



# Rochester Hills

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## Master

**File Number: 2025-0073**

**File ID:** 2025-0073

**Type:** Project

**Status:** To Council

**Version:** 4

**Reference:** 2025-0073

**Controlling Body:** Planning  
Commission

**File Created Date :** 02/07/2025

**File Name:** Old Orion Ct res dev WUP

**Final Action:**

**Title label:** Request for Wetland Use Permit Approval to impact approximately 0.09 acres of wetlands for Old Orion Ct. Residential Development, a 32-unit apartment complex and related amenities on approximately 2.4 acres of land, located on the south side of Orion Road, west of Old Orion Ct. and Rochester Rd., Parcel 15-03-476-018 and abutting road right-of-way, zoned R-1 One Family Residential and a portion of the land has the FB Flex Business Overlay; Mark Bismack, Applicant

**Notes:**

**Sponsors:**

**Enactment Date:**

**Attachments:** 060925 Agenda Summary.pdf, Staff Report 051225.pdf, Reviewed Plans Pt. 1 - 052025 PC.pdf, Reviewed Plans Pt. 2 - 052025 PC.pdf, Reviewed Plans Pt. 3 - 052025 PC.pdf, Applicant's Presentation - Planning Commission 052025.pdf, Site Visit Photos 052025..pdf, ASTI Review 041625.pdf, Krieger Klatt Letter 040825.pdf, Public Comment 053025.pdf, Public Comment.pdf, Applicant's Presentation - Neighborhood Meeting.pdf, Email To HOAs 050525.pdf, Applicant's Presentation - Planning Commission 021825.pdf, Staff Report 021225.pdf, Reviewed Plans Pt. 1 - 021825 PC.pdf, Reviewed Plans Pt. 2 - 021825 PC.pdf, Reviewed Plans Pt. 3 - 021825 PC.pdf, Krieger Klatt Letter 011725.pdf, Development Application.pdf, Environmental Impact Statement.pdf, G2 Consulting Group Letter 041124.pdf, WRC Letter 051024.pdf, Email To HOAs 020625.pdf, Draft PC Minutes 052025.pdf, PC Minutes 021825.pdf, Public Meeting Notice 052025.pdf, Public Meeting Notice 021825.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	02/18/2025	Postponed				

### Text of Legislative File 2025-0073

#### Title

Request for Wetland Use Permit Approval to impact approximately 0.09 acres of wetlands for Old Orion Ct. Residential Development, a 32-unit apartment complex and related amenities on approximately 2.4 acres of land, located on the south side of Orion Road, west of Old Orion Ct. and Rochester Rd., Parcel 15-03-476-018 and abutting road right-of-way, zoned R-1 One Family Residential and a portion of the land has the FB Flex Business Overlay; Mark Bismack, Applicant

#### Body

**Resolved**, that the City Council hereby approves a Wetland Use Permit to permanently impact approximately 0.09 acres of wetlands, as defined within the site plans, to construct the parking area, building areas for the multiple family building and associated development infrastructure based on plans received by the Planning Department on April 9, 2025, with the following findings and subject to the following conditions.

#### Findings

1. The proposed impacts to Wetland A will be approximately 0.09 acres. Additionally, although Wetland A was determined to be of medium quality overall ecologically and of high function, the design and impacts to wetland are minimized due to the installation of a culvert and strategically locating the crossing at the narrowest portion of the wetland.
2. ASTI has reviewed the subject plans and proposed impacts to Wetland A along with the proposed mitigation efforts to help reduce the impacts to the wetland (including the installation of a culvert to maintain hydrological connection between the wetland areas and the impacts to Wetland A are relatively small) 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 revised plan sheet showing all wetland impacts to Wetland "A" in square feet.
3. That any temporary or permanent 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 April 15, 2025.