

Amanda Steward

From: Bob Doyle <Bob.Doyle@smithgroup.com>
Sent: Monday, May 19, 2025 3:22 PM
To: Julia Upfal; Ric Davis
Cc: Stephanie Osborn; Christine Rogers; Irit Walters; Stephen R. Estey; Kayla Deciechi; Reuben Maxbauer; Sean Miller
Subject: [EXTERNAL] BMC Special Use
Attachments: 2025-0519 BMC Letter on Approval Criteria.pdf; 2025-0519 BMC PROJECT DESCRIPTION.pdf; 2025-0519 Springfield Site Technical Studies.pdf

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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!

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May 19, 2025

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

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

Planning Commissioners:

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

A. Special Land Use Considerations

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

B. Site Plan Review Considerations

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The proposed use will comply with township ordinances, including:

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

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

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

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

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

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

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

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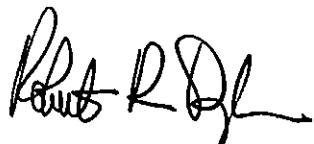
No preexisting structures exist on the proposed site.

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

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

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

Respectfully,



Robert R. Doyle, ASLA
Senior Principal

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

PROJECT DESCRIPTION

BURROUGHS MATERIAL CORPORATION,
Proposed Springfield Township Site
May 16, 2025

OVERVIEW

The project objective is to extract natural resources from the Project Site to produce construction grade aggregates for sale to markets in the local metropolitan region, while shaping the land for productive post-mining use. Burroughs Material Corporation (BMC) believes there is a demonstrable internal (i.e., for their own use) and external need for the material at the project site.

The project site contains a reserve of sand and gravel resources which can be mined, processed, and sold with a reasonable expectation of financial return to support the local and regional construction industry. The local and regional market for sand and gravel will support a new operation on this site.

The anticipated short- and long-term environmental impacts are limited in significance, and BMC has proposed measures to reduce or eliminate the impacts that may be inherent in the mining process to ensure the project operates in compliance with applicable federal, state, and local laws and ordinances. There are no serious consequences on the local community and natural environment associated with the proposed sand and gravel mining operation.

The estimated extraction activity will take place in five distinct phases, which will be completed in approximately 20 years, subject to market conditions. Of the ±422-acre Project Site, ±238 acres are included within the Mining Area. The remaining ±184 acres of land are located in preservation areas or setbacks and will not be disturbed by sand and gravel extraction activity except for the construction of screening berms as indicated on the plans.

MINING PROCESS AND EQUIPMENT

Project Start-Up

Once the project is approved by Springfield Township, BMC will obtain the other permits necessary to initiate the project, including:

- General Permit for Industrial Storm Water Discharges, through the Michigan Department of Environment, Great Lakes, and Energy (EGLE).
- Soil Erosion and Sedimentation Permit, through the Oakland County Water Resources Commission
- Site Entrance and Roadway Construction Permit, through the Oakland County Road Commission
- Water Well and Septic Field permits, through the Oakland County Health Department
- Air Quality Permit, through EGLE
- Annual Mining Permit, through Springfield Township

These permits will be renewed and maintained as required by the permitting authority.

During the first year of operation, BMC will focus on constructing the entrance drive (and entry improvement at Ormond Road), installation of the scale, scale office, water well, and septic field, removing topsoil and overburden from Phase One of mining, and using the soils to construct the initial screening berms as indicated on plans. Equipment utilized during the topsoil and overburden stripping will include pan scrapers, excavators, trucks, and bull dozers. Erosion control measures will be implemented

and maintained as required by county permit. No topsoil will be removed from the project site.

A portable processing plant will be used during the initial mining of Phase One. Once the site for the proposed long-term plant is mined out, the new plant will be constructed at the pit floor, to reduce visual and sound impacts. The plant will sort, wash, and crush the raw aggregates to make construction materials meeting state and local specifications. The wash plant utilizes a closed-loop system, which recovers and recycles water used by the processing equipment. Well water is used to supplement the recirculating water as needed, given some process water is lost to moisture content of finished products; however, the closed-loop system significantly reduces the operation's reliance on the well and groundwater.

Subsequent Phases of Work

Prior to the creation of the proposed lake, BMC will be responsible for obtaining the following permit:

- Part 301 Inland Lakes and Streams Permit, through EGLE.

During the second phase of mining, construction of earth berms along the southern and southeastern setback areas will be built to mitigate visual and noise impacts. Prior to Phase Five the final berm along the northern and northeastern setbacks will be built.

Preparation of the land for mining during each phase will be done on an as-needed basis, leaving the existing land cover in place until removal is required for mining activities. Agricultural use of the unmined areas will continue during mining operations. To the extent possible, as soil is stripped from a new mining area it will be used to reclaim areas already mined.

Sand and gravel will be excavated using front end loaders, commencing at the base of the mining face, and working (generally) toward adjacent property lines. This approach uses the face of the mining activity as a noise and visual buffer for neighbors, reducing the observable presence of the mining activity. Front-end loaders will place the aggregate into hoppers, which feed belt conveyors that transport the raw material to the processing plant. Trucks may also be used on occasion to move aggregates to the plant.

To create the proposed lake a dragline crane, hydraulic crane, or floating dredge will be used to remove the raw aggregate, which is stockpiled on the pit floor, allowed to drain, and then loaded onto a conveyor or truck for transportation to the processing plant. This "wet" mining occurs within areas that have been previously mined "in the dry" as described in the paragraph above. The wet mining does not involve the pumping and removal of groundwater from the mining area.

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, and as required by township ordinances. Reclamation will include establishing the grade of the site in compliance with township regulations, placing of topsoil, and landscape seed establishment.

At 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. During final reclamation work, land within the setbacks and buffer areas may experience minor landscape clearing and earth shaping to ensure a safe and smooth transition of grades; however, no such activity will impact regulated wetlands or land within the Natural Features Overlay District. At the close of mining operations, all reclamation efforts will be finalized and the processing plant, administrative office and related facilities will be removed from the Project Site. No mining equipment or debris related to the operation will remain.

Technical Memorandum

To: Reuben Maxbauer (Edw. C. Levy Co.)
From: Ryan Conway and Katy Lindstrom, PE (Barr Engineering Co.)
Subject: Hydrogeologic Evaluation of Potential Sand and Gravel Mine – Springfield, Township, MI
Date: May 17, 2025
Project: 22631250.00
c: Tom Green (Edw. C. Levy Co.)

The Edw. C. Levy Co. (Levy) D.B.A. Burroughs Materials Corp. (BMC) has an interest in developing a sand and gravel mine on an approximate 480-acre property in Oakland County, Michigan located on the west side of Ormond Road beginning approximately 1.1 miles south of Davisburg Road. A portion of this property is part of Springfield Township's Eagle Road resource protection overlay district. Refer to Figure 1 for the site location relative to the resource protection overlay area. The topography is rolling, with flat to gently rolling agricultural land to the east along Ormond Road, sloping more steeply to the west on the western portion of the property down to lower-lying upland woods, wetlands, and a man-made lake.

BMC intends to mine portions of the property that are not in the protection overlay district for sand and gravel, including removing and stockpiling topsoil and overburden, excavating above and below the water table, thereby creating a lake, and processing aggregate for commercial sale. No groundwater dewatering is planned. A groundwater supply well will be constructed on the northeastern portion of the property near Ormond Road and used for a sand and gravel wash plant and firefighting water supply for Springfield Township. At mine closure, the mining area will be reclaimed, graded, and seeded as appropriate for future use of the property. See Figure 2 for the approximate 240-acre mining area proposed on the eastern half of the property.

BMC retained Barr Engineering Co. (Barr) to characterize and assess hydrogeologic (i.e., groundwater) conditions under current and proposed (i.e., full mine development) conditions.

1 Existing Hydrogeologic Conditions

A hydrogeologic evaluation of existing conditions (before mine development) was completed to assess the potential for impacts to resources on and adjacent to the property. The hydrogeologic understanding was prepared using topographic data, aerial imagery, property-specific observations, regional hydrogeologic resources, publicly available information regarding water supply wells, and groundwater monitoring wells on the property. The following sub-sections describe hydrogeology on regional and site scales.

1.1 Regional Hydrogeology

The property is located within the Michigan Basin, a regional-scale sequence of unconsolidated deposits and sedimentary rocks that underlie the Lower Peninsula of Michigan and beyond. The geology of the Michigan Basin informs the regional understanding of the hydrogeology. The regional geologic units are generally divided into the following three hydrostratigraphic units, or units of rock or soil with a reasonably distinct hydrologic system (reference (1)):

- Unconsolidated deposits;

- Bedrock aquifer (Marshall Sandstone); and
- Bedrock confining unit (Coldwater Shale).

Most water supply wells in Oakland County are completed in unconfined, unconsolidated deposits, and the groundwater flow direction is likely influenced by surface water features and topographic relief. Higher water levels were recorded along the northern edge of an outwash plain, which corresponds to the highest topographic elevations in Oakland County and creates a groundwater-flow divide running southwest to northeast east of the property (reference (2)). Groundwater flow north of this divide is expected to be to the northwest and groundwater flow south of this divide is expected to be to the southeast.

Except for the northwestern portion of Oakland County, the primary bedrock surface in the county is the Coldwater Shale, a regional confining unit that ranges in thickness from 500 feet in western Michigan to more than 1,300 feet in eastern Michigan (reference (3)). This confining unit forms the base of the Michigan regional aquifer system and covers the majority of Michigan's lower peninsula (reference (3)).

Throughout the central portion of the Lower Peninsula, Marshall Sandstone overlays the Coldwater Shale, and in northwestern Oakland County, the Marshall Sandstone is the bedrock surface (reference (3)). In Oakland County, the Marshall aquifer produces adequate water supplies for northwestern communities, including Holly, Groveland, Brandon, and Rose Townships (reference (4)), but wells completed in the unconsolidated deposits are still the main source of water (references (2); (4)).

1.2 Site Hydrogeology

Information used to characterize site hydrogeology includes boring logs, water level measurements from groundwater monitoring wells, and sieve analyses. Twenty-five monitoring wells (i.e., Well #1 through Well #25) were installed across the property with the bottom of the screened intervals at elevations ranging from 965 feet to 1012 feet, with an average elevation of 996 feet. Monitoring wells are screened within the unconsolidated deposits, which include layers of well to poorly sorted, fine- to coarse-grained sands with varying amounts of clays and silts, frequent gravel, and occasional boulders. The sandy layers range in thickness from 30 feet to 80 feet. Discontinuous clay, sandy clay, silty clay, and silt lenses are commonly found within the sand and gravel layers. Unconsolidated deposits in Oakland County range from 20 feet to 350 feet thick (reference (4)); however, the total thickness of the unconsolidated deposits at the site has not been characterized (i.e., borings have not been drilled to the top of the bedrock).

A groundwater contour map developed using groundwater elevations calculated from static water level measurements collected April 2023 is shown on Figure 3. Groundwater flow is toward the west to northwest and influenced by local topography, surface water features, and heterogeneity in local lithology, consistent with regional groundwater flow in Oakland County. A 9.15-acre, man-made lake is present in the west central portion of the property. The surface elevation is approximately 1010 feet, consistent with groundwater elevations in shallow monitoring wells in the area, indicating the lake is at least partially groundwater-fed and its surface likely reflects the water table in this area.

Hydraulic conductivity was estimated using sieve analysis results from site samples and the spreadsheet tool HydroGeoSieveXL. The geometric mean hydraulic conductivity from 36 samples is approximately 70.5 feet per day. This value is a representative hydraulic conductivity estimate for the unconsolidated deposits at the mine.

2 Proposed Hydrogeologic Conditions

Barr conducted a hydrogeologic evaluation based on proposed mining operations and updated groundwater supply well information provided by Levy in May 2025. Four potential factors impacting groundwater elevations were evaluated: 1) excavation of the unconsolidated deposits from below the water table, 2) evaporation from the proposed lake, 3) the post-excavation steady-state water table, and 4) groundwater withdrawal for aggregate processing.

2.1 Excavation of Unconsolidated Deposits from Below the Water Table

When solid material is removed from below the water table in the excavation, there will be a temporary water level decline before water flows into the excavation and fills the space previously occupied by the material excavated. A decline of approximately 3 inches at the boundary of the waterbody was conservatively estimated by assuming instantaneous removal of one week's worth of excavated material. This decline represents a conservative estimate. In reality, the assumed weekly excavation volume is unlikely to be realized due to production downtime and actual production rates less than the maximum possible rate. In addition, mining is not instantaneous, and water would fill the excavated space continuously as mining progresses throughout the week. Therefore, the decline in groundwater elevations from excavation of unconsolidated deposits is expected to have a negligible impact on surrounding wetlands, water bodies, and groundwater.

2.2 Evaporation from the Proposed Lake

Evaporation from an open water surface at the location of the mine for the growing season of May to October is estimated to be 25 inches based on the National Weather Service (reference (5)). For the growing season of 184 days, the evaporation rate is 0.135 inches per day. For conservative evaluation, the groundwater elevation decline was estimated for instantaneous removal of a week of evaporation at a rate of 0.135 inches per day, or 0.951 inches per week. That is, the hypothetical instantaneous decline due to evaporation is estimated to be 0.951 inches. This decline represents a conservative estimate. In reality, a week's worth of evaporation would not occur instantaneously, evaporation would likely be offset by precipitation, and groundwater would continuously refill the excavation as evaporation is occurring. Therefore, the decline in groundwater elevations from evaporation is expected to have a negligible impact on surrounding wetlands, water bodies, and groundwater.

2.3 Post-excavation Steady-state Water Table

Groundwater tables generally slope from the highest elevations located in recharge areas to the lowest elevations located in discharge areas. For a waterbody that is not perched above the water table, the water table is flat across the waterbody. If a waterbody is constructed in an area with a sloped water table, the elevation of the water across the waterbody will theoretically be equal to the average elevation of the groundwater elevation in the area prior to the waterbody being formed (i.e., the average of the groundwater elevation at the upgradient boundary of the waterbody and the groundwater elevation at the downgradient boundary of the waterbody). This will generally lower the groundwater elevation on the upgradient side of the waterbody and raise the groundwater elevation on the downgradient side.

To estimate the average water table in the area of the proposed lake, Barr reviewed groundwater elevation data provided by Levy from four monitoring events (August and November, 2022 and February and April, 2023). The average of the pre-mining water table (i.e., the predicted lake water elevation after construction) was calculated to be 1015.9 feet. This estimates a maximum increase in the water table of 2.72 feet downgradient of the lake and maximum decrease in water table of 1.06 feet upgradient of the

lake. The existing 9.15-acre, man-made lake and wetlands are not upgradient of the proposed lake where reductions in the water table are likely to occur and therefore are not expected to have a reduction in hydrology due to mining below the water table.

2.4 Groundwater withdrawal and drawdown

The proposed mine plan includes construction of a water supply well in the northeast portion of the property near Ormond Road to provide water for a wash plant, dust control, and firefighting by Springfield Township. Construction details for the well are not known at this time; however, it is assumed the well will be screened in the deep, unconsolidated aquifer.

The processing plant will feature a closed-loop water recycling system, ensuring the absence of wastewater discharge into the environment. The plant has a water containment capacity of approximately 135,000 gallons, which will be filled once (annually) at each start-up. This once-annual groundwater withdrawal is not expected to have a significant impact on groundwater resources due to the temporary nature of the withdrawal.

