

June 13, 2025

Springfield Township Planning Commission
12000 Davisburg Road
Davisburg, MI 48350

Site Plan & Special Land Use Review

Burroughs Materials Co.

Address:	6651 Ormond Rd.	Applicant:	Burroughs Materials Co.
Parcel ID:	07-19-300-011, 07-19-401-007, 07-30-100-006, 07-30-201-003; 06-24-400-004 (Rose Twp)	Plan Date:	6/2/2025
Zoning:	Suburban Estates (R-1A)	Reviewer:	Julia Upfal
		Check:	Stephanie Osborn

Dear Mr. Davis,

We have reviewed the above application, site plan, and technical studies.

This application shall be reviewed as a preliminary site plan.

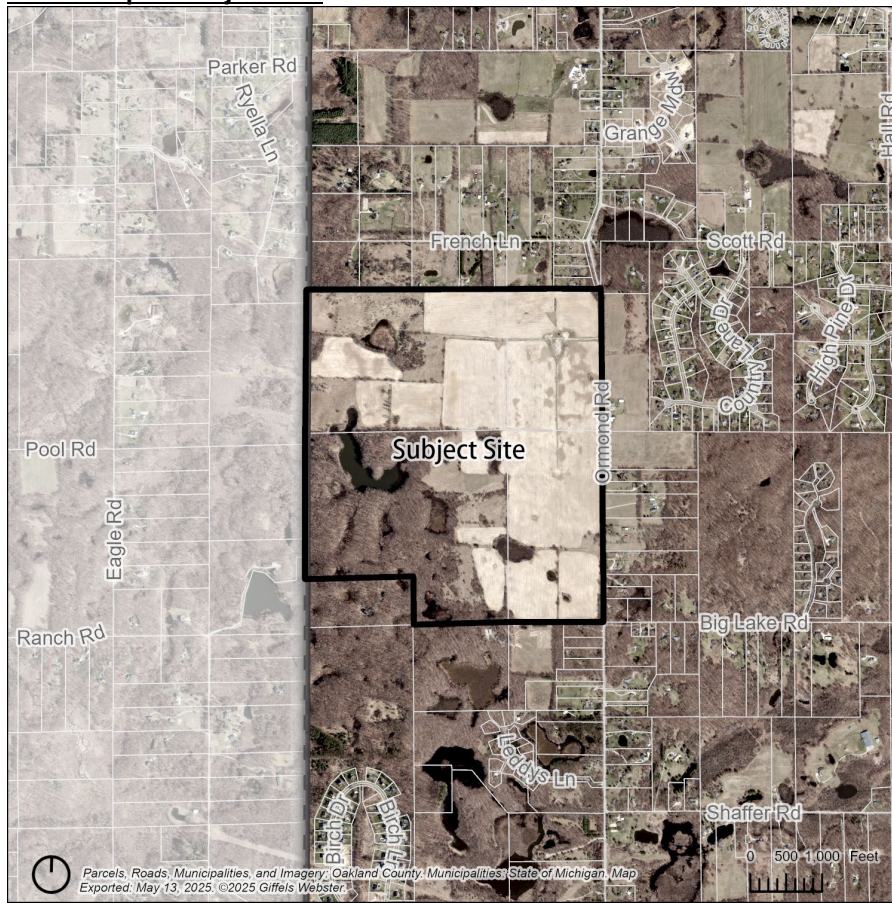
A preliminary and final site plan are required for all Special Land Uses. Although the Planning Commission has reviewed this preliminary site plan at an earlier meeting, these plans are pending further information which must be reviewed before any final recommendations.

Since this is a preliminary site plan, no action may be taken at this time. While technical studies remain forthcoming, we recommend the Planning Commission keep the public hearing **open**. This means that public comment specific to this item will be provided on this item at subsequent meetings

Following review of the final site plans, the Planning Commission shall determine if all required standards have been met and provide a recommendation to the Township Board as to whether the proposed use should be approved or not; in addition, because this is a Special Land Use application, the Planning Commission may consider additional conditions to mitigate any potential impacts from this use.

Our review of this application is below. Items in bold shall be addressed by the applicant.

Aerial Map of Subject Site



Proposal

The applicant is proposing to use a 422-acre parcel of land west of Ormond Road and north of Big Lake Road in Springfield Township as a new sand and gravel mine site. The extraction activity is expected to take place over the course of approximately 20 years and encompass five distinct phases. During this time, the applicant estimates that between 60,000 and 665,000 cubic yards of sand and gravel will be removed from the site annually. The site will use a “wet” mining process that does not involve the pumping and removal of groundwater. Site improvements include a scale office, 6 guest and employee parking spaces, a truck scale lane, internal hauling route, a portable processing plant, and modular processing equipment. The site is currently zoned R-1A Suburban Estates and is vacant. Proposed access to the site is via an entrance from Ormond Road at the northern half of the property, however, the applicant has noted that this location may change based on input from the Road Commission of Oakland County.

The project description indicates that the mining area will be 238 acres, but the site plan indicates that the area will be 213 acres. The exact proposed mining area should be surveyed and defined on the plan. The plan should note that the mining area boundary and resource protection overlay buffer will be flagged on the site.

The application should specify the amount of material to be removed in the first year of the project. Each subsequent annual permit should include this information.

Review Process for Extraction Uses

The Michigan Zoning Enabling Act addresses the approval of mining operations under Section 125.3205:

(3) An ordinance shall not prevent the extraction, by mining, of valuable natural resources from any property unless very serious consequences would result from the extraction of those natural resources. Natural resources shall be considered valuable for the purposes of this section if a person, by extracting the natural resources, can receive revenue and reasonably expect to operate at a profit.

