

The question is often asked whether I can build in the wetlands, and is my property in the wetlands? This is not a question the Building Official can immediately answer, as it requires additional information from the property owner, approval to develop in any area subject to wetlands must be obtained from the appropriate agency responsible for that particular wetland before the village grants its approval. Agencies that should be contacted include the U.S. Army Corps of Engineers and the state natural resources conservation commission.

**Wetlands** means an area that is inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal circumstances does support, a prevalence of vegetation typically adapted for life in saturated soil conditions, as defined by responsible federal and state agencies.

### **Village Ordinance:**

**Sec. 12-5. - Wetland and upland delineation.**

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(a) The city council specifically finds that all building permits on the northern side of Bluewater Highway, Treaty Drive and Monument Drive, require a jurisdictional determination and must have a delineation from a qualified coastal geologist or biologist with Army Corps of Engineers permit experience determining boundaries between uplands and wetlands before any building permit is issued by the village building official.

(b) Nuisance. Violation of this section is also considered a nuisance, and the village may seek additional civil remedies to abate said nuisance including but not limited to removal by the village and imposition of a lien and other damages, and injunctive relief, after proper notice and hearing.