

SPRINGFIELD TOWNSHIP ENVIRONMENT PROTECTORS (STEP)

Date: August 14, 2025

To: Ric Davis, Springfield Township Supervisor

From: Stephanie Nahas, STEP Co-Chair

Re: Supervisor's Update for August 14, 2025

Supervisor Davis,

We are respectfully requesting an official statement listing each deficiency you referenced in what you have described as a "pause" to the Levy application in your August 14, 2025 memo. For each item, please include:

- The date it was identified
- The source of the finding (e.g., Planning Commission, township engineer, attorney)
- The current status of the item.

If available, a summary table or a direct copy of the referenced memo would also be appreciated to ensure clarity and shared understanding.

Because we understand that you personally initiated the decision to pause the application, we ask you to clarify:

- The specific legal or procedural authority that grants you, as Township Supervisor, the ability to take this action; and
- The provision in township ordinance or state law under which you relied on when making this decision.

We would also appreciate understanding why this action was chosen rather than a formal denial of the application based on the identified deficiencies. Transparency in this decision-making process will help all parties anticipate appropriate next steps.

Additionally, we are still awaiting the additional information from Levy regarding their data and studies that you previously stated you would obtain and share with the public. We ask for a status update on when that material will be provided for review.

We are further seeking confirmation that the township still intends to pursue independent professional assistance, unconnected with Levy operations, to provide an objective assessment of the application. As previously noted, S.T.E.P. remains concerned about the cancellation of the Fact-Finding Committee meetings. Independent expert involvement has proven in other communities to strengthen public trust and lead to more transparent outcomes.

We respectfully request a written response to these questions no later than August 21, 2025 so that the information may be reviewed by the public in advance of further township proceedings.

Sincerely,
Stephanie Nahas
Co-Chair, S.T.E.P.

Ric Davis

From: Maxbauer, Reuben <RMAXBAUER@edwclevy.net>
Sent: Tuesday, April 29, 2025 6:06 PM
To: Ric Davis
Subject: [EXTERNAL] Re: Mining Application
Attachments: 2025-0429 Preliminary Site Plan[69].pdf

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.

Supervisor Davis,

Attached, and through this [link](#), please find another drawing that accompanies our mining application.

Thank you,
Reuben

From: Maxbauer, Reuben <RMAXBAUER@edwclevy.net>
Date: Tuesday, April 29, 2025 at 2:49 PM
To: Ric Davis <rdavis@springfield-twp.us>
Subject: Mining Application

Supervisor Davis,

We did it! We got it to you today. The written portion is currently available, the first set of drawings will be added later this afternoon, but I didn't want to delay any further. You can find our submittal at the following link:
<https://zausmer.sharefile.com/public/share/web-s59260aadf5de466397e84757975b1954>

There's a fair amount here, so I want to do my best to explain. We can go over everything in greater detail when I visit tomorrow at 3:00pm.

1. Thank you for sharing your deadline with us so we could push our team to meet it. As we discussed, we will need to supplement our mining application if/as this moves forward. We did our very best getting this together to meet your timeline but couldn't pull it all together while meeting your deadline.
2. As you will recall, you asked for assistance with both road gravel as well as a high capacity well (500+ gpm). During those conversations I shared that we were eager to support as best we could, but needed to be able to mine/produce materials to pay for these costs. That tradeoff is reflected in this application.
3. I told you we would use the least objectionable equipment possible, which is why our application reflects both portable and modular equipment for material processing.
4. We have discussed challenges the sand and gravel mining industry has faced with mine permits in other communities. I want to highlight those challenges once again to you to ensure you know (I know you do!) the chaos that could ensue. As we've discussed, if too much pushback is encountered, we will happily pull our application and then reapply after we've pulled everything together more properly in a year or two years' time. We will continue to look to you for guidance.
5. Most communities request a \$2,000-\$3,000/disturbed acre bond for reclamation.
6. Finally, parcel numbers, per your request, are as follows:

07-19-401-007
07-30-201-003
07-19-300-011
07-30-100-006

I will call you later this afternoon and really look forward to diving into this in greater detail with you tomorrow at 3:00pm.