(4) A person challenging a zoning decision under subsection (3) has the initial burden of showing that there are valuable natural resources located on the relevant property, that there is a need for the natural-resources by the person or in the market served by the person, and that no very serious consequences would result from the extraction, by mining, of the natural resources

(5) In determining under this section whether very serious consequences would result from the extraction, by mining, of natural resources, the standards set forth in *Silva v Ada Township*, 416 Mich 153 (1982), shall be applied and all of the following factors may be considered, if applicable:

- (a) The relationship of extraction and associated activities with existing land uses.
- (b) The impact on existing land uses in the vicinity of the property.
- (c) The impact on property values in the vicinity of the property and along the proposed hauling route serving the property, based on credible evidence.
- (d) The impact on pedestrian and traffic safety in the vicinity of the property and along the proposed hauling route serving the property.
- (e) The impact on other identifiable health, safety, and welfare interests in the local unit of government.
- (f) The overall public interest in the extraction of the specific natural resources on the property

(6) Subsections (3) to (5) do not limit a local unit of government's reasonable regulation of hours of operation, blasting hours, noise levels, dust control measures, and traffic, not preempted by part 632 of the natural resources and environmental protection act, 1994 PA 451, MCL 324.63201 to 324.63223. However, such regulation shall be reasonable in accommodating customary mining operations.

As a part of this review, the Planning Commission will need to make a determination as to whether the extraction activity would result in “any serious consequences” and whether there are “valuable” natural resources to be extracted. If it is determined that the site plan meets this criteria, the Planning Commission will consider reasonable conditions which may be placed upon the mining operation.

The Township Attorney letter reviews these considerations and will help guide the Planning Commission in making this determination. In addition, the following information shall help to inform the Planning Commission’s findings:

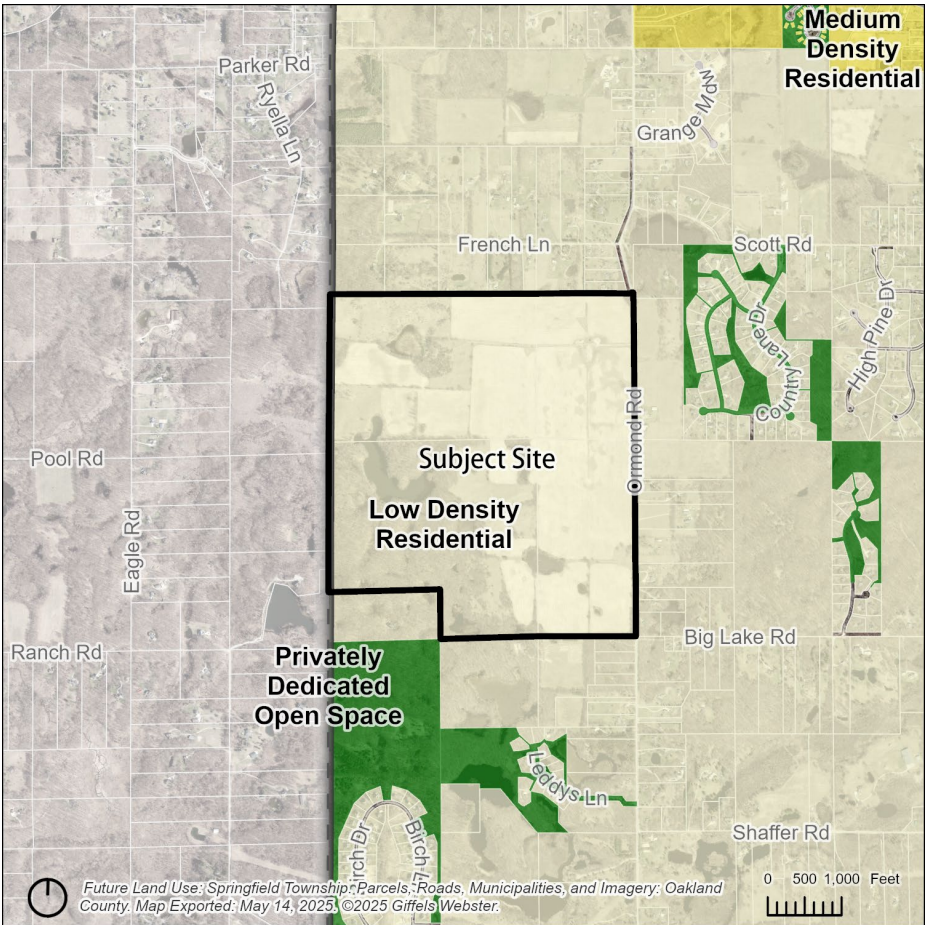
Finding: Serious consequences		
Review Standards	Applicant Findings	Reviewer Findings
The relationship of extraction and associated activities with existing land uses.	-	The site is zoned R-1A and surrounded by residential land uses. The Planning Commission shall evaluate whether this use is compatible or if conditions can be placed upon this use to minimize offsite impacts to adjacent uses. The R-1A district, which is adjacent to the northern, southern, and southeast corner of the site, allows mineral mining as a special land use. Mineral mining is prohibited in the R-1 district which is the designation of the land located adjacent to the northwest corner of the site across Ormond Rd. See ordinance intent under item #3 of this review. .
Impact on existing land uses in the vicinity of the property		
The impact on property values in the vicinity of the property and along the proposed hauling route serving the property, based on credible evidence.	Not addressed by applicant	Additional information requested: Property value study
The impact on pedestrian and traffic safety in the vicinity of the property and along the proposed hauling route serving the property.	Traffic Study by Fishbeck	Traffic Study Review by Giffels Webster
The impact on other identifiable health, safety, and welfare interests in the local unit of government.	- Barr Engineering Hydrogeological Evaluation - Barr Engineering Natural Resources Characterization - SmithGroup Noise and Vibration Assessment	<i>Review of supplemental studies forthcoming</i> Additional information requested: - Dust control study - Lighting plan
The overall public interest in the extraction of the	The applicant has referenced the need	Detailed information from qualified expert requested

specific natural resources on the property.	for sand and gravel for road construction and other construction projects in the general area.	<i>See legal review from Township Attorney</i>
Access to a road having the necessary and appropriate load-bearing and traffic volume capacity.	Traffic Study by Fishbeck	Traffic Study Review by Giffels Webster

