

About the upcoming Environmental and Planning Commission meetings for the Connect Community Center

As of 1/16/26 1:25 PM

1. What is being requested from the Environmental Commission on January 27, 2026?

On January 27, 2026, WB Parks is requesting that the Environmental Commission review and recommend approval of:

- a. The proposed Wetland application as detailed below, subject to the condition that Development Services staff will review and monitor the final wetland construction drawings for compliance with the Township ordinances; and
- b. The proposed Woodland Application removing the woodlands of the project site from the Woodland Overlay District due to the predominance of the invasive species as detailed below.

2. What is being requested from the Planning Commission on January 27, 2026?

On January 27, 2026, WB Parks is requesting that the Planning Commission review and recommend approval of the proposed application for Site Plan Approval.

3. What does the Wetland/Environmental Features Setback (EFS) permit application cover?

The proposed project building and parking placement was designed to stay entirely out of two ecologically sensitive wetlands surrounding our site, labeled on our drawings as Wetland A (located to the south of the project site) and Wetland C (located to the north of the project site). The project does not impact the Wetland A or Wetland C boundaries.

Wetland B is a man-made wetland that conveys stormwater runoff from the civic campus to Wetland A. Wetland B has minimal species diversity and is lower quality than Wetland A and C. Wetland B and its associated EFS are proposed to be impacted with this permit application.

Our Wetland Permit request primarily addresses impacts to Wetland B, impacts to Environmental Features Setbacks and the associated proposed mitigation. The two mitigation requirements on the project site for Wetlands and Environmental Features Setback are as follows:

Wetlands: By Township Ordinance, mitigation is required to replace the existing long, narrow, man-made wetland, as classified by the Township (Wetland B on our drawings). Wetland B is located on the south side of the Recreation Activities Center (RAC) parking lot and currently conveys storm water from the RAC and library parking lot to Wetland A. The Environmental Commission will be considering the proposed mitigation for the Wetland B impacts as proposed:

The wetland mitigation area is proposed along the edge of existing Wetland A (to expand the footprint of Wetland A) at a 1.19:1 replacement ratio. Mitigation less than 2:1 is allowable under the ordinance when 2:1 is not feasible and when an additional

30 species of native plants are provided within the wetland mitigation. The mitigation must be at least the same size as the impact area and as large as is feasible.

a. Why isn't Wetland B being replaced at a 2:1 ratio?

1. The ordinance allows for a minimum 1:1 replacement under very specific circumstances in which the 2:1 replacement is not feasible. But for this to be allowed, beyond the necessary square footage, the ordinance has a requirement of providing plantings consisting of an additional 30 native species, enhancing the ecological diversity of the overall wetlands.
2. The site does not provide enough physical land area to replace Wetland B impacts at a full 2:1 mitigation ratio because of the slopes adjacent to Wetland A, a full watermain loop easement required for fire hydrants, a required wider fire access lane located in the south parking lot, and the size, location, and grades required for the storm water detention chamber. (See below for more information on the storm water discharge)

Environmental Feature Setback: The proposed project is within the 25' environmental features setback (EFS) of Wetland A and Wetland B. The current EFS surrounding Wetland A and Wetland B is dominated by invasive species (primarily buckthorn) and mowed lawn in some areas. The proposed mitigation plan includes installation of native species in the EFS mitigation areas to enhance the natural habitat and provide ecological diversity.

Restoration in EFS for Wetland C is also proposed in an area that originally was mowed lawn.

There is minor impact to Wetland D EFS on the other side of the entrance boulevard near the Police Department entrance, located in manicured lawn where the watermain connection is proposed.

4. Is there any discharge into the regulated wetland?

Yes. Currently, stormwater from both the RAC and library parking lots are conveyed directly to Wetland A through man-made Wetland B. The proposed plan includes a new storm water management system that improves the storm water drainage immensely.

The proposed storm water management system provides underground stormwater detention meeting Township requirements for the project site. Additionally, all stormwater (including both the library and RAC parking lots) will pass through a massive 10' wide water quality structure, which cleans stormwater by separating oil, trash, and particulates (dirt and debris) BEFORE any discharge to the detention system or into Wetland A. There is a proposed outlet restriction system that will reduce the outlet rate considerably compared to the existing condition. This is a vast improvement, treating and slowing down the discharge of all stormwater from both the RAC and library site prior to discharge into Wetland A. The change in the point of discharge of the stormwater is also regulated by EGLE.

5. Is the project impacting regulated woodlands?

No. As part of our Woodland Permit request, we were required to have a Woodland survey conducted by the Township's Woodland's expert. The Township's Woodlands consultant

evaluated the wooded areas surrounding the project site and determined the existing woodlands on the southern portion of the project site do not meet the Township criteria for regulated woodlands. This is primarily due to the significant presence of the invasive species, Buckthorn. As such, the Woodland Permit being considered by the Environmental Commission is to request that the project site woodlands be removed from the Township's Woodland Overlay District.

While the woodlands south of the project area are not deemed regulated by the Township's Woodland expert, and have been requested to be removed from the Township Woodland Overlay District, WB Parks is fully aware of the sensitivity of impacting the tree canopy that surrounds the project site. Despite being removed from the Overlay District, the project impact area (although dominated by invasive species) meets the allowable impact area as a percentage of a woodland stand as if it were a regulated woodland. Said another way, the project meets the woodland impact standards as a quantity of the woodland stand. The planting areas along the south side of the building are being thoughtfully restored and planted with native species that vastly improve the current wooded edge adjacent to Wetland A.