

Louise Braun Real Property Appraisal Service

P. O. Box 555

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July 20, 2025

To: All parties Interested in the proposed gravel-mining operation on Ormond Road

In re: Concerns regarding this proposed operation

In my professional capacity as an appraiser for 48 years and a Realtor for 51 years, with my primary market area being Oakland County, the data provided herewith supports my high level of concern that approval by the Township, or by any court, for such an operation will be damaging to the economic well-being of homeowners in the proximity, as well as potentially their health, and damaging to the Township's stream of property tax revenue.

1. The Ormond Road area's values were long-term negatively impacted by a toxic waste dump, originally known as the Shindler Road Dump Site. This became a Superfund Clean Up site.

The impact on the reputation of the area was so extensively damaged that the County/Township was compelled to change the name of the road to Woodland Trail.

When I was involved in selling homes in that area in the early 1980s, many sellers could not *give* their homes away because of this site.

I am providing the first page of an EPA document from 1990 providing detail. I am also providing a map of the Contamination Buffers and well as a list of special conditions required for installation or replacement of wells in this area. There is correspondence from the EPA as recently as 2024 indicating their ongoing involvement in this problem.

2. Current active real estate listings in the Holly School District area of Springfield Township suggest that there is already a problem with market perception due to the conversation about the potential for this mining operation.

I am providing a current Realcomp MLS search for all active listings and pending sales in the Holly School District area of the Township. Of the 14 active listings, seven are in an area which would likely be impacted by the presence of a gravel mining operation. The Date on this inventory reports the original list date. Five of those seven listings have already taken price reductions. There are no pending sales in this area at all.

Of particular concern is the listing at 5344 Birch, which was purchased in July, 2024 for \$ 729,500, a new construction. The seller, who is a corporate transferee, must sell this home. That home, now listed at \$ 725,000, will be sold at a considerable loss.

3. The data on this inventory and the sold homes over the past two years in the area of the proposed gravel mining operation are some of the highest-selling-priced homes in the Holly School District area of Springfield, Rose and Holly/Holly Township. The only higher priced sales are those on larger acreage parcels. A gravel-mining operation in this area would seriously compromise the values of all homes in the area, but to the greatest extent, the higher-priced homes.

4. There are three subdivisions, all constructed starting in the 1990s – after Levy had purchased this land – where there are a total of 120 homes. These subdivisions, Country Lane, Fieldstone Heights and Hickory Ridge Meadows, are located in Secs. 20 and 29, due east of the proposed gravel mining operation. It would be nearly incomprehensible for one to imagine that there would be any way that the homes in these subdivisions would not experience the air and noise pollution being carried to them from this gravel mining operation by the prevailing westerly winds. The few buyers for homes so-impacted by this operation would purchase those homes at “fire sale” prices, impacting the stream of property tax revenue to all taxing authorities. Owners of homes in these attractive neighborhoods undoubtedly placed their trust in the Springfield Township government to conduct themselves in a manner to protect the value of their homes as well as their health when they made those purchases or built the homes.

5. The depth of some residential wells proximate to this potential operation can be expected to be a problem. The wells associated with this operation are reported to be 65' deep. I am aware of a home at 5650 Ormond which is serviced by a 60' well and a home at 1395 Neal, constructed in 1990, which is serviced by a 40' well.

On the EGLE site is an option to reach on the internet at welllogic which provides the well records, by address, for every property in the state which has had a new well installed or a reported repair since 2000. There is a drop-down on the site which appears to make records from earlier dates available. It would be in the best interest of the residents of all homes in the area of this proposed gravel mining operation which rely on the aquifer which the mining operation will draw water from to learn exactly how deep their wells are. This would appropriately be determined by search on that site by the Township.

A Washtenaw County Judge on October 10, 2024, ordered the closings of mining operations by Mid-Michigan Materials after 10 wells went dry. A copy of a news article regarding that legal action taken by the court is provided herewith.