Finding: Valuable		
Review Standards	Applicant Findings	Reviewer Findings
The natural resources to be extracted shall be considered valuable, and the applicant can receive revenue and reasonably expect to profit from the proposed mineral mining operation.	Exhibit C of Application Materials	Detailed information from qualified expert requested <i>See legal review from Township Attorney</i>
There is a need for the natural resources to be mined by either the applicant or in the market served by the applicant	Exhibit C of Application Materials	Detailed information from qualified expert requested <i>See legal review from Township Attorney</i>

Zoning

The site is zoned R-1A. The Future Land Use designation for this site is Low Density Residential.



Adjacent Properties

Direction	Zoning	Current Use	Future Land Use Designation
North	R-1	Residential	Low Density Residential
South	R-1A	Agriculture	Low Density Residential
East	R-1 and R-1A	Residential	Low Density Residential
West (Rose Township)	AG/RP and R-1R	Residential	-

Summary of Planning Commission Considerations

- A recommendation to the township board that no very serious consequences would result from the extraction, by mining, of the natural resources, based upon a review of the relationship with existing uses, the impact on existing uses, the impact on property values in the vicinity and along the hauling route, the impact on pedestrian and traffic safety, the impact on other identified health, safety and welfare interests, the overall public interest
- A recommendation to the township board that the applicant has met the burden of demonstrating that there are valuable natural resources on the relevant property and that there is a need for the natural resources by the applicant or in the market served by the applicant
- A recommendation to the township board that the criteria for Special Land Uses have been met
- A determination and recommendation to the Township Board that the proposed mining operation has sufficient road access
- Review of district intent for R-1A District and Mineral Mining (#3 of this report)
- Planning Commission shall make a recommendation to the Township Board regarding the boundary of the resource protection overlay.
- As a part of the conditions of approval, the Planning Commission shall:
 - a. Identify the person, contractor or subcontractor who will be doing the removal and indicate that no other individuals shall be allowed to work on the site.
 - b. Set a reasonable time limit for all mining and hauling operations and a reasonable time extension for the land to be completely restored.
 - c. Set the amount of the bond to ensure final restoration of the property as provided by subsection (b)(13) of section 12-80
 - d. Establish the frequency of engineering reports to be prepared by a local engineering firm and to be reviewed by the township engineer.
 - e. Establish the frequency of on-site inspections to be made by the township engineer and establish the amount of cash deposit necessary to cover such on-site inspections.
 - f. Restrict any phases from taking place concurrently, specifying that reclamation for each phase shall be completed before new phases may begin. This condition will ensure compliance with the total mining area which may be permitted under 50-597-g.
 - g. Establish any other reasonable conditions and requirements as deemed necessary to adequately protect the general health, safety, and welfare of the township
 - i. Possible conditions may include:
 - 1. Additional or modified screening
 - 2. Changes to setbacks
 - a. The Planning Commission may consider increasing the buffers to natural resource areas on the site, including the natural resource overlay area and wetlands
 - 3. Phasing considerations
 - 4. Restrictions on transportation routes
 - 5. Additional restrictions on hours of operation
 - 6. Conservation easement or other restriction placed on resource protection area
 - 7. Restrictions on explosives (although stated that they would not be used, this may be helpful to include as a condition)
 - 8. Requirements for truck stacking to occur on site

9. Any other conditions to support the health, safety, and welfare on the site and surrounding properties

Summary of Administrative Comments to be addressed by the applicant:

The following information shall be provided with the final site plan submittal:

- General:
 - A property value study, detailed market study by a qualified geologist, and dust control study to inform the board's consideration of "very serious consequences" and whether the resources are "valuable"
 - The survey was from 1987. An updated survey is required.
 - Plan notes that apply to all sheets shall be provided on a single sheet in the set. Notes that only apply to certain sheets shall be provided on the phased sheets.
 - The aerial photograph is outdated and shall be updated to comply with the requirements for the aerial photograph. 24x36 prints are required. (Fly over should occur within 6 months of application)
 - A legal description/ survey of the mining area
- Roads and Traffic Circulation
 - Right-of-way centerline is noted, but the right—of-way should be very clear on the plan, with both sides and centerline shown. Currently, the road label appears outside the ROW, creating confusion.
 - Linework for parking spaces shall be provided. A note on the plan cites the dimensions and number of spaces, but they are not shown on the plans.
 - A note shall be added to the plans regarding road maintenance. Applicant shall submit a dust control plan for review.
 - Applicant shall provide dimensioned details of entrance location demonstrating width and turn radius.
 - Applicant shall provide taper lane on the plans. Although shown in the details, this should be demonstrated on the plan sheets as well.
 - Parking plan showing the layout of the spaces, their dimensions, surfacing, and other pertinent details. Although notes were added to address this, parking should be shown on the plans.
 - The application states 8 employees on site, but only 6 spaces are provided. The site should include enough spaces to accommodate the maximum number of employees
- Buildings
 - Provide details of the scale office and enclosed storage area building, including dimensions, elevations, and floor plan.
- Lighting
 - Exterior lighting details not provided. A lighting plan is required consistent with section 40-888.
- Natural Features and Resource Protection Overlay
 - Mining is proposed in the 50' wetland setback for wetland V, mining must remain outside this setback.
 - Slopes greater than 10% shall be identified on the plans.
 - The resource protection overlay boundary shall be surveyed and must be adhered to following approval. The mining area should also be surveyed. A note should be added to the plans that the mining area and resource protection buffer will be flagged.
 - The 25' buffer from the resource protection overlay area should be noted on all phase plans.

