

Amanda Steward

From: Julia Upfal <jupfal@giffelswebster.com>
Sent: Tuesday, May 27, 2025 8:34 AM
To: Bob Doyle; Christine Rogers; Stephanie Osborn
Cc: Reuben Maxbauer; Jason Mayer
Subject: [EXTERNAL] RE: Today's meeting

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Hi Bob,

I think it is helpful to come equipped with as much information as possible . I think the Township has an HDMI cord that you will be able to connect to at the podium; Christine, can you please confirm? You will be given the opportunity to present during the meeting.

Julia

Julia Upfal, AICP
Senior Planner



Giffels Webster
1025 E. Maple, Suite 100
Birmingham, MI, 48009
p: 248.852.3100
f: 313.962.5068

Crain's Best Places to Work in Southeast Michigan 2024

jupfal@giffelswebster.com
www.giffelswebster.com
[privacy policy](#)

From: Bob Doyle <Bob.Doyle@smithgroup.com>
Sent: Tuesday, May 27, 2025 8:26 AM
To: crogers@springfield-twp.us; Stephanie Osborn <sosborn@giffelswebster.com>; Julia Upfal <jupfal@giffelswebster.com>
Cc: Reuben Maxbauer <RMAXBAUER@edwclevy.net>
Subject: Today's meeting

We are looking forward to tonight's meeting and having a great discussion with the community.

I have prepared a presentation which gives some background information on the mining and reclamation planning process and what is specifically proposed for the Springfield site. I do not want to presume that you would want this, so if you do not think it is an appropriate use of time, let me know.

Assuming we go ahead with it, is there a projector or screen that I can connect to? Most places do, but I always check!

Thanks!!

BOB DOYLE

Landscape Architect, ASLA
Senior Principal

SmithGroup

201 Depot St., Second Floor
Ann Arbor, MI 48104

T 734.669.2695 C 734.548.0408

bob.doyle@smithgroup.com

smithgroup.com

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[EXTERNAL] This email originated from outside of your organization

Amanda Steward

From: Julia Upfal <jupfal@giffelswebster.com>
Sent: Friday, May 30, 2025 11:32 AM
To: Bob Doyle; Stephanie Osborn; Sean Miller
Cc: Christine Rogers; Reuben Maxbauer; Kayla Deciechi; Ric Davis; Irit Walters; Stephen R. Estey; Jason Mayer; Nancy McClain
Subject: [EXTERNAL] RE: BMC Special Use Final Site Plan

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Thanks, Bob! I am adding Jason and Nacy from our engineering team too. Everything you have here sounds good to me, but if we think of anything else we will let you know.

Julia

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Senior Planner



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From: Bob Doyle <Bob.Doyle@smithgroup.com>
Sent: Friday, May 30, 2025 10:06 AM
To: Stephanie Osborn <sosborn@giffelswebster.com>; smiller@springfield-twp.us; Julia Upfal <jupfal@giffelswebster.com>
Cc: crogers@springfield-twp.us; Reuben Maxbauer <RMAXBAUER@edwclevy.net>; Kayla Deciechi <kdeciechi@levynet.com>; rdavis@springfield-twp.us; Irit Walters <iwalters@zausmer.com>; Stephen R. Estey <sestey@zausmer.com>
Subject: BMC Special Use Final Site Plan

Stephnie, Julia, and Sean-

Sean and I spoke this morning to coordinate document delivery with the notice of the public hearing scheduled for June 24, so that the public has access to the full proposal. I wanted to update this group to get everyone on the same page and allow for ideas and suggestions that Sean and I did not consider.

The plans are largely complete as of this morning and have addressed, to the best of our ability, the comments from the Township Planners and Engineer. I plan to do one more red line check this afternoon. Our team will make any edits by Monday afternoon and get the plans printed and delivered to Township Hall by Tuesday.

On Tuesday we will deliver a set of plans (plus a spare copy) to the township, printed, that include items not previously provided-

- Proposed landscape / tree planting, and fencing details
- Details of the site entrance including Ormond Road tapers and deacceleration lane.
- Information on well and septic locations
- Data on parking
- Greater detail on reclamation grading and slopes
- Conceptual plan for redevelopment of the site
- Updated proposed setbacks and plant location
- Added notes and commitments to adhere to the ordinances

We will also be sending a set of pdfs that include:

- The updated plans noted above
- The environmental, hydrogeological, and traffic report previously submitted.
- The Project Description and the letter on Approval Criteria previously sent (with some typos corrected.)
- A new Noise Assessment

By June 17, we will provide 15 printed sets of the plans for distribution to the Planning Commission. I'm hoping that in the interim we can address any deficiencies on the plans so that our submission for Final Site Plan is as complete as possible.

As I have noted recently to some of this group, BMC is re-examining alternative haul routes and opportunities to improve the currently proposed route. This information will be available prior to the hearing. The team is also looking at ways to better communicate information to address the groundwater concerns.

Let me know if you have any thoughts or ideas!

BOB DOYLE

Landscape Architect, ASLA
Senior Principal

SmithGroup

201 Depot St., Second Floor
Ann Arbor, MI 48104

T 734.669.2695 C 734.548.0408

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[EXTERNAL] This email originated from outside of your organization

Amanda Steward

From: Julia Upfal <jupfal@giffelswebster.com>
Sent: Monday, June 2, 2025 2:55 PM
To: Bob Doyle; Christine Rogers
Cc: Stephanie Osborn; Reuben Maxbauer
Subject: [EXTERNAL] RE: Levy gravel pit

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Thank you for this helpful clarification!

Julia

Julia Upfal, AICP
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To: Julia Upfal <jupfal@giffelswebster.com>; Christine Rogers <crogers@springfield-twp.us>
Cc: Stephanie Osborn <sosborn@giffelswebster.com>; Reuben Maxbauer <RMAXBAUER@edwclevy.net>
Subject: Re: Levy gravel pit

Since the project is privately funded and does not involve public land, an EIS is not required by the federal government. I asked Tom Green at Levy about the NPDES permit required by this project triggering an EIS, and he reported that it does not.

I would note that the assessments which have been submitted represent the core of the EIS subject matter relative to this type of project.

I'm copying Rueben here since I am in the Upper Peninsula until Thursday and my responses may not be as timely as you need!

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From: Julia Upfal <jupfal@giffelswebster.com>

Sent: Monday, June 2, 2025 11:12 AM

To: Christine Rogers <crogers@springfield-twp.us>

Cc: Stephanie Osborn <sosborn@giffelswebster.com>; Bob Doyle <Bob.Doyle@smithgroup.com>

Subject: RE: Levy gravel pit

Hi Christine,

They are providing all require studies by the Township, which so far has included a groundwater study, natural resource inventory, and traffic study (attached). In addition, the letter they've provided (attached) addresses off site impacts. Additional information will be provided with the forthcoming submission.

As a part of this project, they are required to obtain outside agency permits, and an EIS will likely be required for the NPDES permit. The township does not have regulatory authority over the EIS, but if there is a link to the EPA permit review process that may be helpful to provide and we can check with Bob. I am copying him here to see if he has any additional thoughts on this request- Bob, a resident asked about an EIS.

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Senior Planner

giffels 
webster

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[EXTERNAL] This email originated from outside of your organization

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To: Bob Doyle; Christine Rogers; Reuben Maxbauer
Cc: Stephanie Osborn; Jason Mayer; Nancy McClain
Subject: [EXTERNAL] RE: Levy gravel pit

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Hi Bob and Reuben,

The Geological Report in Exhibit C includes a summary of findings, can you provide the data/study to support these findings?

Julia

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Senior Planner



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Cc: Stephanie Osborn <sosborn@giffelswebster.com>; Bob Doyle <Bob.Doyle@smithgroup.com>

Subject: RE: Levy gravel pit

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jupfal@giffelswebster.com

[EXTERNAL] This email originated from outside of your organization

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From: Julia Upfal <jupfal@giffelswebster.com>
Sent: Tuesday, June 3, 2025 10:38 AM
To: Maxbauer, Reuben; Bob Doyle; Christine Rogers
Cc: Stephanie Osborn; Jason Mayer; Nancy McClain; Ric Davis; Sean Miller
Subject: [EXTERNAL] RE: **EXTERNAL**RE: Levy gravel pit
Attachments: Extraction permit application.pdf

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Hi Reuben,

The ordinance states, "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 in the application here is the response to this requirement. The geologist who provided this report was not identified, but it should have been completed by a qualified expert. Exhibit C states that data collected from soil borings and observation wells resulted in a determination that the geologic resources found on the site are a viable source of materials to produce construction grade quality aggregate. We would like to conduct an independent review of these studies, but were not provided the data.

In addition, this exhibit talks about the Holly Road site, but without evidence or specificity regarding the remaining capacity of this site. In addition, it should address the capacity of neighboring mines in Oakland County.

Please call me if you would like to discuss. I think that further studies to demonstrate the resource need will be crucial.

Julia

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Senior Planner



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p: 248.852.3100
f: 313.962.5068

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jupfal@giffelswebster.com

From: Maxbauer, Reuben <RMAXBAUER@edwclevy.net>
Sent: Tuesday, June 3, 2025 8:14 AM
To: Julia Upfal <jupfal@giffelswebster.com>; Bob Doyle <Bob.Doyle@smithgroup.com>; Christine Rogers <crogers@springfield-twp.us>
Cc: Stephanie Osborn <sosborn@giffelswebster.com>; Jason Mayer <jmayer@giffelswebster.com>; Nancy McClain <nmcclain@giffelswebster.com>
Subject: Re: **EXTERNAL**RE: Levy gravel pit

Good morning, Julia,

Please send me a copy of the report you are referencing so I can be sure we supply you with what you are requesting.

Thank you!
Reuben

From: Julia Upfal <jupfal@giffelswebster.com>
Date: Monday, June 2, 2025 at 7:49 PM
To: Bob Doyle <Bob.Doyle@smithgroup.com>, Christine Rogers <crogers@springfield-twp.us>, Maxbauer, Reuben <RMAXBAUER@edwclevy.net>
Cc: Stephanie Osborn <sosborn@giffelswebster.com>, Jason Mayer <jmayer@giffelswebster.com>, Nancy McClain <nmcclain@giffelswebster.com>
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ATTENTION:

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ZAUSMER, P.C.
32255 Northwestern Highway, Suite 226
Farmington Hills, MI 48334-1530
(248) 851-4111 · Fax (248) 851-0100

STEPHEN R. ESTEY
Shareholder
sestey@zausmer.com

April 29, 2025

Via Hand-Delivery and E-mail

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 of Michigan's ("Applicant" or "BMC") Application for a Special Land Use Permit and Mining Permit ("Application") for a proposed sand and gravel mining operation ("Project")

Dear Planning Chairperson:

We represent BMC regarding the aforementioned Application to permit a sand and gravel mining operation in Springfield Charter Township (the "Township"), Oakland County. As part of the Project, BMC owns approximately 482 acres of land located in Springfield Charter Township (collectively, the "Property"). BMC currently owns a separate operating mining operation in the Township, which is nearing the end of its useful life. Further, BMC's primary customer, Ace Asphalt, is located in the Township. As the need for BMC's extracted materials continues, as illustrated by the Township's own need for road gravel products, this is a unique situation where BMC is looking to replace the resources of the current mining operation through the Project. The resources will be mined from the Property to replace exhausted reserves, and the processing will take place on site using modular processing equipment.

Pursuant to the Ordinance, the Project is located in an R-1A Suburban Estates ("R-1A") District as defined in Article III, Division 5 of the Township Zoning Ordinance ("Ordinance") and is permitted as a Special Land Use under the classification of Article II, Division 6 and as a Mineral Mining Operation under the classification of Article IV. Sand and gravel mining in the state of Michigan is also governed by the Michigan Zoning Enabling Act ("MZEA"). See MCL, Act 110 of 2006. The Project will fill a demand for construction-grade sand and gravel for the local and regional construction industry, as well as increase the local tax base, diversify the local economy and provide job opportunities for the local community. Further, the extraction of these natural resources would not cause "very serious consequences," and therefore, not be in violation of the MZEA.

The Applicant hereby submits the attached Application and supporting documents and information for consideration by the Township. Enclosed with this correspondence are the following:

ATTORNEYS & COUNSELORS
www.zausmer.com

Re: Burroughs Materials Corporation of Michigan's Application for a Special Land Use Permit and Mining Permit for a proposed sand and gravel mining operation

April 29, 2025

Page 2

1. Three (3) copies of the completed Application for Mineral Mining Site Application (**Exhibit A**)¹ including:
 - a. Preliminary Site Plan (**Exhibit B**);
 - b. Geological Report (**Exhibit C**);
 - c. Aerial Photograph (**Exhibit D**); and
 - e. Fee payment of \$700 (for Special Land Use Application and Mining Permit).

