Rochester Hills

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File Number: 2026-0010

File ID: 2026-0010 **Type:** Project **Status:** To Council

Version: 3 **Reference:** 2026-0010 **Controlling Body:** City Council Regular Meeting

File Created Date : 01/05/2026

File Name: Grandview condos wetland use permit **Final Action:**

Title label: Request for Wetland Use Permit Approval to impact approximately 15,822 square feet of wetlands for Grandview condominiums, a proposed development of 16 detached single family residences on approximately 6.0 acres of land, located at 1548 W. Auburn Rd., on the north side of Auburn between Crooks and Livernois, zoned R-4 One Family Residential with the MR Mixed Residential Overlay; Vito Munaco, Grandview of Rochester Hills, LLC, Applicant

Notes:

Sponsors: **Enactment Date:**

Attachments: 110926 Agenda Summary.pdf, Staff Report 101226.pdf, Reviewed Plans for 102026 PC Meeting.pdf, Updated Development Application 100526.pdf, Updated Environmental Impact Statement 100526.pdf, Staff Report 010726.pdf, Reviewed Plans Pt. 1.pdf, Reviewed Plans Pt. 2 & ASTI Report 112625.pdf, AEW Letter 112125.pdf, Development Application.pdf, Environmental Impact Statement.pdf, Streets Review 102926.pdf, WRC Letter 031723.pdf, MDOT Preliminary Approval 081723.pdf, Public Hearing Notice 102026.pdf, Public Hearing Notice 011326.pdf, Minutes PC 102026 (Draft).pdf, Minutes PC 011326.pdf, Minutes PC 051915.pdf, SUPPL Staff Presentation 102026.pdf, SUPPL Staff Presentation 011326.pdf, SUPPL Public Comment 102126.pdf, Public Comment 102026 Meeting.pdf, Public Comment 011326 PC Meeting.pdf

Enactment Number:

Contact: **Hearing Date:**

Drafter: **Effective Date:**

History of Legislative File

Version:	Acting Body:	Date:	Action:	Sent To:	Due Date:	Return Date:	Result:
1	Planning Commission	01/13/2026	Postponed				Pass
2	Planning Commission	10/20/2026	Recommended for Approval	City Council			Pass

Text of Legislative File 2026-0010

Title

Request for Wetland Use Permit Approval to impact approximately 15,822 square feet of wetlands for Grandview condominiums, a proposed development of 16 detached single family residences on approximately 6.0 acres of land, located at 1548 W. Auburn Rd., on the north side of Auburn between Crooks and Livernois, zoned R-4 One Family Residential with the MR Mixed Residential Overlay; Vito Munaco, Grandview of Rochester Hills, LLC, Applicant

Body

Resolved, that the Rochester Hills City Council hereby Approves a Wetland Use Permit for Grandview Condominiums to permanently impact approximately 0.36 acres of wetlands to construct the public road, grading associated with units 9 and 10, and associated development infrastructure based on plans received by the Planning Department on August 14, 2026, with the following findings and subject to the following conditions.

Findings

1. The wetland located onsite is a forested wetland and its quality, as determined by ASTI, is of moderate ecological quality due to its percentage of tree and shrub canopy, the lack of invasive species, size onsite and extending offsite, and its collection of seasonal localized stormwater runoff.
2. The applicant has reduced its proposed wetland impacts from 0.42 acres to 0.36 acres due to the elimination of the proposed stub street to the east and therefore further limiting potential wetland impacts.
3. ASTI has reviewed the subject plans and proposed impacts to the city regulated wetland along with the proposed mitigation efforts to help reduce the impacts to those wetlands and has indicated that the plans as proposed are satisfactory.
4. Due to the greater public good of the extension and proposed future connection of the road system, it has been recommended by the City's environmental consultant to allow the proposed impact.

Conditions

1. 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.
2. The applicant verifies that an EGLE wetland permit is not required.
3. The applicant provides a fieldstone or boulder wall of at least 18 inches in height and consistent with ASTI's recommendations of their review letter of August 25, 2026, instead of the currently proposed fence.
4. 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.
5. The applicant shall abide by all conditions and recommendations as outlined in ASTI's review letter of August 25, 2026.