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May 19, 2025

Springfield Charter Township
ATTN: Chair of the Planning Commission
c/o Richard Davis, Township Supervisor
12000 Davisburg Road
Davisburg, MI 48350

Re: Burroughs Materials Corporation (“Applicant” or “BMC”) Application for a Conditional Use Permit and Mining Permit (“Application”) for a proposed sand and gravel mining operation (“Project”)

Planning Commissioners:

This letter supplements the Application submitted to Springfield Township (“Township”) on May 6, 2025, and further demonstrates how the extractive site operations proposed by BMC will comply with the criteria established in Springfield Township Zoning Ordinance (“Ordinance”) for Special Land Use approval.

A. Special Land Use Considerations

The criteria for approval of special land uses are established under the Ordinance, Chapter 40, Article II, Division 6 – Special Land Uses, Section 40-145(a). These criteria are provided below in italicized text, followed by a statement of compliance in standard text.

- (1) *The proposed use shall be of such location, size, and character as to be in harmony with the appropriate and orderly development of the zoning district in which situated and shall not be detrimental to the orderly development of adjacent zoning districts.*

Preservation of a rural character is a goal of the Township’s Master Plan (“Master Plan”) for the area within which the proposed site is located. The site and designated haul route within the Township are surrounded by very low density residential and agricultural uses. The site will be screened by landscaped earthen berms which will be seeded upon completion of the earthwork, and will remain unmown to blend in with the rural surroundings. In addition, farming activity will continue on the portions of the land that are unmined, and all significant natural resources on the site will be preserved. The mitigative measures outlined in this document (herein, and in other sections,) will ensure that the use of the land, while different from adjacent uses, will operate in harmony with the surroundings.

BMC and its affiliates have been mining and reclaiming sites for over 50 years, and the presence of their extractive operations has not inhibited the use, enjoyment, or development of properties adjacent to its operations or along truck haul routes.

- (2) *The location and size of the proposed use or uses, the nature and intensity of the principal use and all accessory uses, the site layout and its relation to streets giving access to it, shall be such that traffic to and from the use, and the assembly of persons in connection therewith, will not be hazardous or inconvenient to the neighborhood. In applying this standard the planning commission and township board shall consider, among other things: convenient routes for pedestrian traffic, the relationship of the proposed use to main traffic thoroughfares and to street and road intersections, the general character and intensity of the existing and potential*

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development of the neighborhood, and relationship to the township master plan. The planning commission and township board shall determine that the proposed use will not have a detrimental effect.

A traffic assessment has been completed for the proposed development and is attached for reference. The designated truck route will utilize Ormond Road, north to westbound Davisburg Road as indicated on the plans. The traffic assessment concludes that the proposed traffic generated by the operation will not negatively impact the function and safety of the road network.

The Master Plan designates the proposed site and surroundings for rural residential and agricultural uses, and a well-planned and operated sand and gravel mine, as proposed, provides a low intensity land use consistent with this plan.

- (3) *Unless a variance is granted, the standards of density and required open spaces for the proposed use shall be at least equal to those required by this chapter in the zoning district in which the proposed use is to be located. After the granting of approval of a special land use by the township board, the zoning board of appeals shall also have the power to grant variances as provided by this chapter.*

The proposed plan does not seek, nor require zoning variances and will be operated according to the relevant township ordinances.

- (4) *The public services and facilities affected by a proposed land use or activity will be capable of accommodating increased service and facility loads caused by the land use or activity.*

The mining operation will utilize Oakland County public roads for the haul route that are rated and maintained for use by trucks (i.e., "Designated"). Ormond Road is rated for "Normal" use by the Oakland County Road Commission (OCRC) and is the only segment of the haul route which is not rated "Designated." BMC will coordinate with the OCRC to provide the necessary bonds and assurances that Ormond Road will be maintained in satisfactory condition.

- (5) *Protection of the natural environment and conservation of natural resources and energy.*

BMC's proposed site plan shall be protective of the natural environment and conserve natural resources where practical. A portion of the property is located within a Natural Resources Overlay District due to the presence of mature woodlands and significant wetlands. All land within the overlay district will be preserved and remain outside of the proposed mining area.

A detailed assessment of the site's wetlands and other natural features has been conducted by Barr Engineering (attached), including an evaluation of the potential impacts to the wetlands from the proposed grade changes, drainage pattern modifications, and other impacts from mining activities. Based on this assessment, impacts to the significant natural resources of the site are not anticipated.

A key component to providing aggregate products in a cost effective and energy efficient manner is to locate mining facilities within reasonable proximity to the market that utilizes the materials for construction. This is due to the high cost and energy use related to the trucking of the materials to their destination. The proposed site is located midway between two mining

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operations owned by the Edw. C. Levy Co. and both operations are nearly depleted of marketable aggregate resources. The proposed site is well situated to serve this market.