The Project

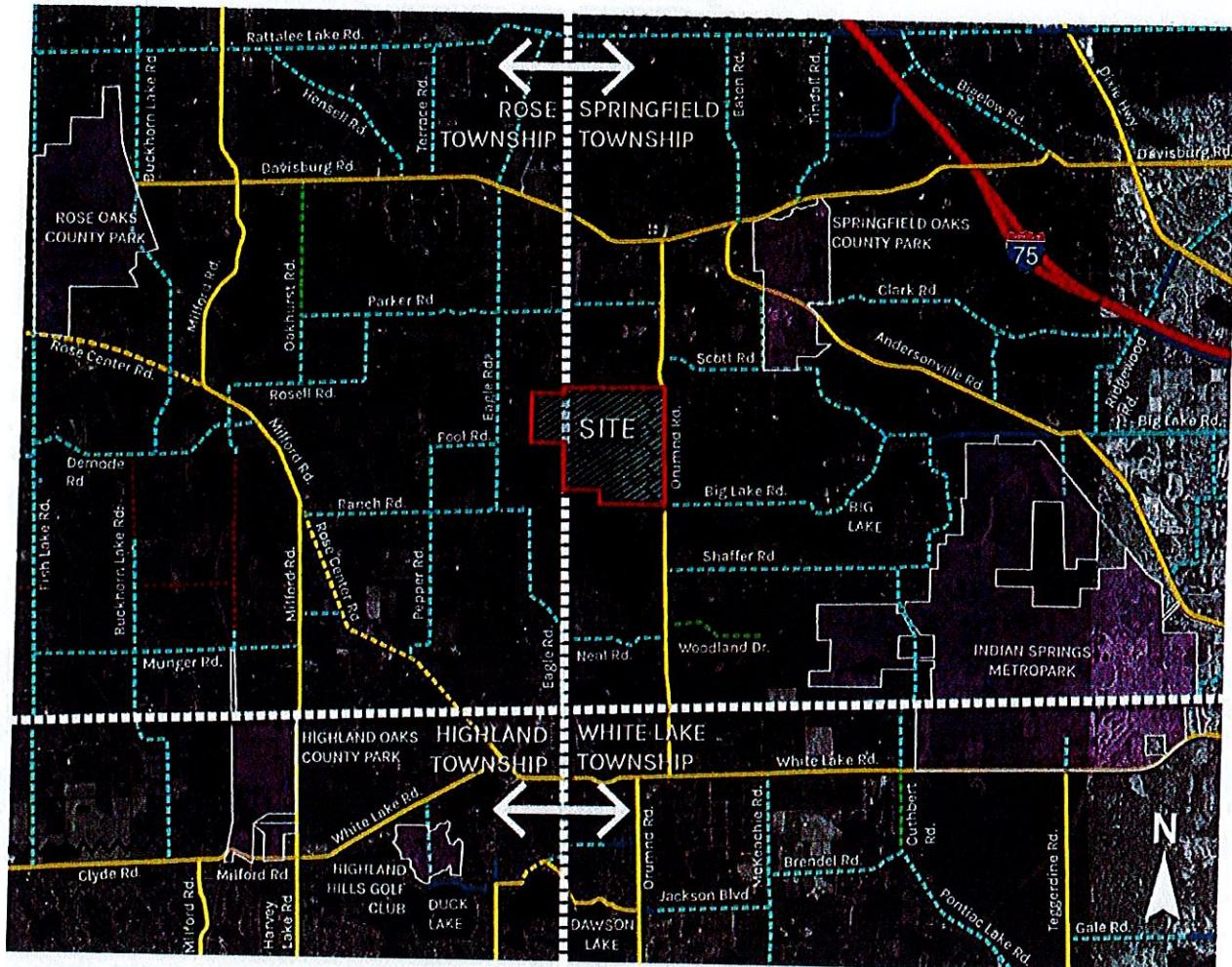
The proposed sand and gravel mining operation would be built on 4 adjacent sites totaling 482.6 acres. The site is located in portions of sections 19 and 30 of Springfield Charter Township, approximately 1.2 miles south of the intersection of Davisburg Road and Ormond Road (see Map below). The Project will be located in the R-1A("R-1A") zoning district. Mineral mining is regulated under Section 40-597 of the Ordinance, which provides that the mining of sand, gravel, stone, and/or other mineral resources in the township shall be authorized by the grant of special land use and Preliminary Site Plan approval by the township board, after recommendation of the planning commission, in accordance with this section, or pursuant to Article III, Division 14, Section 40-554 of the Ordinance as to mining operations in effect as of December 31, 2015. The Project is being submitted as a request for special land use to be approved by the township board following recommendation by the Planning Commission since the mining operation has not been in operation as of December 31, 2015. Mineral mining shall also be subject to the requirements of Article IV, Mining Control. Mineral mining shall be considered a special land use in the R-1A, C-1, C-2, PL, M-1 and M-2 Districts and shall be prohibited in all other districts.

¹ Additional copies may be provided upon request. In addition, an electronic version of this Application is being provided by email simultaneous with this filing.

Re: Burroughs Materials Corporation of Michigan's Application for a Special Land Use Permit and Mining Permit for a proposed sand and gravel mining operation

April 29, 2025

Page 3



The estimated extraction activity will take place in 5 distinct phases, which will be completed in approximately 20 years, subject to market conditions. BMC estimates that between 60,000 and 665,000 cubic yards of sand and gravel will be removed annually from the site. A portable processing plant, as well as modular processing equipment, will be used on the Project Site for the purpose of producing road gravel and construction grade materials as needed, on an annual basis. The preparation of the land for mining will be done on an as-needed basis, leaving existing land cover in place until removal is required for mining activities. Similarly, reclamation will be completed on an ongoing basis such that the area disturbed by mining at any one time will be limited to what is required for efficient, safe, and responsible operations. After the completion of mining activity, site reclamation will result in a range of landform types and habitats, and a land shape conducive to recreational and/or residential development.

Based on our review of the Ordinance and the information provided below, and in light of the strong demand for BMC's aggregate materials which will continue once BMC's current mine is exhausted.

Zausmer»

Re: Burroughs Materials Corporation of Michigan's Application for a Special Land Use Permit and Mining Permit for a proposed sand and gravel mining operation

April 29, 2025

Page 4

the Applicant respectfully requests the review and recommendation of the Application by the Planning Commission and review and approval of the Application by the Board of Trustees. To that end, we request that the Application be reviewed and placed on the Planning Commission's agenda at the first available date. If possible, to expedite this request, we request that a special meeting be scheduled.

I. Article IV, Section 40-597, Mineral Mining

Pursuant to Article IV, Section 40.597, mineral mining is considered a special land use in the R-1A, C-1, C-2, PI, M-1 and M-2 Districts.

The purpose of the mineral mining ordinance is stated in Section 40-597(a) of the Ordinance:

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.

Section 40-597(b) states:

The mining of sand, gravel, stone, and/or other mineral resources in the township shall be allowed under the following circumstances: a) as authorized by the grant of special land use and site plan approval by the township board, after recommendation of the planning commission, in accordance with this section, or b) pursuant to section 40-554 as to mining operations in effect as of December 31, 2015. Mineral mining shall be subject to the requirements of chapter 12, article IV, mining control. Mineral mining shall be considered a special land use in the R-1A, C-1, C-2, PI, M-1 and M-2 Districts and shall be prohibited in all other districts.

As the Project will be located in the R-1A zoning district, it would be considered a special land use which requires approval by the Board of Trustees after recommendation by the Planning Commission. Along with this, Section 40-597(f) states that for operations requiring special land use approval it is the intent that the application procedure in this section and the application procedure for a mining permit of section 12-81 be reviewed *concurrently*.

The application requirements for mineral mining pursuant to Section 40-597(d) require submission of the following:

- (1) A completed application for special land use approval as set forth in section 40-145.

Re: Burroughs Materials Corporation of Michigan's Application for a Special Land Use Permit and Mining Permit for a proposed sand and gravel mining operation

April 29, 2025

Page 5

- (2) A completed application and all required information for Preliminary Site Plan approval as set forth in section 40-136.
- (3) A completed application and all required information as set forth in section 12-81.
- (4) 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.

Response: This requirement is met. The Application and Preliminary Site Plan demonstrating compliance with MCL 125.3205 are attached as Exhibits A and B.

The standards by which the application will be evaluated are stated in Section 40-597(e):

(e) **Standards.** The applicant shall have the burden of demonstrating that there are valuable natural resources located on the relevant property, that there is a need for the natural resources by the applicant, or in the market served by the applicant, and that no very serious consequences would result from the extraction, by mining, of the natural resources.

- (1) The decision on a special land use request under this section shall be based upon the following:
 - a. A determination by 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;
 - b. A determination by the township board that the applicant has demonstrated compliance with the standards for special land use approval contained in this chapter;
 - c. A determination by the township board that very serious consequences would not occur as a result of the mining operations. The following factors shall be considered in making that determination:
 1. The relationship of extraction and associated activities with existing land uses.
 2. The impact on existing land uses in the vicinity of the property.
 3. The impact on property values in the vicinity of the property and along the proposed hauling route serving the property.
 4. The impact on pedestrian and traffic safety in the vicinity of the property and along the proposed hauling route serving the property.
 5. The impact on other identifiable health, safety, and welfare interests in the local unit of government.
 6. The overall public interest in the extraction of the specific natural resources on the property.

Zausmer»

Re: Burroughs Materials Corporation of Michigan's Application for a Special Land Use Permit and Mining Permit for a proposed sand and gravel mining operation

April 29, 2025

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- d. The proposed mining operation shall have immediate and direct access to a road having the necessary and appropriate load bearing and traffic volume capacity in relation to the proposed intensity of the use.

Response: This requirement is met. The Application, Preliminary Site Plan and Geological Report demonstrating the existence of valuable sand and gravel, the need for the natural resource and that no very serious consequences would occur as a result of the mining operation are attached as Exhibits A and C. Further, the mining operation will have immediate and direct access to Ormond Road, which has necessary and appropriate load bearing and traffic volume capacity in relation to the intensity of the mining operation use, as is shown in Exhibits A and B.

The Ordinance also requires in Section 40-597(g) that in addition to any other conditions that may be imposed by the Township Board, a condition of special land use approval is:

- (1) During the term of the special land use 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 percent of the entire parcel approved as a special use; and
- (2) The applicant shall be required to secure any renewals of the mining permit required by section 12.81.

Response: The Applicant will comply with these requirements and secure mining permit renewals as required.

II. Article IV. Mining Control

The first of two permitting tracks that must be approved for a mining project in the Township falls under Article IV of the Ordinance, Mining Control. Section 12-79, Permits, requires a permit for owning and operating a mineral mining site in the Township. Under Section 12-79(d), Administrative review:

Where a permit is required due to the volume of cubic yards to be distributed yet a minimum impact is apparent, an administrative review performed by the township supervisor or his designee will be allowed to prevent unnecessary and costly information from being submitted. A minimum administrative review fee, as established by resolution of the township board, will be charged for this review. The township supervisor or his designee may allow the processing of an application with less than all the information otherwise required by this article.

Here, the Project will have minimum impact, yet permitting is required due to the volume of cubic yards to be mined. While the Applicant has worked to provide all relevant information necessary for a determination by the Township, the Township Supervisor may allow the processing of the Application

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with less than all of the information required by the Ordinance. To the extent more information is required or requested, the Applicant will be happy to supplement the record.

A. Section 12-80 provides the application procedure for a mining permit:

- (a) The following application procedure shall be complied with prior to the commencement or continuation of any mining which exists or is proposed as of or after December 11, 2008. The application form shall be obtained from the township clerk.
 - (1) All applicants shall use the form provided by the township clerk, accompanied by the documents listed on that form. All permits are annual in nature and all permits expire on May 15 of each permit year. To be considered for renewal, 15 copies of the proper application with required attachments must be submitted to the township on or before November 30 of the year preceding.
 - (2) Upon receipt of any application, the township engineer shall review the application and attachments, physically inspect the premises to determine compliance with the standards of this article and any previously issued permit and reclamation plans, and report to the township board, which report shall also include feasibility of the reclamation plans, compliance with any previously issued permit and reclamation plan and engineering considerations, an estimate of the cost of reclamation upon abandonment for bond amount purposes, and general safety, drainage and other engineering considerations of the permit application. The report by the township engineer shall be rendered no later than the regular February meeting of the township board.
 - (3) The township board shall make final determination on issuance, renewal or nonrenewal of the mining permit on or before May 15 of the respective year. Failure of the township board to act by the time frames mandated above shall not result in an automatic renewal for a one-year renewal period, but such failure merely results in an extension of the existing annual license for an additional period up to the time of final determination by the township board.
- (b) *Application contents.* The contents of an application for a mining permit shall be as follows:
 - (1) Name of the owner, or owners, of land from which removal is to be made.
 - (2) Name and address of applicant making a request for such permit.
 - (3) Name and address of the person who will be conducting the actual removal operation.
 - (4) Location, size, and legal description of the area from which the removal is to be made.
 - (5) Location of the processing plant and type of plant to be used.
 - (6) Detailed statement as to the exact type of materials or resources to be removed, and the estimated number of cubic yards.
 - (7) Proposed method of removal, general haul route, and whether blasting or other use of explosives will be required.

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- (8) General description of types of equipment to be used.
- (9) Duration of proposed operation, and location, timing, and any other relevant details with respect to the phasing and progression of work on the site.
- (10) Proposed method of filling excavation where mining results in extensive under-surface extension.

Response: *This requirement is met. Please see Mineral Mining Site Application attached as Exhibit A.*

- (11) A vertical aerial photograph (submitted on an annual basis), enlarged to a scale to fit on a 24-inch by 36-inch blueprint, from original photograph flown at a negative scale no smaller than one inch equals 660 feet. The date of the aerial photograph shall be certified, and shall have been flown at such time as the foliage shall be off of onsite trees. If there are changes in the topography from the date of the photograph, an accompanying text shall be provided explaining each change. The photograph shall be provided from an aerial flight having occurred within six months prior to the application filing date. The vertical photograph shall cover:
 - a. All land anticipated to be mined in the application, together with adjoining land owned by the applicant;
 - b. All contiguous land which is or has been used by the owner or leasehold applicant for mineral extraction and/or processing and/or storage, and all contiguous land in which the applicant or any affiliate has a current interest;
 - c. All lands within 200 feet of a proposed mining area;
 - d. All private and public roads from which access to the property may be immediately gained;
 - e. Boundary of the entire planned mining area by courses and distance;
 - f. Site topography and natural features including location of watercourses within the planned mining area;
 - g. Means of vehicular access to the proposed operation.

