PC Minutes 120925.pdf, Public comment - City Council.pdf, Public comment - Planning Commission.pdf, Public hearing notice.pdf	Enactment Number:
Contact:	Hearing Date:
Drafter:	Effective Date:

History of Legislative File

Ver- sion:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	12/09/2025	Recommended for Approval	City Council Regular Meeting			Pass

Text of Legislative File 2025-0503

Title

Request for Wetland Use Permit Approval to impact approximately 11,427 square feet of wetlands for Camden Crossing condominiums, a proposed development of 25 detached single family residences on approximately 9.36 acres of land, located at 430 W. Hamlin Rd. and Parcel No. 15-22-451-029, on the north side of Hamlin between Livernois and Rochester, zoned R-3 One Family Residential with the MR Mixed Residential Overlay; Jim Polyzois, Sare Inc., Applicant

Body

Resolved, that the Rochester Hills City Council hereby approves a Wetland Use Permit to permanently impact approximately 11,427 square feet of wetlands to construct the private road, building areas for single family units, and associated development infrastructure based on plans received by the Planning Department on October 30, 2025, with the following findings and subject to the following conditions.

Findings

1. The wetland located onsite is an emergent wetland and its quality, as determined by ASTI, is of low ecological quality due to its small size, high percentage of non-native vegetation and location with a highly urbanized area, but does provide some stormwater detention and filtration and is considered to be a medium/low quality natural resource to the city.
2. ASTI has reviewed the subject plans and proposed impacts to the city regulated wetland along with the proposed mitigation efforts to help reduce the impacts to those wetlands and has indicated that the plans as proposed are satisfactory.
3. The majority of the proposed wetland impacts, 11,284 square feet, are a result of the construction of a stormwater facility for the site and are therefore exempt from regulation.
4. Only 143 square feet of actual wetland impact is regulated by City Ordinance and given the limited amount of impact and the current medium/low quality designation of the wetland, it has been recommended by the City's environmental consultant to allow the proposed impact.

Conditions

1. 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.
2. 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 the applicant must implement best management practices, prior to final approval by staff.
3. The applicant shall abide by all conditions and recommendations as outlined in ASTI's review letter of November 3, 2025.