- Note on plans indicating that mitigation measures for any lost natural resource in priority protection areas will be provided in a manner that is agreed upon by the Township Board.
- Reclamation plan includes development of the resource protection overlay. This will not be permitted and plans should be updated accordingly
- Waste Management
 - The applicant shall provide dumpster locations on the plans, indicating location of concrete pad. Dumpster must be in a location accessible by a garbage vehicle and illustrated via a turning radius diagram.
- Phasing
 - The phasing information is incorrect. While phase 1 is in the rear of the site, access is shown during phases 2 and 5. All portions of the site to be constructed during phase 1 should be clearly identified as a part of phase 1.
 - Reclamation area phasing shall be provided. Applicant shall indicate phase lines and show how each phase will remain separated from active phases of the mining operation
- Reclamation
 - Reclamation bond estimate required.
 - All phasing shall meet the required mining setbacks for subsequent phases consisting of residential uses while extraction is still occurring elsewhere on the site. The reclamation plan does not describe any kind of proposed phasing. If the intent is to reclaim phases of development while other phases are being mined, the applicant shall demonstrate all setbacks will be met at this time.
- Landscaping
 - Applicant shall provide a note on plans demonstrating compliance with fill material requirements described in section 12-81.j
 - Applicant shall provide a landscape inventory demonstrating all trees and those proposed for removal within the disturbed area shall be provided
 - The landscape plan should include a schedule indicating compliance with the standards of section 40-721. All species shall be clearly labeled on the plans. The locations of each type of evergreen shall be identified through clearly distinct symbology.
 - Trees are sparsely planted on top of berms and do not provide sufficient screening. Trees should be staggered rather than grouped to provide better screening.
 - Trees should be provided along all berms in accordance with the Township spacing requirements.
 - Berms shall be maintained with groundcover or mulch and noted on the plans.
 - Applicant shall provide the volume of soil needed for the berms and extraction, along with information about the process for creating the berms, such as whether soil will be stockpiled between the time the berms are constructed and the beginning of reclamation.
 - Applicant shall provide soil testing to determine whether overburden soil is of sufficient quality to support turf, tree, and plant growth.
 - Applicant shall provide one parking lot tree.
 - The setback to the berm is not provided. However, on sheet 005 the “160’ setback” incorrectly points to the proposed berm. The distance between the front ROW line and the berm shall be 75’ to provide space for the required greenbelt.
 - Update plans to provide the required number and size of trees. Trees are only 6’ in height, but green belt trees are required to be 12’.
 - Provide more than 2 species to provide a diverse plant mixture.

- Information on whether native plant transplantation is feasible and provide plans for such transplantation.
- Update cross sections to show the site from the road to the mining pit, including the greenbelt, landscaping and trees, berm, and any other pertinent features.
- Areas used for storage of overburden soil shall be indicated on the plans, in general and for the permit year.
- Invasive species
 - The applicant shall provide an invasive species inventory.

Review Comments:

1. **Use.** The applicant has proposed to mine the area for gravel. Extraction uses may be permitted as Special Land Uses in the R-1A Zoning District (section 40-597(b) Mineral Mining). Excavation will be done using a dredging method that with front end loaders, either loading directly into trucks for hauling or into the feed hopper of the processing plant. To create the proposed lake a dragline crane, hydraulic crane, or floating dredge will be used to remove the raw aggregate, which is stockpiled on the pit floor, allowed to drain, and then loaded onto a conveyor or truck for transportation to the processing plant. The wash plant utilizes a closed-loop system, which recovers and recycles water used by the processing equipment. Well water is used to supplement the re-circulating water as needed, given some process water is lost to moisture content of finished products; however, the closed-loop system significantly reduces the operation's reliance on the well and groundwater. No explosives will be used in the operation.
2. **Application Materials.** The applicant submitted plans for review and discussion as a preliminary site plan. The information that is currently absent shall be provided as a part of the Final Site Plan.
Sheet notes on the plans should only be provided on relevant plan sheets. If notes apply to all phases, they should not be located on the sheet of a specific phase.

Site Plan Application Materials (40-136-g)	
Centerline of existing and proposed right-of-way lines of any street.	Right of way centerline is noted, but the right-of-way should be very clear on the plan, with both sides and centerline shown. Right now the road label appears outside the ROW adding to confusion
Location of existing and proposed service facilities above and below ground, including:	Subject to engineering review
● Well sites.	
● Septic systems and other wastewater treatment systems. The location of the septic tank and the drainfield (soil absorption system) should be	

clearly distinguished. Wastewater treatment systems process should be explained.	
• Chemical and fuel storage tanks and containers.	
• Storage, loading, and disposal areas for chemicals, hazardous substances, salt and fuels.	
• General location and concept of on-site utilities (both above and below ground) including water, wastewater system, and stormwater systems.	
• Preliminary calculations for stormwater facilities. Enough detail must be provided to determine the location and type of stormwater treatment proposed and the area needed for these facilities.	
Location of all easements.	The survey provided was from 1987. A new survey is required.
All buildings with dimensioned floor plans, setbacks and yard dimensions and elevation views, of all sides of the building, including all roof-mounted mechanical units and screening, exterior materials and colors, including demonstration that the architectural and site design standards are met (section 40-821).	Scale office and enclosed storage area information not provided
Dimensional parking spaces and the calculations, drives, and method of surfacing.	Not provided (Dimensions were labeled but linework is needed on drawings)
Exterior lighting locations and illumination patterns/photometric plan and lighting details.	Not provided
Location and description of all existing and proposed landscaping, berms, fencing and walls. (Should include species type, size, spacing).	Provided
Trash receptacle pad location and method of screening.	Noted on Sheet 003 Note 10. The applicant shall provide dumpster locations on the plans, indicating location of concrete pad. Dumpster must be in a location accessible by a garbage vehicle as evidenced by turning radius plans.