- (6) *Compatibility with adjacent uses of land and promotion of the use of land in a socially and economically desirable manner.*

As discussed elsewhere in this document, the proposed operation is compatible with the adjacent uses of the land and poses no serious consequences to the community or the natural resources of the site.

Providing aggregate resources to serve the region's construction needs is an important function for the larger society and economy.

BMC and its affiliates have established a record of planning the mining and reclamation of their sites to create new landforms conducive to redevelopment for a positive and responsible new use, post-mining. Examples of valuable reuse, including sites in Milford Township, Oxford Township, and the City of Novi, demonstrate BMC's commitment to contribute to the long-term and appropriate growth of the communities that host their operations.

B. Site Plan Review Considerations

The criteria for site plan review are established under the Ordinance, Chapter 40, Article II, Division 5 Site Plan Review, Sec. 40-136(f). These criteria are provided below in italicized text, followed by a statement of compliance immediately below in standard text.

- (1) *The proposed use will not be injurious to the surrounding neighborhood.*

BMC has developed their plan for mining and reclaiming the proposed site with the specific intent of mitigating any potential impacts to the community and the surrounding neighbors. Based on traffic and natural resource studies conducted for the proposed site, over 50 years of successfully operating mines in similar communities, including in Springfield Township itself, and the mitigative measures proposed by BMC, no serious consequences will result from the proposed operation.

The operation will comply with all township ordinances and applicable state and federal laws as discussed elsewhere in this document.

- (2) *There is a proper relationship between major thoroughfares and proposed service drives, driveways and parking areas and provisions have been made for acceleration, deceleration and passing lanes or approaches to preserve the safety and convenience of pedestrian and vehicular traffic.*

The entry drive will be paved from Ormond Road to the scale office to reduce noise and tracking of soil materials onto public roads. The site entrance indicated on the plans is situated to provide optimal sight distance for vehicles entering and leaving the site. The final location

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will be determined pursuant to a review and permitting process by the OCRC and the entrance will include improvements recommended by the road commission such as deacceleration tapers and regulatory signs. BMC recognizes the township's desire to limit impacts on adjacent neighbors and will collaborate with the OCRC and the township to optimize the safety of all motorists and adjacent property owners.

- (3) *The location of buildings, outside storage receptacles, parking areas, screen walls and utility areas are such that the adverse effects of such uses will be minimized for the occupants of that use and surrounding areas.*

All buildings, outside storage receptacles, parking areas, screen walls and utility areas are located well within the site and screened from view by motorists and neighbors by landscape earthen berms as indicated on the plans.

- (4) *It provides for the proper development of roads, easements and public utilities and protects the general health, safety, welfare, and character of the township.*

The proposed mining operation will not result in serious consequences to the built or natural environment of the Township. No public utilities or easements are present at the site. Other specific responses to this question are provided elsewhere in this document.

- (5) *It meets the requirements and standards for grading and surface drainage and for the design and construction of storm sewers, stormwater holding facilities, parking lots, driveways, water mains, sanitary sewers and for acceleration, deceleration and passing lanes or approaches as determined by the township engineers and set forth in the township design and construction standards.*

The proposed operation will meet the grading and drainage standards as outlined in Township Ordinances that regulate extractive operations. No water mains or sanitary sewers are proposed. Improvements to Ormond Road at the site entrance are addressed elsewhere in this document.

- (6) *Proper access to all portions of the site and all sides of any structure is provided. All structures or groups of structures shall be so arranged as to permit emergency service access by some practical means to all sides where possible. All driveways and parking lot lanes necessary to provide emergency access shall be a minimum of over 18 feet in width. Site features such as, but not limited to, trees and other plant materials, fences, retaining walls, berms, outdoor furniture, outdoor structures, and natural and artificial water bodies shall be arranged to permit adequate emergency vehicle access.*

BMC proposes that all structures be built to conform to the requirements stipulated above.

A freshwater supply well is proposed to provide supplemental water to the processing plant and drinking water for the scale office. The well will be located near the scale office and will be accessible to the township for firefighting use. The entrance road will be built to facilitate access by fire protection trucks with the ability to load trucks with water and return to Ormond Road. Township fire officials will be provided with 24-hour access to the site.

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- (7) *Natural resources will be preserved to the maximum extent possible in the site design by development in a manner which will not detrimentally affect or destroy natural features such as lakes, ponds, streams, wetlands, steep slopes, groundwater, and woodlands.*

The proposed mining activity will occur primarily on land currently under agricultural use and in old farm field areas, outside of the Natural Resources Overlay District, preserving the important wetlands, lake, and woodland resources. No regulated wetlands will be impacted by the proposed mining.

- (8) *The proposed development respects the natural topography to the maximum extent possible by minimizing the amount of cutting, filling, and grading required.*

The act of excavating soils for use in aggregate production requires the modification of the topography of the site. The resulting reclaimed site will blend into the adjacent topography, creating hills, rolling plains, and a lake which are common to the local land shape.