Response: *See Aerial Photograph attached as Exhibit D. To the extent an aerial photograph with a larger scale is required, the Applicant will supplement the record. The information requested in Section 12-80(11)(a-g) is included in the Preliminary Site Plan attached as Exhibit B.*

- (12) A mining and reclamation plan incorporating the updated contour base map drawn to a scale of no greater than one inch equals 200 feet and containing elevation contours at a maximum five-foot interval. The mining and reclamation plan shall show final elevation contours for the entire site and shall identify areas to be mined and reclaimed under the mining year in which a permit is being applied for. The mining and reclamation plan shall contain the following general information:
 - a. General area of completely reclaimed land;

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- b. General area of reclamation underway;
- c. General area currently used for topsoil and overburden storage;
- d. General area proposed for reclamation during the mining permit year;
- e. General area proposed for topsoil and overburden storage during the mining permit year;
- f. The acreage for each area shown on the mining and reclamation plan;
- g. A description of the methods and materials proposed for reclamation including placement of topsoil and planting materials;
- h. A schedule for reclamation activities.

Response: This requirement is met. See Preliminary Site Plan, attached as Exhibit B.

(13) A surety performance bond to cover full reclamation for current and past operations at the site (including any mining activities prior to the effective date of the ordinance from which this article is derived) in an amount approved by the township based upon recommendation of the township engineer, which shall include the costs of inspections and administration of the permit, which bond shall be continued until all property where mining was conducted is fully reclaimed, at which time the bond shall be released. The form and content of the bond shall be approved by the township attorney. As acreage is reclaimed, the permit holder's bonding requirements will be reduced on a per acre basis. Mining activity shall only be permitted in areas of the subject properties for which the bond was posted, and there shall be no mining in any area which was not taken into consideration in the determination of the bond amount. The bond amount shall remain in effect for three years from the date of issuance of the initial permit. The township may review and adjust the bond amount annually.

Response: The Applicant will comply with this requirement.

(14) Any other information deemed necessary by the township board in order to make its recommendation or decision.

(15) The signature of the owner of the site, consenting to the application and agreeing to be bound by all the provisions of the permit and this article.

Response: This requirement is met. See signed Mineral Mining Site Application attached as Exhibit A. To the extent any additional information is required, the Applicant will supplement the record.

(c) *Fees.* The application and any renewal permits shall be accompanied by a processing fee, to be paid by the applicant in an amount established by the township board.

Response: The Applicant will comply with this requirement.

(d) *Renewal of annual permit.* The mining permit shall be annual in nature and shall expire on May 15 of each year. To renew the mining permit for the parcel or parcels being mined the township board shall receive a report from the township engineer as to compliance with the permit by the

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applicant. Upon finding the applicant has complied with the plan, another mining permit may be issued, subject to compliance with the provisions of this article.

(e) *Standards for approval and requirements.*

- (1) The township board shall grant or renew a permit under this article only if it finds that the applicant has demonstrated all of the following:
 - a. The proposed or existing mining operation complies with the standards of this article.
 - b. The proposed or existing mining operation complies with the environmental performance standards of the Springfield Township Zoning Chapter, and any other applicable law, ordinance or regulation.
 - c. For renewals, that the mining operation is in compliance with the terms of the existing permit.

Response: The Applicant will comply with these requirements.

B. Sec. 12-81 provides the standards, required improvements and reclamation for a mining operation:

- (a) *Fencing and screening.* A permit holder shall maintain and install/repair as necessary a four-foot-high farm type fence along the outside perimeter of all areas where mining activities have or are to occur. Fencing shall not be required along the common property lines for sites owned by the permit holder. The fencing must be continuous and in good repair so as to secure the subject property from trespassers.
 - (1) During the mining and reclamation period, the permit holder shall maintain such fence. Any necessary repairs to the fencing shall be promptly made by the mining operators so as to maintain the integrity and continuity of the fence along the outside perimeter of the mining site properties.
 - (2) All fenced areas shall be conspicuously posted with "No Trespassing" signs, which shall be of sturdy and rigid material. A permit holder shall promptly replace any missing signs.

Response: This requirement is met. See Preliminary Site Plan, attached as Exhibit B.

- (b) *Hours of operation.* A permit holder may carry on mining activities during the hours of 6:00 a.m. to 7:00 p.m., except during daylight savings time when the closing time can be extended to 8:00 p.m., Monday through Saturday, and as the hours may be amended from time to time. The term "mining activities," as used in this section, means the operation of mining machinery and the processing plant. Mining and/or trucking activities shall not occur on Sunday without advance authorization from the township supervisor or his/her designee. The limitation of operations on legal holidays shall be the same as the limitation applicable to Sundays.

Response: The Applicant will comply with all requirements regarding hours of operation.

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(c) *Road access.* The proposed 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.

Response: *This requirement is met. The haul route for the mining operation will have immediate and direct access to Ormond Road, a paved road which meets the load bearing and traffic volume requirements.*

(d) *Road maintenance.* 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. Such maintenance shall be accomplished through the application of chloride, water, and/or similar dust retardant material. In the event notification is received from any other county and/or state agency having jurisdiction over the affected public roadway regarding maintenance requirements, the notified mining operators shall promptly take whatever appropriate action is necessary to address the agency's requirements.

Response: *The Applicant will comply with this requirement.*

(e) *Operation of use.* 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.

Response: *The Applicant will comply with this requirement.*

(f) *Noise standards.* The permit holder shall not operate any equipment on the subject properties at any time or under any condition so as to cause a level of sound which exceeds that allowable by Code section 40-883. Noise levels may be increased by ten decibels for a period of not to exceed 15 minutes in any one-hour period. The township supervisor/designee may grant a temporary waiver of this requirement for a period not in excess of 30 days.

Response: *The Applicant will comply with this requirement.*

(g) *Lighting.* All lighting used on the site to illuminate the mining area, access roads, stockpile area, and similar use area shall comply with Code section 40-888.

Response: *The Applicant will comply with this requirement.*

(h) *Drainage.* Proper drainage shall be provided at all times on the subject properties by the permit holder 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.

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Response: *The Applicant will comply with this requirement. There are 25 groundwater monitoring wells on the property. The first 5 wells have been monitored monthly since November 2008. The remaining 20 have been monitored monthly since January 2017. The data demonstrates that the water table rises and lowers seasonally but has remained stable over time. The average water elevation over time in the proposed mining area is 1016.8 feet. On average, it ranges from 1015.4 feet to 1017.8 feet over time and across the proposed mining area. The Applicant does not anticipate any impact or change to the water table due to mining, but will continue to monitor the water elevations monthly and address any concerns promptly.*

- (i) ***Termination and reclamation.*** The mining sites shall be reclaimed in a manner such that no final slopes shall have grades in excess of one foot vertical to three feet horizontal except with regard to submerged slopes which shall be graded from the water's edge at a grade not in excess of one foot vertical to seven feet horizontal for a distance of not less than ten feet, nor more than 50 feet. In such cases as the reclamation plan provides for a permanent water area, excavations shall be made to a water depth of at least ten feet below the low water mark, for at least 80 percent of the entire water area. All mining activities are to occur at least 100 feet from the nearest property line (exclusive of a common property line with other permit holders or active mining operators), provided all processing and stockpiling shall be conducted at least 200 feet from the nearest property line (exclusive of common property line with other permit holders or active mining operators). Where the property is currently disturbed within the exterior 25-foot setback, as indicated on the submitted mining and reclamation plan, the disturbed property shall be fully reclaimed in accordance with the reclamation plan details. Reclamation activities shall consist of the grading necessary to effectuate a smooth transition in site grades and stabilization of all disturbed areas with topsoil, seed, and mulch and may extend up to the 25-foot setback line. The submitted mining and reclamation plan shall include turf establishment specification acceptable to the township engineer.

Response: *This requirement is met. See Preliminary Site Plan, attached as Exhibit B.*

- (j) ***Excavation filling.*** 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.

Response: *The Applicant will comply with this requirement.*

- (k) ***Cessation of mining.*** Upon cessation of all mining operations, except stockpiles, the operator within a reasonable period of time not exceeding 12 months thereafter, shall remove all plant structures, buildings, stockpiles, and equipment unless such building or structures can be lawfully used in the district in which the structures, buildings, stockpiles and equipment are located.

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Storage and stockpiling of mined products after cessation of mining activities may be permitted by the township board by annual permit for that purpose only. In no event shall any additional materials be allowed to be added to these stockpiles and such a permit shall not interfere with or excuse reclamation as provided by this article.

Response. The Applicant will comply with this requirement.

- (l) **Monitoring.** Three times during each mining year, upon seven days' notice provided to the owner, permit holder, or designated agent, the township engineer may inspect the mining sites with the permit holder and his representative present if possible. The detail of the inspection shall be determined in a reasonable exercise of discretion by the township engineer. All efforts shall be made toward a mutual cooperation during such inspections, toward the ends of allowing such inspection to be expeditiously and accurately undertaken, and minimizing interference with the operation. The township engineer shall be responsible for inspections hereunder, and shall, at all times, have the right to peaceably enter upon the subject property for the purpose of conducting inspections to ensure compliance. In the event the township engineer shall determine that a violation of any of the provisions of this article exists, notice of such fact shall be sent to the permit holder with a copy of such notice to the township board. Such monitoring by the township engineer shall in no way limit access to the mining sites by authorized township personnel, subject to applicable laws and ordinances, in the exercise of their official township duties.

Response. The Applicant will comply with this requirement.

III. Special Land Use Requirements

Preliminary Site Plan review is required as part of a Special Land Use Permit Application. See Article II, Division 5, Section 40-136(2): "Preliminary Site Plan review and approval is required for all proposed uses and structures within the township." Section 40-145(c) provides that a pre-application meeting must take place when filing for a special land use permit:

- (1) Pre-application meeting and review. A pre-application meeting shall be required for each proposed special land use request. The pre-application meeting shall follow the procedures set forth in section 40-136(h)(2)a.

Response: The Applicant has had multiple discussions with the Township with the most recent occurring in April 2025. The Applicant discussed the need for the Project, its development plan and policies, haul routes and equipment to be used, reclamation plans, an overview of their extractive operations, and other factors to ensure compliance with the Township Ordinance and submission requirements.

IV. Site Plan Review and Requirements

Full Site Plan review and approval, requires a Site Plan to be reviewed and approved by the Planning Commission. Full Site Plan review is a four-step process consisting of pre-application review

(see above), preliminary plan review, final Site Plan review and final engineering review. See, Section 40-136(e)(3). The criteria for Site Plan review are provided in Section 40-136(f) and include the following:

A. Site Plan Requirements

- (f) Administrative and full Site Plans shall be reviewed and approved upon a finding that the following conditions are met:
 - (1) The proposed use will not be injurious to the surrounding neighborhood.
 - (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 so as to preserve the safety and convenience of pedestrian and vehicular traffic.
 - (3) The location of buildings, outside storage receptacles, parking areas, screen walls and utility areas is such that the adverse effects of such uses will be minimized for the occupants of that use and surrounding areas.
 - (4) It provides for proper development of roads, easements and public utilities and protects the general health, safety, welfare and character of the township.
 - (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.
 - (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.
 - (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.
 - (8) The proposed development respects the natural topography to the maximum extent possible by minimizing the amount of cutting, filling and grading required.
 - (9) The proposed development will not cause soil erosion or sedimentation.
 - (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

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wetland, water body or watercourse, or cause alterations which could increase flooding or water pollution on or off site.

- (11) Wastewater treatment systems, including on-site septic systems will be located to minimize any potential degradation of surface water or groundwater quality.
- (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.
- (13) The proposed use is in compliance with all township ordinances and any other applicable laws, except as otherwise expressly allowed in this section.
- (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.
- (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.
- (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 Preliminary Site Plan approval, a legal nonconforming structure as described in section 40-931.
 - b. The proposed building setback in the proposed Preliminary Site Plan will not have any material adverse impact on the proposed development or any adjoining parcels or infrastructure.

Response: All requirements are met. See Preliminary Site Plan, attached as Exhibit B. To the extent certain requirements are not addressed, it is due to their inapplicability.

B. Site Plan Information

Section 40-136(g) provides the information required on a Site Plan:

- (g) All Site Plans shall be submitted in digital and paper format. For paper submittal, sheet size shall be 24-inches by 36-inches with plan view drawn to a scale found on the U.S. Standard Engineers Scale. Where the size of a project requires more than one 24-inch by 36-inch sheet at a one inch equals 100 feet scale or a larger scale (lower number) is needed for clarity or detail, more than one 24-inch by 36-inch sheet shall be used with match lines clearly shown. Plan sheets shall be clearly drawn so that all information is legible and not obscured by other plan information.

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(2) *Full Site Plan review.* The following information shall be required for each step of the full Site Plan review process.

- a. *Pre-application review.* Plans submitted for pre-application review are to be conceptual in nature with enough information to properly illustrate the development concept and to accomplish a productive meeting.
- b. *Preliminary Site Plan review.* Every preliminary plan submitted to the planning commission shall include the following information:
 1. The general description, location, size and shape of the property involved.
 2. The general shape, size and location of proposed buildings, parking areas and service drives, loading zones, location of existing and proposed streets serving the property, and natural features including, but not limited to, general topography, soils, wetlands, wooded areas, native plant community types, tree rows and water bodies.
 3. The general location and type of all existing and proposed stormwater and sewage treatment systems serving the property.
 4. A written explanation or analysis of how the development and its concept will comply with the criteria of Site Plan review found in subsection (f) of this section.
 5. Any other information deemed necessary to properly illustrate the development concept.

Response: The Applicant is submitting simultaneously for both preliminary and final Site Plan review. See Preliminary Site Plan, attached as Exhibit B and this letter.

- c. *Final Site Plan review.* Plans submitted for final Site Plan review shall contain all of the following data and any other information that will assist the township in determining compliance with the criteria of Site Plan review. The minimum information as listed below shall be provided for review:
 1. General information.
 - (i) Proprietors', applicants' and owners' names, addresses and telephone numbers.
 - (ii) Date (month, day, year), including revisions.
 - (iii) Title block.
 - (iv) Scale.
 - (v) North point.
 - (vi) Location map showing proximity to major thoroughfares and section corners with north point indicated.
 - (vii) Architect, engineer, surveyor, landscape architect, or planner's seal.
 - (viii) Existing lot lines, building lines, structures, parking areas, etc., on the parcel, and within 100 feet of the site.
 - (ix) Proposed lot lines, property lines and all structures, parking areas, etc. within the site, and within 100 feet of the site.