During operation, the processing plant will require approximately 30 gallons per minute of make-up water to compensate for water lost through evaporation and entrainment within the aggregate products from approximately from April 1 to November 30, 12 hours per day, six days per week. A desktop evaluation of the potential impacts to groundwater resources from this withdrawal was completed. The withdrawal is not expected to adversely impact groundwater or surface water resources for the following reasons:

- The well will be located on the eastern portion of the property, more than 2,000 feet from the groundwater-fed man-made lake and wetlands on the western portion of the property. The horizontal separation of the water supply well and the man-made lake and wetlands west of the mining area is expected to limit any reductions in groundwater discharge to these surface water features.
- Based on review of publicly available well logs (reference (6)), wells in this area are typically screened in unconsolidated deposits over 100 feet deep. Many are over 200 feet deep. A thick (approximately 50- to 150 feet-thick) clay/sandy clay layer is observed above the deep interval where groundwater is extracted from these wells. The water supply well to be installed is likely to be deep and may have low-permeability clay layers between the pumped interval and shallower groundwater. The vertical separation of and the likely presence of low-permeability clay layers between the likely interval to be pumped by Levy and shallower groundwater is expected to limit any reductions in groundwater discharge to the man-made lake and wetlands west of the mining area.
- A screening-level estimate of drawdown of 3 feet at the water supply well was calculated using the Theis equation, an analytical solution for confined aquifers. The estimated drawdown at the nearest wells neighboring Levy's property was 1.25 feet. Based on review of the publicly available well logs, drawdown on the order of 1.25 feet is not expected to affect neighboring wells.
- Levy has an existing groundwater monitoring well network that can be used to collect site-specific data after the water supply well is installed and pumped. Site-specific estimates of drawdown can be updated based on this information, and the monitoring well network can be used to implement

contingency measures (e.g., decreased pumping rates) if adverse impacts to groundwater resources are anticipated based on the site-specific data.

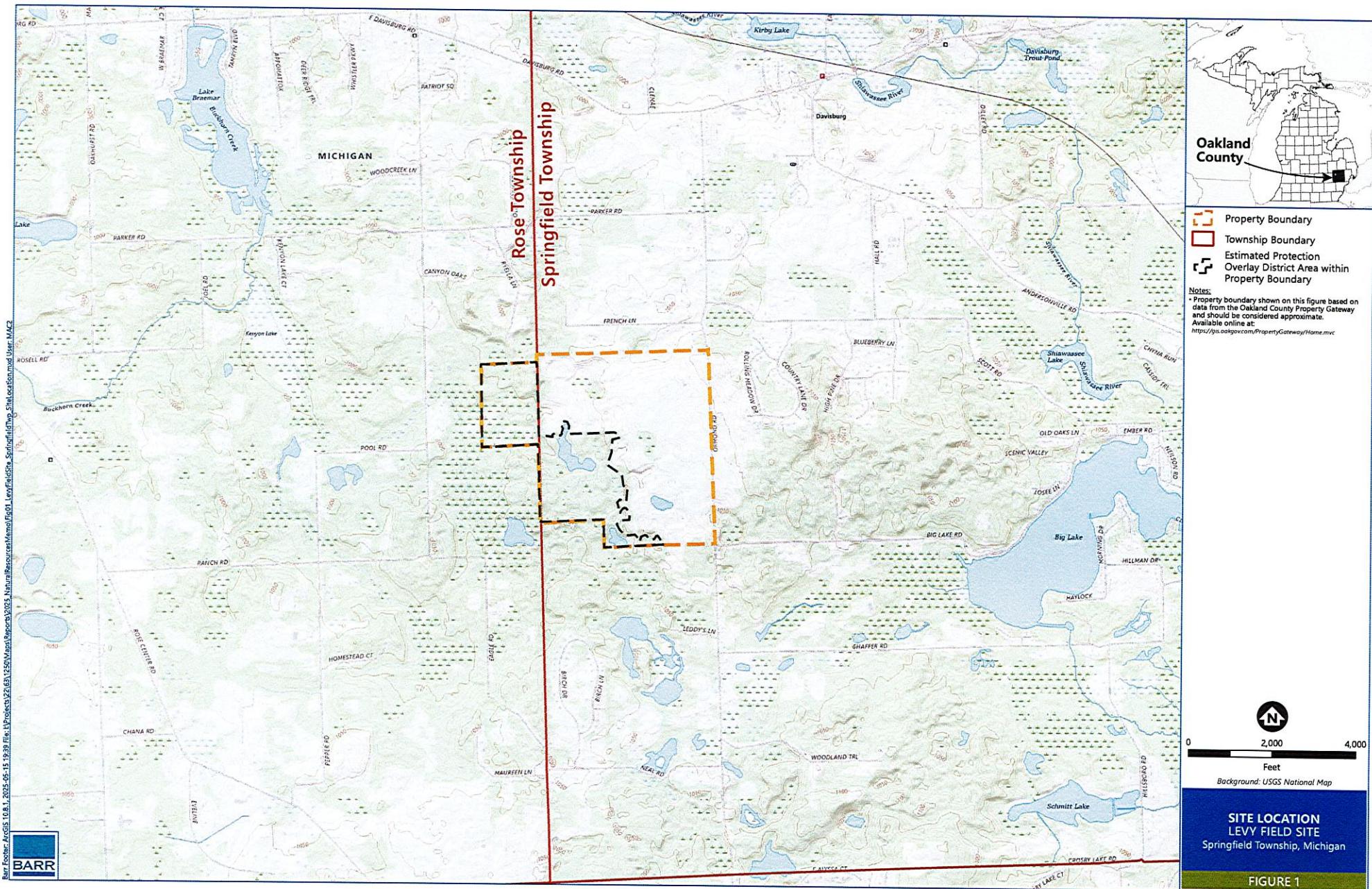
Additional water will be needed for dust control at the mine and for Springfield Township firefighting. These water supply needs will be intermittent and dependent on site-specific conditions. Groundwater withdrawal for dust control and firefighting is not expected to have a significant impact on groundwater or surface water resources due to the intermittent nature of the withdrawals and can be evaluated in the future with site-specific data collection at the time of pumping.

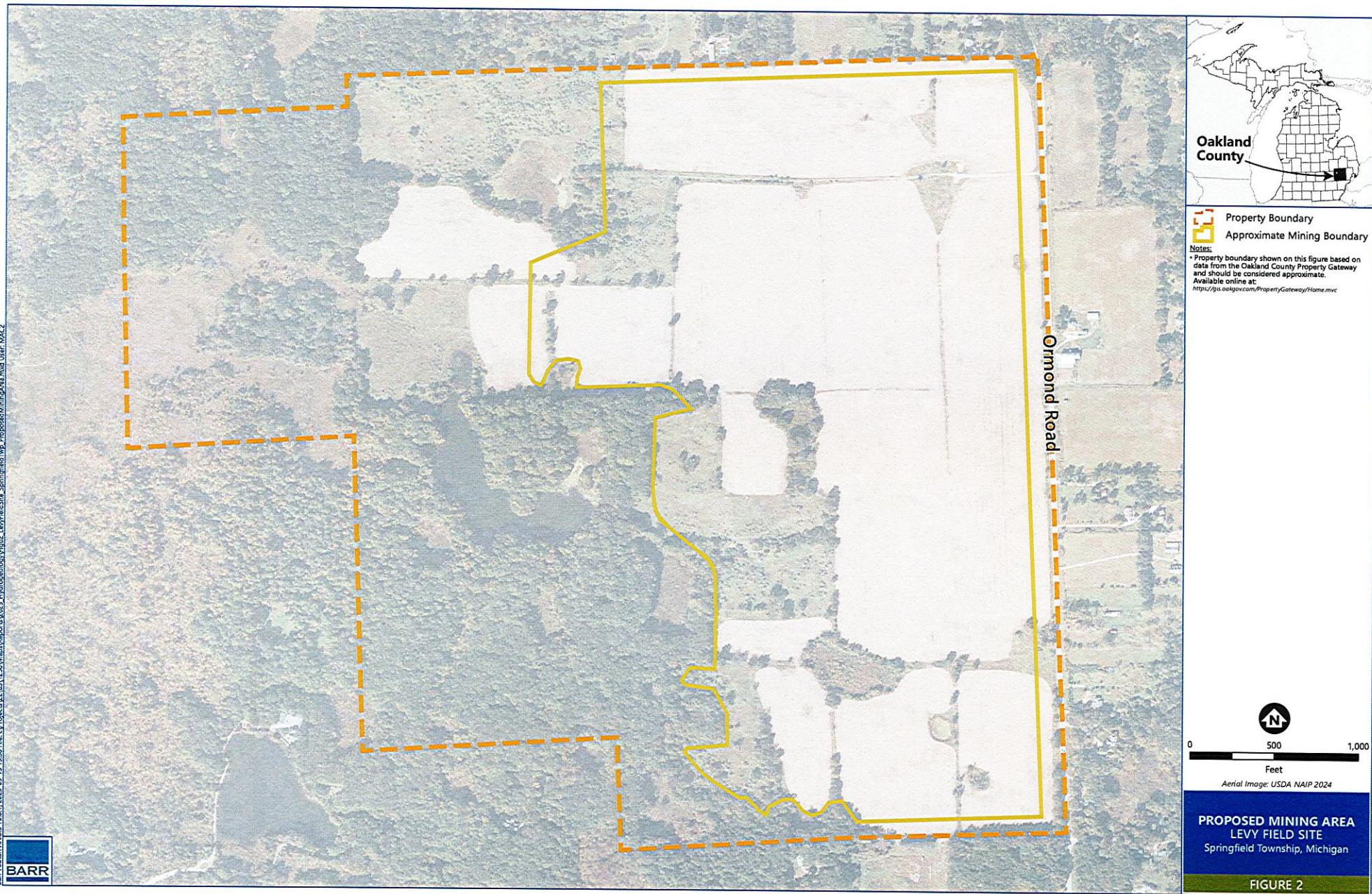
3 Summary

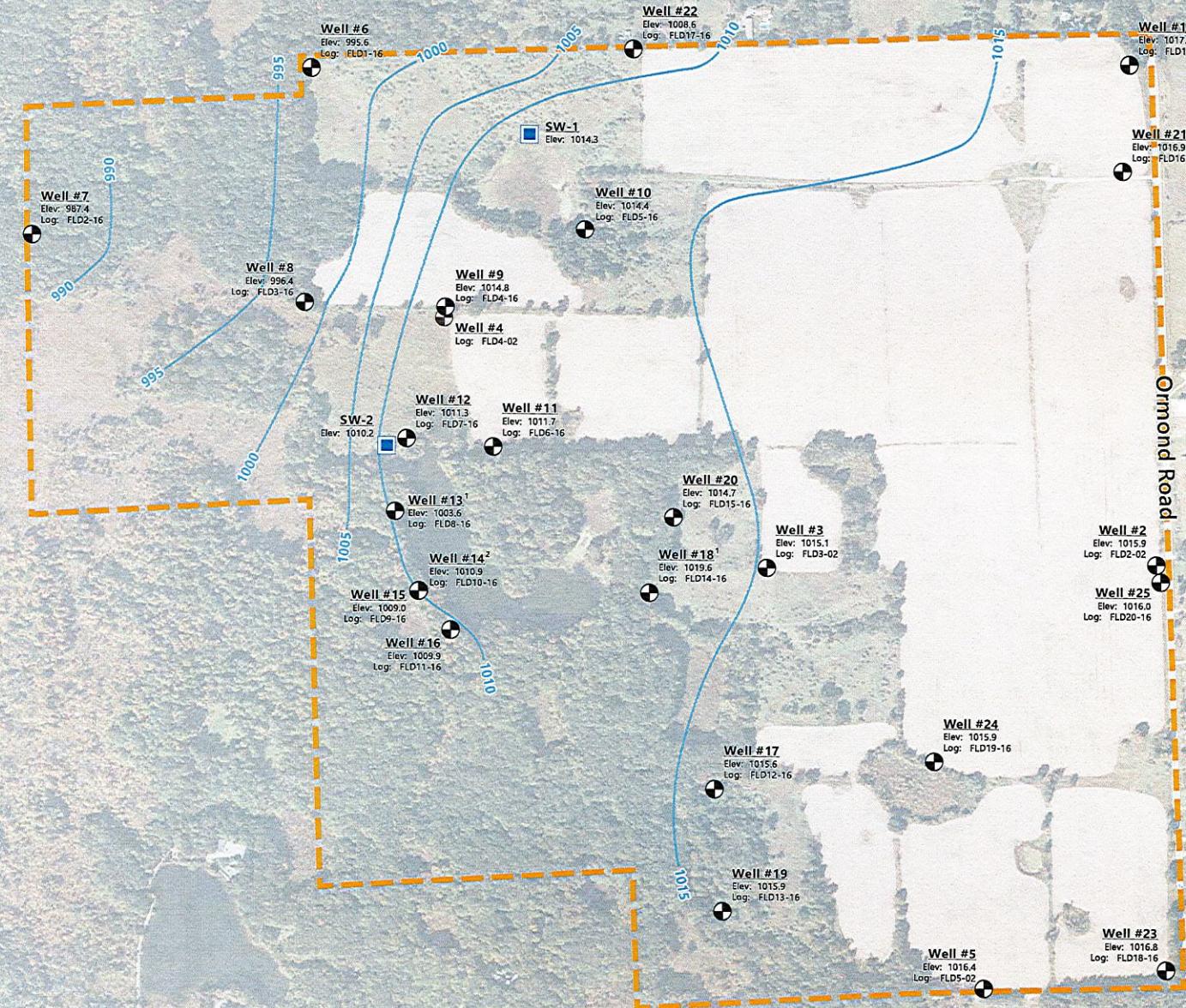
Groundwater elevation changes due to excavation of unconsolidated deposits from below the water table, evaporation from the proposed lake, the post-expansion steady-state water table, and groundwater withdrawals from an onsite well were evaluated. The potential changes to groundwater levels are not expected to result in changes to hydrology of wetlands or other water bodies or adverse impacts to neighboring wells based on the available information. Site-specific information on lithology, pumping well construction, and aquifer properties would be needed to more accurately estimate drawdown from the water supply well. Levy has an existing groundwater monitoring well network that can be used to collect site-specific data after the water supply well is installed and pumped. Site-specific estimates of drawdown can be updated based on this information, and the monitoring well network can be used to implement contingency measures (e.g., decreased pumping rates) if adverse impacts to groundwater resources are anticipated based on the site-specific data.

4 References

1. Seaber, Paul R. Hydrostratigraphic units. [book auth.] William Back, Joseph S. Rosenshein and Paul R. Seaber. *Hydrogeology: The Geology of North America*. s.l. : Geological Society of of America, Inc., 1988, Vol. 2.
2. U.S. Geological Survey. Ground-Water Quality Atlas of Oakland County, Michigan. August 2000. Water-Resources Investigation Report 00-4120.
3. —. Hydrogeologic Framework of the Michigan Basin Regional Aquifer System. 1998. Professional Paper 1418. ISBN 0-607-88068-6.
4. Apple, Beth A. and Reeves, Howard W. Summary of Hydrogeologic Conditions by County for the State of Michigan. 2007. p. 78. U.S. Geological Survey Open-File Report 2007-1236.
5. Farnsworth, R K, Peck, E L and Thompson, E S. Evaporation Atlas for the Contiguous 48 United States, NOAA Technical Report NWS 33. s.l. : U.S. Dept. of Commerce, Washington, D.C., 1982. p. 26.
6. Michigan Department of Water Quality. Wellogic System. [Online]
<https://www.egle.state.mi.us/wellogic/Login.aspx>.