Transformer pad location and method of screening.	Not provided
Dedicated road or service drive locations	Provided
Entrance details including sign locations and size.	Sign to be reviewed under a separate permit
Designation of fire lanes.	Subject to fire department review
Soil characteristics of the parcel	Provided
Existing topography	Provided
Location of existing drainage courses and associated bodies of water, on and off site, and their elevations.	Provided
Location of existing wetlands	Provided
Location and identification of natural resource features, including woodlands and other native plant communities, and areas with slopes greater than ten percent (one foot of vertical elevation for every ten feet of horizontal distance).	Slopes >10% not identified
Location of invasive species. If found, an Invasive Species Management Program per Chapter 12 Article V shall be provided.	Not Provided; Document C notes that invasive species exist in the Old Field area; these should be inventoried and a management plan provided
Total and useable floor area.	Not provided
Number of employees in peak usage.	6-8 People
Mining Application Contents (12-80.b)	
Name and address of owner, applicant, and operator	Provided
Location, size and legal description, including a legal description of the area from which the removal is to be made	The survey provided was from 1987. A new survey is required. Applicant shall provide a survey of the proposed mining area and note that the mining area will be flagged on the ground.

Location of the processing plant and type of plant to be used.	Provided
Detailed statement as to the exact type of materials or resources to be removed, and the estimated number of cubic yards.	Provided
Proposed method of removal, general haul route, and whether blasting or other use of explosives will be required.	Provided
General description of types of equipment to be used.	Provided
Duration of proposed operation, and location, timing, and any other relevant details with respect to the phasing and progression of work on the site.	Provided; Planning Commission shall condition that no phases may occur concurrently Phasing information is incorrect. While phase 1 is in the rear of the site, access is shown during phases 2 and 5. All portions of the site to be constructed during phase 1 should be clearly identified as a part of phase 1 (for example, the access road and scale).
Proposed method of filling excavation where mining results in extensive under-surface extension.	Provided
A vertical aerial photograph (submitted on an annual basis)	Aerial photograph is outdated and must be updated and comply with the requirements of this section. A flyover shall be completed 6 months before this permit may be issued.
A mining and reclamation plan 1. General area of completely reclaimed land; 2. General area of reclamation underway; 3. General area currently used for topsoil and overburden storage; 4. General area proposed for reclamation during the mining permit year; 5. General area proposed for topsoil and overburden storage during the mining permit year; 6. The acreage for each area shown on the mining and reclamation plan;	See reclamation plan review below and engineering review

7. A description of the methods and materials proposed for reclamation including placement of topsoil and planting materials; 8. A schedule for reclamation activities.	
Performance bond	Bond estimate required
Mineral Mining (40-597-d)	
Completed SLU application	Provided
Completed Site Plan application	Provided
Completed Mining Permit application	Provided
Market information. The applicant shall submit a report prepared by a geologist and/or other experts with appropriate credentials to demonstrate compliance with MCL 125.3205, as amended, that the natural resources to be extracted shall be considered valuable, and the applicant can receive revenue and reasonably expect to profit from the proposed mineral mining operation. The applicant shall also provide documentation to demonstrate that there is a need for the natural resources to be mined by either the applicant or in the market served by the applicant.	Exhibit C. Additional data requested. Qualified expert information required.

3. Intent.

In considering land use compatibility, the Planning Commission shall consider the following intent statements relevant to this request.

Mineral Mining Intent 40-597(a)	It is the intent and purpose of this section to promote the underlying spirit and intent of this article, but at the same time allow for the extraction of minerals in locations where they have been naturally deposited. These regulations are also intended to ensure that mineral mining activity shall be compatible with adjacent uses of land, the natural environment, and the capacities of public services and facilities affected by the land use, and to ensure that mineral mining activities are consistent with the public health, safety, and welfare of the township.
R-1-A, R-1, R-2, and R-3 District Intent	a. The R-1-A Suburban Estates Residential District and the R-1, R-2, and R-3 one-family residential districts are intended to provide areas for one-family dwelling units, together with certain residentially related facilities which are supportive of and compatible with a rural residential environment including the keeping of animals. Commercial and other uses which tend to be incompatible with this intent are generally prohibited.

40-273	b. The R-1-A and R-1 districts are intended to provide for low-density one-family residences while maintaining and preserving the township's open space, natural areas and rural environment. The R-2 and R-3 districts, which provide for greater density of one-family residences than the R-1-A and R-1 districts, are still intended to preserve the township's open space, natural areas and rural environment.
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4. Dimensional Standards for the R-1A district.