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- (x) Centerline and existing and proposed right-of-way lines of any street.
- (xi) Zoning classification of petitioner's parcel and all abutting parcels.
- (xii) Gross acreage figure.

Response: *This requirement is met. See Preliminary Site Plan, attached as Exhibit B.*

2. Physical features.

- (i) Acceleration, deceleration and passing lanes and approaches.
- (ii) Proposed locations of access drives, street intersections, driveway locations, sidewalks, bike paths, curbing and areas for public use.
- (iii) Location of existing and proposed service facilities above and below ground, including:
 - A. Well sites.
 - B. 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.
 - C. Chemical and fuel storage tanks and containers.
 - D. Storage, loading, and disposal areas for chemicals, hazardous substances, salt and fuels.
 - E. General location and concept of on-site utilities (both above and below ground) including water, wastewater system, and stormwater systems.
 - F. 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.
 - G. Location of all easements.
- (iv) 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 provisions of section 40-821 architectural and site design standards are met.
- (v) Dimensional parking spaces and the calculations, drives and method of surfacing.
- (vi) Exterior lighting locations and illumination patterns.
- (vii) Location and description of all existing and proposed landscaping, berms, fencing and walls.
- (viii) Trash receptacle pad location and method of screening.
- (ix) Transformer pad location and method of screening.
- (x) Dedicated road or service drive locations.
- (xi) Entrance details including sign locations and size.

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- (xii) Designation of fire lanes.
- (xiii) Any other pertinent physical features.

Response: *These requirements are met. See Preliminary Site Plan, attached as Exhibit B. To the extent any requirements are not addressed, it is due to their inapplicability.*

3. *Natural features.*

- (i) Soil characteristics of the parcel.
- (ii) Existing topography with a maximum contour interval of two feet on parcels of more than one acre. Topography on the site and beyond the site for a distance of 100 feet in all directions shall be indicated.
- (iii) General grading plan correlated with existing topography so as to clearly indicate all areas of grading.
- (iv) Location of existing drainage courses and associated bodies of water, on and off site, and their elevations.
- (v) Location of existing wetlands.
- (vi) 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). Parcels that are located within the priority resource protection areas may be required to collect additional information about the site's natural features, as described in section 40-892.
- (vii) Location of invasive species. If found, an Invasive Species Management Program per Article V Invasive Species Control shall be provided.

Response: *These requirements are met. See Geological Report, attached as Exhibit C. To the extent any requirements are not addressed, it is due to their inapplicability.*

V. Project Schedule

It is the intent of the Applicant at this time is to commence site work within 2 months after obtaining all required governmental approvals. A more detailed project schedule will be provided prior to issuance of final permits.

VI. Applicable Law and the MZEA

MCL 125.3205(3) provides:

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 natural resources. Natural resources shall be considered valuable for the purposes of this

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section if a person, by extracting the natural resources, can receive revenue and reasonably expect to operate at a profit.

(emphasis added)

Here, there is no question that the existing operations of BMC have reached the final stages of their useful life and there is a demonstrated need both from its largest customer in close proximity and the Township. Applicant will receive revenue and operate at a profit by extracting sand and gravel and providing construction grade aggregates for sale to markets in the local, regional and state construction industry. The sand and gravel that would be extracted from the proposed mining operation are the highest volume natural aggregate used in southern Michigan. This sand and gravel aggregate is used as the component for different sand and gravel products such as commercial asphalt used to build roads and shoulders, concrete, basement floors and walls, paver bricks, septic fields, and pipe bedding. This aggregate is also used for masonry and fill sand.

A. Need

A combination of growing demand coupled with the closing of several regional mining operations in the last twenty years, has led to a need in the market served by the Applicant for sand and gravel. At this time, the Applicant already has purchase agreements with customers who have been supplied by the extracted aggregate from BMC's current mine in the Township including its largest customer which is located in the Township. These contracts cannot be fulfilled without a filling in of the required resources to be provided by BMC's new mine that is the subject of this Application. The Project will allow for a continuity of aggregate to be supplied to current customers. As such, there is no doubt that the Applicant, by extracting the sand and gravel natural resources, will "receive revenue and reasonably expect to operate at a profit," as required by statute and the Ordinance. MCL 125.3205(3),

Further, the continuing government funded road reconstruction and repair products, as well as regional commercial, industrial and residential construction projects will provide a continuing market for the extracted sand and gravel extracted from the proposed mining operation. In fact, Springfield Charter Township has an ongoing need for aggregate products to support the Township's road and infrastructure improvements. In light of this need and as a benefit to the Township, the Applicant will provide up to 4,300 cubic yards of MDOT 23A road gravel aggregate product annually to the Township for a period of five years, as part of a separate agreement to be developed with the Township.

B. No Very Serious Consequences

Aside from demonstrating a need, MCL 125.3205(4) and the Ordinance, also requires the Applicant to demonstrate to the Township that no very serious consequences will occur as a result of the mining Project. The factors used in considering whether very serious consequences would result from the mining of natural resources are laid out in MCL 125.3205(5)(a)-(f):

Re: Burroughs Materials Corporation of Michigan's Application for a Special Land Use Permit and Mining Permit for a proposed sand and gravel mining operation

April 29, 2025

Page 20

(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.

The Applicant has analyzed the Project in light of these factors. The analysis concludes that the extraction of sand and gravel by the proposed mining operation would not cause very serious consequences to the community in the vicinity of the Project. For example, there is an existing mining operation approved in Springfield Township which is nearing the end of its useful life and this Project will replace the resources from that approved site. The analysis by the Applicant concludes that the proposed mining operation will not result any significant operational impacts to the adjacent road network. The proposed site access configuration for the Ormond Road route will acceptably facilitate site ingress and egress. Intersection approaches along all of the potential proposed haul routes will continue to operate acceptably with negligible changes in delay as a result of the expected additional volume of trucks. Also, the estimated sound levels associated with the operation of mining equipment to be used, will not exceed the zoning noise limitations for the R-1A district.

Further, there is no evidence that the health, safety and welfare interests of the local community would be negatively impacted by the Project. Some examples:

- less than 2 million tons of sand and gravel will be crushed per year in compliance with regulations of the Environmental Protection Agency ("EPA") and the Michigan Department of Environment, Great Lakes and Energy ("EGLE");
- Crushing equipment will be located at least 500 feet from any residential or commercial establishment, or any place of public assembly, exceeding Township requirement;
- A comprehensive fugitive dust control program designed to minimize dust emissions from the excavation site will be implemented by the Applicant in compliance with EPA and EGLE regulations;
- Screening berms will be constructed in the mining setback area to mitigate visual and noise impacts of the mining operation during each phase;
- The proposed mining site will be secured by fencing and warning signs which will ensure the Project site does not pose a safety hazard to the surrounding community;

Re: Burroughs Materials Corporation of Michigan's Application for a Special Land Use Permit and Mining Permit for a proposed sand and gravel mining operation

April 29, 2025

Page 21

- After completion of the final phase of the Project, reclamation measures by the Applicant will establish a landscape cover to prevent soil erosion and fugitive dust, drainage ways and wetlands will be delineated and protected, the Project land will be returned to productive agricultural, recreation or residential use, and all mining related equipment and structures will be removed from the site, all in compliance with the Township's Ordinance requirements;
- The Project will create local job opportunities, increase the local tax base and increase the long-term value of the Project site;
- The Project will preserve natural resources located within the Eagle Road Natural Resource Protection Overlay District consistent with Township ordinances; and
- The site will be reclaimed to be suitable for a long-term land use consistent with the Township standards and best practices adopted by BMC, as demonstrated at multiple locations previously mined and reclaimed by BMC and affiliated companies.

As is clear from the existing operations, the Project would have minimal impact on the surrounding community and has not indicated a single very serious consequence.

Under Michigan law, when a Preliminary Site Plan contains the information required by the zoning ordinance and is in compliance with the zoning ordinance, it is to be approved. See MCL 125.3501(5); *Hessee Realty, Inc. v Ann Arbor*, 61 Mich App 319 (1975); *Keating Int'l Corp v Orion*, 51 Mich App 122 (1974), *aff'd*, 395 Mich 539 (1975).

As Applicant BMC has met all criteria under the Springfield Charter Township Ordinance and the MZEA, the Application should be approved.

VI. Conclusion

The Applicant respectfully requests that the foregoing materials be considered by the Township and that the Application for a Special Land Use Permit, Preliminary 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.

Sincerely,

ZAUSMER, P.C.



Stephen R. Estey

SRE
Encls.

EXHIBIT A

SPRINGFIELD TOWNSHIP MINERAL MINING SITE APPLICATION

Name of Applicant (proposed licensee): Burroughs Materials Corporation of Michigan
Address: 9300 Dix Ave.
City: Dearborn State: MI Zip Code: 48120
Phone: (313) 429-2200 email: rmaxbauer@levynet.com

Owners of Land: Edw. C. Levy Co.
Address: 9300 Dix Ave.
City: Dearborn State: MI Zip Code: 48120
Phone: (313) 429-2200 email: rmaxbauer@levynet.com

Name of Company Conducting Actual Removal: Burroughs Materials Corporation of Michigan
Address: 9300 Dix Ave.
City: Dearborn State: MI Zip Code: 48120
Phone: (313) 429-2200 email: rmaxbauer@levynet.com

Location of Land: Approximately 1.2 miles south of the intersection of Davisburg Road and Ormond Road
Section: 19 and 30 Springfield Township, Oakland County, Michigan
Size of Land: 482.664 acres
Legal Description of Land (attach exhibit): SE 1/4 of Section 24, Town 4 North, Range 7 East, Rose Twp, also part of South 1/2 of Section 19 and part of the North 1/2 Section 30, Town 4 North, Range 8 East, Springfield Twp

Location of processing plant: Portable and modular processing equipment will be used to process sand and gravel on site. Please see attached letter in support of application for location.

Type of plant to be used: Portable and modular processing equipment will be used. It will consist of feeders, screens, rock crushers, and conveyors. Conveyors will feed onto portable stacking conveyors

Section: 19 and 30

Size: Equipment size will vary based on specific products to be produced

Legal Description: N/A

Type of material or resources to be mined, stockpiled, or hauled away: Sand and gravel

Estimated number of cubic yards to be removed: Between 60,000 cubic yards and 665,000 cubic yards, annually

Duration of proposed operation: Approximately 20 years. Market conditions will dictate.

If mining is to be conducted in phases, number of phases: _____

If mining is to be conducted in phases, list location, timing, and other relevant details regarding each phase (attach additional pages if necessary) : Please see the attached letter in support of application

Description of types of equipment to be used: Front end loaders, excavators, bull dozers, scrapers, haul trucks, modular processing equipment and other similar equipment as conditions necessitate

Proposed method of removal and general haul route (attach additional pages if necessary) ::

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

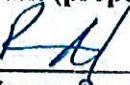
Will blasting or other use of explosives be required? No

Proposed method of filling excavation if mining results in extensive undersurface extension (attach additional pages if necessary) : Not necessary

Other Documents Required:

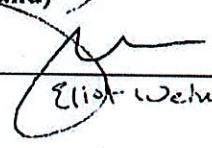
1. A vertical aerial photograph as required by Section 12.80(b)(11) of the Township's Mining Ordinance.
2. A mining and reclamation plan as required by Section 12.80(b)(12) of the Township's Mining Ordinance.
3. A surety performance bond to cover full reclamation for current and past operations at the site, as required by Section 12.80(b)(13) of the Township's Mining Ordinance.

Applicant (proposed licensee)*

Sign: 
Print Name: REUBEN MAKGAUER

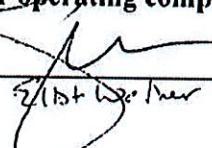
Dated: 29 APR 2025

Owner (of land)*

Sign: 
Print Name: Eliot Weber

Dated: 4/29/25

Operator (or operating company)*

Sign: 
Print Name: Eliot Weber

Dated: 4/29/25

*Note: application must be signed by applicant, owner and operator.

EXHIBIT B

EXHIBIT C

Geological Report – Springfield Township

The 1998 Quaternary Geology Map of Michigan, with respect to Oakland County, and more specifically Springfield Township, shows the area of the Project Site as part of a coarse-textured glacial till deposit. See Figure 1. The approximate location of the Project Site itself is identified with a red circle-marker and arrow. The Project Site area is listed on this map as "Coarse-textured glacial till" and "End moraines of coarse-textured till."

An end moraine marks a standstill period of a glacier where materials of all sizes accumulate. Small streams, rivers and valleys are formed by melting ice, transporting and depositing material to different locations and thickness on and within the glacier. As the glacier receded to the north, the mixture of gravel, sands, silts and clays were left behind, this is known as "glacial till". "Coarse-textured" till implicates larger, more coarse sediments were deposited in this area. Meaning, sand and gravel was primarily deposited, as opposed to silt and clay. Because of this, Springfield Township is a uniquely optimal location for sand and gravel mining.

A total of 57 soil borings have been conducted on site by Burroughs Materials, confirming the above geologic background information. Soil borings have approximate depths ranging from 60 to 100 feet. In addition to the soil borings, 25 observation wells have been installed on the property to assist in identifying water elevations. Samples were collected from the soil borings and sieve analysis tests were used to evaluate the quality of the material. The gradation results were used to determine that the geologic resources found on the Project Site are a viable source of materials to produce construction grade, quality aggregate. Specifically, these tests indicate the following:

- The sand and gravel on the Project Site have the correct coarseness and range of particle sizes to meet the raw material requirements to produce concrete sand (MDOT 2NS), road gravel, fill sand, pea gravel, and similar construction materials. Burroughs Materials estimates that the Mining Area will produce approximately 15,000,000 tons of marketable material.
- The quality and quantity of sand and gravel discovered on the Project Site is economically significant enough to supplement and eventually replace the raw material from the existing processing plant owned by Burroughs Materials in Springfield Township, which is nearing the end of its useful life.
- The quantity of materials on the Project Site that are not sold as products (e.g. topsoil, overburden and inner-burden clay and silts) is large enough to meet reclamation needs for the Project Site and limited enough to allow for the efficient and profitable extraction of the sand and gravel resources.

