



City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

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Legislative File No: 2025-0434 V2

TO: Mayor and City Council Members

FROM: Chris McLeod, Planning Manager, ext. 2572

DATE: October 9, 2025

SUBJECT: Request for Approval of a Modified Wetland Use Permit – Auburn Angara Oaks Site Condominiums, PSP2022-0031/PWEP2024-0001, Auburn Angara Oaks, LLC, Applicant (Bruce Michael)

REQUEST:

Approval of a modified Wetland Use Permit for activities associated with the construction of a 63 unit site condominium development, consisting of multifamily and single family residences on approximately 9 acres, including the construction of the multiple family and single family residential units, a farmstand building, roadway, stormwater system, utilities and other associated amenities, for Auburn Angara Oaks Site Condominium, located on the south side of Auburn Road, west of Crooks Road.

BACKGROUND:

At its October 15, 2024 meeting, the Planning Commission recommended approval of the Preliminary Site Condominium Plan/Site 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. As a result of the City's engineering review and minor changes to the proposed road configuration, the applicant is seeking an amendment to the previously approved Wetland Use Permit that was granted as part of the preliminary approval. At its October 7, 2025 meeting, the Planning Commission recommended approval of the Final Site Condominium (this is addressed under legislative file 2025-0433) and the modified Wetland Use Permit, and approved a revised Natural Features Setback Modification.

The proposed impacts are to two (2) separate wetlands and total approximately 39,000 square feet (previously approved Wetland Use Permit permitted impacts of 38,974 square feet). As noted in the review letter provided by ASTI, the wetlands are considered to be of medium and high quality respectively and therefore required additional review and accommodations to ensure the long-term viability of the overall wetland system, both onsite and offsite. ASTI has approved a proposed retaining wall and a system of natural feature setback barriers (boulders and fencing) which will help preserve the function of the wetland after construction activities have been completed. 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 and Part 201 permit from EGLE along with a permit from OCWRC.

RECOMMENDATION:

Staff, the City's Wetland Consultant (ASTI) and the Planning Commission recommend approval of a Modified Wetland Use Permit for Auburn Angara Oaks Site Condominium, City File PSP2022-0031/PWEP2024-0001, proposed on Auburn Road, west of Crooks, based on plans dated by the

Planning and Economic Development Department August 20, 2025 and ASTI's letter dated September 9, 2025.

APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Mayor		
Deputy Clerk		

Contract Reviewed by City Attorney ☐ Yes ☒ N/A