R-1A Dimensional Standards				
Development Standard	Ord Section	Required	Provided	Comments
Setbacks (40-572)				
Front yard	40-572	75'	75+' to scale office enclosed storage	Compliant
Rear yard		35'	35+' to scale office enclosed storage	Compliant
Side yard (north)		25'	25+' to scale office enclosed storage	Compliant
Side yard (south)		25'	25+' to scale office enclosed storage	Compliant
Lot Coverage (40-572)				
Maximum lot coverage	40-572	15%	Building dimensions not provided, however, it will be less than 15%	Compliant; Applicant shall provide building dimensions and elevations
Building Height (40-572)				
Max. Building height	40-572	2 stories / 28.5'	Building elevations not provided	Applicant shall provide building elevations

5. Use Standards – Mineral Mining

Mineral Mining Standards			
Ord Section	Required	Provided	Comments
Section 40-597 Mineral Mining			
(b)	SLU and site plan approval required by Township Board for mining in R-1A District	SLU and site plan application received	Approval requested
(e)	Proof that no very serious consequences would result from the extraction, by mining, of the natural resources	See application	See review of serious consequences above and in attorney letter.
(e)(1)a-d	SLU decision shall be based upon the following: 1. Determination of valuable resources 2. Determination of Special Land Use 3. Determination of “no very serious consequences” 4. Access to appropriate roadway		
(f)	The mining permit and Special Land Use shall be reviewed concurrently		
(g)	During the term of the SLU permit, the total area (or areas) being mined and which has (or have) not been reclaimed shall at no time exceed the lesser of 150 acres or 40% of the entire parcel approved as a SLU	The applicant confirmed in their application that they will comply with these requirements. 40% of the 422 acre site is 97.6 acres. The largest phase is Phase 2 at 50 acres. As long as reclamation occurs following each phase as planned, this standard can be met	Compliant, however the Planning Commission shall include a condition restricting any phases from taking place concurrently, specifying that reclamation for each phase shall be completed before new phases may begin.

Mining Permit

Mining Permit			
Ord. Section	Required	Provided	Comments
Section 12-79 Permits			
(d)	Administrative review.	The applicant has requested administrative review of the mining permit.	Subject to Supervisor discretion
Section 12-81 Standards, required improvements and reclamation			
(a)	4 ft. high farm type fence along the outside perimeter of all areas where mining activities have or are to occur.	A 4 ft. high security fence with a single strand of barbed wire at 4.5 ft. tall is proposed to surround the area planned to be mined.	Compliant
(b)	Hours of operation	Applicant has noted that they will comply with the permitted hours of operation and specifically indicated that they will operate between 6 a.m. and 7 p.m. extended to 8 p.m. during daylight savings time and will not operate on Sundays and legal holidays (Note 1 Sheet 001)	Compliant
(c)	The mining operation shall have immediate and direct access to a paved road having necessary and appropriate load bearing and traffic volume capacity in relation to the proposed intensity of the use	The site has access to Ormond Road. On-road trucks will travel north on Ormond Road, west on Davisburg Road, and then north or south on Milford Road, depending on location of delivery.	See traffic study and traffic study review
(d)	Access roads, excluding roads under the jurisdiction of the Road Commission for Oakland County, to and within the subject properties shall be maintained by the permit holder so as to maintain the roads in adequate condition for access purposes and to minimize the dust arising from the use of such roads.	Applicant has agreed to maintain all internal roads and roads to the subject properties that are not under the jurisdiction of the Road Commission for	Any maintenance agreements required by the Road Commission for Oakland County shall be secured as a part of the

	Such maintenance shall be accomplished through the application of chloride, water, and/or similar dust retardant material.	Oakland County (Note 2 Sheet 001) Dust will be minimized by using chloride, water, and/or similar dust retardant materials.	maintenance requirements for this project Applicant shall submit dust study for review
(e)	All equipment and facilities used in the production, processing, or transportation of sand, gravel, or stone on the subject properties by the permit holder shall be constructed, maintained, and operated in such a manner as to eliminate, insofar as practicable, noises, vibrations, or dust which interfere with the reasonable use and enjoyment of surrounding property. Where feasible, the processing plants and accessory equipment shall be located below the average grade of the surrounding parcels so as to effectuate screening from sight, noise, dust, and vibration.	See engineering letter for review of processing equipment location. And screening. Dust control study shall be provided by the applicant. Noise study review is forthcoming	
(f)	Equipment may not be operated at a noise level that exceeds 75 dB(A) or 85 dB(C) from 8am-10pm. Noise levels may be increased by 10 dB for a period of not to exceed 15 minutes in any one-hour period	Applicant has agreed to comply with this standard	See noise study. Noise study review is pending
(g)	All lighting must comply with section 40-888 Exterior Lighting	No photometric plan or lighting details have been provided. Applicant has agreed to comply with this standard	Applicant shall provide photometric plan and lighting details
(h)	Proper drainage shall be provided at all times to prevent the collection and stagnation of water, and surface water shall at all times be directed in such a manner so as not to create an adverse impact to the adjoining properties; provided, however, that the maintenance of the natural flow of surface water shall not be deemed an adverse impact. There shall be no creation of an adverse impact to the water table in the area.	Stormwater will be managed through the use of temporary and long-term infiltration basins at the perimeter of the excavation where runoff may potentially leave the mining area during site preparation. All stormwater from the mining area will be held on site.	See engineering review
(i)	Reclamation plan required	Reclamation plan submitted. See below and engineering	See engineering review. All phasing shall meet the required mining setbacks for

	Mining setbacks (100 feet to property line, 200 feet to processing)	review for compliance. All mining activities are proposed at least 100 feet from the nearest property line All processing and stockpiling is proposed to be conducted at least 200 feet from the nearest property line	subsequent phases consisting of residential uses. The reclamation plan does not describe any kind of proposed phasing. If the intent is to reclaim phases of development while other phases are being mined, the applicant shall demonstrate all setbacks for the residential use will be met at the time of reclamation.
(j)	In the event filling of the mined area is necessary in the course of reclamation, the fill material shall be inert materials only and shall not consist of and/or contain any organic waste, hazardous waste, radioactive waste, agricultural waste, industrial waste, or sludges and sewage residues, whether or not compounded, mixed, combined, bound, or contained within any other material through any chemical or physical process or a combination thereof, or in any other fashion; and moreover, such fill material shall not contain any other material which will, or is likely to, impair or harm the air, water, and natural resources, and public trust therein, and/or the public health and safety.	Applicant has agreed to comply with this requirement.	Applicant shall provide note