The on-site data collection, soil borings, geologic and historical background provide sufficient evidence of a construction grade quality sand and gravel deposit. The magnitude of the property, in terms of overall acreage and topography, supports the quantity of reserves that Burroughs Materials has determined to be adequate to support this operation and permit application.

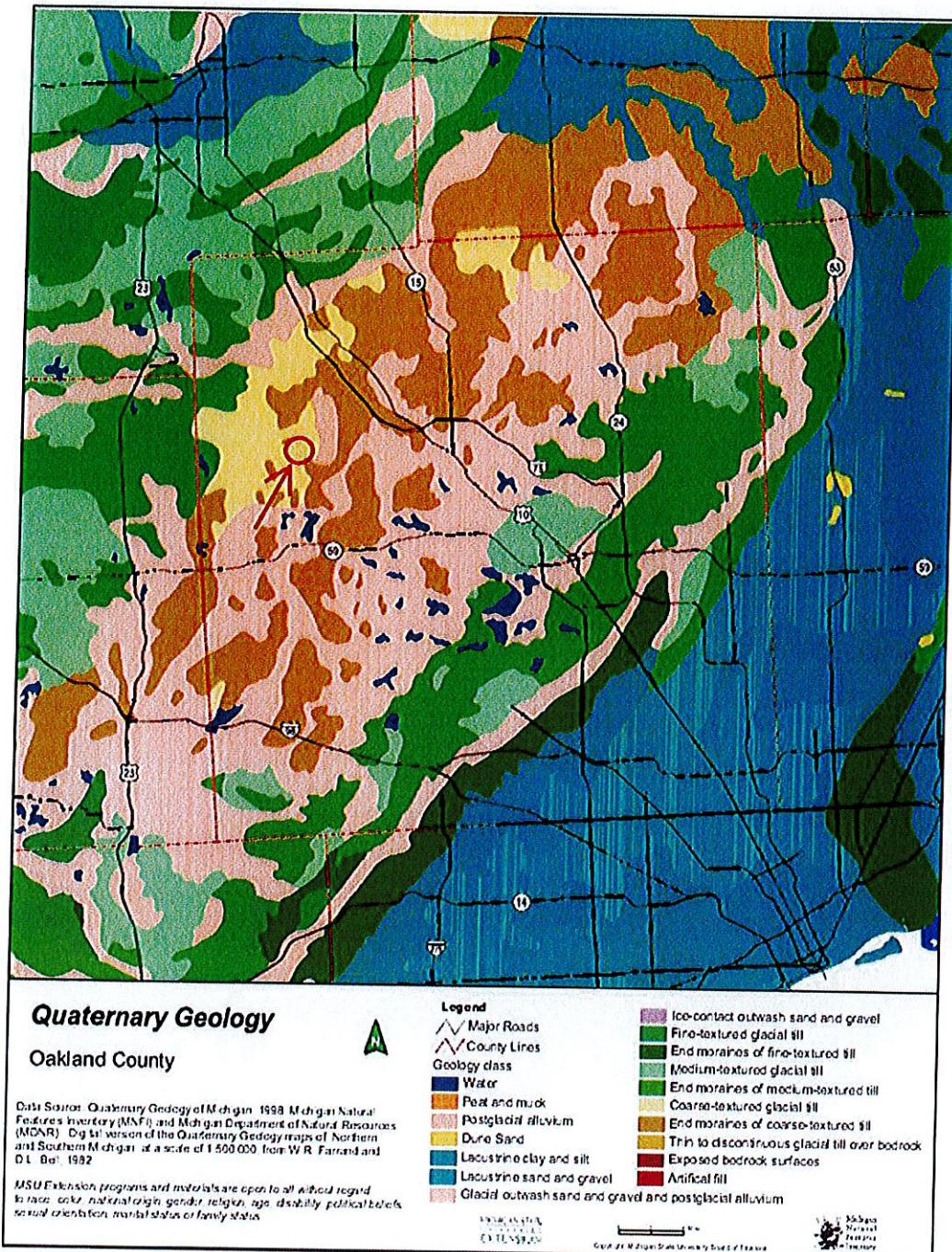
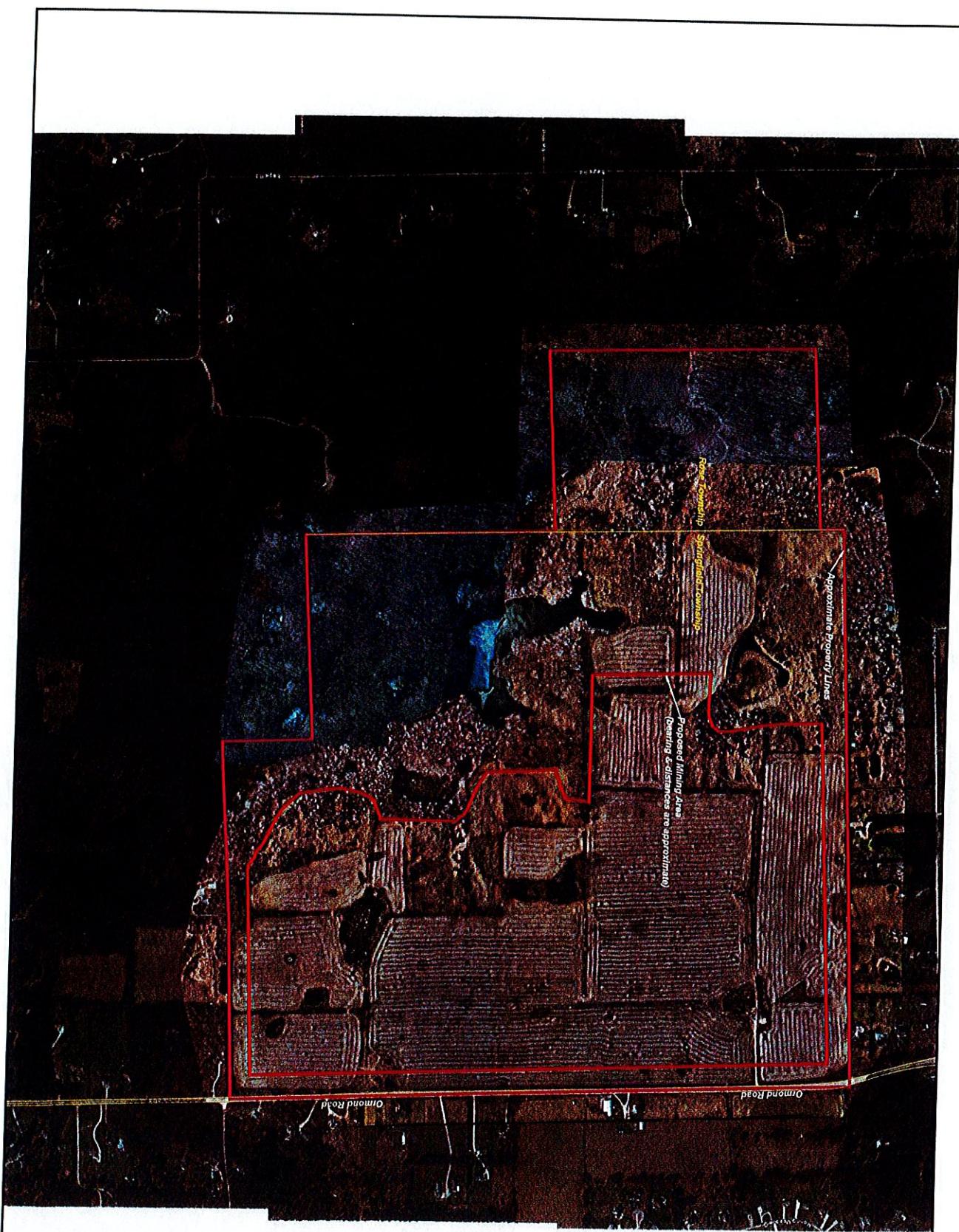


Figure 1. Oakland County Quaternary Geology Map

EXHIBIT D



AERIAL PHOTOGRAPHIC		TOPOGRAPHIC DATA:	
12/14/2012 2/14/2013		TYPE: Enclosed	
DATUM/VERTICAL DATA:		DETAILS:	
WGS 84 / UTM Zone 15N		MILLIMETER	
CONTROL POINT INFO:		DETAILS:	
NAME: E		X: 421550 Y: 4815500 Z: 12	
ELEV: 0		ELEV: 0	
PROJECT NAME: FIELD		PROJECT CODE: F-0	
DRAWING NUMBER: 101		DRAWING DATE: 4/25/2013 7:54 AM	
VERTICAL Datum:		DRAWING STYLE:	
EOD55		Field Property Aerial	
PROJECT NUMBER:		Springfield Township	
DRAWING CREATED BY: EOD55		LAST MODIFIED BY: EOD55	
DRAWING MODIFIED ON: 4/25/2013 7:54 AM		PLOT DATE: 4/25/2013 8:04 AM	
DRAWING LOCATION & NAME: Springfield Township, MI		PAGE: 1	

300 150 0 300 900 1500
SCALE 1" = 300'



NATURAL AGGREGATES DIVISION
51445 WEST 12 MILE ROAD
WIXOM, MICHIGAN 48393
TEL: (248) 348-8111
FAX: (248) 349-9207



Amanda Steward

From: Julia Upfal <jupfal@giffelswebster.com>
Sent: Tuesday, June 3, 2025 12:24 PM
To: Bob Doyle; Stephanie Osborn; Sean Miller
Cc: Christine Rogers; Reuben Maxbauer; Kayla Deciechi; Ric Davis; Irit Walters; Stephen R. Estey; Jason Mayer; Nancy McClain
Subject: [EXTERNAL] RE: BMC Special Use Site Plan, email 1 of 2

Caution: This email originated from outside of Springfield Township's email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Bob,

Have you included a landscape plan with this submission?

Julia

Julia Upfal, AICP
Senior Planner



Giffels Webster
1025 E. Maple, Suite 100
Birmingham, MI, 48009
p: 248.852.3100
f: 313.962.5068

Crain's Best Places to Work in Southeast Michigan 2024

jupfal@giffelswebster.com
www.giffelswebster.com
[privacy policy](#)

From: Bob Doyle <Bob.Doyle@smithgroup.com>
Sent: Tuesday, June 3, 2025 11:50 AM
To: Stephanie Osborn <sosborn@giffelswebster.com>; smiller@springfield-twp.us; Julia Upfal <jupfal@giffelswebster.com>
Cc: crogers@springfield-twp.us; Reuben Maxbauer <RMAXBAUER@edwclevy.net>; Kayla Deciechi <kdeciechi@levynet.com>; rdavis@springfield-twp.us; Irit Walters <iwalters@zausmer.com>; Stephen R. Estey <sestey@zausmer.com>; Jason Mayer <jmayer@giffelswebster.com>; Nancy McClain <nmcclain@giffelswebster.com>
Subject: Re: BMC Special Use Site Plan, email 1 of 2

Attached are updated site plans as discussed below. Two printed copies will be delivered today by Kayla Deciechi. I will be sending a second email with supporting documents attached.

There are still a few items we are working on to complete in time for the Final Site Plan set (before or on June 17 per email below), as follows:

- Building floor plans and elevation for scale office.
- Photometrics of the site lighting
- Refinements to the post mining development concept
- Additional information on the geological report as noted in emails this morning.

Please let us know if you have any questions. Thanks.

BOB DOYLE

Landscape Architect, ASLA
Senior Principal

SmithGroup

201 Depot St., Second Floor
Ann Arbor, MI 48104

T 734.669.2695 C 734.548.0408
bob.doyle@smithgroup.com

smithgroup.com

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From: Bob Doyle <Bob.Doyle@smithgroup.com>

Sent: Friday, May 30, 2025 10:06 AM

To: sosborn@giffelswebster.com <sosborn@giffelswebster.com>; smiller@springfield-twp.us <smiller@springfield-twp.us>; Julia Upfal <jupfal@giffelswebster.com>

Cc: crogers@springfield-twp.us <crogers@springfield-twp.us>; Reuben Maxbauer <RMAXBAUER@edwclevy.net>; Kayla Deciechi <kdeciechi@levynet.com>; rdavis@springfield-twp.us <rdavis@springfield-twp.us>; Irit Walters <iwalters@zausmer.com>; Stephen R. Estey <sestey@zausmer.com>

Subject: BMC Special Use Final Site Plan

Stephnie, Julia, and Sean-

Sean and I spoke this morning to coordinate document delivery with the notice of the public hearing scheduled for June 24, so that the public has access to the full proposal. I wanted to update this group to get everyone on the same page and allow for ideas and suggestions that Sean and I did not consider.

The plans are largely complete as of this morning and have addressed, to the best of our ability, the comments from the Township Planners and Engineer. I plan to do one more red line check this afternoon. Our team will make any edits by Monday afternoon and get the plans printed and delivered to Township Hall by Tuesday.

On Tuesday we will deliver a set of plans (plus a spare copy) to the township, printed, that include items not previously provided-

- Proposed landscape / tree planting, and fencing details

- Details of the site entrance including Ormond Road tapers and deacceleration lane.
- Information on well and septic locations
- Data on parking
- Greater detail on reclamation grading and slopes
- Conceptual plan for redevelopment of the site
- Updated proposed setbacks and plant location
- Added notes and commitments to adhere to the ordinances

We will also be sending a set of pdfs that include:

- The updated plans noted above
- The environmental, hydrogeological, and traffic report previously submitted.
- The Project Description and the letter on Approval Criteria previously sent (with some typos corrected.)
- A new Noise Assessment

By June 17, we will provide 15 printed sets of the plans for distribution to the Planning Commission. I'm hoping that in the interim we can address any deficiencies on the plans so that our submission for Final Site Plan is as complete as possible.

