



# Rochester Hills

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## Master

**File Number: 2025-0431**

**File ID:** 2025-0431

**Type:** Project

**Status:** To Council

**Version:** 2

**Reference:** 2025-0431

**Controlling Body:** City Council  
Regular Meeting

**File Created Date :** 09/30/2025

**File Name:** Nowick Park Wetland Use Permit

**Final Action:**

**Title label:** Request for Wetland Use Permit Approval to impact approximately 1.26 acres of wetlands associated with plans for the City of Rochester Hills to develop Nowicki Park with a community center building, playground, dog park, walking paths, maintenance building, and associated site improvements on approximately 34.5 acres of land, located at 670 N. Adams Rd. and Parcel Nos. 15-08-151-001 and -002, and 15-08-100-006, -007 and -008, on the east side of Adams and south of Tienken, zoned R-1 One Family Residential; Steve Sutton, P.E., Nowak & Fraus Engineers, on behalf of the City of Rochester Hills, Applicant

**Notes:**

**Sponsors:**

**Enactment Date:**

**Attachments:** 102025 Agenda Summary.pdf, Staff Report.pdf, Reviewed Plans Pt. 1.pdf, Reviewed Plans Pt. 2 & ASTI Review.pdf, NF Engineers Letter 091225.pdf, Wetland Delineation Report 041825.pdf, Environmental Impact Statement.pdf, Development Application.pdf, WRC Letter 080625.pdf, Public Meeting Notice.pdf, Email Notice To HOAs 092625.pdf, Public Comment.pdf, Draft PC Minutes 100725.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	10/07/2025	Recommended for Approval	City Council Regular Meeting			Pass

### Text of Legislative File 2025-0431

Title

Request for Wetland Use Permit Approval to impact approximately 1.26 acres of wetlands associated with plans for the City of Rochester Hills to develop Nowicki Park with a community center building, playground, dog park, walking paths, maintenance building, and associated site improvements on approximately 34.5 acres of land, located at 670 N. Adams Rd. and Parcel Nos.

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### Body

**Resolved**, that the City Council hereby approves the Wetland Use Permit to permanently impact approximately 1.26 acres of wetlands to construct Nowicki Park, including the proposed building and associated overlook area, parking areas, and pathways, and associated development infrastructure based on plans received by the Planning Department on September 11, 2025, with the following findings and subject to the following conditions.

### Findings

1. Of the approximate 4.6 acres of regulated wetland on site, the applicant is proposing to impact approximately 1.26 acres.
2. The most significant area of wetland impact, being the area where the main building and wetland viewing area will be constructed and the associated modifications to the overall wetland depth and makeup, is within the low quality portion of the wetland. In addition, the soil borings that were provided and analyzed by the City environmental consultant indicate the soils are conducive to isolating impacts to other areas of wetland area B and finally, much of the impacted area of wetland area B will remain a water feature, with overall wetland-like qualities.
3. In part, the proposed wetland impacts to construct a boardwalk system over the wetlands will help long term preservation of the wetland by providing access to additional areas of park and not requiring at grade pathways or users to traverse the area outside of defined raised pathway areas.
4. The proposed wetland impacts required as a part of the parking lot construction are limited and are located within a low-quality portion of the wetland.
5. ASTI has reviewed the subject plans and proposed impacts to Wetland B along with the proposed mitigation efforts to help reduce the impacts to those wetlands and has indicated that the plans as proposed are satisfactory.

### Conditions

1. That the applicant receives an EGLE Part 303 Permit (as applicable) prior to issuance of a Land Improvement Permit.
2. 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.
3. 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.
4. The applicant shall abide by all conditions and recommendations as outlined in ASTI's review letter of September 16, 2025.