Property Boundary
Groundwater Contour (Feet)
Surface Water Measurement
Monitoring Well
Abandoned Well
Well #1 | Well ID
Elev: 1017.7 Groundwater Elevation
Log: FLD1-02 Well Log

Notes:
• Property boundary shown on this figure based on data from the Oakland County Property Gateway and should be considered approximate. Available online at: <https://gis.oakgov.com/PropertyGateway/Home.mvc>
• Water levels measured on 4/11/2023.
• *Not used for contouring due to perched groundwater or anomalous elevation.
• *Not used for contouring due to anomalous elevation.



Aerial Image: USDA NAIP 2024

GROUNDWATER
ELEVATIONS
APRIL 2023
LEV FIELD SITE
Springfield Township, Michigan

FIGURE 3

Technical Memorandum

To: Reuben Maxbauer (Edw. C. Levy Co.)
From: Fran Thompson and Shaughn Barnett (Barr Engineering Co.)
Subject: Natural Resources Characterization and Potential Impacts Summary of Potential Sand and Gravel Mine – Springfield Township, MI
Date: May 17, 2025
Project: 22631250.00
c: Tom Green (Edw. C. Levy Co.), Katy Lindstrom (Barr Engineering Co.)

1 Introduction

The Edw. C. Levy Co. (Levy) D.B.A. Burroughs Materials Corp. (BMC) has an interest in developing a sand and gravel mine on an approximate 480-acre property in Oakland County, Michigan located on the west side of Ormond Road beginning approximately 1.1 miles south of Davisburg Road. A portion of this property is part of Springfield Township's Eagle Road resource protection overlay district. Refer to Figure 1 for the site location relative to the resource protection overlay area. The topography is rolling, with flat to gently rolling agricultural land to the east along Ormond Road, sloping more steeply to the west on the western portion of the property down to lower-lying upland woods, wetlands, and a man-made lake.

BMC intends to mine portions of the property that are not in the protection overlay district for sand and gravel, including removing and stockpiling topsoil and overburden, excavating above and below the water table, thereby creating a lake, and processing aggregate for commercial sale. No groundwater dewatering is planned. A groundwater supply well will be constructed on the northeastern portion of the property near Ormond Road and used for a sand and gravel wash plant and firefighting water supply for Springfield Township. At mine closure, the mining area will be reclaimed, graded, and seeded as appropriate for future use of the property.

BMC retained Barr Engineering Co. (Barr) to characterize and assess potential impacts from mining to potential natural features including wetlands, streams, water bodies, and woodlands; threatened and endangered (T&E) species; as well as wildlife habitat.

2 Wetlands/Natural Features

Data review and field reconnaissance were performed to complete an inventory of natural features found on the property. This included field investigations conducted by Barr in April and May 2023 to review and confirm or update work previously completed by King and MacGregor Environmental (KME) in 2002 (Barr acquired KME in October 2020). Following KME's delineation of wetland boundaries in 2002, a Level 3 Wetland Assessment request was submitted to the Michigan Department of Environmental Quality (MDEQ) Wetland Assessment Program (now referred to as the Wetland Identification Program). In October 2002, the MDEQ issued a letter confirming all wetland boundaries. The letter also listed wetlands that the MDEQ considered to be state-regulated.

Based on Barr's field visits and site evaluations in 2023, the natural features on the property remain the same as those documented in 2002 by KME including the wetland boundaries with one exception; one small, additional wetland was identified in the 2023 field evaluation.

Figure 2 shows natural features at the site relative to the proposed mining area. In total, the property contains 40 wetlands and a lake totaling 66.81 acres, of which 55.72 acres (83%) are anticipated to be regulated by the Michigan Department of Environment, Great Lakes, and Energy (EGLE). The following subsections provide additional details on specific natural features observed on the property.

2.1 Bogs and Fens

Bogs and fens are wetlands that accumulate peat and develop a unique, characteristic vegetative community. They occur commonly in northern Michigan but are relatively uncommon in Oakland County. Bogs are generally formed in depressions and are dependent on precipitation for hydrology. Cool climates and abundant moisture slow the rate of decomposition, resulting in an accumulation of organic matter and a “floating blanket” of peat moss. Fens receive hydrology from the watershed from inflowing streams or groundwater moving beneath the soil surface. The plant community of a fen is more varied than that of a bog, and sedges tend to be more plentiful.

2.2 Emergent Marsh

Emergent marshes are wetlands that are frequently or continually inundated with water, characterized by persistent emergent and soft-stemmed or floating-leaved herbaceous vegetation. They occur commonly throughout Michigan and Oakland County. Emergent marshes generally form in poorly drained depressions and in shallow water along the banks of lakes, ponds, and rivers.

2.3 Wet Meadow

Wet meadows are wetlands that occur on poorly drained, low-lying areas. They are typically drier than other marshes except during seasons of high water. They typically resemble grasslands and are void of standing water, but the soils remain saturated due to the presence of a high water table.

2.4 Forested Wetland

Forested wetlands are defined as wetlands that have an overall canopy cover of 50% or more with trees greater than 8 meters in height. Forested wetlands occur on a variety of landforms and are common throughout Michigan and Oakland County. They can have a variety of characteristics depending on where in the landscape they occur. Forested wetlands include both organic and mineral soils.

2.5 Inundated Shrub Swamp

Inundated shrub swamps are shrub-dominated wetlands that occur in small to large kettle depressions. Kettle depressions are isolated low-lying areas that formed as glaciers detached and became wholly or partially buried in sediment and slowly melted, leaving behind pot-hole-shaped depressions in the landscape. They occur commonly in southern Michigan and Oakland County.

2.6 Dry-mesic Southern Forest

Dry-mesic southern forests are oak-hickory forest types that exist south of the climatic tension zone in southern Michigan. They are fire-dependent systems which maintain semi-open conditions that promote oak regeneration and shrub diversity. The soils within these forests are coarse-textured and slightly acidic to neutral in pH. Dry-mesic southern forest is common throughout southern Michigan and Oakland County. The upland areas on the property that have not been used for agricultural purposes can be classified as dry-mesic southern forest.

2.7 Old Field

Areas of abandoned agriculture and grazing on the property are classified as old field and are degraded due to dominance of invasive species. These areas persist between the active agricultural fields and the overlay district and remain fairly open, with non-native shrubs and pasture grasses making up the majority of the plant community.

2.8 Active Agricultural Land

A large portion of the eastern and northern portions of the property is active agricultural land. This land is actively managed to produce row crops such as corn and wheat. There are hedgerows of dry-mesic southern forest acting as wind breaks along the border of the fields. Due to the continuous agricultural practices in these areas, there are no notable plant communities found here.

3 Threatened and Endangered Species

A desktop review within the proposed mining area was completed, including a review of aerial photographs, the Michigan Natural Resources Inventory (MNFI) database, the United States Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC) database, and a floristic quality assessment and plant survey completed in May 2023. Federally-listed species are those identified as needing review following input of the project area into the USFWS IPaC tool. State-listed species are those that have been identified by the MNFI within a 1-mile radius of the property.

3.1 Federally Listed Species

In accordance with the Endangered Species Act of 1973, the Migratory Bird Treaty Act (MBTA), and the Bald and Golden Eagle Protection Act (BGEPA), the likelihood for federally listed T&E species to be impacted by mining was evaluated using USFWS IPaC information. Database information obtained from IPaC (current as of May 14, 2025) identified seven federally listed species and one grouping for review within the mining area as shown in Table 1.

Table 1 Federally Listed Species Summary

Common Name	Scientific Name	Federal Status	Group
Bald Eagle	<i>Haliaeetus leucocephalus</i>	BGEPA/MBTA	Bird
Migratory Birds	N/A	MBTA	Bird
Whooping Crane	<i>Grus americanus</i>	Experimental/MBTA	Bird
Eastern Massasauga	<i>Sistrurus catenatus</i>	Threatened	Reptile
Indiana Bat	<i>Myotis sodalis</i>	Endangered	Mammal
Northern Long-eared Bat	<i>Myotis septentrionalis</i>	Endangered	Mammal
Monarch Butterfly	<i>Danaus plexippus</i>	Proposed Threatened	Insect
Poweshiek skipperling	<i>Oarisma poweshiek</i>	Endangered	Insect

The mining area is located within the vicinity of suitable nesting habitat for bald eagle and migratory birds. No bald eagle nests have been observed within the property (inclusive of the proposed mining area) nor were any bald eagles observed flying over or perched on the property. If non-agricultural vegetation removal will occur during the approximate bald eagle nesting season (January 15 to July 31) and/or the migratory bird nesting season (April 15 to August 15), a nest survey is recommended prior to the start of project activities.

To: Reuben Maxbauer (Edw. C. Levy Co.)
From: Fran Thompson and Shaughn Barnett (Barr Engineering Co.)
Subject: Natural Resources Characterization and Potential Impacts Summary of Potential Sand and Gravel Mine – Springfield Township, MI
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Potential stopover habitat for whooping crane is located within the line-of-sight of mining activities, consisting of scattered wetland areas. However, mining activities are not anticipated to adversely impact this species. Areas outside the property provide equal and/or better stopover habitat, and whooping crane would likely use those areas during migration and mining.

The mining area is located within the Eastern Massasauga Rattlesnake (EMR) range but located outside of Tier 1 and Tier 2 EMR habitat. Tier 1 areas are areas known to be occupied by EMR or highly likely to be occupied by EMR. Tier 1 EMR habitat is present west of the mining area within high-quality interconnected wetland and upland areas of the property. Shrub swamps and emergent marsh habitat within the mining limits exhibit low-quality habitat for this species and are isolated from higher-quality continuous wetlands located to the west. Due to nearby Tier 1 EMR habitat, general USFWS best management practices (BMPs) are recommended, including use of wildlife safe materials for erosion control, to prevent take and reduce agency concerns with impacting EMR.

The property is located within the range of Indiana Bat and Northern Long-eared Bat (NLEB) and may contain suitable roosting habitat. Tree removal is proposed to occur during the project, but is limited to small, forested patches, occasional trees in wetland areas, and hedgerows within the mining area. It is recommended to perform any necessary tree removal outside the summer occupancy period (i.e., perform tree removal from October 1 to March 31) and to use downward-facing lights and/or direct temporary lighting away from suitable roosting habitat during the active season from April 1 to September 30 to avoid potential impacts to roosting bats.

Milkweed was not identified in the May 2023 vegetation assessment. As a result, no effect to the Monarch Butterfly is expected, as the larval stage of this species is dependent on Milkweed and no Milkweed is anticipated to be impacted.

The host plants for Poweshiek Skipperling are found exclusively within prairie fen habitat in Michigan which is not present within the mining area. No potential host plants for this species were identified during the May 2023 vegetation assessment. Fen habitat is located west of the mining limits; however, fen habitat is not anticipated to be impacted by mining activities with mining impacts limited to active agriculture, pasture, and low-quality shrub swamps and emergent marsh areas. Additionally, as discussed in Barr's Technical Memorandum re: *Hydrogeologic Evaluation of Potential Sand and Gravel Mine – Springfield, Township, MI* dated May 15, 2025, potential changes to groundwater levels from mining are not expected to result in changes to hydrology of wetlands or other water bodies. Therefore, no effect to Poweshiek Skipperling is anticipated.

Additional coordination with USFWS is recommended early in the project permitting process to identify any agency concerns with federally-protected species.

3.2 State-Listed Species

The purpose of the state-listed species review was to assess the potential for adverse impacts to species protected by the Michigan Natural Resources and Environmental Protection Act (NREPA). The MNFI database information was searched to identify any state records of T&E species within the property, and field data collected from the floristic quality assessment and endangered plant survey conducted in May 2023 were reviewed.

During the field visit, plant lists were completed for various representative wetland and upland areas. Database information obtained from MNFI as of March 2024 identified 13 state-listed species and one natural community type with element occurrences, within the vicinity of the property (see Table 2). Element occurrences are defined as a documented, field-verified occurrences of species and natural communities that have been recorded in MNFI's database.

Table 2 State-Listed Species Summary

Common Name	Scientific Name	State Status	Group
Prairie Fen Natural Community	N/A	N/A	Natural Community
Blanding's Turtle	<i>Emydoidea blandingii</i>	Special Concern	Reptile
Eastern Massasauga	<i>Sistrurus catenatus</i>	Threatened	Reptile
Copper-bellied Water Snake	<i>Nerodia erythrogaster neglecta</i>	Endangered	Reptile
Pickerel Frog	<i>Lithobates palustris</i>	Special Concern	Amphibian
Small-mouthed Salamander	<i>Ambystoma texanum</i>	Endangered	Amphibian
Poweshiek skipperling	<i>Oarisma poweshiek</i>	Endangered	Insect
Huron River Leafhopper	<i>Flexamia huroni</i>	Endangered	Insect
Blazing Star Borer	<i>Papaipema beeriana</i>	Special Concern	Insect
Rainbow	<i>Cambarunio iris</i>	Special Concern	Mussel
Goldenseal	<i>Hydrastis canadensis</i>	Threatened	Plant
Hairy Angelica	<i>Angelica venenosa</i>	Special Concern	Plant
Mat muhly	<i>Muhlenbergia richardsonis</i>	Threatened	Plant
White Lady Slipper	<i>Cypripedium candidum</i>	Threatened	Plant

Suitable habitat for Goldenseal may be present within forested areas of the property located west of the mining area where this species was identified during a vegetation survey in 2002. However, there is no suitable habitat for Goldenseal within the mining area which consists of active agriculture, pasture, and isolated low-quality wetlands. Suitable habitat for Pickerel Frog and Blanding's Turtle may be located within the mining area; however, these areas consist of low-quality shrub swamps and emergent marsh habitat that are surrounded by agriculture and pasture and are isolated from higher-quality continuous habitat located to the west of the mining area. Overall habitat quality and the risk of impacting these species is considered low. Exclusionary fencing or other exclusionary measures may be an option to prevent Blanding's Turtle from using the mining limits for traversal. Copper-bellied Water Snake can use the above wetland types; however, these areas are surrounded by active agriculture and pasture and are isolated from larger wetland-upland complexes. This species generally requires forested areas interconnected to suitable aquatic and wetland types which are not present within the project area. Impacts to this species are not anticipated.

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Small-mouthed Salamander are predominantly associated with vernal woodland pools floodplain areas with sufficient leaf litter and woody debris. Areas within the project footprint are not ideal for this species. Marsh and swamp areas within the project footprint are isolated and adjacent areas are unlikely to provide suitable habitat for this species. Impacts to this species are not anticipated.

The Prairie Fen Natural Community, Poweshiek Skipperling, Huron River Leafhopper, Blazing Star Borer, Hairy Angelica, Mat Muhly, and White Lady Slipper are not anticipated to be impacted by project activities. These species and natural community are found predominantly within high-quality prairie and/or prairie fen habitat that are not present within the mining limits. Impacts to these species and natural community are not anticipated.

The Rainbow mussel is found exclusively within riverine habitats which are not present within the mining limits. No impacts to this species are anticipated.

Additional coordination with EGLE is recommended early in the project permitting process to identify any agency concerns with state-protected species.

4 Wildlife Habitat

Wildlife observed during field surveys (2002 by KME and 2023 by Barr) included sandhill cranes, red-tailed hawks, mallard ducks, Canada geese, whitetail deer, ruffed grouse, green and northern leopard frogs, wild turkey, a Blanding's turtle, and a wide variety of songbirds. Evidence of use of the property by muskrats, crayfish, raccoons, and groundhogs was also observed. The highest quality wildlife habitat – the areas containing physical characteristics within which wildlife can easily access basic life cycle requirements such as shelter, nesting, foraging, and water – was found in the continuous forested area in the southwest part of the property.

5 Summary

Potential impacts from the proposed mine plan to resources were evaluated. Assessments were completed to evaluate the significance of potential impacts to resources resulting from mine development. The assessments considered the relative extent of direct and indirect impacts to protected species as well as regulated and/or locally special or unique natural features.