As I have noted recently to some of this group, BMC is re-examining alternative haul routes and opportunities to improve the currently proposed route. This information will be available prior to the hearing. The team is also looking at ways to better communicate information to address the groundwater concerns.

Let me know if you have any thoughts or ideas!

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[EXTERNAL] This email originated from outside of your organization

Amanda Steward

From: Julia Upfal <jupfal@giffelswebster.com>
Sent: Tuesday, June 17, 2025 10:50 AM
To: Bob Doyle; Sean Miller; Stephanie Osborn
Cc: Christine Rogers; Reuben Maxbauer; Kayla Deciechi; Ric Davis; Irit Walters; Stephen R. Estey; Jason Mayer; Nancy McClain
Subject: [EXTERNAL] RE: BMC Special Use Site Plan

Follow Up Flag: Follow up
Flag Status: Flagged

Caution: This email originated from outside of Springfield Township's email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Bob,

To clarify, we reviewed the plans you sent us earlier this month and should have that set distributed to the Planning Commission. You can provide supplemental information at the meeting, but not changed plans.

Julia Upfal, AICP
Senior Planner



Giffels Webster
1025 E. Maple, Suite 100
Birmingham, MI, 48009
p: 248.852.3100
f: 313.962.5068

Crain's Best Places to Work in Southeast Michigan 2024

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[privacy policy](#)

From: Bob Doyle <Bob.Doyle@smithgroup.com>
Sent: Tuesday, June 17, 2025 10:44 AM
To: smiller@springfield-twp.us; Stephanie Osborn <sosborn@giffelswebster.com>; Julia Upfal <jupfal@giffelswebster.com>
Cc: crogers@springfield-twp.us; Reuben Maxbauer <RMAXBAUER@edwclevy.net>; Kayla Deciechi <kdeciechi@levynet.com>; rdavis@springfield-twp.us; Irit Walters <iwalters@zausmer.com>; Stephen R. Estey <sestey@zausmer.com>; Jason Mayer <jmayer@giffelswebster.com>; Nancy McClain <nmcclain@giffelswebster.com>
Subject: Re: BMC Special Use Site Plan

We have completed the Final Site Plans for distribution to the Planning Commission in preparation for next week's public hearing. Fifteen copies will be delivered to the township today. You will be receiving an email that contains a link to the plans from "TonicDM" as they are too large to email directly,

While the plans submitted on June 2nd addressed many of the topics noted in the planning and engineering reviews, they were not fully complete as described in the email below. The attached site plans address the following:

1. Photometric data on the proposed site lighting system.
2. Refinements to the post mining development concept.
3. Minor edits to the plans submitted on June 2nd to correct some typos, misdirected text arrows, etc.
4. Notations on trees and land cover to be disrupted by the mining activity.

Attached to this email are the following documents:

1. An updated geological assessment report.
2. Building floor plans and elevations for the scale office.

Additional information regarding the haul route and groundwater hydrology will be provided as soon as they are available, at the latest, by the public hearing.

With regard to the invasive species study, the report from Barr Engineering that was previously submitted was focused primarily on the wetland systems and adjacent areas. Within the areas surveyed, of the three species in the township ordinance, only Phragmites was observed, it was only observed in Wetland L, which is on the south end of the property in the overlay district area, and the Phragmites observed did not meet the definition of a hazardous condition in the ordinance.

The Barr study did not focus a great deal of energy on the uplands within the proposed mining area, so Barr Engineering is mobilizing to do additional assessment of the mining area with a specific eye towards identifying invasive species as defined in the township ordinances. This study is unlikely to be ready prior to the public hearing, so action by the Planning Commission, if taken at the meeting, would need to be contingent upon this report meeting the requirements of the ordinance.

Please let us know if you have any questions or concerns. Thank you for your time and expertise.

BOB DOYLE

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Senior Principal

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Sent: Tuesday, June 3, 2025 11:49 AM

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[EXTERNAL] This email originated from outside of your organization

Amanda Steward

From: Julia Upfal <jupfal@giffelswebster.com>
Sent: Wednesday, June 18, 2025 8:57 AM
To: Bob Doyle; Sean Miller; Stephanie Osborn
Cc: Christine Rogers; Reuben Maxbauer; Kayla Deciechi; Ric Davis; Irit Walters; Stephen R. Estey; Jason Mayer; Nancy McClain
Subject: [EXTERNAL] RE: BMC Special Use Site Plan

Caution: This email originated from outside of Springfield Township's email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Fantastic, thank you! We submitted our planning, engineering, and traffic review letters to the township yesterday

Julia

Julia Upfal, AICP
Senior Planner



Giffels Webster
1025 E. Maple, Suite 100
Birmingham, MI, 48009
p: 248.852.3100
f: 313.962.5068

Crain's Best Places to Work in Southeast Michigan 2024

jupfal@giffelswebster.com
www.giffelswebster.com
[privacy policy](#)

From: Bob Doyle <Bob.Doyle@smithgroup.com>
Sent: Wednesday, June 18, 2025 8:30 AM
To: Julia Upfal <jupfal@giffelswebster.com>; smiller@springfield-twp.us; Stephanie Osborn <sosborn@giffelswebster.com>
Cc: crogers@springfield-twp.us; Reuben Maxbauer <RMAXBAUER@edwclevy.net>; Kayla Deciechi <kdeciechi@levynet.com>; rdavis@springfield-twp.us; Irit Walters <iwalters@zausmer.com>; Stephen R. Estey <sestey@zausmer.com>; Jason Mayer <jmayer@giffelswebster.com>; Nancy McClain <nmcclain@giffelswebster.com>
Subject: Re: BMC Special Use Site Plan

Julia-

My apologies, logic would have told me the correct plans to print, but my brain wasn't listening!

I did drop off the newer plans yesterday as I was loading the car when you wrote. The June 2nd plans are being printed and will be at township hall today per my discussion with Christine when I was in Springfield yesterday.

Sorry for the mix up.

BOB DOYLE

Landscape Architect, ASLA
Senior Principal

SmithGroup

201 Depot St., Second Floor
Ann Arbor, MI 48104

T 734.669.2695 C 734.548.0408

bob.doyle@smithgroup.com

smithgroup.com

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[LinkedIn](#) | [Facebook](#) | [Twitter](#) | [Instagram](#)

From: Julia Upfal <jupfal@giffelswebster.com>
Sent: Tuesday, June 17, 2025 10:49 AM
To: Bob Doyle <Bob.Doyle@smithgroup.com>; smiller@springfield-twp.us <smiller@springfield-twp.us>; Stephanie Osborn <sosborn@giffelswebster.com>
Cc: crogers@springfield-twp.us <crogers@springfield-twp.us>; Reuben Maxbauer <RMAXBAUER@edwclevy.net>; Kayla Deciechi <kdeciechi@levynet.com>; rdavis@springfield-twp.us <rdavis@springfield-twp.us>; Irit Walters <iwalters@zausmer.com>; Stephen R. Estey <sestey@zausmer.com>; Jason Mayer <jmayer@giffelswebster.com>; Nancy McClain <nmcclain@giffelswebster.com>
Subject: RE: BMC Special Use Site Plan

Hi Bob,

To clarify, we reviewed the plans you sent us earlier this month and should have that set distributed to the Planning Commission. You can provide supplemental information at the meeting, but not changed plans.

Julia Upfal, AICP
Senior Planner



Giffels Webster

1025 E. Maple, Suite 100
Birmingham, MI, 48009
p: 248.852.3100
f: 313.962.5068

Crain's Best Places to Work in Southeast Michigan 2024

jupfal@giffelswebster.com
www.giffelswebster.com
[privacy policy](#)

From: Bob Doyle <Bob.Doyle@smithgroup.com>
Sent: Tuesday, June 17, 2025 10:44 AM
To: smiller@springfield-twp.us; Stephanie Osborn <sosborn@giffelswebster.com>; Julia Upfal <jupfal@giffelswebster.com>
Cc: crogers@springfield-twp.us; Reuben Maxbauer <RMAXBAUER@edwclevy.net>; Kayla Deciechi <kdeciechi@levynet.com>; rdavis@springfield-twp.us; Irit Walters <iwalters@zausmer.com>; Stephen R. Estey <sestey@zausmer.com>; Jason Mayer <jmayer@giffelswebster.com>; Nancy McClain <nmcclain@giffelswebster.com>
Subject: Re: BMC Special Use Site Plan

We have completed the Final Site Plans for distribution to the Planning Commission in preparation for next week's public hearing. Fifteen copies will be delivered to the township today. You will be receiving an email that contains a link to the plans from "TonicDM" as they are too large to email directly,

While the plans submitted on June 2nd addressed many of the topics noted in the planning and engineering reviews, they were not fully complete as described in the email below. The attached site plans address the following:

1. Photometric data on the proposed site lighting system.
2. Refinements to the post mining development concept.
3. Minor edits to the plans submitted on June 2nd to correct some typos, misdirected text arrows, etc.
4. Notations on trees and land cover to be disrupted by the mining activity.

Attached to this email are the following documents:

1. An updated geological assessment report.
2. Building floor plans and elevations for the scale office.

Additional information regarding the haul route and groundwater hydrology will be provided as soon as they are available, at the latest, by the public hearing.

With regard to the invasive species study, the report from Barr Engineering that was previously submitted was focused primarily on the wetland systems and adjacent areas. Within the areas surveyed, of the three species in the township ordinance, only Phragmites was observed, it was only observed in Wetland L, which is on the south end of the property in the overlay district area, and the Phragmites observed did not meet the definition of a hazardous condition in the ordinance.

The Barr study did not focus a great deal of energy on the uplands within the proposed mining area, so Barr Engineering is mobilizing to do additional assessment of the mining area with a specific eye towards identifying invasive species as defined in the township ordinances. This study is unlikely to be ready prior to the public

hearing, so action by the Planning Commission, if taken at the meeting, would need to be contingent upon this report meeting the requirements of the ordinance.

Please let us know if you have any questions or concerns. Thank you for your time and expertise.

BOB DOYLE

Landscape Architect, ASLA

Senior Principal

SmithGroup

201 Depot St., Second Floor
Ann Arbor, MI 48104

T 734.669.2695 C 734.548.0408

bob.doyle@smithgroup.com

smithgroup.com

Connect with us

[LinkedIn](#) | [Facebook](#) | [Twitter](#) | [Instagram](#)

From: Bob Doyle <Bob.Doyle@smithgroup.com>
Sent: Tuesday, June 3, 2025 11:49 AM
To: sosborn@giffelswebster.com <sosborn@giffelswebster.com>; smiller@springfield-twp.us <smiller@springfield-twp.us>; Julia Upfal <jupfal@giffelswebster.com>
Cc: crogers@springfield-twp.us <crogers@springfield-twp.us>; Reuben Maxbauer <RMAXBAUER@edwclevy.net>; Kayla Deciechi <kdeciechi@levynet.com>; rdavis@springfield-twp.us <rdavis@springfield-twp.us>; Irit Walters <iwalters@zausmer.com>; Stephen R. Estey <sestey@zausmer.com>; jmayer@giffelswebster.com <jmayer@giffelswebster.com>; Nancy McClain <nmcclain@giffelswebster.com>
Subject: Re: BMC Special Use Site Plan, email 1 of 2

Attached are updated site plans as discussed below. Two printed copies will be delivered today by Kayla Deciechi. I will be sending a second email with supporting documents attached.

There are still a few items we are working on to complete in time for the Final Site Plan set (before or on June 17 per email below), as follows:

- Building floor plans and elevation for scale office.
- Photometrics of the site lighting
- Refinements to the post mining development concept
- Additional information on the geological report as noted in emails this morning.

Please let us know if you have any questions. Thanks.

BOB DOYLE

Landscape Architect, ASLA
Senior Principal

SmithGroup

201 Depot St., Second Floor
Ann Arbor, MI 48104

T 734.669.2695 C 734.548.0408

bob.doyle@smithgroup.com

smithgroup.com

Connect with us

[LinkedIn](#) | [Facebook](#) | [Twitter](#) | [Instagram](#)

From: Bob Doyle <Bob.Doyle@smithgroup.com>

Sent: Friday, May 30, 2025 10:06 AM

To: sosborn@giffelswebster.com <sosborn@giffelswebster.com>; smiller@springfield-twp.us <smiller@springfield-twp.us>; Julia Upfal <jupfal@giffelswebster.com>

Cc: crogers@springfield-twp.us <crogers@springfield-twp.us>; Reuben Maxbauer <RMAXBAUER@edwclevy.net>; Kayla Deciechi <kdeciechi@levynet.com>; rdavis@springfield-twp.us <rdavis@springfield-twp.us>; Irit Walters <iwalters@zausmer.com>; Stephen R. Estey <sestey@zausmer.com>

Subject: BMC Special Use Final Site Plan

Stephnie, Julia, and Sean-

Sean and I spoke this morning to coordinate document delivery with the notice of the public hearing scheduled for June 24, so that the public has access to the full proposal. I wanted to update this group to get everyone on the same page and allow for ideas and suggestions that Sean and I did not consider.

The plans are largely complete as of this morning and have addressed, to the best of our ability, the comments from the Township Planners and Engineer. I plan to do one more red line check this afternoon. Our team will make any edits by Monday afternoon and get the plans printed and delivered to Township Hall by Tuesday.