6. Site Standards.

Site Standards			
Zoning Ord Section	Required	Provided	Comments
Landscaping (Section 40-721)			
40-721(b)(2)	Landscape plan shall provide identification and location of all existing plant materials.		Landscape inventory demonstrating all trees within the disturbed area shall be provided. Please include

			species, approx. size, and health. Landscape plan shall indicate compliance with the standards of this section.
40-721(b)(3)	Screening: Level 4 screening needed on north, west, and south sides (heavy industrial use abutting single-family residential/agricultural uses)	Berm proposed (see engineering review)	Trees are sparsely planted on top of berms and do not provide sufficient screening. Trees should be staggered rather than grouped to provide better screening. Trees should be provided along all berms in accordance with the Township spacing requirements. Berms shall be maintained with groundcovers or lawn and noted on the plans. The volume of soil needed for the berms should be provided, and if any will be stockpiled between the construction of berms and the beginning of reclamation, where the stockpiling will occur, how much, and for how long.

40-721(b)(4)	Minimum of one tree for every eight (8) parking spaces 6 spaces/8 = 1 tree needed	No trees have been proposed for the parking area	Applicant shall provide one parking lot tree.
40-721(b)(5)	75' greenbelt needed with 1 tree per 30 lf of frontage Frontage is approximately 4,659 ft. 155 trees needed	Frontage is not labeled but does not appear to meet the 75' setback required for R-1A.	The setback to the berm is not provided. However, on sheet 005 the "160' setback" incorrectly points to the proposed berm. The distance between the front ROW line and the berm shall be 75' to provide space for the required greenbelt. The applicant has not provided a sufficient number of trees. Trees are only 6' in height, but green belt trees are required to be 12'.
40-721(b)(6)	Ten percent of the site area, excluding existing public rights-of-way, shall be landscaped. Such landscaping may include the preservation of existing native vegetation and tree cover. Site area: 422 acres 10% of site area: 42.2 acres	More than 10% of site area is in the resource protection area.	Compliant.
40-721(b)(8)	Outside trash disposal containers shall be screened on all sides with an opaque fence or wall, and gate at least as high as the container, but no less than six feet in height, and shall be constructed of material which is compatible with the architectural materials used in the site development.	The applicant notes that trash will be managed on site in a location screened from view	The applicant shall provide dumpster locations on the plans, indicating location of concrete pad. Dumpster must be in a location accessible by a garbage vehicle as illustrated by a

			turning radius plan.
40-721(10) Landscape elements	A mixture of plant material	Plans only include 2 species for entire site	Additional species shall be provided to provide additional plant diversity Soil testing should be provided to determine whether overburden soil is acceptable material for turf, trees, and plant growth.
40-721(13)	Preservation of existing vegetation	25' natural features setback required	Provided Maintenance agreement shall be provided.
40-721(14)	Plant transplantation Where native plant species are being displaced by development, herbaceous and woody plants should be transplanted to the extent possible before all land clearing operations begin.	None Proposed	Applicant shall provide information on whether native plant transplantation is feasible (see plant inventory 40-721(b)(2)) and provide plans for salvage, replacement, and rehabilitation
40-721(15)	Invasive species removal shall be in accordance with Chapter 12 Article V	No invasive species survey provided but invasive species were noted to be present in the Old Field in Document C	Additional information required.
Signs (Section 40-751)			
No signs were proposed. Signs to be reviewed under separate permit application.			
Lots abutting water bodies (40-639)			
40-639	50' wetland setback required	Wetland 5 shows a 50' setback, but mining is proposed in the wetland setback	No mining may be permitted in the wetland setback

Access management (Section 40-683)			
40-683(a)(2)	Driveway performance standards: • Design harmonious with internal circulation to absorb inbound traffic • Sufficient on site storage for three queuing vehicles • Designed for all vehicle types needed • Visibility shall meet minimum adopted by RCOC or MDOT	Additional information required Entrance location to be approved by RCOC	Applicant shall provide dimensioned details of entrance location demonstrating width and turn radius
40-683(a)(3)	Driveway spacing	Exceeds 275'	Compliant Entrance location to be approved by RCOC
40-684(2)	All uses subject to site plan review shall provide a paved taper to provide access to and from roadway	Taper lane detail provided on Sheet 10 but not included on plan	Applicant shall provide taper lane on the plans
Parking, drives, and loading areas (Section 40-681)			
40-681(1)(g)	The ordinance does not require a set number of parking spaces for extraction uses	The applicant has proposed six parking spaces, located in the northeast portion of the site near the scale office for guests and employees. Details about the parking spaces (dimensions, surfacing, etc.) have not been provided	Applicant shall provide parking plan showing the layout of the spaces, their dimensions, surfacing, and other pertinent details Although notes were added to address this, it should be shown on the plans. The application states 8 employees on site, but only 6 spaces are provided. The site should include enough spaces to accommodate the maximum number of employees

Exterior Lighting (Section 40-888)			
40-888(c)	All parking areas, walkways, driveways, building entryways, off-street parking and loading areas shall be sufficiently illuminated to ensure the security of property and the safety of persons	No lighting plan or lighting details have been provided	Applicant shall provide photometric plan and lighting details
Architectural and Site Design Standards (Section 40-821)			
40-821	The Township has standards related to building facades and exterior walls, roofs, and building materials and colors.	No building elevations have been provided	Applicant shall provide building elevations for scale office and storage enclosure¹
Resource Protection Overlay District (Section 40-892)			
40-892(b)	Applicability	The southwest portion of the site has been designated as a resource protection area	These standards are applicable
40-892(c)	Natural resources inventory by qualified professional required	Report by Barr engineering	Natural features inventory review forthcoming.
40-892(d)	The applicant shall propose, subject to review and approval by the responsible township body, areas of priority protection illustrated on the site plan or subdivision plat	Applicant has identified the resource protection overlay boundaries	Planning Commission may wish to discuss the boundaries of the protected area, in particular that it does not include Wetland V but mining is proposed to occur around that wetland. The resource protection overlay boundary shall be surveyed.
40-892(e)(1)	To the maximum extent feasible, no construction activity, including, without limitation, tree or brush removal, grading, excavation or stockpiling of fill material shall be permitted within priority protection areas	No construction activity is proposed for the resource protection area	Compliant