5.1 Wetlands/Natural Features

The mine plan proposes no direct impact to the approximately 163-acre protection overlay district within the property boundary. This area contains the highest quality wetlands and natural features (woodlands, streams, lake) on the property. Further, no direct impacts to streams are proposed.

The proposed mining area will directly impact 11 non-EGLE-regulated wetlands totaling 5.51 acres.

The potentially impacted wetland functions associated with direct wetland impacts include stormwater attenuation, wildlife habitat, erosion control, and water quality treatment. Impacts to these functions are unlikely to adversely affect the surrounding local environment because there will be no runoff from the mining area (drainage will be inward) and there is ample high-quality habitat suitable for wildlife west of the mining area within the property.

The potential for indirect impacts to wetlands and surface water features that will remain after mining was also assessed and is anticipated to be insignificant. Proposed grading within the mining area near

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Wetland V (an EGLE-regulated wetland that is perched above the water table) will maintain or increase the overall drainage area to the wetland. It is recommended that final, detailed grading plans incorporate drainage swales to direct runoff from adjacent upland areas to Wetland V. Wetland and surface water hydrology for other features adjacent to the proposed mining area are largely driven by shallow groundwater flow. As discussed in Barr's Technical Memorandum re: *Hydrogeologic Evaluation of Potential Sand and Gravel Mine – Springfield, Township, MI* dated May 15, 2025, potential changes to groundwater levels from mining are not expected to result in changes to hydrology of wetlands or other water bodies.

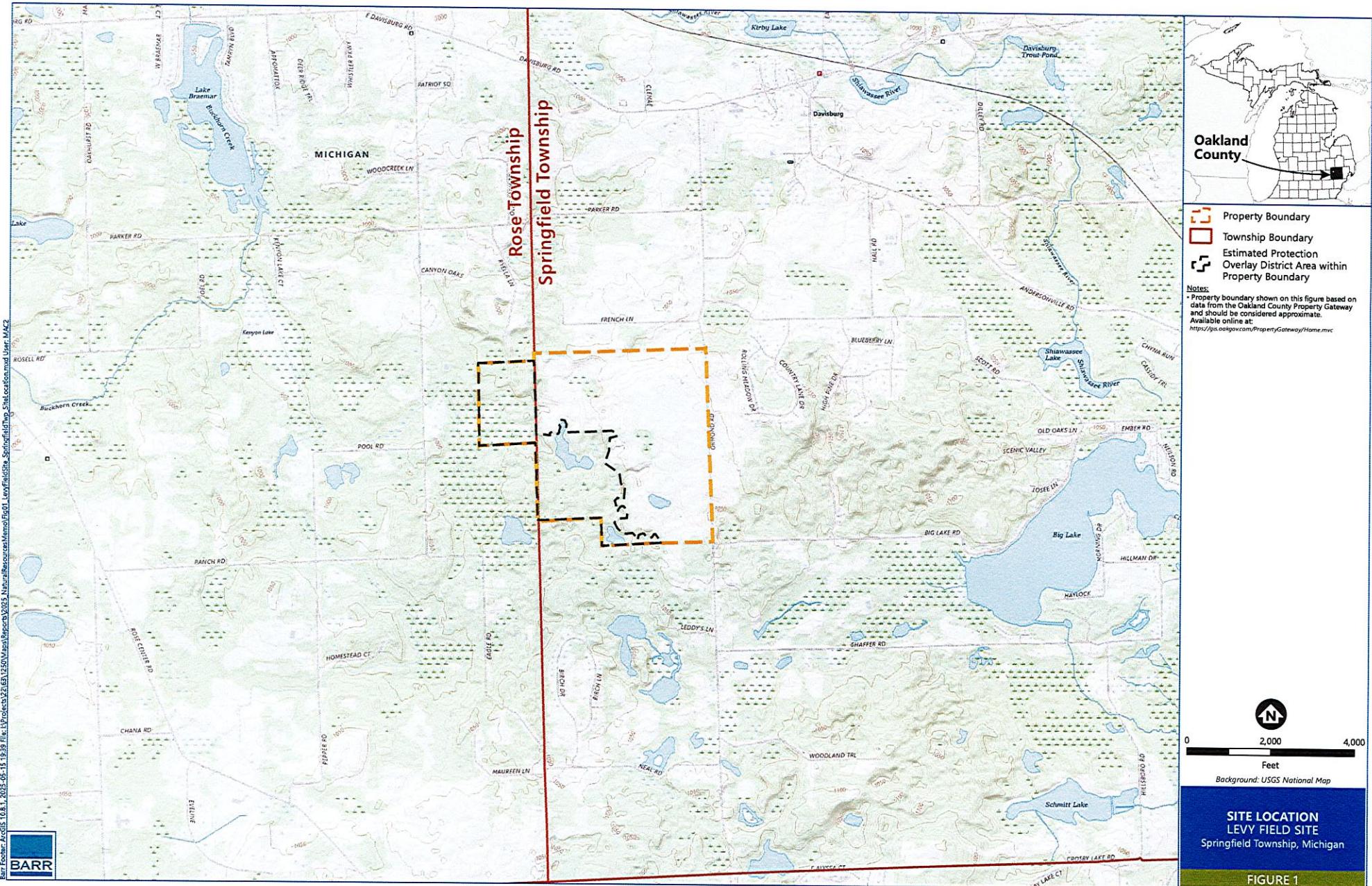
The potential for soil erosion discharge to deposit sediments from the mining area into the remaining wetlands on the property is minimal based on the porosity of the soils, but this can be addressed through site grading that keeps bare slopes draining into the mining area and through post-mining restoration.

5.2 Threatened and Endangered Species

Proposed mining is concentrated in areas with actively cultivated fields, degraded formerly cultivated old fields, isolated wetland areas, and scattered brush and trees. These areas have limited habitat to support federal- or state-protected species; however, there is potential for them to be located within the mining area, given they are known to occur within the surrounding landscape. If any listed species are encountered, impacts to T&E species are anticipated to be avoidable through BMPs. Further, with the anticipated minimal impacts to groundwater hydrology, indirect impacts to protected species habitats outside the mining area are not expected to be significant. Additional coordination with USFWS and EGLE are recommended early in the project permitting process to identify any agency concerns with protected species.

5.3 Wildlife Habitat

The project will result in direct and indirect impacts to habitat and subsequently to wildlife; however, the highest-quality habitat is contained within the protection overlay district, and the proposed mining area is currently active farmland, degraded old field, and small isolated wetlands. Because of the avoidance of impact to the higher-quality habitat within the protection overlay district, proposed mining is determined to not have a significant impact on the diversity or quality of local wildlife populations.



Amanda Steward

From: Stephanie Osborn <sosborn@giffelswebster.com>
Sent: Wednesday, May 28, 2025 9:09 PM
To: Bob Doyle; Christine Rogers
Cc: Reuben Maxbauer; Kayla Deciechi; Julia Upfal
Subject: [EXTERNAL] RE: Last night's meeting
Attachments: 2025 05 27 GW Burroughs slides.pptx

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,

Thanks for sending your presentation, and for so thoroughly walking the community through your processes. I think it was really beneficial for everyone to hear all of the information you and the team provided.

I've attached my presentation for you here. Julia and I will also be in touch about next steps.

Best,
 Stephanie

From: Bob Doyle <Bob.Doyle@smithgroup.com>
Sent: Wednesday, May 28, 2025 2:13 PM
To: crogers@springfield-twp.us; Stephanie Osborn <sosborn@giffelswebster.com>
Cc: Reuben Maxbauer <RMAXBAUER@edwclevy.net>; Kayla Deciechi <kdeciechi@levynet.com>
Subject: Last night's meeting

Christine and Stephanie-

For your records, attached is the presentation we gave last night. We appreciate the opportunity to talk to the commission and to the public about the proposal and are hopeful that we can address the concerns raised. For example, the team is doubling back on earlier discussions about the haul route to examine the potential for an alternative.

We are well underway with the additions to the plans to meet the final site plan requirements, and Stephanie's slides provided a great summary. Can we get a copy of those?

I will call Christine to further coordinate delivery of the next submittal and the posting of the public hearing notice.

Thanks!

BOB DOYLE

Landscape Architect, ASLA
Senior Principal

SmithGroup

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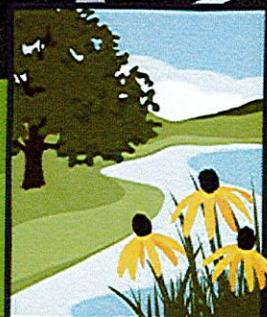
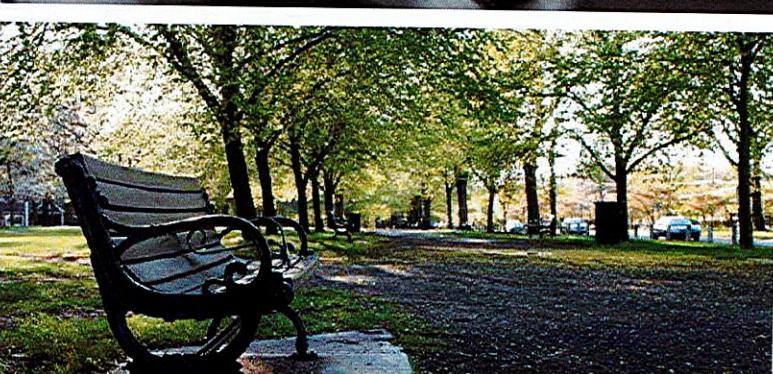
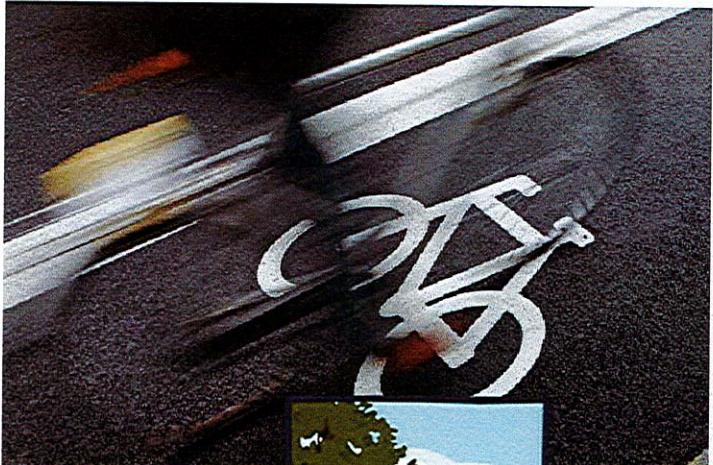
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giffels  webster



Planning Commission Meeting

May 27, 2025



SPRINGFIELD
CHARTER TOWNSHIP



Agenda

Public Hearings:

- None

Old Business:

- Final Site Plan/SLU: 8105 Big Lake Road Major Auto Repair

New Business:

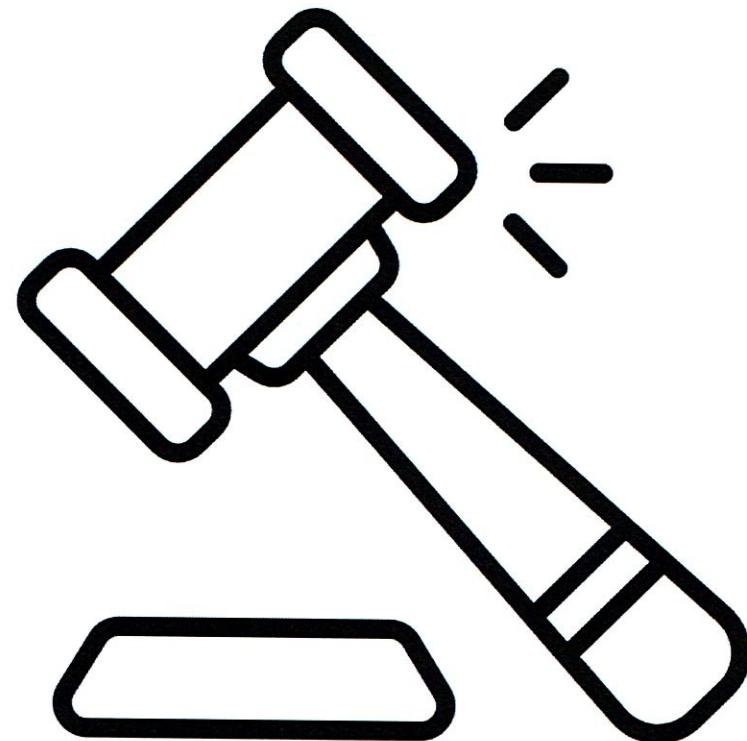
- Prelim Site Plan/SLU: Burroughs Material Mining – Ormond Road
- ClearZoning Project Discussion

PC Action – Preliminary Site Plan Review

PC shall provide feedback on the proposed development for final site plan submission.

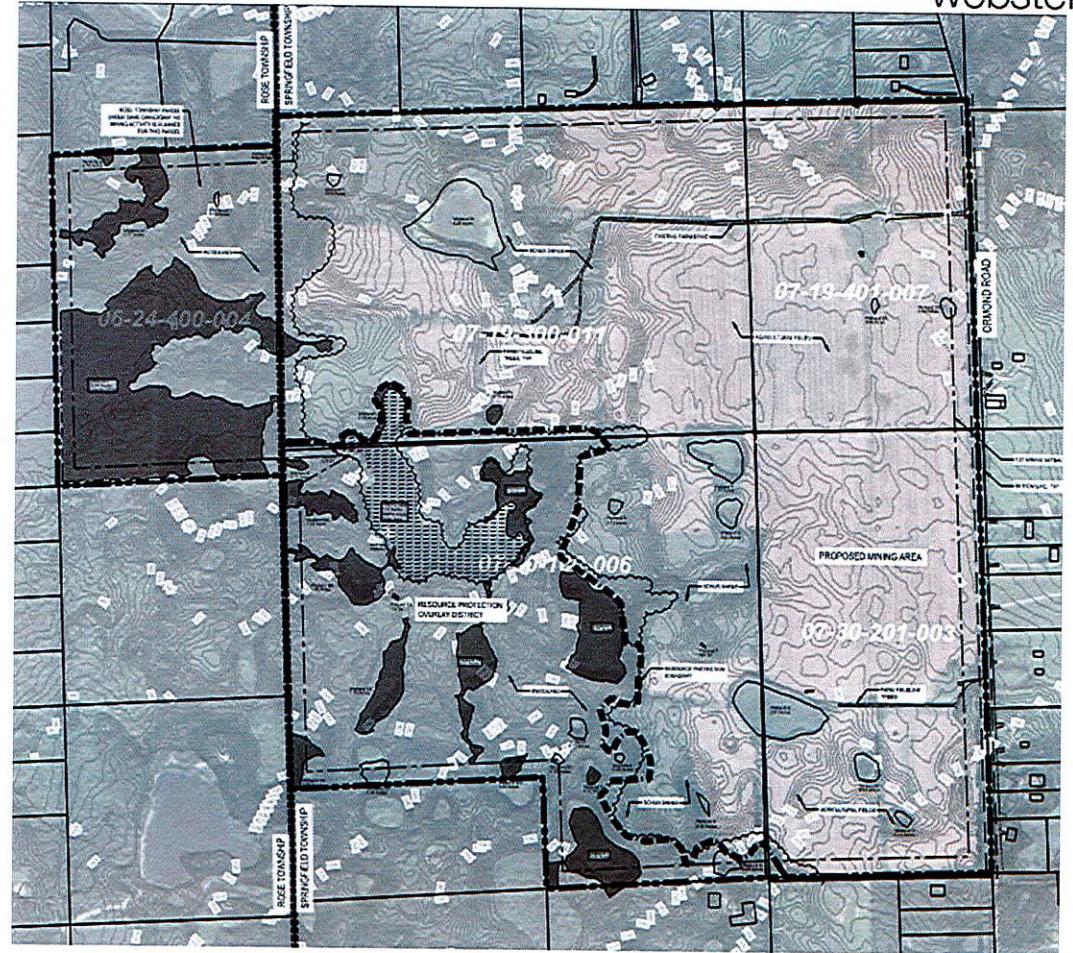
A public hearing will be held at a later meeting

