City of Rochester Hills
AGENDA SUMMARY
NON-FINANCIAL ITEMS

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Legislative File No: 2026-0010

TO: Mayor and City Council Members

FROM: Chris McLeod, Planning Manager, ext. 2572

DATE: October 29, 2026

SUBJECT: Request for Approval of a Wetland Use Permit – PWEP2025-0005, Vito Munaco, Grandview of Rochester Hills, LLC., Applicant

REQUEST:
Approval of a Wetland Use Permit for activities associated with the development of 16-unit detached single family residential condominiums on 5.6 acres, including the construction of single-family detached residential units, a private roadway, a stormwater system, utilities and other associated amenities, for Grandview Condominiums, located at 1548 W. Auburn Road. and Parcel No. 15-28-300-059, on the north side of W. Auburn between Crooks Road and Livernois.

BACKGROUND:
At its October 20, 2026 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 August 21, 2025. One City regulated wetland was found on the northern portion of the site. A second wetland was found onsite, but did not qualify as a city regulated wetland. The City regulated wetland located onsite is a young forested wetland and is approximately 1.2 acres in size. The tree species of the forested wetland were largely native species consisting of Green Ash, Silver Maple, and American Elm (nonnative species were essentially nonexistent). The tree canopy of this area was approximately 70%. Based on ASTI's assessment, the regulated wetland onsite is of a medium ecological quality and function and should be considered to be a medium value overall natural resource.

The applicant is proposing to permanently impact a total of 15,822 square feet of regulated wetland. These impacts are largely the result of the construction of Sage Lane and the stub connection to the west. During the development process, it was determined between ASTI and City staff that the planned extension of Sage Lane (now just to the west) was an overall public good and consistent with the City's longstanding policy of interconnecting streets and therefore could be seen as a larger benefit than complete preservation of the wetland in this particular area of the City and within the current context it exists. To help further limit the impacts, sidewalks were limited to one side of the road and the potential extension of Sage Land to the east was eliminated.

At the Planning Commission meeting, several neighbors and other city residents expressed concerns regarding the proposed removal of the wetlands to allow for additional development along with some general concerns regarding overall stormwater conveyance in this area of the City. The minutes from the meeting are 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 Grandview Condominium, City File PWEP2025-0005, located on north side of W. Auburn Road between Crooks and Livernois, based on plans submitted to the Planning and Economic Development Department August 14, 2026 and ASTI's letter dated August 25, 2026.

APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Mayor		
Deputy Clerk		

Contract Reviewed by City Attorney ☐ Yes ☒ N/A