6. As a real estate appraiser, I am fully cognizant that the secondary mortgage market (Fannie, Freddie, the VA and the FHA) have specific requirements for External Site Influence. When I first learned of this proposed gravel mining operation from a friend whose peaceful enjoyment of his home, I contacted Fannie Mae. A copy of that communication is provided herewith. The appraisals of properties being warranted by Fannie or Freddie, insured by the FHA, or guaranteed by the VA, must apply comparable sales to support market value which have the same or similar External Site Influence. Those properties in proximity to this proposed mining operation must have the appraised value supported by such sales. Sales in this area at prices for which values will have been negative impacted by this mining operation will be such comparable sales, creating reduced appraised values for purchase or remortgage appraisals, further limiting sale prices of future potential sales and/or the amount of equity which owners are able to borrow based on the appraised value of their homes.

7. Aerial views on the Oakland County Property Gateway site suggest that much of the proposed property of the proposed gravel operation is very, very wet. There should be a specific mapping of areas which are wetlands and not available for the alternate use of new housing construction along with a determination of exactly how many homes could be constructed in the area available. It has been shared with me that a representative from Levy stated that the water drawn from the aquafer would be no greater than the amount drawn were there homes constructed instead. A more accurate representation would be made only by determining how many homes could actually be constructed due to the potential for much of this land being wetlands, particularly given the fact that the water for the mining operation will be drawn from the entire area of the aquafer potentially impacting all of the homes served by that aquafer, not just any new constructions in this area.

8. There are at least three issues with the proposed route of trucks entering and leaving the mining site:

A. The Holly School District is the largest geographical district in SE Michigan except Detroit. Almost all students ride busses. Many of these children are on the bus for protracted periods of time – some up to almost one hour each way. It is not appropriate that these children who ride busses on the proposed route for the gravel trucks be penalized by delays caused by these slow-moving vehicles.

B. These children wait for busses, and disembark from them, on these roadways or at the end of the road into their subdivisions. There is a serious safety concern for the children in normal weather conditions, further exacerbated when snow is piled up along side the roadway. Visibility is limited. These trucks have a limited ability to slow down or stop for a child in the road, a school bus stopped to pick up or drop off children, or for a personal vehicle attempting to pull in or out of a driveway or to reduce speed to turn into a driveway or one of the several roads along that route.

C. This week, on my route to a professional appointment, I drove from Big Lake & Ormond Roads, north on Ormond and west on Davisburg Road. There are many old homes along that route, many of them very close to the roadway. These homes will be exposed to potential foundation damage if the plan to route trucks as proposed is approved.

Elected officials have a responsibility to protect the well being and financial interest of those governed. Giving all of the factual information set forth herein, I find no benefit to the residents of Springfield Township for this proposed gravel mine – solely multiple detriments.

Listings as of 07/20/2025 at 12:41 PM

CMA 1 Line (Landscape)

Property Type: Residential

Status is one of 'Active', 'Accepting Backup Offers' Status is 'Pending' Status Contractual Search Date is 07/20/2025 to 07/20/2024 Property Type is 'Residential' Listing Type is one of 'Exclusive Right to Sell', 'Exclusive Agency', 'Unknown (Data Share Listing)' Level of Service is one of 'Full Service', 'Limited Service', 'Unknown/Data Share Listings' Transaction Type is 'Sale' County is 'OAK - Oakland County' MLS Area Major is '02071 - Springfield Twp' School District is 'Holly'