SLU and Site Plan will be reviewed again at a later meeting, and a recommendation made to the Township Board



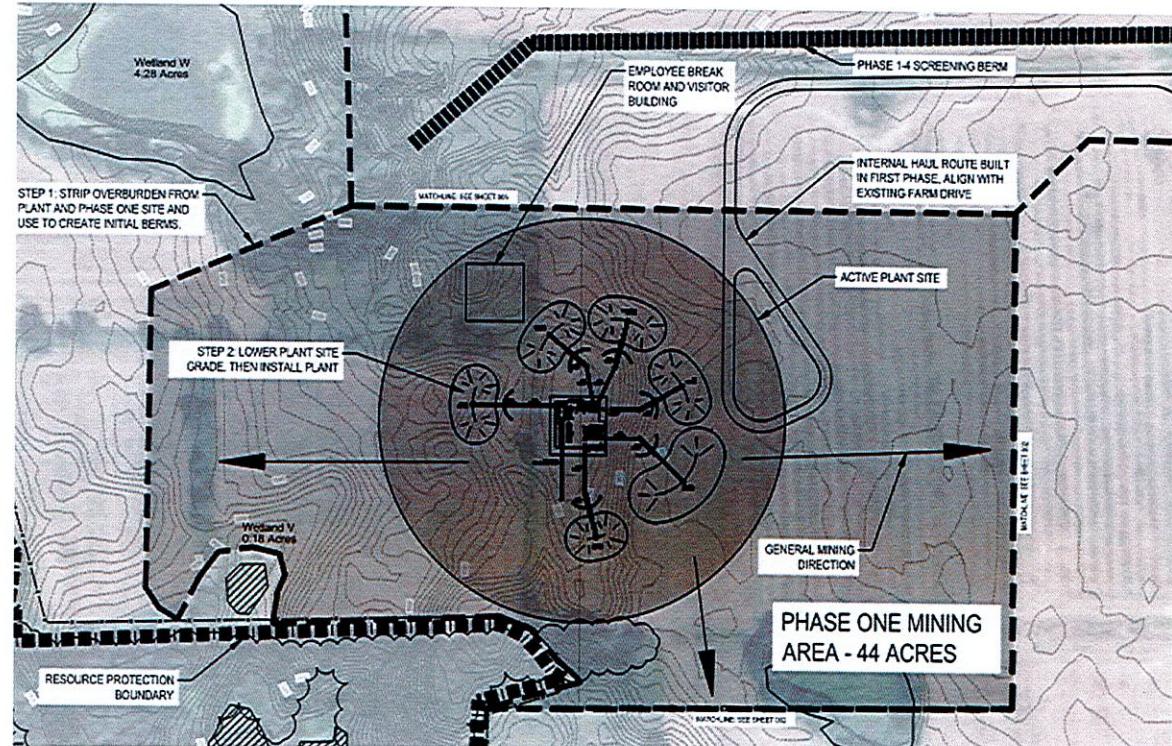
Project Overview

- 422 acres in Springfield, 60 acres in Rose Twp
- 20 years/5 phases
- Wet mining → 60k-665k cubic yd per year
- Site improvements
 - Scale office
 - Employee break room
 - 6 parking spaces
 - Truck scale lane
 - Internal hauling route
 - Portable processing plant
 - Processing equipment
 - Access from Ormond



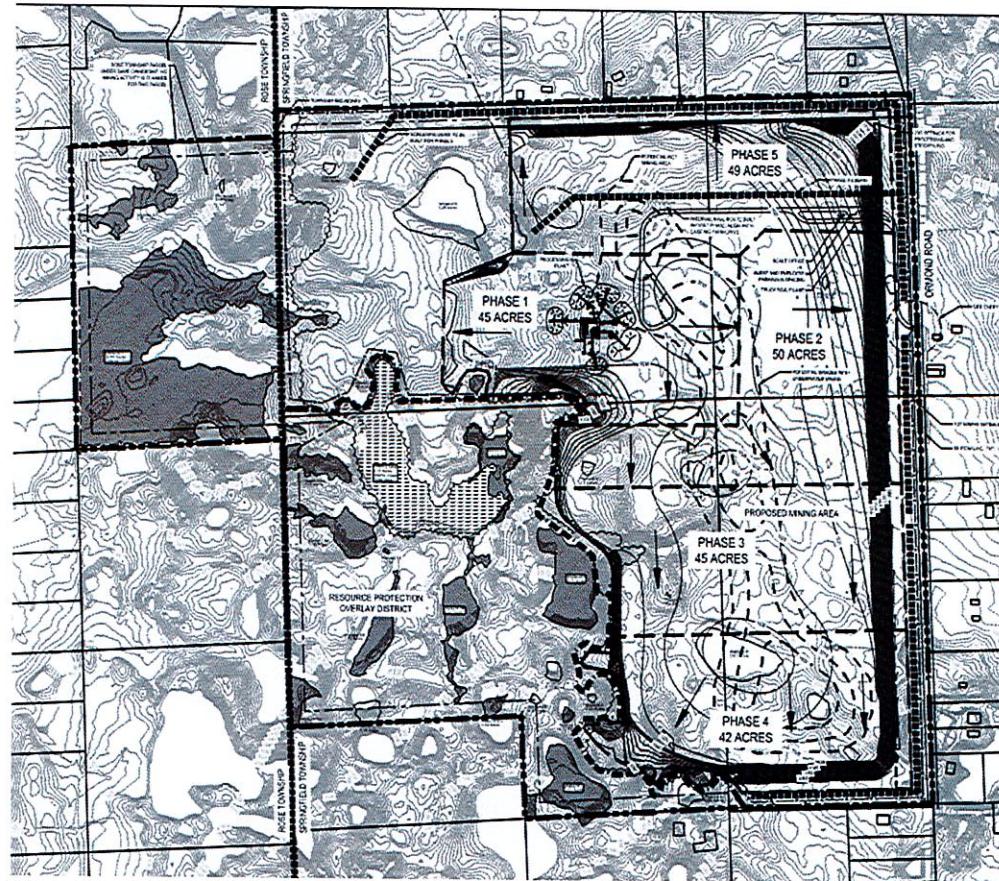
Project Processes

- Dredging with front-end loaders
- Dragline crane, hydraulic crane, floating dredge used to remove the raw aggregate → lake creation
- Stockpiling of aggregate on pit floor for drying
- Conveyor or truck transport to processing area
- Wash plant uses closed-loop system
- No explosives



Extraction in Michigan

- PC discretion is limited for extraction uses per MZEA
- Extraction can be regulated but cannot be prohibited unless they are determined to be of “very serious consequence”
- Review process for extraction uses:
 - Site plan
 - SLU
 - Annual permitting

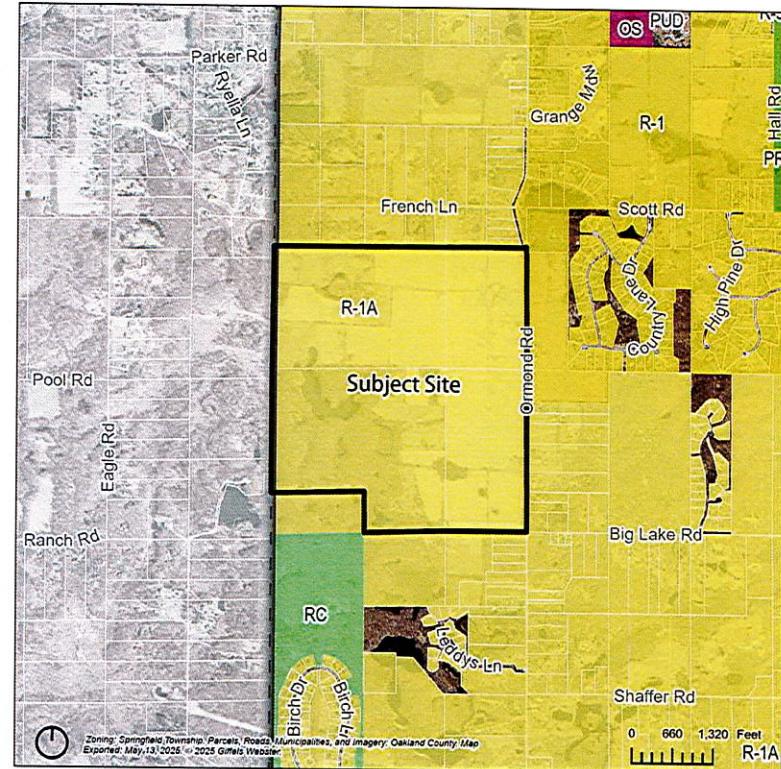


SLU/Site Plan: Ormond Rd.

giffels webster

Background

- Zoned: R-1A
- FLU: Low Density Residential
- 244 acres
- Proposed use: gravel and sand mining
- Adjacent land uses:
 - North: R-1, Single-Family
 - South: R-1A, Agriculture
 - East: R-1, R-1A, Single-Family
 - West (Rose Twp): AG/RP, and R-1R, Residential



Preliminary Site Plan Review for Burroughs Material Mining

giffels  webster

- **Application Materials:** Many submitted with preliminary after review was completed
- **Use:** Permitted as SLU
- **Dimensional Standards:** Compliant, **need building elevations and floorplan**

Mineral Mining Standards and Permits

giffels  webster

- **Market Information:** Submitted, included in packet
- **Proof of no serious consequences:** See application responding to 6 factors for very serious consequences in MCL
- **SLU Approval:** SLU standards response provided
- **Area being mined:** Biggest phase is phase 2 at 50 acres; permitted to mine up to 97.6 acres at a time (40% of 422 acres)
- **Administrative review:** Letter from Twp attorney forthcoming

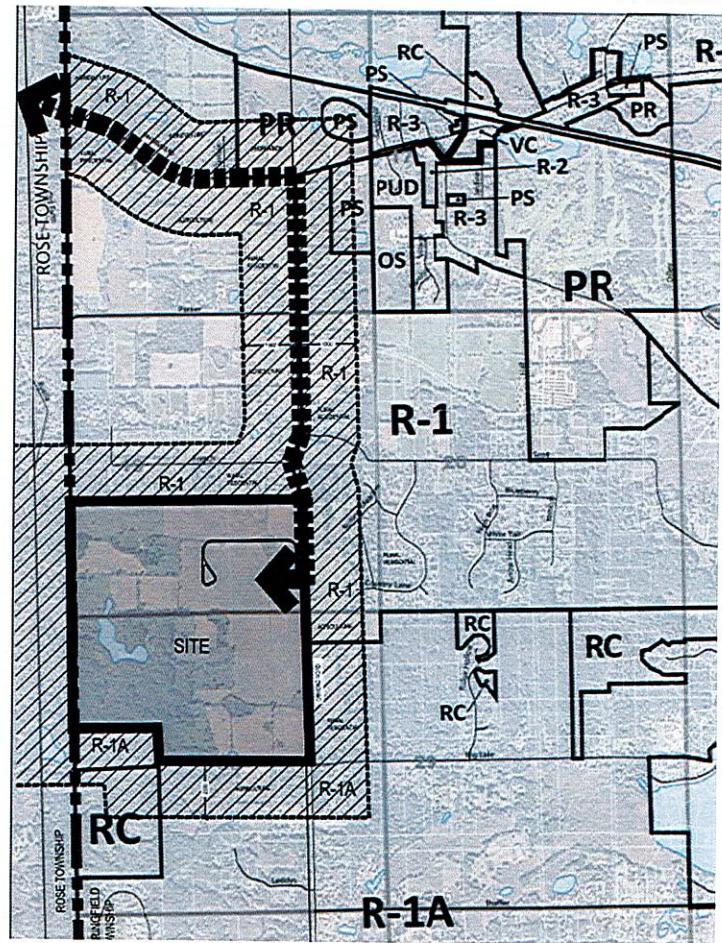
Application procedure for mining permit

- **Permit timeline:** Letter from attorney forthcoming
- **Reclamation plan:** Applicant shall provide, and include details about:
 - the phasing,
 - concept of the lake area,
 - residential area,
 - any recreation/open areas,
 - proposed roads

Standards, required improvements, and reclamation

- **Fence:** 4 ft. required around mining area; security fence is proposed but details have not been provided
- **Hours of operation:** Applicant confirmed compliance with hours (6am-7pm* M-Sat); **note should be added to plans**
- Access: Via Ormond Rd; Truck
- Road maintenance: Applicant has agreed to maintain internal roads; **note should be added to plans**

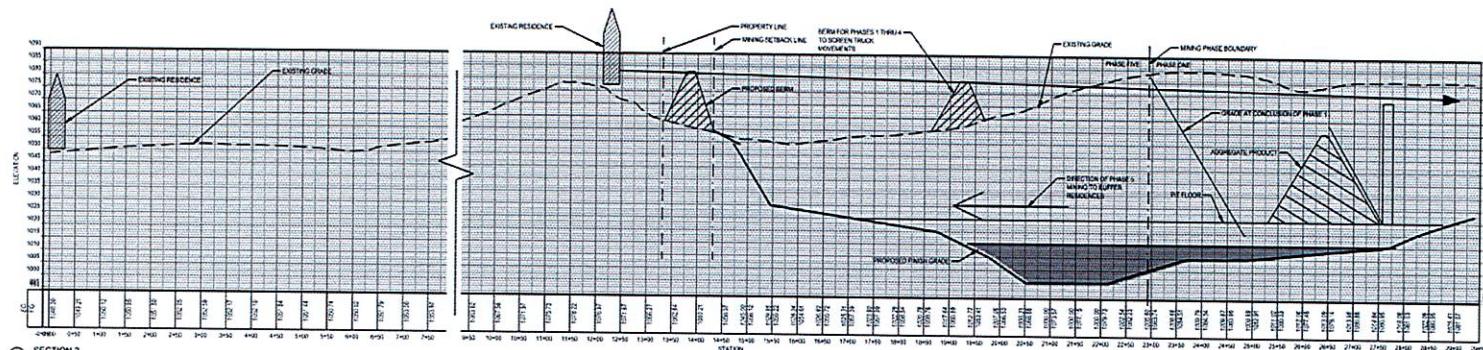
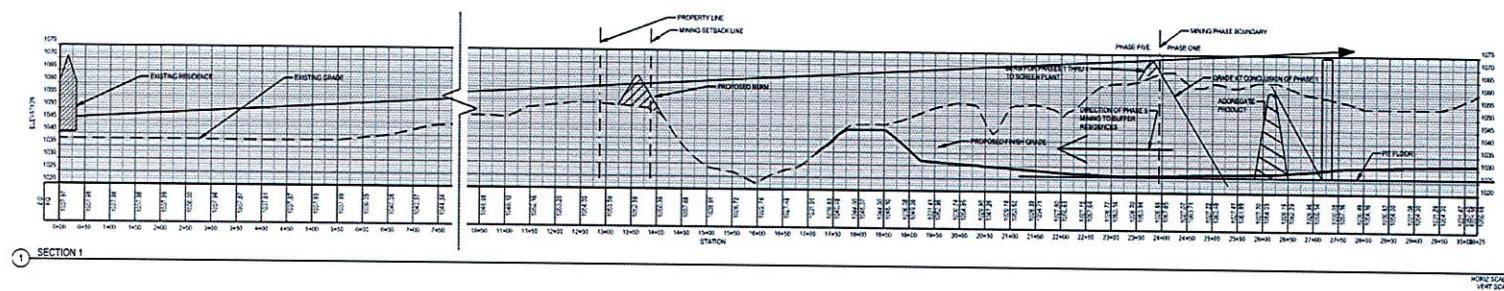
*8pm during daylight savings