- (9) *The proposed development will not cause soil erosion or sedimentation.*

Due to the nature of the proposed mining, the site will largely drain inward, limiting the amount of off-site runoff. In areas where earth disruption may contribute to off-site sedimentation, such as the creation of screening berms, erosion control measures including landscape seeding, stormwater check dams, and slope protection will be installed and maintained consistent with best practices and the permit requirements of the Soil Erosion and Sedimentation Control Program administered by the Water Resources Commission of Oakland County.

- (10) *Stormwater management systems and facilities will preserve the natural drainage characteristics and enhance the aesthetics of the site to the maximum extent possible, and will not substantially reduce or increase the natural retention or storage capacity of any wetland, water body or watercourse, or cause alterations which could increase flooding or water pollution on or off site.*

A detailed assessment of the site's wetlands and other natural features has been conducted by Barr Engineering (attached), including an evaluation of the potential impacts to the wetlands from the proposed grade changes, drainage pattern modifications, and other impacts from the mining activities. Due to the nature of the proposed mining, the site will largely drain inward, and storm water will collect on the pit floor where it will infiltrate into the soils and replenish the groundwater table. Based on this assessment, no direct or indirect impacts to regulated wetlands or ground water table are anticipated because of the proposed activity.

- (11) *Wastewater treatment systems, including on-site septic systems will be located to minimize any potential degradation of surface water or groundwater quality.*

A single septic field will be required for the proposed use, which will be located near the scale office, isolated from groundwater and freshwater wells as required by the Oakland County Health Department.

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- (12) *Sites which include storage of hazardous materials or waste, fuels, salt, or chemicals will be designed to prevent spills and discharges of polluting materials to the surface of the ground, groundwater, or nearby water bodies.*

The proposed operation will require a double walled fuel tank to be located near the processing plant. The fuel tank will include all secondary containment required by law and will not pose a threat to groundwater and other natural resources. Lubricants and related materials required for the maintenance of equipment will be stored in an enclosed structure. BMC will comply with all applicable state and federal laws related to the use and storage of potentially hazardous materials.

- (13) *The proposed use is in compliance with all township ordinances and any other applicable laws, except as otherwise expressly allowed in this section.*

The proposed use will comply with township ordinances, including:

- Chapter 40 – ZONING, ARTICLE VI. ENVIRONMENTAL PERFORMANCE STANDARDS, including Sec. 40-882. Airborne emissions, Sec. 40-883 Noise, Sec. 40-884 Vibration, Sec. 40-885 Waste disposal, Sec. 40-888 Exterior lighting, Sec. 40-890 Hazardous substances, and Sec. 40-892 Resource protection overlay district.
- Chapter 12 – ENVIRONMENT, ARTICLE V. INVASIVE SPECIES CONTROL

- (14) *Buildings, parking, drives, landscaping, and other improvements on the site are appropriate and consistent with good design standards for the lot size, shape, general location, and consistent with and/or an enhancement of area buildings and properties.*

Structures on the site will include a small, single-story, prefabricated office that will be screened from view by landscaped earthen berms. A processing plant will be located on the pit floor well below adjacent grades, also screened by landscaped earthen berms.

- (15) *Landscaping, including ground covers, trees, shrubs, and other vegetation, is provided in areas disturbed by construction, to maintain the natural character of the area and improve the aesthetic quality and environmental functioning of the site and area.*

The mining and reclamation of the site shall be conducted to limit the amount of disturbed areas at any given time in compliance with township ordinances as noted on the plans. Screening berms will be seeded with vegetation consistent with existing naturally occurring vegetation. The screening berms will mitigate potential visual and sound impacts to neighbors. The overwhelming majority of the area proposed for mining is currently agricultural fields, which have limited ecological value.

- (16) *Deviations from the minimum setbacks found in this article may be allowed for preexisting legal nonconforming structures, provided that the proposed deviation does not increase the existing nonconformity and that the planning commission has made the following affirmative determinations:*

- a. *The preexisting structure was, at the time of site plan approval, a legal nonconforming structure as described in section 40-931.*

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No preexisting structures exist on the proposed site.

b. The proposed building setback in the proposed site plan will not have any material adverse impact on the proposed development or any adjoining parcels or infrastructure.

The mining operations setback is consistent with township ordinance, Chapter 12 Environment, Article Iv. Mining Control.

The Applicant respectfully requests that the foregoing and attached materials be considered by the Township and that the Application for a Special Land Use Permit, Site Plan, and a Mining Permit be approved. On behalf of the Applicant, we thank you in advance for your timely attention to this Application and look forward to working with the Township throughout the zoning approval process.

Respectfully,

A handwritten signature in black ink, appearing to read 'Rob R Doyle', with a stylized flourish at the end.

Robert R. Doyle, ASLA
Senior Principal

cc. Reuben Maxbauer, Kayla Deciechi, Julia Upfal, Stephanie Osborn, Stephen Estey, Irit Walters,
Christine Rogers