Best,
Reuben

Sean Miller

From: Sean Miller
Sent: Friday, May 30, 2025 11:46 AM
To: Ric Davis
Subject: Message from Laura re: Mining

Ric:

A resident provided me with this response from Laura back in 2022:

Erin,
I am meeting with a new representative of the Levy Company on September 9. I may learn more about their future plans during that meeting if you would like to schedule some time to discuss further after that date.

The short answer to your question is that it is highly unlikely that citizens and Springfield Township could stop the operations if and when they are ready. If Levy demonstrates that valuable resources are present on the property, there is a need for such resources, they comply with all of Springfield's standards for Special Land Use and Site Plan Approval, and meet the conditions for a mining permit, they have a right to mine their property.

The Township Board and Planning Commission understand and share your concerns. Mining is a major issue in the state right now—we are not the only community concerned with the impacts of mining operations. Right now Springfield has in place the strictest regulations allowed by law. But there are some in the State Legislature who are proposing to remove all local control over mining operations. The Michigan Townships Association and supervisors throughout the state are fighting hard to maintain what control we do have.

If you'd like to meet later in September I'm happy to discuss with you further and share whatever latest information I have. In the meantime, there are no known plans to commence mining at the Ormond Rd site. If they do propose an operation it would require a Special Land Use permit in that district so you and your neighbors would be notified of the request.

Maybe we can take heart that Levy has other active mines currently that are still producing sand and gravel in the area. One example is at East Holly Rd and Tindall if you'd like to check it out. Hopefully these mines provide enough material and the Ormond Rd site will remain open field for many more decades.



SPRINGFIELD
CHARTER TOWNSHIP

Sean R. Miller, MiPMC
Township Clerk
Springfield Township
12000 Davisburg Road
Davisburg, MI 48350
248-846-6510
www.springfield-twp.us

Sean Miller

From: Julia Upfal <jupfal@giffelswebster.com>
Sent: Friday, May 9, 2025 9:50 AM
To: Maxbauer, Reuben; Stephanie Osborn; Nancy McClain; Christine Rogers; Ric Davis; Jason Mayer; Sean Miller
Subject: [EXTERNAL] RE: **EXTERNAL**Springfield Site Plan Documents

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.

I have confirmed three of us will be there- we are looking forward to it! Thank you again for extending the invitation.

From GW team:
Stephanie Osborn
Jason Mayer
Julia Upfal

Julia Upfal, AICP
Senior Planner

giffels
webster

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

Crain's Best Places to Work in Southeast Michigan 2024

jupfal@giffelswebster.com
www.giffelswebster.com
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From: Maxbauer, Reuben <RMAXBAUER@edwclevy.net>
Sent: Thursday, May 8, 2025 2:32 PM
To: Julia Upfal <jupfal@giffelswebster.com>; Stephanie Osborn <sosborn@giffelswebster.com>; Nancy McClain <nmccclain@giffelswebster.com>; crogers@springfield-twp.us; rdavis@springfield-twp.us; smiller@springfield-twp.us
Subject: Re: **EXTERNAL**Springfield Site Plan Documents

That's fantastic! We are looking forward to giving you a behind-the-scenes look at what we do!

Thanks,

Reuben

From: Julia Upfal <jupfal@giffelswebster.com>

Date: Thursday, May 8, 2025 at 2:30 PM

To: Maxbauer, Reuben <RMAXBAUER@edwclevy.net>, Stephanie Osborn

<sosborn@giffelswebster.com>, Nancy McClain <nmcclain@giffelswebster.com>, crogers@springfield-twp.us <crogers@springfield-twp.us>, rdavis@springfield-twp.us <rdavis@springfield-twp.us>, smiller@springfield-twp.us <smiller@springfield-twp.us>

Subject: RE: **EXTERNAL**Springfield Site Plan Documents

Thank you so much! This sounds like a great opportunity- I can confirm 2 of us will be there and possibly a third; I will verify that asap.