Residential

Active Properties

Listing #	Address	Area	Bd	Bth	Ttl Sqft	Acre	Built	Date	\$/SqFt	CDOM	Orig Price	List Price
2025100417E	358 BROADWAY	Springfield Twp	4	1/0	2,077	18.02	1860	06/02/25	\$154.02	1,350	\$319,900	\$319,900
2024007346F	11309 OAK HILL Road	Springfield Twp	3	3/0	1,862	1.09	1996	10/05/24	\$204.08	292	\$398,000	\$380,000
2025101614C	9589 Wellington Court	Springfield Twp	4	2/1	2,611	0.60	2003	07/15/25	\$202.60	5	\$529,000	\$529,000
2025100945C	12109 SHAFFER Road	Springfield Twp	4	3/0	2,268	15.15	1979	06/18/25	\$242.50	125	\$550,000	\$550,000
2025101770E	9754 Windsor Lane	Springfield Twp	4	3/1	2,824	0.38	2015	07/17/25	\$194.76	3	\$550,000	\$550,000
2025100141E	12445 Shaffer Road	Springfield Twp	4	3/0	2,205	10.30	1983	05/23/25	\$262.99	58	\$599,900	\$579,900
20251012211	5580 Birch Lane	Springfield Twp	4	2/1	3,104	0.80	2004	06/27/25	\$201.32	23	\$645,000	\$624,900
81025021324	7812 Fountain Hills Lane	Springfield Twp	4	2/2	3,487	0.78	2002	05/16/25	\$179.21	68	\$624,900	\$624,900
2025101582E	5344 Birch Drive	Springfield Twp	4	3/1	3,204	0.84	2023	07/09/25	\$226.28	52	\$725,000	\$725,000
2025100435E	13999 French Lane	Springfield Twp	4	2/1	2,350	11.01	1995	06/27/25	\$318.72	35	\$799,000	\$749,000
20251011294	9601 KIER Road	Springfield Twp	4	3/1	3,587	11.93	1979	06/25/25	\$223.03	25	\$900,000	\$800,000
2025100506E	12150 SHAFFER Road	Springfield Twp	3	4/0	2,442	2.51	2019	06/04/25	\$388.62	67	\$949,000	\$949,000
2024005942Z	12120 SHAFFER Road	Springfield Twp	5	3/1	1,885	2.51	1996	08/21/24	\$583.55	333	\$1,199,999	\$1,100,000
20250025947	12700 Shaffer Road	Springfield Twp	4	3/1	3,719	41.03	2010	04/14/25	\$934.39	97	\$3,475,000	\$3,475,000

original list price 775,000

Active Totals

Listing Count :	14	Averages:	2,688	8.35		\$308.29	181	\$876,050	\$854,043			
		List Price :	High	\$3,475,000	Low	\$319,900	Median	\$624,900	Mode	\$550,000		
		\$/SqFt :	High	\$934.39	Low	\$154.02	Median	\$224.65	Mode	\$154.02		
		Age :	High	2023	Low	1860	Median	1999	Mode	1979		

Pending Properties

Listing #	Address	Area	Bd	Bth	Ttl Sqft	Acre	Built	Date	\$/SqFt	CDOM	Orig Price	List Price
5050178817	17308 Roberts Drive	Springfield Twp	3		1,568		1985	07/02/25	\$22.32	14	\$35,000	\$35,000
2025101552C	10010 Orchard Ridge Court	Springfield Twp	3	2/0	1,435	0.60	1995	07/17/25	\$222.93	35	\$319,900	\$319,900
2025101479E	11857 Ely Road	Springfield Twp	4	1/1	1,860	3.06	1973	07/14/25	\$188.17	5	\$350,000	\$350,000
20251012844	12373 Windcliff	Springfield Twp	4	3/1	1,726	0.56	1993	07/01/25	\$231.75	1	\$400,000	\$400,000

Presented By: Louise Braun

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Listings as of 07/20/2025 at 12:41 PM

CMA 1 Line (Landscape)

Property Type: Residential

Residential

Pending Properties

Listing #	Address	Area	Bd Bth	Ttl Sqft	Acre	Built	Date	\$/SqFt	CDOM	Orig Price	List Price
20251009901	12130 Heather Court	Springfield Twp	3 2/1	2,108	1.53	1993	07/02/25	\$208.68	9	\$439,900	\$439,900
20251010347	17035 Weber Road	Springfield Twp	4 3/1	2,634	2.16	1999	07/10/25	\$178.44	39	\$470,000	\$470,000
20251009617	11693 Ely Road	Springfield Twp	4 2/1	1,852	10.41	1974	06/24/25	\$269.98	6	\$500,000	\$500,000