On Tuesday we will deliver a set of plans (plus a spare copy) to the township, printed, that include items not previously provided-

- Proposed landscape / tree planting, and fencing details
- Details of the site entrance including Ormond Road tapers and deacceleration lane.
- Information on well and septic locations
- Data on parking
- Greater detail on reclamation grading and slopes
- Conceptual plan for redevelopment of the site
- Updated proposed setbacks and plant location
- Added notes and commitments to adhere to the ordinances

We will also be sending a set of pdfs that include:

- The updated plans noted above
- The environmental, hydrogeological, and traffic report previously submitted.
- The Project Description and the letter on Approval Criteria previously sent (with some typos corrected.)
- A new Noise Assessment

By June 17, we will provide 15 printed sets of the plans for distribution to the Planning Commission. I'm hoping that in the interim we can address any deficiencies on the plans so that our submission for Final Site Plan is as complete as possible.

As I have noted recently to some of this group, BMC is re-examining alternative haul routes and opportunities to improve the currently proposed route. This information will be available prior to the hearing. The team is also looking at ways to better communicate information to address the groundwater concerns.

Let me know if you have any thoughts or ideas!

BOB DOYLE

Landscape Architect, ASLA
Senior Principal

SmithGroup

201 Depot St., Second Floor
Ann Arbor, MI 48104

T 734.669.2695 C 734.548.0408

bob.doyle@smithgroup.com

smithgroup.com

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[EXTERNAL] This email originated from outside of your organization

Amanda Steward

From: Erin Mattice
Sent: Monday, September 8, 2025 2:09 PM
To: rmaxbauer@edwclevy.net
Cc: Julie Andress
Subject: 2025 Summer property tax payment-issue
Attachments: Paid Levy Receipts 08112025 ck 1112748.pdf

Reuben-

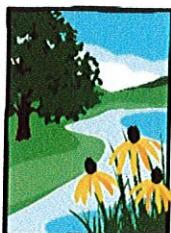
Today we received ck #1113135 in the amount of \$28,322.73 for the 2025 Summer tax payments listed below. Four of the properties included in this payment have already been paid; see summary below.

07-19-401-007	\$2626.98	ALREADY PAID-RECEIPT ATTACHED
07-19-300-011	\$4061.42	ALREADY PAID-RECEIPT ATTACHED
07-30-100-006	\$4749.15	ALREADY PAID-RECEIPT ATTACHED
07-30-201-003	\$2871.18	ALREADY PAID-RECEIPT ATTACHED
07-05-226-005	\$2465.23	
07-04-101-004	\$ 383.70	
07-04-101-005	\$8738.15	
07-26-126-009	\$2426.92	

TOTAL FOR UNPAID PARCELS: \$14,014.00 DEADLINE FOR PAYMENT IS SEPTEMBER 15, 2025

Please let me know that this information has been received and where you would like me to mail back Check #1113135.

Thank you for any help you can provide.



Erin A. Mattice, Deputy Treasurer
Springfield Township
12000 Davisburg Road
Davisburg, MI 48350
248-846-6520

Amanda Steward

From: Erin Mattice
Sent: Monday, September 8, 2025 2:17 PM
To: Maxbauer, Reuben
Cc: Julie Andress
Subject: Re: **EXTERNAL**2025 Summer property tax payment-issue

It will go out in the mail tomorrow.



SPRINGFIELD
CHARTER TOWNSHIP

Erin A. Mattice, Deputy Treasurer
Springfield Township
12000 Davisburg Road
Davisburg, MI 48350
248-846-6520

From: Maxbauer, Reuben <RMAXBAUER@edwclevy.net>
Sent: Monday, September 8, 2025 2:11 PM
To: Erin Mattice <emattice@springfield-twp.us>
Cc: Julie Andress <jandress@springfield-twp.us>
Subject: [EXTERNAL] Re: **EXTERNAL**2025 Summer property tax payment-issue

Caution: This email originated from outside of Springfield Township's email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

How embarrassing, the bottom portion of your email just loaded so my question has been answered.
Please mail the check to:

Reuben Maxbauer
9300 Dix Ave.
Dearborn, MI
48120

Thanks,
Reuben

From: Erin Mattice <emattice@springfield-twp.us>
Date: Monday, September 8, 2025 at 2:09 PM
To: Maxbauer, Reuben <RMAXBAUER@edwclevy.net>

Cc: Julie Andress <jandress@springfield-twp.us>

Subject: **EXTERNAL**2025 Summer property tax payment-issue

You don't often get email from emattice@springfield-twp.us. [Learn why this is important](#)

Reuben-

Today we received ck #1113135 in the amount of \$28,322.73 for the 2025 Summer tax payments listed below. Four of the properties included in this payment have already been paid; see summary below.

07-19-401-007	\$2626.98	ALREADY PAID-RECEIPT ATTACHED
07-19-300-011	\$4061.42	ALREADY PAID-RECEIPT ATTACHED
07-30-100-006	\$4749.15	ALREADY PAID-RECEIPT ATTACHED
07-30-201-003	\$2871.18	ALREADY PAID-RECEIPT ATTACHED
07-05-226-005	\$2465.23	
07-04-101-004	\$ 383.70	
07-04-101-005	\$8738.15	
07-26-126-009	\$2426.92	

TOTAL FOR UNPAID PARCELS: \$14,014.00 DEADLINE FOR PAYMENT IS SEPTEMBER 15, 2025

Please let me know that this information has been received and where you would like me to mail back Check #1113135.

Thank you for any help you can provide.



Erin A. Mattice, Deputy Treasurer

Springfield Township
12000 Davisburg Road
Davisburg, MI 48350
248-846-6520

⚠ External Email Notice

This message originated from outside the Levy Group of Companies. Please exercise caution before clicking links or opening attachments. Verify the sender and ensure the content is safe.

Print Date: 09/08/2025
Recpt Date: 08/11/2025

2025
Official Summer Tax Receipt
TOWNSHIP OF SPRINGFIELD
U -07-30-201-003

Recpt No: 00000798

CHARTER TOWNSHIP OF SPRINGFIELD
12000 DAVISBURG RD
DAVISBURG MI 48350-1038

Received of:
EDWARD C LEVY COMPANY
REAL ESTATE DEPT
9300 DIX AVE
DEARBORN MI 48120
(*)

TAXABLE: 124,620 SEV: 169,420 SCHL: 63210
PRE/MBT: 100.0000 CLASS: 102

PREVIOUS PAYMENTS

Date	Chk #	Amount	Date	Chk #	Amount
------	-------	--------	------	-------	--------

PREVIOUS PAYMENTS

Date	Chk #	Amount
------	-------	--------

** CURRENT PAYMENT **

Date	Chk #	Amount
08/11/2025	1112748	2,871.18

Total Recvd: 2,871.18

DETAILED BREAKDOWN OF BILLING/PAYMENTS FOR U -07-30-201-003

DESCRIPTION	MILLAGE	TAX BILLED	TOTAL PAID	BALANCE
HOLLY OPER	18.0000	0.00	0.00	0.00
HOLLY DEBT	8.5000	1,059.27	1,059.27	0.00
STATE SET	6.0000	747.72	747.72	0.00
OAKLAND C.C.	1.4747	183.77	183.77	0.00
ISD VOTED	2.9487	367.46	367.46	0.00
COUNTY OPER	3.9301	489.76	489.76	0.00
ISD ALLOCATED	0.1862	23.20	23.20	0.00

Admin Fee	0.00	0.00	0.00
Interest/Pen	0.00	0.00	0.00
Over Payments	0.00	0.00	0.00
TOTALS ----->	41.03970	2,871.18	2,871.18

CNTY: - Twn: -
SCHL: - ST: -

Property Description

T4N, R8E, SEC 30 W 1/2 OF NE 1/4 80 A6-25-85 FR
001,002 & 251-001

Addr: 6125 ORMOND RD

I HEREBY CERTIFY THAT APPLICATION WAS MADE TO PAY
ALL TAXES, SPECIAL ASSESSMENTS AND SURCHARGES, DUE
AND PAYABLE AT THIS OFFICE ON THE DESCRIPTION SHOWN
IN THIS RECEIPT EXCEPT THOSE AMOUNTS SHOWN IN
THE 'BALANCE' COLUMN ABOVE.

To: EDWARD C LEVY COMPANY
REAL ESTATE DEPT
9300 DIX AVE
DEARBORN MI 48120

TREASURER

Cashier UDouglaSK

Print Date: 09/08/2025
Recpt Date: 08/11/2025

2025
Official Summer Tax Receipt
TOWNSHIP OF SPRINGFIELD
U -07-19-401-007

Recpt No: 00000801

CHARTER TOWNSHIP OF SPRINGFIELD
12000 DAVISBURG RD
DAVISBURG MI 48350-1038

Received of:
EDWARD C LEVY COMPANY
REAL ESTATE DEPT
9300 DIX AVE
DEARBORN MI 48120
(*)

TAXABLE: 114,020 SEV: 155,340 SCHL: 63210
PRE/MBT: 100.0000 CLASS: 102

PREVIOUS PAYMENTS

Date	Chk #	Amount	Date	Chk #	Amount
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PREVIOUS PAYMENTS

** CURRENT PAYMENT **

Date	Chk #	Amount
08/11/2025	1112748	2,626.98

Total Recvd: 2,626.98

DETAILED BREAKDOWN OF BILLING/PAYMENTS FOR U -07-19-401-007

DESCRIPTION	MILLAGE	Tax Billed	Total Paid	BALANCE
HOLLY OPER	18.0000	0.00	0.00	0.00
HOLLY DEBT	8.5000	969.17	969.17	0.00
STATE SET	6.0000	684.12	684.12	0.00
OAKLAND C.C.	1.4747	168.14	168.14	0.00
ISD VOTED	2.9487	336.21	336.21	0.00
COUNTY OPER	3.9301	448.11	448.11	0.00
ISD ALLOCATED	0.1862	21.23	21.23	0.00

Admin Fee	0.00	0.00	0.00
Interest/Pen	0.00	0.00	0.00
Over Payments	0.00	0.00	0.00
TOTALS ----->	41.03970	2,626.98	2,626.98

CNTY: - Twn: -
SCHL: - ST: -

Property Description

T4N, R8E, SEC 19 S 1/2 OF NW 1/4 OF SE 1/4, ALSO SW 1/4 OF SE 1/4 60 A6-25-85 FROM 002 & 003

Addr: 6651 ORMOND RD

I HEREBY CERTIFY THAT APPLICATION WAS MADE TO PAY ALL TAXES, SPECIAL ASSESSMENTS AND SURCHARGES, DUE AND PAYABLE AT THIS OFFICE ON THE DESCRIPTION SHOWN IN THIS RECEIPT EXCEPT THOSE AMOUNTS SHOWN IN THE 'BALANCE' COLUMN ABOVE.

To: EDWARD C LEVY COMPANY
REAL ESTATE DEPT
9300 DIX AVE
DEARBORN MI 48120

TREASURER

Cashier UDouglaSK

Print Date: 09/08/2025
Recpt Date: 08/11/2025

2025
Official Summer Tax Receipt
TOWNSHIP OF SPRINGFIELD
U -07-19-300-011

Recpt No: 00000800

CHARTER TOWNSHIP OF SPRINGFIELD
12000 DAVISBURG RD
DAVISBURG MI 48350-1038

Received of:
EDWARD C LEVY COMPANY
REAL ESTATE DEPT
9300 DIX AVE
DEARBORN MI 48120
(*)

TAXABLE: 176,280 SEV: 233,300 SCHL: 63210
PRE/MBT: 100.0000 CLASS: 102

PREVIOUS PAYMENTS

Date	Chk #	Amount	Date	Chk #	Amount
-----	-----	-----	-----	-----	-----

** CURRENT PAYMENT **

Date	Chk #	Amount
08/11/2025	1112748	4,061.42

Total Recvd: 4,061.42

DETAILED BREAKDOWN OF BILLING/PAYMENTS FOR U -07-19-300-011

DESCRIPTION	MILLAGE	Tax Billed	Total Paid	BALANCE
HOLLY OPER	18.0000	0.00	0.00	0.00
HOLLY DEBT	8.5000	1,498.38	1,498.38	0.00
STATE SET	6.0000	1,057.68	1,057.68	0.00
OAKLAND C.C.	1.4747	259.96	259.96	0.00
ISD VOTED	2.9487	519.79	519.79	0.00
COUNTY OPER	3.9301	692.79	692.79	0.00
ISD ALLOCATED	0.1862	32.82	32.82	0.00

Admin Fee			
Interest/Pen		0.00	0.00
Over Payments		0.00	0.00
TOTALS ----->	41.03970	4,061.42	4,061.42
CNTY: -			
SCHL: -			
Twn: -			
ST: -			

Property Description

T4N, R8E, SEC 19 S FRC 1/2 OF SW FRC 1/4, ALSO S 1/2
OF N FRC 1/2 OF SW FRC 1/4 125.88 A 6-25-85 FROM 002 &
003

Addr:

I HEREBY CERTIFY THAT APPLICATION WAS MADE TO PAY
ALL TAXES, SPECIAL ASSESSMENTS AND SURCHARGES, DUE
AND PAYABLE AT THIS OFFICE ON THE DESCRIPTION SHOWN
IN THIS RECEIPT EXCEPT THOSE AMOUNTS SHOWN IN
THE 'BALANCE' COLUMN ABOVE.