40-892(e)(2)	Natural resource buffer zones shall be established adjacent to natural features/ecosystems intended for preservation within areas of priority protection. Such buffers shall be a minimum of 25 feet in width. The township body responsible for approval may decrease the buffer zone below the 25-foot requirement where it can be demonstrated that other means are available to provide the equivalent protection.	Applicant has shown the boundary of the resource protection area	The 25' buffer should be clearly marked on the plans.
40-892(e)(3)	The applicant shall undertake mitigation measures for any damaged or lost natural resource in priority protection areas resulting from or caused by the development activity of the applicant.	No development proposed in priority protection area Applicant provided note 5 on Sheet 001 indicating that mitigation measures for any lost natural resource in priority protection areas will be provided in a manner that is agreed upon by the Township Board.	Compliant
40-892(e)(4)	If the development site contains priority protection areas that connect to other areas of a similar nature, to the extent reasonably feasible, such connections shall be preserved.	N/A the priority protection area is one contiguous area	Compliant
40-892(e)(5)	If the development site contains an inland lake or stream, the development plan shall include such enhancements and restoration as are necessary to provide reasonable wildlife habitat and aesthetic quality in areas of shoreline transition and areas subject to erosion.	Applicant describes erosion and sedimentation issues on the plans	Additional review forthcoming
40-892(e)(6)	Projects which are subject to this section shall be designed to complement the visual context of the natural area.	N/A – no buildings or structures will be in the resource protection overlay area	N/A

¹ Modifications to these standards, in whole or in part, may be approved as long as the modification will not create a negative visual impact when the building is viewed from a public thoroughfare and/or a neighboring property and where one or more of the following can be demonstrated: 1) the modification will achieve a specific architectural objective or purpose, 2) the standard creates a practical difficulty, or 3) proposed building facades, roofs, materials and colors are consistent with those within the immediately surrounding area.

²In establishing the width of the buffer zone, the township body responsible for approval shall consider the foreseeable impacts of development on the ecological character or function of the natural feature/ecosystem to be preserved and the following: a. Wildlife habitat, movement corridors and use characterization of the priority protection area. b. Extent of floodplains, floodways, wetlands and watercourses. c. Type, amount and extent of existing vegetation on the site. d. Character of the proposed development in terms of use, density, traffic generation, quality of runoff water, noise, lighting and similar potential development impacts, on the priority protection area being buffered. e. Site topography, including but not limited to such characteristics as steepness of slopes, existing drainage patterns, ridgelines and scenic topographic features.

7. Reclamation Plan

Reclamation Plan			
Ord Section	Required	Provided	Comments
12-80.12	Scale= 1"=200' Contour= 5'	Provided	Compliant
12-80.12.a	General area of completely reclaimed land	Provided	Provided Reclamation plan includes development of the resource protection overlay. This will not be permitted
12-80.12.b	General area of reclamation underway	NA	NA
12-80.12.c	General area currently used for topsoil and overburden storage	Noted but not indicated on plans. Applicant states that the overburden soil will be used for berms and future reclamation. However applicant does not discuss storage of material, the quality of topsoil being utilized within the berm, or volume.	Any stockpiling of soil between when the berms are constructed and the beginning of reclamation shall be detailed, including the volume, timeline, and location of the stockpiling

12-80.12.d	General area proposed for reclamation during the mining permit year	NA	NA
12-80.12.e	General area proposed for topsoil and overburden storage during the mining permit year	Noted but not indicated on plans. States that overburden will be used for berms and reclamation, does not discuss any storage	Any stockpiling of soil between when the berms are constructed and the beginning of reclamation shall be detailed, including the volume, timeline, and location of the stockpiling
12-80.12.f	The acreage for each area shown on the mining and reclamation plan	Per note 4 on sheets 013 and 014: 40 acres proposed lake, 358 acres open space, 12 acres roads and developed area	Compliant
12-80.12.g	A description of the methods and materials proposed for reclamation including placement of topsoil and planting materials	Overburden soil will be used for reclamation and berms. No plan for replacement of planting materials provided	Applicant shall provide details about the location of overburden soil storage and planting materials used in reclamation
12-80.12.h	A schedule for reclamation activities.	Not provided	Applicant shall indicate phase lines and show how each phase will remain separated from active phases of the mining operation
12-80.13	A performance bond	Not provided	Estimate required

12-81-i	Reclamation specifications	Subject to engineering review
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Special Land Use Standards (40-145)

The Planning Commission and the Township Board, in arriving at this recommendation and decision relative to any application for a special land use, shall apply the following standards for site plan reviews (items 1-6):

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.
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 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.
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.
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.
5. Protection of the natural environment and conservation of natural resources and energy.
6. Compatibility with adjacent uses of land and promotion of the use of land in a socially and economically desirable manner.

Planner's Recommendation

This was a preliminary site plan review. PC shall provide any comments on the proposed development for final site plan. Additional technical reviews are pending. We recommend keeping the public hearing open until all technical studies are reviewed.

Staff will be available to discuss this review at the next Planning Commission meeting.

Respectfully,
Giffels Webster



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Senior Planner



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Associate Planner



Dillon Cooley
Senior Landscape Designer