



City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

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Legislative File No: 2025-0073 V4

TO: Mayor and City Council Members

FROM: Chris McLeod, Planning Manager, ext. 2572

DATE: June 9, 2025

SUBJECT: Request for Approval of a Wetland Use Permit – Old Orion Ct. Apartments, PSP2024-0008/PWEP2025-0001, Mark Bismack, Applicant

REQUEST:

Approval of a Wetland Use Permit for activities associated with the construction of a 32-unit apartment building on approximately 2.4 acres of property that is zoned R-1 One Family Residential with the FB Flex Business Overlay. The proposed development, Old Orion Ct. Apartments, is located on the south side of Orion Road, west of Old Orion Ct. and Rochester Road. Planned improvements include the construction of the multiple family residential units, a parking area and maneuvering lane, stormwater system, utilities, a wetland overlook area and other associated amenities.

BACKGROUND:

At its May 20, 2025 meeting, the Planning Commission approved the Site Plan, Tree Removal Permit and the Natural Features Setback Modification associated with the proposed development and recommended approval of the Wetland Use Permit. At the Planning Commission there were a number of residents that attended the meeting and eight (8) residents spoke regarding concerns to the impact of the wetlands, density, traffic, etc. The minutes from the meeting are included in the agenda packet. The currently proposed Old Orion Ct. development is an updated and modified proposal from the previously approved North Row development. In January of 2021, City Council approved a Wetlands Use Permit for the impacts to approximately .18 acres of wetland.

The proposed impacts are to the singular wetland that exists on site and traverses onto abutting sites and totals approximately 3,920 square feet (0.09 acres) of total impact. As noted in the review letter provided by ASTI, the wetland is considered to be a high functioning, medium quality wetland and therefore required additional review and accommodations to ensure the long-term viability of the overall wetland system, both onsite and off. ASTI has recommended approval of the impacts that allow for the parking/maneuvering lane to traverse the wetland at its narrowest point and utilizing a specific culvert system that will still allow for the hydrological connection between the main portion of the wetland to the west, and the remaining portion to the east. The applicant is also proposing a wetland overlook area that will be built on pilings, minimizing wetland impacts and will also be installing a series of Wetland Boundary Signs to be placed between the proposed parking area and the abutting wetland. ASTI reviewed the natural features and wetland impacts 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 Old Orion Ct. Apartments, City File PSP2024-0008/PWEP2025-0001, proposed on the south side of Orion Road, west of Old Orion Ct. and Rochester Road, based on plans dated by the Planning and Economic Development Department April 9, 2025 and ASTI’s letter dated April 15, 2025.

APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Mayor		
Deputy Clerk		

Contract Reviewed by City Attorney ☐ Yes ☒ N/A