Pending Totals

Listing Count :	7	Averages:	1,883	3.05		\$188.90	16	\$359,257	\$359,257		
		List Price :	High	\$500,000	Low	\$35,000	Median	\$400,000	Mode	\$35,000	
		\$/SqFt :	High	\$269.98	Low	\$22.32	Median	\$208.68	Mode	\$22.32	
		Age :	High	1999	Low	1973	Median	1993	Mode	1993	

Grand Totals

Count :	21	Averages:	\$/SqFt: \$268.49	CDOM: 126	OP: \$703,786	LP: \$689,114	SP:
		Median:	\$/SqFt: \$222.93	CDOM: 35	OP: \$550,000	LP: \$550,000	SP:

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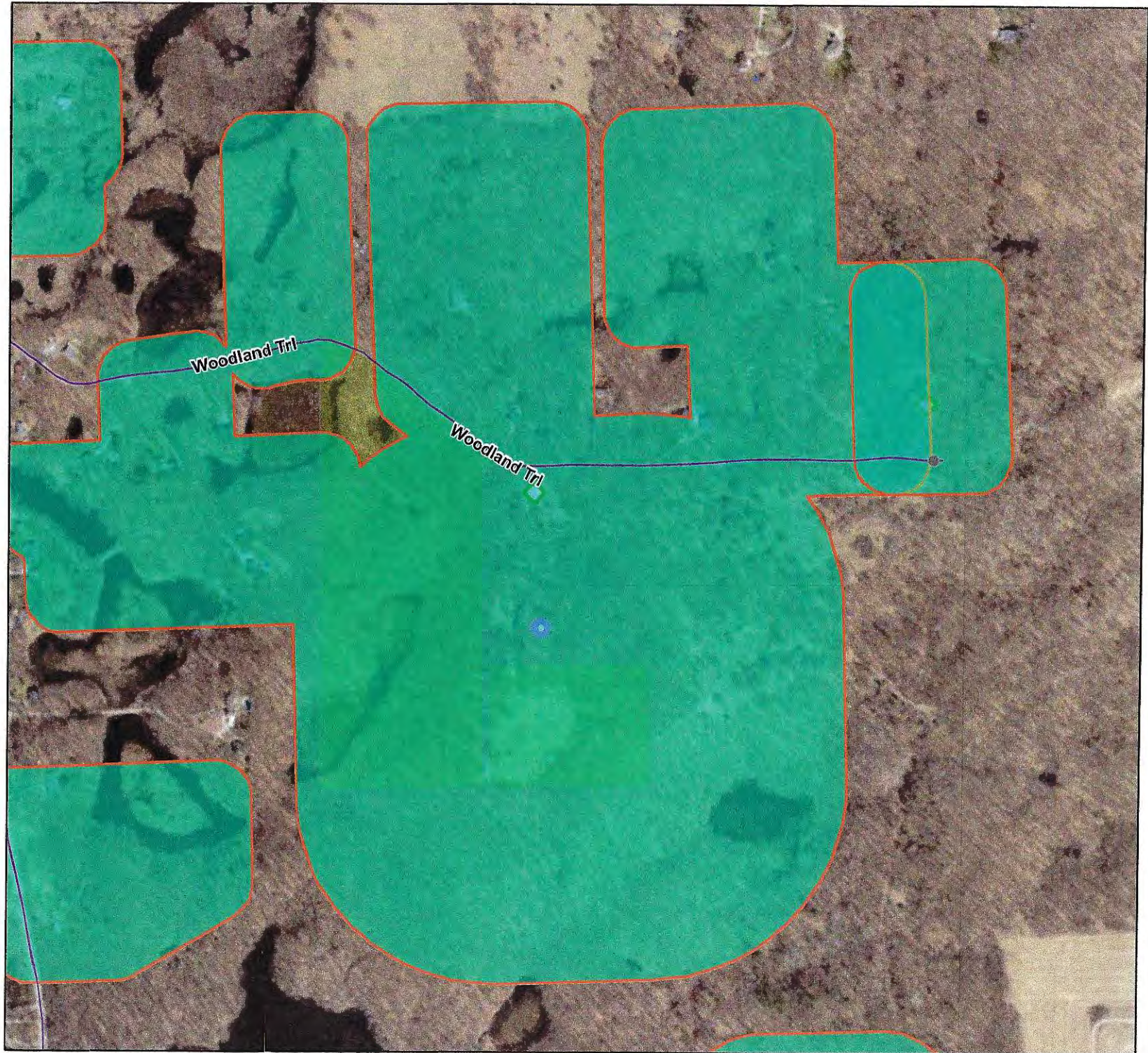
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Woodland Trail

