



City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

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Legislative File No: 2025-0503 V2

TO: Mayor and City Council Members

FROM: Chris McLeod, Planning Manager, ext. 2572

DATE: December 29, 2025

SUBJECT: Request for Approval of a Wetland Use Permit – PWEP2025-0004, Jim Polyzois, Sare Inc., Applicant

REQUEST:

Approval of a Wetland Use Permit for activities associated with the development of 25-unit detached single family residential condominiums on 9.36 acres, including the construction of single-family detached residential units, a private roadway, a stormwater system, utilities and other associated amenities, for Camden Crossing Condominiums, located at 430 W. Hamlin Rd. and Parcel No. 15-22-451-029, on the north side of Hamlin between Livernois and Rochester.

BACKGROUND:

At its December 9, 2025 meeting, the Planning Commission recommended approval of the Preliminary Condominium 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. The Final Site Condominium Plan approval will require another recommendation from the Planning Commission and approval by the City Council.

The City's wetland consultant, ASTI, verified the wetland boundaries onsite on April 11, 2025. One City regulated wetland was found on the northern portion of the site. 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 detainment and filtration and therefore should be considered to be a medium/low quality natural resource to the city.

The applicant is proposing to permanently impact a total of 11,427 square feet of regulated wetland. However, much of the impact to the regulated wetland is related to the construction of a stormwater facility onsite, and therefore is exempt from City regulation. Ultimately, approximately 143 square feet of the total 11,427 square feet of wetland impact is the result of grading activities and is not exempt from regulation and requires permitting. This small area is also located in a portion of the site that is already degraded from mowing activities and has a dominance of nonnative vegetative species.

ASTI's recommendation is that the proposed impacts be permitted as they are either exempt from regulation or for those that are regulated, the impacts are to a very minimal area of the wetland that is already degraded.

At the Planning Commission meeting, several neighbors had comments related to flooding/water discharge, tree removal and traffic generation about the development. The minutes from the meeting are included in the agenda packet. City staff also provided additional direct email follow up information to some of the resident's questions and commentary raised at the meeting. This has also been included in the agenda packet.

RECOMMENDATION:

Staff, the City’s wetland consultant (ASTI) and the Planning Commission recommend approval of a Wetland Use Permit for Camden Crossing Condominium, City File PWEP2025-0004, located on north side of Hamlin between Livernois and Rochester, based on plans dated by the Planning and Economic Development Department October 30, 2025 and ASTI’s letter dated November 3, 2025.

APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Mayor		
Deputy Clerk		

Contract Reviewed by City Attorney ☐ Yes ☒ N/A