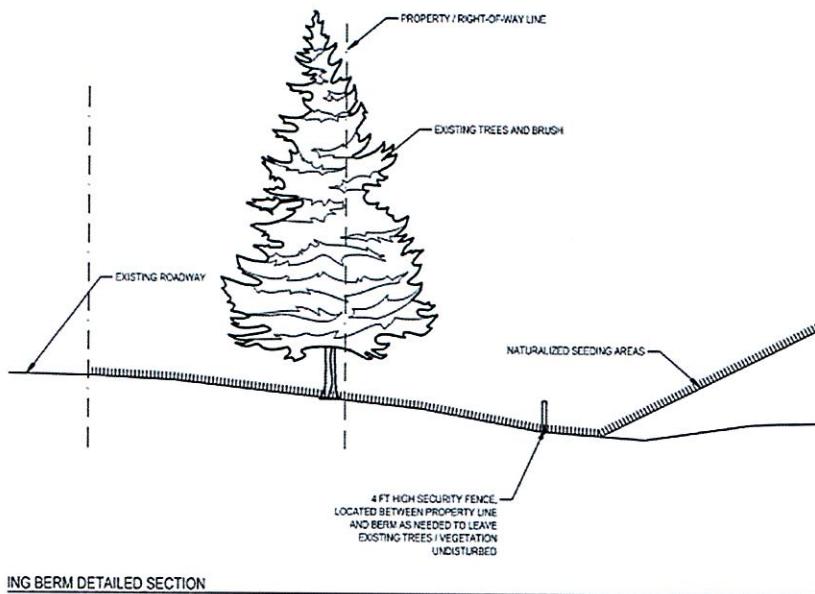
Standards, required improvements, and reclamation

- **Equipment and facilities:** Processing equipment located below surface grade; use of berms for visual screening, fugitive dust control; **Nuisance mitigation and machinery and vehicle details may be requested**
- **Noise:** No information about noise has been provided; Applicant has agreed to comply with noise standards
- **Lighting:** No lighting or photometric plan has been provided

Standards, required improvements, and reclamation



Site Standards

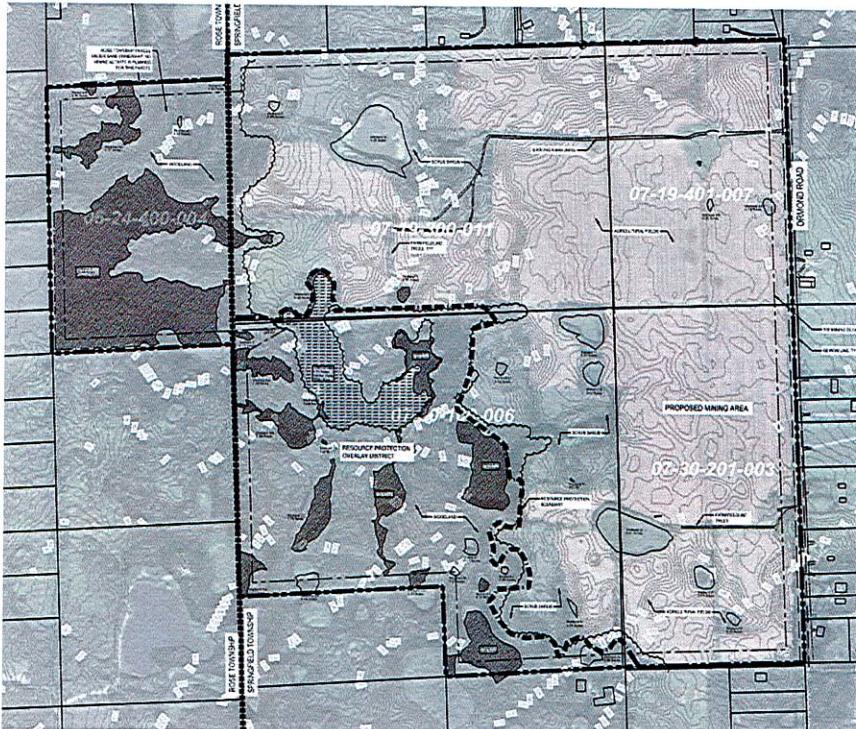


- **Landscaping:** Landscaping plan needed, berm details provided; PC to determine if screening is sufficient
- **Parking lot:** One tree needed
- **Frontage:** Confirm frontage and provide trees
- **Landscaped area:** 10+% due to resource protection area
- **Waste management:** No dumpster proposed; explain how waste will be managed

Site Standards

- **Access management:** Need dimensioned entrance with location approved by RCOC; taper lanes
- **Pedestrian access:** Applicant to provide information on pedestrian travel throughout the site
- **Parking:** Provide parking layout, dimensions, surfacing, etc. on plans
- **Lighting:** No lighting proposed; photometric and lighting details needed
- **Architectural standards:** No building elevations have been provided; PC may waive standards as there will be no visual impact from a public ROW

Site Standards



- **Resource protection area:**
Southwest portion of the site with no construction proposed
 - PC may wish to discuss the boundaries of the protected area
 - Applicant shall provide note that mitigation measures will be provided for any lost resources in the priority protection area as agreed upon by the Township Board

Site Standards

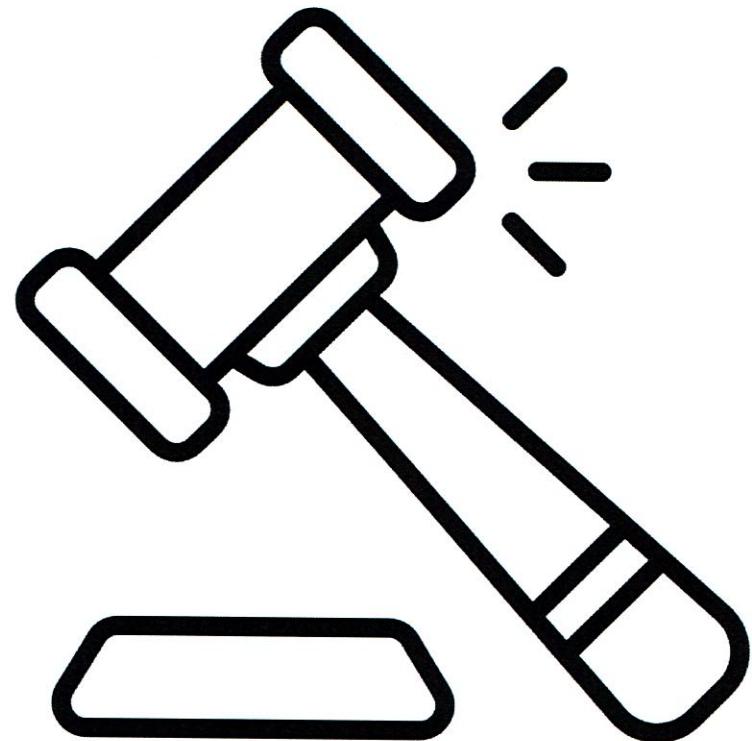
- Natural features inventory required
 - Nest survey if vegetation removal will occur between Jan 15 and August 15
 - Tree removal from Oct 1 to March 31
 - Use of downward facing temporary lights from April 1 to Sept 30
 - Use of USFWS best management practices, specifically use of wildlife safe materials for erosion control
 - Management of invasive species on the site
- **Buffer zones:** 25' required; this shall be provided

PC Action – Preliminary Site Plan Review

PC shall provide feedback on the proposed development for final site plan submission.

A public hearing will be held at a later meeting

SLU and Site Plan will be reviewed again at a later meeting, and a recommendation made to the Township Board



Amanda Steward

From: Maxbauer, Reuben <RMAXBAUER@edwclevy.net>
Sent: Tuesday, June 3, 2025 7:54 AM
To: Chris Comstock
Cc: Ric Davis
Subject: [EXTERNAL] 2002 DEQ Wetland Assessment Report
Attachments: DEQ WAP Ltr 10.18.02[29].pdf

You don't often get email from rmaxbauer@edwclevy.net. [Learn why this is important](#)

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Good morning,

Chris and Supervisor Davis, attached, please find the 2002 DEQ Wetland Assessment Report for BMC's Field/Ormond Road property. Please note, this assessment is in reference to the entirety of the property, not only the area BMC proposes to mine.

Thank you,
Reuben

02038



JOHN ENGLER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF ENVIRONMENTAL QUALITY
SOUTHEAST MICHIGAN DISTRICT OFFICE



RUSSELL J. HARDING
DIRECTOR

October 18, 2002

Burroughs Materials Company
51445 West 12 Mile Road
Wixom, MI 48393

ATTENTION: Mr. Ed Clements

Dear Mr. Clements:

SUBJECT: Wetland Assessment Report
Wetland Assessment File Number: 02-63-0028-WA

The Department of Environmental Quality (DEQ) conducted on September 19, 2002, a Level 3 Wetland Assessment on property (property tax identification number 06-24-400-004) located in Town 04N, Range 07E, Section 24, within Rose Township, Oakland County. The assessment was conducted in accordance with Part 303, Wetland Protection of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (NREPA); and Rule 4, Wetland Assessments (R 281.924) of the Administrative Rules for Part 303. This is a report of our findings in response to your wetland assessment application.

The DEQ staff observed all of the flagged boundaries with your consultant Woody Held of King and MacGregor Environmental, Inc, as requested in your wetland assessment application. Based on our on-site investigation, which included review of plant communities, hydrologic indicators, and soils of the assessment area, and an in-office review of other pertinent information, **the DEQ finds the subject parcel contains state-regulated wetlands and a state-regulated lake**. The DEQ is in agreement with all boundaries as flagged. Enclosed is a site map of the assessment area that was created by combining information from your consultant and the DEQ. This map identifies all state-regulated wetlands, one state regulated lake, non state-regulated wetlands, and non regulated upland areas within the assessment area.

The areas below have been identified as state-regulated wetland, or as a state-regulated lake on the site map.

1. Wetlands AA, AC, BB, B, CC, D, EE, E, FF, F, GG, G, HH, H, II, K, L, LE, V.
2. One State-regulated lake consisting of 9.15 acres.

RECEIVED
OCT 23 2002

Burroughs Materials Company
Page 3
October 18, 2002

Your assessment area does not appear to be within those areas also regulated by the USACE. However, should you desire more information, please contact the USACE at 313-226-2218.

This assessment report is limited to findings pursuant to Part 303 and does not constitute a determination of jurisdiction under other DEQ administered programs. Any land use activities undertaken on the assessed parcel may be subject to regulation pursuant to the NREPA under the following programs:

Floodplain Regulatory Authority found in Part 31, Water Resources Protection
Part 91, Soil Erosion and Sedimentation Control
Part 301, Inland Lakes and Streams

The findings contained in this report do not convey, provide, or otherwise imply approval of any governing act, ordinance, or regulation, nor does it waive the obligation to acquire any applicable state, county, local, or federal approval or authorizations necessary to conduct any possible activities. This assessment report is not a permit for any activity that requires a permit from the DEQ.

The findings contained in this report are binding on the DEQ until September 19, 2005, a period of three years from the date of the assessment unless a reassessment is conducted. Please contact me if you have any questions regarding this assessment report.

Sincerely,

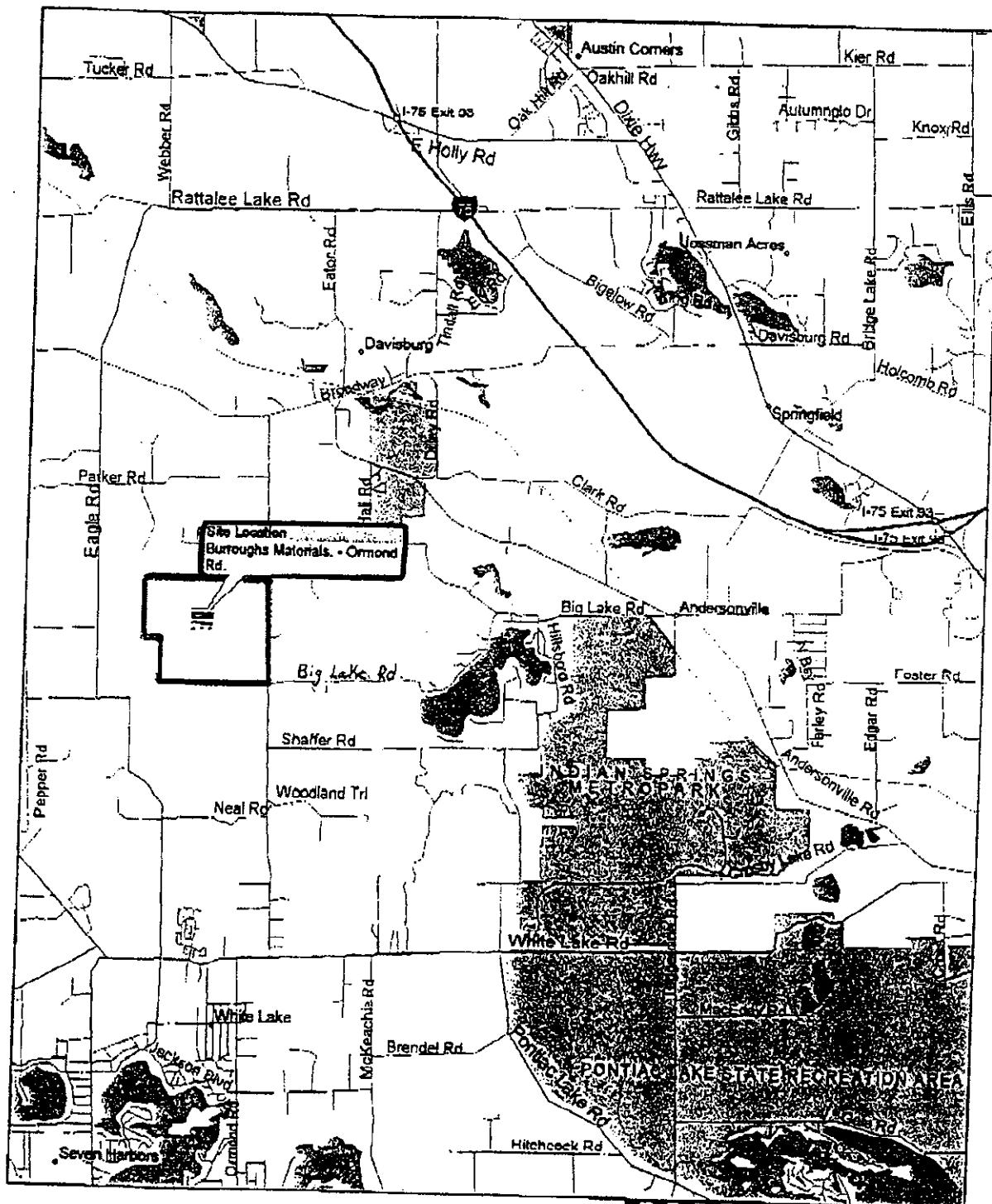


Mary Vanderlaan
District Supervisor
Geological and Land Management Division
734-953-1465