To: EDWARD C LEVY COMPANY
REAL ESTATE DEPT
9300 DIX AVE
DEARBORN MI 48120

TREASURER

Cashier U Douglassk

Print Date: 09/08/2025
Recpt Date: 08/11/2025

2025
Official Summer Tax Receipt
TOWNSHIP OF SPRINGFIELD
U -07-30-100-006

Recpt No: 00000799

CHARTER TOWNSHIP OF SPRINGFIELD
12000 DAVISBURG RD
DAVISBURG MI 48350-1038

TAXABLE: 206,130 SEV: 272,810 SCHL: 63210
PRE/MBT: 100.0000 CLASS: 102

Received of:
EDWARD C LEVY COMPANY
REAL ESTATE DEPT
9300 DIX AVE
DEARBORN MI 48120
(*)

PREVIOUS PAYMENTS

Date	Chk #	Amount	Date	Chk #	Amount
------	-------	--------	------	-------	--------

** CURRENT PAYMENT **

Date	Chk #	Amount
08/11/2025	1112748	4,749.15

Total Recvd: 4,749.15

DETAILED BREAKDOWN OF BILLING/PAYMENTS FOR U -07-30-100-006

DESCRIPTION	MILLAGE	Tax Billed	Total Paid	BALANCE
HOLLY OPER	18.0000	0.00	0.00	0.00
HOLLY DEBT	8.5000	1,752.10	1,752.10	0.00
STATE SET	6.0000	1,236.78	1,236.78	0.00
OAKLAND C.C.	1.4747	303.97	303.97	0.00
ISD VOTED	2.9487	607.81	607.81	0.00
COUNTY OPER	3.9301	810.11	810.11	0.00
ISD ALLOCATED	0.1862	38.38	38.38	0.00

Admin Fee	0.00	0.00	0.00
Interest/Pen	0.00	0.00	0.00
Over Payments	0.00	0.00	0.00
TOTALS ----->	41.03970	4,749.15	4,749.15

CNTY: -
SCHL: -
ST : -

Property Description

T4N, R8E, SEC 30 E 1/2 OF NW FRC 1/4, ALSO NW 1/4 OF
NW 1/4, ALSO N 1/2 OF SW FRC 1/4 OF NW FRC 1/4
147.20 A6-25-85 FR 001,002,004,005

Addr: ORMOND RD

I HEREBY CERTIFY THAT APPLICATION WAS MADE TO PAY
ALL TAXES, SPECIAL ASSESSMENTS AND SURCHARGES, DUE
AND PAYABLE AT THIS OFFICE ON THE DESCRIPTION SHOWN
IN THIS RECEIPT EXCEPT THOSE AMOUNTS SHOWN IN
THE 'BALANCE' COLUMN ABOVE.

To: EDWARD C LEVY COMPANY
REAL ESTATE DEPT
9300 DIX AVE
DEARBORN MI 48120

TREASURER

Cashier UDouglaSK



CHARTER TOWNSHIP OF SPRINGFIELD

12000 DAVISBURG RD
DAVISBURG, MI 48350

Treasurer's Phone (248) 846-6520 Fax (248) 846-6536

Receipt: 210017093

Date: 06/27/25

Received Of: AMERICAN AGGREGATES OF MI
9300 DIX AVENUE
DEARBORN, MI 48120

The sum of: \$34,550.00

Reference: CUSTOMER DEPOSIT
Description: SITE PLAN REVIEW FEE
AMERICAN AGGREGATES (LEV

Page: 1

701-000-255.256

TOTAL SITE PLAN REVIEW FEE - LEVY MINE

\$34,550.00

Debit 701-000-002.000

Total \$34,550.00

TENDERED:

CHECK

CK#1112294/AMERICAN AGGREGATES

34,550.00

Date: 6/27/25

Signed:

DATE: 26 JUN 25

REMITTANCE ADVICE FROM : American Aggregates of Michigan, Inc.

REORDER 905 U.S. PATENT NO. 5538290, 5575508, 5641183, 5785353, 5984364, 6030000

CHECK NO: 1112294

INVOICE NO.	INVOICE DATE	PO	DESCRIPTION	GROSS AMOUNT	DISCOUNT	NET AMOUNT
62625CRJJ	26-JUN-25	NP	RTR JUDY	34,550.00	.00	34,550.00

RECEIVED

JUN 27 2025

TREASURER'S OFFICE
SPRINGFIELD TOWNSHIP

PLEASE DETACH AND RETAIN THIS STATEMENT AS YOUR RECORD OF PAYMENT.

34,550.00 .00 34550.00

THIS CHECK IS VOID WITHOUT A RED & BLUE BORDER AND BACKGROUND PLUS A KNIGHT & FINGERPRINT WATERMARK ON THE BACK - HOLD AT ANGLE TO VIEW
Edw C Levy Co. Payment on behalf of:American Aggregates of Michigan, Inc.
9300 DIX AVENUE
DEARBORN, MICHIGAN 48120JPMorgan Chase Bank, N.A.
Columbus, OH

56-1544/441

CHECK DATE	CHECK NUMBER	CHECK AMOUNT
26-JUN-25	1112294	34,550.00

American Aggregates of Michigan, Inc.

Thirty-Four Thousand Five Hundred Fifty Dollars And Zero Cents ****

PAY TO THE
ORDER OFCharter Township of Springfield
12000 Davisburg Rd
Davisburg, MI 48350

12619

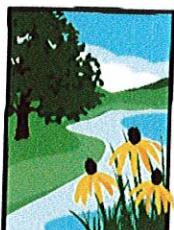


AUTHORIZED SIGNATURES

Amanda Steward

From: Erin Mattice
Sent: Friday, June 27, 2025 10:31 AM
To: Jamie Dubre; rmaxbauer@edwclevy.net
Cc: Ric Davis; Sean Miller; Christine Rogers
Subject: RE: SPR Fee-Levy
Attachments: CR 17093 LEVY MINE SITE PLAN REVIEW FEE 06272025.pdf

Please see attached C/R #17093 for Site Plan Review Fee received today, ck #1112294.



SPRINGFIELD
CHARTER TOWNSHIP

Erin A. Mattice, Deputy Treasurer
Springfield Township
12000 Davisburg Road
Davisburg, MI 48350
248-846-6520

From: Jamie Dubre <jdubre@springfield-twp.us>
Sent: Thursday, June 26, 2025 12:19 PM
To: rmaxbauer@edwclevy.net
Cc: Ric Davis <rdavis@springfield-twp.us>; Sean Miller <smiller@springfield-twp.us>; Christine Rogers <crogers@springfield-twp.us>; Erin Mattice <emattice@springfield-twp.us>
Subject: SPR Fee-Levy

Hi Reuben-

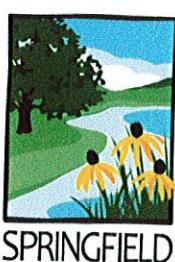
Here's the breakdown for the site plan review fee due to the Township asap. This fee is typically paid in advance of any public meetings or consultant review. Any additional escrows will be discussed at a later date.

Special Land Use Fee	\$700
SPR Fee	\$2,200+\$75 per acre(422 acres)

Review Fee to Springfield Township \$34,550

Let me know if you need anything else.

Thanks,
Jamie



SPRINGFIELD
CHARTER TOWNSHIP

Jamie Dubre, Treasurer
Springfield Township
12000 Davisburg Road
Davisburg, MI 48350
248-846-6520

Amanda Steward

From: Jamie Dubre
Sent: Thursday, June 26, 2025 12:19 PM
To: rmaxbauer@edwclevy.net
Cc: Ric Davis; Sean Miller; Christine Rogers; Erin Mattice
Subject: SPR Fee-Levy

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Reuben-

Here's the breakdown for the site plan review fee due to the Township asap. This fee is typically paid in advance of any public meetings or consultant review. Any additional escrows will be discussed at a later date.

Special Land Use Fee	\$700
SPR Fee	\$2,200+\$75 per acre(422 acres)

Review Fee to Springfield Township \$34,550

Let me know if you need anything else.

Thanks,
Jamie



Jamie Dubre, Treasurer
Springfield Township
12000 Davisburg Road
Davisburg, MI 48350
248-846-6520

Amanda Steward

From: Maxbauer, Reuben <RMAXBAUER@edwclevy.net>
Sent: Tuesday, May 20, 2025 5:03 PM
To: Christine Rogers
Subject: [EXTERNAL] Re: **EXTERNAL**Special Land Use Review

Caution: This email originated from outside of Springfield Township's email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you so very much! This is really helpful.

Reuben

> On May 20, 2025, at 4:20 PM, Christine Rogers <crogers@springfield-twp.us> wrote:
>
> Hi Reuben,
>
> Here is the resource protection overlay boundaries. Although #10 is larger on this map than shown on your plans, the natural resources study you provided includes a survey that helps to substantiate those boundaries and show that most of the remainder of the parcel is field/ ag. While this may be a hurdle for the discussion, the boundaries in the ordinance are intended to be refined based on the actual natural resources on the site.
> <https://mcclibrary.blob.core.usgovcloudapi.net/codecontent/14902/46592>
> 4/40-892-01.png
>
> -----Original Message-----
> From: Maxbauer, Reuben <RMAXBAUER@edwclevy.net>
> Sent: Tuesday, May 20, 2025 4:00 PM
> To: Christine Rogers <crogers@springfield-twp.us>
> Cc: Bob.Doyle@smithgroup.com; Ric Davis <rdavis@springfield-twp.us>
> Subject: [EXTERNAL] Re: **EXTERNAL**Special Land Use Review
>
> Caution: This email originated from outside of Springfield Township's email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.
>
>
> Christine,
>
> Supervisor Davis (cc'd) explained that there is a natural features map displaying the natural features boundary on our property. Will you please share that map with me?
>
> Thank you!
> Reuben
>
>
>> On May 19, 2025, at 4:10 PM, Christine Rogers <crogers@springfield-twp.us> wrote:
>>
>> Good afternoon, Bob,

>>
>> I wanted to share with you Julia and Jason's from Giffels Websters
>> Special Land Use Plan Review.
>>
>> Have a great day,
>> Christine
>>
>>
>>
>>
>>
>> [cid:image001.png@01DBC8D7.C8B43A20]
>>
>> **ATTENTION:**
>> This email was sent to the Levy Group of Companies from an external source. Please be extra vigilant when opening attachments or clicking links.
>> _____

Amanda Steward

From: Bob Doyle <Bob.Doyle@smithgroup.com>
Sent: Monday, May 19, 2025 4:40 PM
To: Christine Rogers
Cc: rmaxbauer@edwclevy.net
Subject: [EXTERNAL] Re: Special Land Use Review

Follow Up Flag: Follow up
Flag Status: Flagged

You don't often get email from bob.doyle@smithgroup.com. [Learn why this is important](#)

Caution: This email originated from outside of Springfield Township's email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thanks for sending these documents along. We'll get started on this immediately!

BOB DOYLE
Landscape Architect, ASLA
Senior Principal

SmithGroup
201 Depot St., Second Floor
Ann Arbor, MI 48104

T 734.669.2695 C 734.548.0408
bob.doyle@smithgroup.com

smithgroup.com

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From: Christine Rogers <crogers@springfield-twp.us>
Sent: Monday, May 19, 2025 4:05 PM
To: Bob Doyle <Bob.Doyle@smithgroup.com>
Cc: rmaxbauer@edwclevy.net <rmaxbauer@edwclevy.net>
Subject: Special Land Use Review

Good afternoon, Bob,

I wanted to share with you Julia and Jason's from Giffels Websters Special Land Use Plan Review.

Have a great day,
Christine



SPRINGFIELD
CHARTER TOWNSHIP

Christine Rogers, Executive Assistant
Springfield Township
12000 Davisburg Road
Davisburg, MI 48350
248-846-6504

Amanda Steward

From: Bob Doyle <Bob.Doyle@smithgroup.com>
Sent: Monday, May 19, 2025 4:51 PM
To: Julia Upfal; Ric Davis
Cc: Stephanie Osborn; Christine Rogers; Irit Walters; Stephen R. Estey; Kayla Deciechi; Reuben Maxbauer; Sean Miller
Subject: [EXTERNAL] Re: BMC Special Use
Attachments: 14365 Site Plans with Cross Sections.pdf

You don't often get email from bob.doyle@smithgroup.com. [Learn why this is important](#)

Caution: This email originated from outside of Springfield Township's email system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Attached are the drawings which we are printing for delivery tomorrow. Per our discussion earlier today, the basic site plans (sheets 001 thru 007) are the same as submitted previously. Sheets 008 thru 010 are new and include cross sections through the site, typically from a neighboring home through the screening berm and into the site, so you can see existing grades, mining activities, and reclamation grades. Sheet 003 has lines added so you can reference where the cross sections are taken. Also, Sheet 009 includes a detailed cross section of the typical berm, which was requested at the pre-submittal meeting.

Thanks!

BOB DOYLE
Landscape Architect, ASLA
Senior Principal

SmithGroup
201 Depot St., Second Floor
Ann Arbor, MI 48104

T 734.669.2695 C 734.548.0408
bob.doyle@smithgroup.com

smithgroup.com

Connect with us
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From: Bob Doyle <Bob.Doyle@smithgroup.com>
Sent: Monday, May 19, 2025 3:22 PM
To: Julia Upfal <jupfal@giffelswebster.com>; rdavis@springfield-twp.us <rdavis@springfield-twp.us>
Cc: Stephanie Osborn <sosborn@giffelswebster.com>; crogers@springfield-twp.us <crogers@springfield-twp.us>; Irit Walters <iwalters@zausmer.com>; Stephen R. Estey <sestey@zausmer.com>; Kayla Deciechi <kdeciechi@levynet.com>; Reuben Maxbauer <RMAXBAUER@edwclevy.net>; smiller@springfield-twp.us <smiller@springfield-twp.us>
Subject: BMC Special Use

Attached are some documents which may address issues that are likely to be of interest for township officials. While they may be a more suitable part of the Final Site Plan submittal, we wanted to provide these to you so that the Planning Commission may review prior to our upcoming meeting.

1. A Letter on Approval Criteria, describing how the proposed operation meets the review criteria for special land uses and site plan approval, per Stephanie's request.
2. The Project Description, which was previously sent to some of the people addressed in this email.
3. Technical Studies of the proposed operation related to groundwater, natural features, and traffic.

We will get the drawing printed and bring them to the township offices tomorrow. Let us know if you have any questions!

BOB DOYLE

Landscape Architect, ASLA
Senior Principal

SmithGroup

201 Depot St., Second Floor
Ann Arbor, MI 48104

T 734.669.2695 C 734.548.0408
bob.doyle@smithgroup.com

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