Legend

- Contamination Buffers
- OC Landfill (EH)
- State of Michigan - Part 201 Environmental Contamination Sites
- State of Michigan - Land Resource Use Restriction Polygons



0 0.09 0.18 mi

woodland

From: Morris, Mike (morrism@oakgov.com)

To: louisebraun@att.net

Date: Thursday, July 17, 2025 at 08:11 AM EDT

Contam Buffers:

SITE_CODE SHIN
SITE_NAME SPRINGFIELD TOWNSHIP DUMP SITE
CASING STEEL
GROUT NEAT CEMENT
WATER_LINE TYPE K CONTINUOUS COPPER
MIN_DEPTH DUE TO ELEVATION CHANGES CONSULT WITH GROUNDWATER STAFF

Mike Morris, REHS

Senior Environmental Health Sanitarian

Health Division

Health & Human Services

Oakland County, Michigan

All ways, moving forward

Mobile: (248) 431-4496

Email: morrism@oakgov.com

1200 N. Telegraph Rd, Building 34E

Pontiac, MI, 48341

OakGov.com/health



woodland.pdf

713.8 kB

ANN ARBOR, MI – Current operations at a sand and gravel mine outside Ann Arbor that officials say has drained nearby residents' drinking water wells must stop for now, a Washtenaw County judge ordered.

The order from Washtenaw County Trial Court Judge Timothy Connors on Tuesday, Oct. 10, represents an early victory in a lawsuit from Ann Arbor Township against three companies associated with Mid Michigan Materials' Vella Pit mine on Earhart Road.

The township alleges the companies changed their mining process to include pumping and discharging millions of gallons of groundwater after being granted a township permit, improperly changing course after telling officials the pit would instead use a "closed-loop" water system.

Read more: Ann Arbor-area gravel mine hit with lawsuit seeking court-ordered shutdown

Nearby residents have complained their drinking water well levels have dropped precipitously or the wells have gone dry altogether.

The companies facing the suit "voluntarily violated their word," Connors said on Tuesday while delivering his ruling.

"The water belongs to everyone. It belongs equally to all the people in the surrounding area. Your violating your word has affected them dramatically. You have no more right to take more than your share, specifically when it takes from others," he said.

Connors granted a temporary restraining order requested by Ann Arbor Township. Under the order proposed by the township, the Vella Pit must cease its current operations, and the township is authorized to verify the shutdown and padlock the property if it is not implemented.

John Sellek, a spokesperson for Mid Michigan Materials, which purchased the mine in 2020, said in a statement the company was reviewing the judge's decision and had no further comment. Township Supervisor Diane O'Connell, present Tuesday, also declined further comment.

Connors said he would review the order at a hearing scheduled for noon Thursday, Oct. 19. The ruling does not end the case.

The effects of the mining operation, expanded by Mid Michigan Materials after 60 years of operation by another company, have been "severe and extensive," including drying more than 10 residential wells, releasing harmful sediment into nearby waterways and causing "extreme noise levels" at homes near the mine, said Nathan Dupes, an attorney representing Ann Arbor Township, on Tuesday.