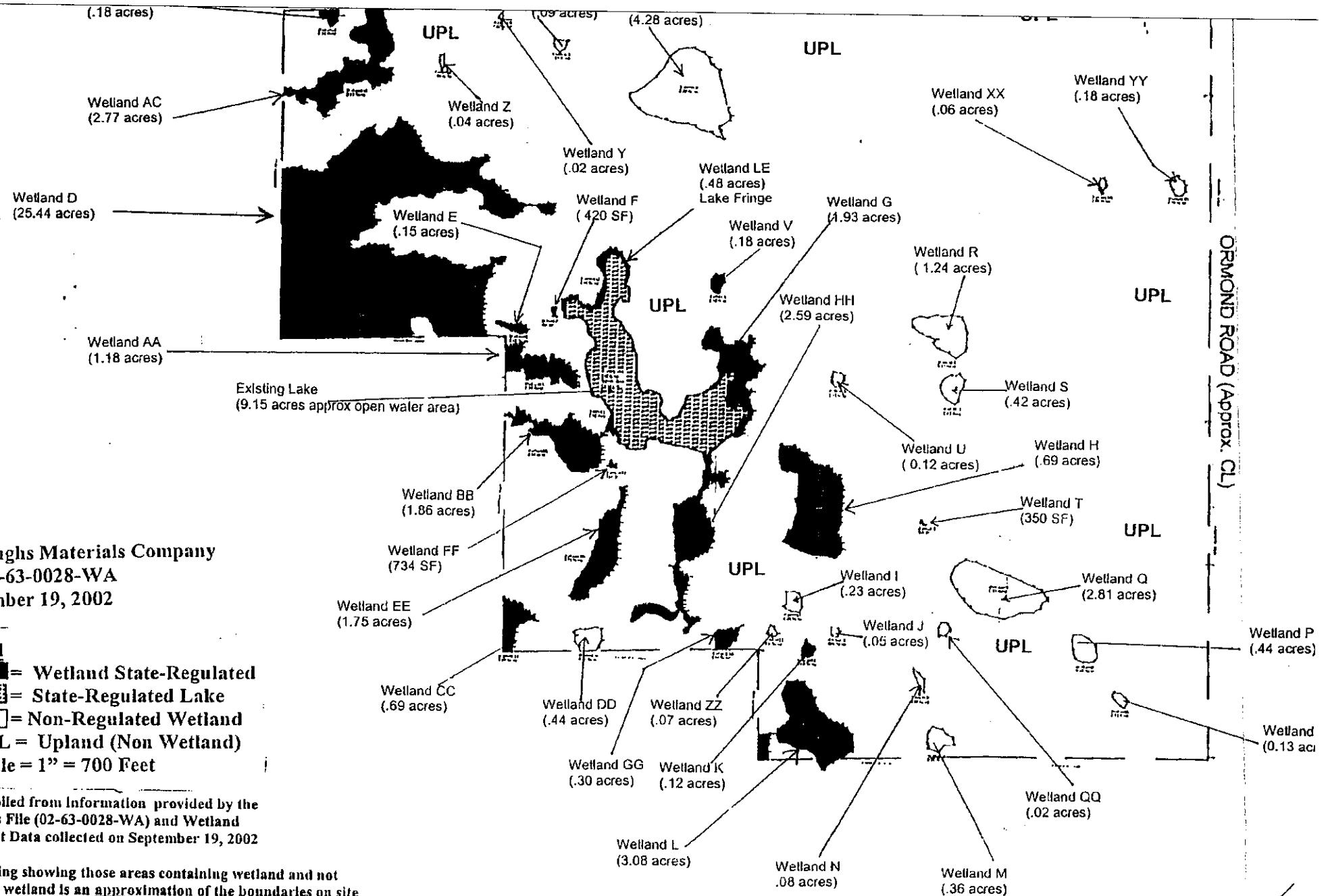
Enclosures

cc: Mr. Woody Held, King and MacGregor Environmental, Inc.,
Ms. Wendy Veltman, DEQ
Mr. Todd Losee, DEQ

Location Map Burroughs Materials - Ormond Rd.



Site
Burroughs Materials Company
File 02-63-0028-WA
September 19, 2002
482.0 Acres



Burroughs Materials Company
File 02-63-0028-WA
September 19, 2002

Legend

- = Wetland State-Regulated
- ▨ = State-Regulated Lake
- = Non-Regulated Wetland
- UPL = Upland (Non Wetland)
- Scale = 1" = 700 Feet

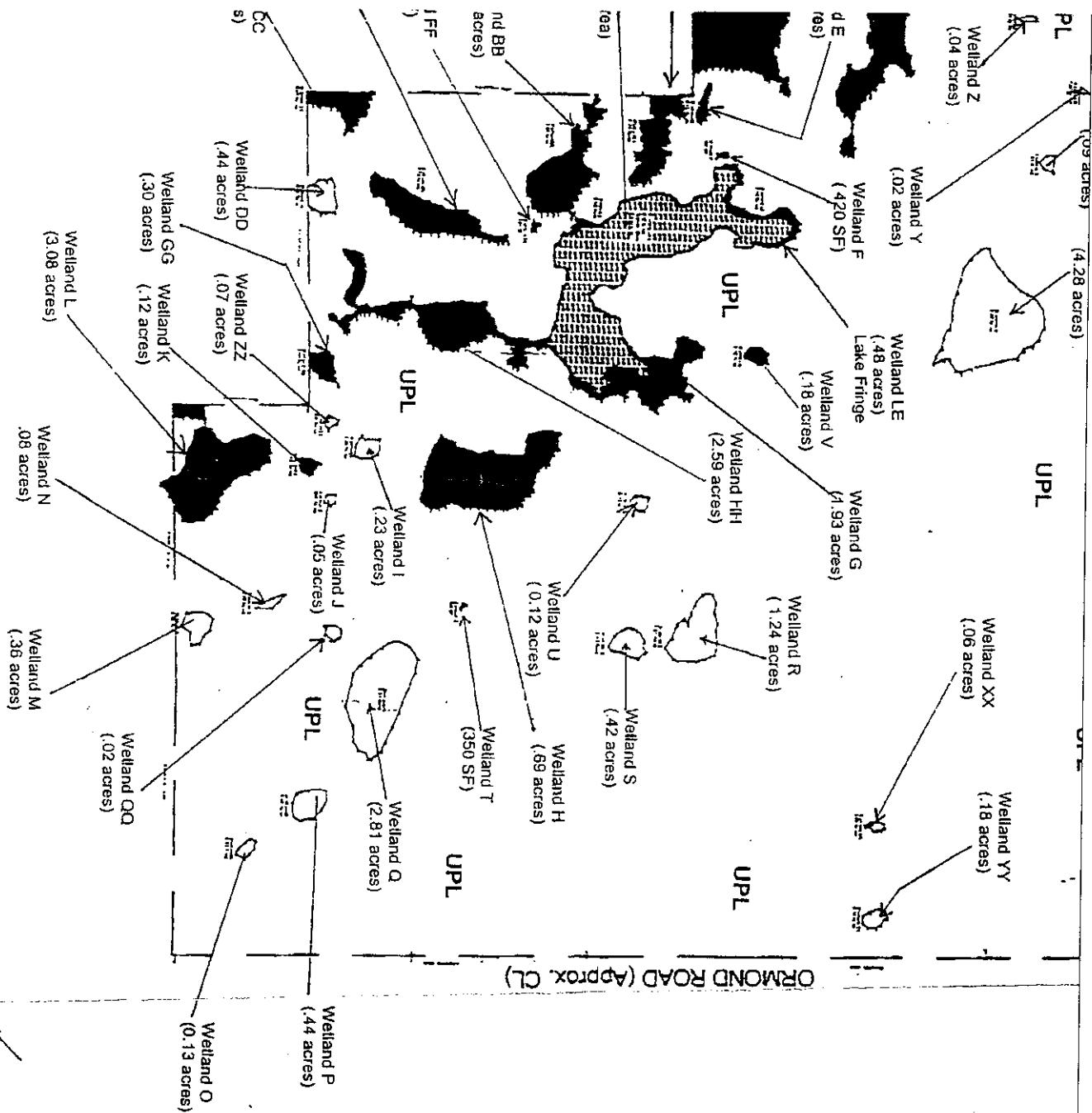
This drawing showing those areas containing wetland and not containing wetland is an approximation of the boundaries on site. Wetland boundaries should be surveyed to reflect a true representation of wetland and upland on site. This drawing does not authorize or permit activities requiring a permit in accordance with Part 303 of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended.

ORMOND ROAD (Approx. CL)

Wetland

(0.13 ac)

Mark



Mark L. Babin
9-19-2002

Amanda Steward

From: Ric Davis
Sent: Wednesday, January 22, 2025 9:48 PM
To: Jerry David; Maxbauer, Reuben; Gtomlin@RCOC.org
Cc: Christine Rogers; Jerry David
Subject: Re: **EXTERNAL**Gravel purchase and coordinated application Springfield Twp.

Jerry,

We can all meet and have scheduled a time on Friday at 12:30. See you there. Thank you
Ric Davis

Get [Outlook for iOS](#)

From: Jerry David <jdavid@springfield-twp.us>
Sent: Wednesday, January 22, 2025 4:28:05 PM
To: Maxbauer, Reuben <RMAXBAUER@edwclevy.net>; Ric Davis <rdavis@springfield-twp.us>; Gtomlin@RCOC.org <Gtomlin@RCOC.org>
Cc: Christine Rogers <crogers@springfield-twp.us>; Jerry David <jdavid@springfield-twp.us>
Subject: RE: **EXTERNAL**Gravel purchase and coordinated application Springfield Twp.

Hi everyone

I'm available on the dates/times listed below.

Friday, January 24th 12:00pm-1:30pm

Monday, January 27th 10:00am

Wednesday, January 29th 2:30pm

Thursday, January 30th 9:00am

Thank you, Jerry David



Jerry David, Facilities Manager
Springfield Township
12000 Davisburg Road
Davisburg, MI 48350
248-846-6507 direct
248-408-1900 cell

From: Maxbauer, Reuben <RMAXBAUER@edwclevy.net>
Sent: Thursday, January 16, 2025 1:10 PM
To: Ric Davis <rdavis@springfield-twp.us>; Gtomlin@RCOC.org; Jerry David <jdavid@springfield-twp.us>
Cc: Christine Rogers <crogers@springfield-twp.us>
Subject: [EXTERNAL] Re: **EXTERNAL**Gravel purchase and coordinated application Springfield Twp.

You don't often get email from rmaxbauer@edwclevy.net. [Learn why this is important](#)

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Ric,

Thank you for initiating. I will be interested to learn what materials and in what quantities Springfield requires. I am hopeful there will be a match between our production capabilities and the Township's needs. My availability is as follows:

Monday, January 20th 3:00pm
Tuesday, January 21st 10:00am-1:00pm
Friday, January 24th 12:00pm-1:30pm
Monday, January 27th 10:00am
Wednesday, January 29th 2:30pm
Thursday, January 30th 9:00am

Looking forward to getting together,
Reuben

From: Ric Davis <rdavis@springfield-twp.us>
Date: Tuesday, January 14, 2025 at 5:38 PM
To: Maxbauer, Reuben <RMAXBAUER@edwclevy.net>, Gtomlin@RCOC.org <Gtomlin@RCOC.org>, Jerry David <jdavid@springfield-twp.us>
Cc: Christine Rogers <crogers@springfield-twp.us>
Subject: **EXTERNAL**Gravel purchase and coordinated application Springfield Twp.

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

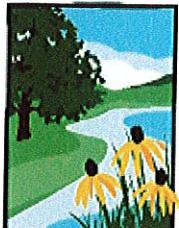
Gentlemen,

Thank you for today's productive discussion. I'd like to schedule a meeting to finalize and launch a plan for the gravel and grading of our roads. My primary goal is to negotiate a reduction in our current gravel costs from another source, enabling us to extend coverage to more roads this year. With collective effort, I am confident we can coordinate a cost-effective bulk purchase and delivery of gravel through the Levy Company, aligning it with the RCOC's scheduled application. This initiative has the potential to make a significant positive impact on our community, and I am eager to see it come together.

Please share your availability for a meeting at in the next week or two at your earliest convenience .

Respectfully,

Ric Davis



SPRINGFIELD
CHARTER TOWNSHIP

Richard Davis, Supervisor

Springfield Township
12000 Davisburg Road
Davisburg, MI 48350
248-846-6502

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: Maxbauer, Reuben <RMAXBAUER@edwclevy.net>
Sent: Monday, June 23, 2025 4:32 PM
To: Dean Baker
Cc: Kevin Sclesky; Jamie Costigan; Ruth Ann Hines; Brian Galley; Steve Felix; George Mansour; Ric Davis; Sean Miller; Stephen R. Estey; Irit Walters; Bob Doyle
Subject: [EXTERNAL] Re: **EXTERNAL**Re: Tomorrow's Planning Commission Meeting

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Dear Chairman Baker,

Thank you for your response and for helping us prepare for tomorrow evening. We look forward to being back in front of the Planning Commission.

Best,
Reuben

From: Dean Baker <dbaker@springfield-twp.us>
Date: Monday, June 23, 2025 at 4:28 PM
To: Maxbauer, Reuben <RMAXBAUER@edwclevy.net>
Cc: Kevin Sclesky <ksclesky@springfield-twp.us>, Jamie Costigan <jcostigan@springfield-twp.us>, Ruth Ann Hines <rhines@springfield-twp.us>, Brian Galley <bgalley@springfield-twp.us>, Steve Felix <sfelix@springfield-twp.us>, George Mansour <gmansour@springfield-twp.us>, Ric Davis <rdavis@springfield-twp.us>, Sean Miller <smiller@springfield-twp.us>, Stephen R. Estey <sestey@zausmer.com>, Irit Walters <iwalters@zausmer.com>, Bob Doyle <bob.doyle@smithgroup.com>
Subject: **EXTERNAL**Re: Tomorrow's Planning Commission Meeting

Mr Maxbauer,

I would suggest you be prepared to give us an overview as you did at our May Planning Commission meeting.

I intend to open the Public Hearing by inviting our Planner to offer an overview of the proposal, then I will ask Levy to make their presentation.

When you conclude, I will invite the Planning Commissioners to ask questions of our Planner and the Levy representatives.

Once the Planning Commissioners have asked their questions I will invite those in attendance to address their comments to the Planning Commission.

We will not be inviting the public to ask the Levy representatives questions directly as part of the Public Hearing.

Thank you for your note,

Dean Baker

From: Maxbauer, Reuben <RMAXBAUER@edwclevy.net>
Sent: Monday, June 23, 2025 11:01 AM
To: Dean Baker <dbaker@springfield-twp.us>
Cc: Kevin Sclesky <ksclesky@springfield-twp.us>; Jamie Costigan <jcostigan@springfield-twp.us>; Ruth Ann Hines <rhines@springfield-twp.us>; Brian Galley <bgalley@springfield-twp.us>; Steve Felix <sfelix@springfield-twp.us>; George Mansour <gmansour@springfield-twp.us>; Ric Davis <rdavis@springfield-twp.us>; Sean Miller <smiller@springfield-twp.us>; Stephen R. Estey <sestey@zausmer.com>; Irit Walters <iwalters@zausmer.com>; Bob Doyle <bob.doyle@smithgroup.com>
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Dear Chairman Baker,

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Following our presentation, we understand the public will be able to provide statements limited to 3 minutes per person as part of the public hearing. We do not intend to get in a back and forth with the public, but at the conclusion of the public hearing we will, of course, respond to any questions the Planning Commission has.

In the alternative, perhaps it would make the most sense for us to compile a list of citizen comments during public comment, and then provide a written FAQ or response to the Planning Commission for the public record after the meeting. Regardless, we do not want to get into a back and forth Q & A with the public as that will not be practical or efficient given the number of expected participants.

Please let me know your thoughts.

Thank you,
Reuben

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To: Maxbauer, Reuben
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Sent: Monday, June 23, 2025 11:01 AM
To: Dean Baker <dbaker@springfield-twp.us>
Cc: Kevin Sclesky <ksclesky@springfield-twp.us>; Jamie Costigan <jcostigan@springfield-twp.us>; Ruth Ann Hines <rhines@springfield-twp.us>; Brian Galley <bgalley@springfield-twp.us>; Steve Felix <sfelix@springfield-twp.us>; George Mansour <gmansour@springfield-twp.us>; Ric Davis <rdavis@springfield-twp.us>; Sean Miller <smiller@springfield-twp.us>; Stephen R. Estey <sestey@zausmer.com>; Irit Walters <iwalters@zausmer.com>; Bob Doyle <bob.doyle@smithgroup.com>
Subject: [EXTERNAL] Tomorrow's Planning Commission Meeting

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Please let me know your thoughts.

Thank you,
Reuben

Amanda Steward

From: Maxbauer, Reuben <RMAXBAUER@edwclevy.net>
Sent: Monday, June 23, 2025 11:02 AM
To: Dean Baker
Cc: Kevin Sclesky; Jamie Costigan; Ruth Ann Hines; Brian Galley; Steve Felix; George Mansour; Ric Davis; Sean Miller; Stephen R. Estey; Irit Walters; Bob Doyle
Subject: [EXTERNAL] Tomorrow's Planning Commission Meeting

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Please let me know your thoughts.

Thank you,
Reuben

Amanda Steward

From: Ric Davis
Sent: Wednesday, September 17, 2025 12:19 PM
To: [REDACTED]; [REDACTED]; [REDACTED] Maxbauer,
Cc: Reuben
Subject: Township Board; Planning Commission
Levy Oxford Mine Tour

Dear Resident Fact-Finding Committee Members and Mr. Reuben Maxbauer,

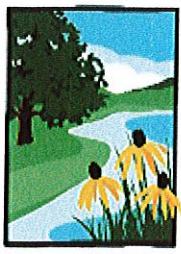
As part of our ongoing fact-finding efforts, one key objective is to gain direct, firsthand insight into the operations of an active sand and gravel mining site. To that end, I would like to extend an opportunity for each of you to participate in a scheduled site visit to a functioning gravel mine. This experience will allow us to assess key concerns such as noise, vibration, dust, and surrounding environmental impacts, etc. more accurately and objectively. These factors that are best evaluated through in-person observation.

During the visit, I encourage each participant to take detailed notes and photographs. These materials will serve as valuable input for our discussions during upcoming fact-finding meetings and will help inform our final analysis and recommendations.

To facilitate scheduling, please reply to this message with your availability over the next two weeks. We anticipate the site tour and surrounding area review will take approximately two hours. Reuben Maxbauer of the Levy Company has been included on this message to assist in coordinating the logistics of the tour. Please also let me know if you plan to bring any guests so we can account for all attendees in the planning process.

Your participation in this visit is essential. Firsthand experience is one of the most effective tools we have for evaluating the facts with clarity and fairness. Thank you for your continued engagement and commitment to this important community matter.

Warm regards,
Ric Davis, Supervisor
Springfield Charter Township



SPRINGFIELD
CHARTER TOWNSHIP

Richard Davis, Supervisor
Springfield Township
12000 Davisburg Road
Davisburg, MI 48350
248-846-6502

Amanda Steward

From: Kara Okonewski [REDACTED]
Sent: Wednesday, September 17, 2025 1:05 PM
To: Ric Davis; [REDACTED] a [REDACTED] Maxbauer, Reuben
Cc: Township Board; Planning Commission
Subject: [EXTERNAL] Re: Levy Oxford Mine Tour

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Hello Ric,

Thank you for coordinating this site visit.

I may have more flexibility than some, so I am open to evenings (before sunset) and Saturdays until 3 pm. I am available the following days:

Friday, 9/19
Monday, 9/22
Wednesday, 9/24
Friday, 9/26
Saturday, 9/27 (until 3 pm)
Wednesday, 10/1
Friday, 10/3
Saturday, 10/4 (until 3 pm)

Sincerely,

Kara Okonewski
Certified Environmental Interpreter & Founder
Oko Environmental, LLC
Okoenv.com
[REDACTED]
[REDACTED]

Science Within Reach - Providing Clear Environmental Science for Communities and Leaders



Oko Environmental, LLC

From: Ric Davis <rdavis@springfield-twp.us>
Date: Wednesday, September 17, 2025 at 12:19 PM
To: Kara Okonewski <kara@okoenv.com>, Chris Todd <pastorctodd@gmail.com>, Amanda Gruzin <agruzin@highlandergroup.net>, "Maxbauer, Reuben" <rmaxbauer@edwclevy.net>
Cc: Township Board <twpboard@springfield-twp.us>, Planning Commission <pc@springfield-twp.us>
Subject: Levy Oxford Mine Tour

Dear Resident Fact-Finding Committee Members and Mr. Reuben Maxbauer,

As part of our ongoing fact-finding efforts, one key objective is to gain direct, firsthand insight into the operations of an active sand and gravel mining site. To that end, I would like to extend an opportunity for each of you to participate in a scheduled site visit to a functioning gravel mine. This experience will allow us to assess key concerns such as noise, vibration, dust, and surrounding environmental impacts, etc. more accurately and objectively. These factors that are best evaluated through in-person observation.

During the visit, I encourage each participant to take detailed notes and photographs. These materials will serve as valuable input for our discussions during upcoming fact-finding meetings and will help inform our final analysis and recommendations.

To facilitate scheduling, please reply to this message with your availability over the next two weeks. We anticipate the site tour and surrounding area review will take approximately two hours. Reuben Maxbauer of the Levy Company has been included on this message to assist in coordinating the logistics of the tour. Please also let me know if you plan to bring any guests so we can account for all attendees in the planning process.

Your participation in this visit is essential. Firsthand experience is one of the most effective tools we have for evaluating the facts with clarity and fairness. Thank you for your continued engagement and commitment to this important community matter.

Warm regards,
Ric Davis, Supervisor
Springfield Charter Township



SPRINGFIELD
CHARTER TOWNSHIP

Richard Davis, Supervisor
Springfield Township
12000 Davisburg Road
Davisburg, MI 48350
248-846-6502

Amanda Steward

From: Amanda Gruzin <[REDACTED]>
Sent: Thursday, September 18, 2025 8:29 AM
To: Kara Okonewski; Ric Davis; [REDACTED]; Maxbauer, Reuben
Cc: Township Board; Planning Commission
Subject: [EXTERNAL] RE: Levy Oxford Mine Tour

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.

Good morning and thank you for the invitation.

Weekdays are difficult for me.

I am available on Saturday, the 4th of October until 3pm.

Please let me know when the date is confirmed.

Yours truly,
ALG

Amanda Lynn Gruzin, CMCA AMS

Director of Management & Administration
Certified Manager of Community Associations
Association Management Specialist

The Highlander Group, Inc.

2878 Orchard Lake Road, First Floor

Keego Harbor, Michigan 48320

Voice: 248-681-7883 ext 206

Direct: 248-724-2206

Fax: 248-682-2161

Emergency After Hours: 248-225-7191

www.hIGHLANDERGROUP.NET

Please note our office hours are Monday - Friday 9:00 a.m. to 4:30 p.m.

The office is closed every day from 12:00 p.m. to 1:00 p.m. for lunch.

Below you will find days which I am scheduled to be out of the office:

Nov. 28 – Dec 5

From: Kara Okonewski <[REDACTED]>
Sent: Wednesday, September 17, 2025 1:05 PM
To: Ric Davis <rDavis@springfield-twp.us>; [REDACTED]; Amanda Gruzin <[REDACTED]>; Maxbauer, Reuben <rmaxbauer@edwclevy.net>

Cc: Township Board <twpboard@springfield-twp.us>; Planning Commission <pc@springfield-twp.us>

Subject: Re: Levy Oxford Mine Tour

Caution: The sender domain [REDACTED] was only recently created, which may indicate it is a malicious domain. Verify the email's authenticity with the sender using your organization's trusted contact list before replying or taking further action.

Hello Ric,

Thank you for coordinating this site visit.

I may have more flexibility than some, so I am open to evenings (before sunset) and Saturdays until 3 pm. I am available the following days:

Friday, 9/19
Monday, 9/22
Wednesday, 9/24
Friday, 9/26
Saturday, 9/27 (until 3 pm)
Wednesday, 10/1
Friday, 10/3
Saturday, 10/4 (until 3 pm)

Sincerely,

Kara Okonewski

Certified Environmental Interpreter & Founder

Oko Environmental, LLC

Okoenv.com

[REDACTED]
[REDACTED]

Science Within Reach - Providing Clear Environmental Science for Communities and Leaders



Oko Environmental, LLC

From: Ric Davis <rdavis@springfield-twp.us>

Date: Wednesday, September 17, 2025 at 12:19 PM

To: Kara Okonewski <[\[REDACTED\]](mailto:[REDACTED])>, Chris Todd <[\[REDACTED\]](mailto:[REDACTED])>, Amanda Gruzin <[\[REDACTED\]](mailto:[REDACTED])>, "Maxbauer, Reuben" <rmaxbauer@edwclevy.net>

Cc: Township Board <twpboard@springfield-twp.us>, Planning Commission <pc@springfield-twp.us>

Subject: Levy Oxford Mine Tour

Dear Resident Fact-Finding Committee Members and Mr. Reuben Maxbauer,

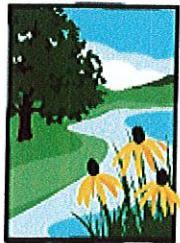
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Warm regards,
Ric Davis, Supervisor
Springfield Charter Township



Richard Davis, Supervisor
Springfield Township
12000 Davisburg Road
Davisburg, MI 48350
248-846-6502

Amanda Steward

From: Ric Davis
Sent: Thursday, September 18, 2025 9:00 AM
To: [REDACTED] Maxbauer,
Reuben
Cc: Township Board; Planning Commission
Subject: RE: Levy Oxford Mine Tour

Dear All,

It appears that Saturday, October 4, 2025, at 10:00 AM is a time that works for everyone. Reuben, at your earliest convenience, please provide a detailed itinerary including:

- Exact time and meeting location
- Address and directions
- Recommended attire
- Estimated duration of the mine tour
- Overview of the Waterstone development portion
- Lunch plans and location

This visit is an important part of our process. Gaining both the knowledge and firsthand experience of an active mine will help inform our understanding and decision-making moving forward. The goal is to ensure we are as prepared and informed as possible.

All attendees are encouraged to take notes and photos as appropriate. Please feel free to invite guests. Just be sure to submit a final headcount no later than one week in advance so that we can plan accordingly.

Board Trustees and Planning Commissioners who have not yet participated in this tour are strongly encouraged to attend, and those who have previously joined are more than welcome to return.

This is also a great opportunity to engage directly with residents serving on the Fact-Finding Committee. As always, our shared goal is full transparency and collaboration as we continue to work together in service of Springfield Township.

Thank you all for your participation. This reflects the kind of collaboration our community needs. It's time to move forward working together.

Respectfully,

Ric Davis

From: Ric Davis
Sent: Wednesday, September 17, 2025 12:19 PM
To: [REDACTED] Maxbauer, Reuben
<rmaxbauer@edwclevy.net>

Dear Resident Fact-Finding Committee Members and Mr. Reuben Maxbauer,

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Springfield Township
12000 Davisburg Road
Davisburg, MI 48350
248-846-6502

Amanda Steward

From: Maxbauer, Reuben <RMAXBAUER@edwclevy.net>
Sent: Thursday, September 18, 2025 11:49 AM
To: Ric Davis; [REDACTED]
Cc: Township Board; Planning Commission
Subject: [EXTERNAL] Re: **EXTERNAL**RE: Levy Oxford Mine Tour

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Supervisor Davis,

Thank you for your assistance coordinating this visit, we look forward to hosting. In preparation for the 4th, I am sharing the following information to help ensure a safe and productive visit.

1. The site's address is 275 Ray Road, Oxford, MI
2. Upon arrival, please stay to the right-hand side and park in front of the building on the right-hand side
 - a. Please back into your parking spot (there are signs there to remind you)
3. Please dress in comfortable clothing that can get dirty (just in case!)
4. Please wear close-toed footwear that can get dirty or wet and can support you on uneven walking surfaces

Our agenda is:

1. 10:00am
 - a. Site introduction, description of site's history, unique natural features, and planned future use
 - a. Dress everyone in safety gear (we will provide)
2. 10:15am
 - a. Begin site tour. On-site areas to be viewed and operations to be discussed include:
 - i. Dredging
 - ii. Dry mining
 - iii. Wash plant
 - iv. Crush plant
 - v. Finished product sampling and testing
 - vi. Finished product uses
 - vii. Reclamation
 - b. Off-site areas to be viewed
 - i. Waterstone
 - ii. Neighboring roadways, if so desired
3. Noon-ish

- a. Lunch at 24th St. Sports Tavern - Oxford
4. 1:00pm-ish
 - a. Return to site, answer remaining questions, wrap up

Prior to the visit, please share a final headcount (and names of all attendees). This will help us prepare transportation.

If there are any questions or specific needs, please feel free to contact me.

Thank you,
Reuben

From: Ric Davis <rdavis@springfield-twp.us>
Date: Thursday, September 18, 2025 at 8:59 AM
To: [REDACTED] [REDACTED], [REDACTED]
[REDACTED], Maxbauer, Reuben
<RMAXBAUER@edwclevy.net>
Cc: Township Board <twpboard@springfield-twp.us>, Planning Commission <pc@springfield-twp.us>
Subject: **EXTERNAL**RE: Levy Oxford Mine Tour

Dear All,

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Thank you all for your participation. This reflects the kind of collaboration our community needs. It's time to move forward working together.

Respectfully,

Ric Davis

From: Ric Davis
Sent: Wednesday, September 17, 2025 12:19 PM
To: [REDACTED]; [REDACTED]; [REDACTED] Maxbauer, Reuben <rmaxbauer@edwclevy.net>
Cc: Township Board <twpboard@springfield-twp.us>; Planning Commission <pc@springfield-twp.us>
Subject: Levy Oxford Mine Tour

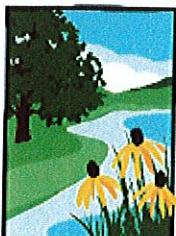
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248-846-6502

SPRINGFIELD
CHARTER TOWNSHIP



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Amanda Steward

From: Ric Davis
Sent: Thursday, September 18, 2025 11:54 AM
To: Maxbauer, Reuben; [REDACTED]; [REDACTED]; [REDACTED]
Cc: Township Board; Planning Commission
Subject: RE: **EXTERNAL**RE: Levy Oxford Mine Tour

Reuben,
Thank you for the prompt reply.
Ric Davis

From: Maxbauer, Reuben <RMAXBAUER@edwclevy.net>
Sent: Thursday, September 18, 2025 11:49 AM
To: Ric Davis <rdavis@springfield-twp.us>; [REDACTED]; [REDACTED]; [REDACTED]
Cc: Township Board <twpboard@springfield-twp.us>; Planning Commission <pc@springfield-twp.us>
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To: [REDACTED]; [REDACTED]; [REDACTED]; Maxbauer, Reuben
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