Read more: Gravel mine hit with state violations 1 day after yanking permit application

An affidavit from a property owner who tested wells in September observed drops of 9 to 31 feet in water levels. The problem isn't controlled, and Mid Michigan Materials hasn't been able to provide assurances the impacts won't continue, Dupes said.

"One can see as the mine continues to phase west, that influence is going to continue to move with other wells in the crosshairs," he said.

By telling officials explicitly the mining operation wouldn't affect the water table and wells in the area during the permitting process, then implementing the water pumping system, the company "robbed" the township of the chance to properly review the mine and enforce its ordinances, Dupes said.

Dupes compared the company's actions to a developer getting approval for a one-story building, then six months later building a skyscraper.

Andrew Clark, an attorney representing the mining operators, argued the situation hadn't met the standard of "irreparable" harm necessary for the order the township was requesting. The mining companies have compensated every resident who has expressed a water access issue and will address well problems it is made aware of, he said.

"This is not a type of harm that cannot be repaired. This is the type of harm that can be remediated in exactly the way that the defendants have been working to remediate the discrete issues that have come up so far," Clark said. The mine is working on an extensive hydrogeological study of the area, he added, though that process takes some time.

Clark argued there is no specific township ordinance that said the mine couldn't pump water, discharge it or lower the groundwater level, pointing to a state permit that authorized the water discharge. The mine wasn't violating the township ordinances or its township permit, he said.

The Vella Pit supplies resources currently being used in infrastructure projects like the ongoing I-275 reconstruction, Clark said. As the only approved supplier for a particular kind of sand used in concrete for the project, a shutdown could hinder the construction progress, he said.

Dupes said that claim had no evidence behind it. The township was not trying to shut down the mine for good, he said.

"If they can demonstrate to the court they're able to mine in compliance with their permit, their development agreement and the ordinance, we're not asking that all mining cease," Dupes said.

The review hearing at Oct. 19 will provide an opportunity to see if the mining operators will comply with their zoning permit, Connors said. If they choose not to take that path, the parties will look at other alternatives, he said.

External Site Influence

From: Appraiser Engagement (appraiser_engagement@fanniemae.com)

To: louisebraun@att.net

Date: Friday, June 6, 2025 at 02:03 PM EDT

Dear Louise Braun,

Thank you for submitting the following question in the contact us form:

There is no specific distance requirement. The appraiser must comment on any adverse conditions and address their effect on the value and marketability of the subject property. In addition, external factors should be given consideration when selecting comparables.

For more information, see the following topics in the Fannie Mae Selling Guide:

- Off-Site Improvements in B4-1.3-04, Site Section of the Appraisal Report (06/04/2025)
- Selection of Comparable Sales in B4-1.3-08, Comparable Sales (06/04/2025)
- Appraisal Requirements in B4-1.4-08, Environmental Hazards Appraisal Requirements (06/04/2025)

We appreciate your commitment to professionalism and quality appraisal work. Should you have additional feedback regarding the appraisal process as it relates to Fannie Mae, please do not hesitate to contact us.

Thank you for contacting us,
The Collateral Policy Team

Fannie Mae Confidential

From: Fannie Mae <web_services@fanniemae.com>

Sent: Friday, June 6, 2025 9:15 AM

To: Appraiser Engagement <appraiser_engagement@fanniemae.com>

Subject: Webform submission from: Appraiser Contact Us Form

Submitted on Fri, 06/06/2025 - 16:15

Submitted by: Anonymous

Submitted values are:

First Name

Louise

Last Name

Braun

Email

louisebraun@att.net

Company Name

Louise Braun Real Property Appraisal Service

Role

Appraiser - field

Feedback Category

Fannie Mae appraisal policy

Comment or Question

I have been asked what impact on appraisals proximity to a gravel mining operation will have. What is a distance within which it must be reported? How would this be impacted? Please provide me with the specific cite in the Fannie Selling Manual so that I may print it out. Thank you.

Acknowledgement

Yes