Julia

Julia Upfal, AICP
Senior Planner



Giffels Webster
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2024

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

From: Maxbauer, Reuben <RMAXBAUER@edwclevy.net>

Sent: Thursday, May 8, 2025 11:16 AM

To: Julia Upfal <jupfal@giffelswebster.com>; Stephanie Osborn <sosborn@giffelswebster.com>; Nancy McClain <nmcclain@giffelswebster.com>; crogers@springfield-twp.us; rdavis@springfield-twp.us; smiller@springfield-twp.us

Subject: Re: **EXTERNAL**Springfield Site Plan Documents

Good morning,

I want to thank each of you for your time, input, questions, and collaboration Tuesday afternoon. The discussion was positive and remarkably productive. As we discussed in Springfield, I am working with Commissioner Sclesky to arrange a visit to our Oxford facility.

You are cordially invited to attend the tour of our Oxford facility, along with Commissioner Sclesky, 11:00am Wednesday, May 21st at 275 Ray Road, Oxford. The visit will last approximately 2.5 hours, including a discussion and Q&A session over lunch. It would be great to host you, if you are available. If you plan to join us, please let me know so I can arrange a suitably sized vehicle. Getting (allegedly) stuck in the mud is not guaranteed!

Thank you,
Reuben

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

Date: Wednesday, May 7, 2025 at 3:49 PM

To: jupfal@giffelswebster.com <jupfal@giffelswebster.com>,
sosborn@giffelswebster.com <sosborn@giffelswebster.com>,
nmcclain@giffelswebster.com <nmcclain@giffelswebster.com>

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

Subject: **EXTERNAL**Springfield Site Plan Documents

Thanks for taking the time to meet with us yesterday, we appreciate the opportunity to discuss the proposed extractive operation.

Per the discussion, attached is a pdf copy of the plans we reviewed.

We have begun organizing our efforts to provide the supplemental information requested and will get those documents to you as soon as possible, by May 19th, if not sooner!

Let us know if you have any questions or concerns in the meantime.

Thanks!

BOB DOYLE

Landscape Architect, ASLA
Senior Principal

SmithGroup

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

T 734.669.2695 C 734.548.0408
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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.

[EXTERNAL] This email originated from outside of your organization

Sean Miller

From: Julia Upfal <jupfal@giffelswebster.com>
Sent: Friday, May 2, 2025 2:16 PM
To: Ric Davis; Sean Miller
Cc: Stephanie Osborn; Christine Rogers
Subject: [EXTERNAL] RE: Extraction article

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I think so too!

Have a great weekend

Julia Upfal, AICP
Senior Planner

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From: Ric Davis <rdavis@springfield-twp.us>
Sent: Friday, May 2, 2025 1:24 PM
To: Julia Upfal <jupfal@giffelswebster.com>; Sean Miller <smiller@springfield-twp.us>
Cc: Stephanie Osborn <sosborn@giffelswebster.com>; Christine Rogers <crogers@springfield-twp.us>
Subject: RE: Extraction article

Great article, thank you Julia. This will help.
Ric

From: Julia Upfal <jupfal@giffelswebster.com>
Sent: Friday, May 2, 2025 10:54 AM
To: Ric Davis <rdavis@springfield-twp.us>; Sean Miller <smiller@springfield-twp.us>
Cc: Stephanie Osborn <sosborn@giffelswebster.com>; Christine Rogers <crogers@springfield-twp.us>
Subject: [EXTERNAL] Extraction article

2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 2680, 2681, 2682, 2683, 2684, 2685, 2686, 2687, 26

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Sean Miller

From: Julia Upfal <jupfal@giffelswebster.com>
Sent: Thursday, May 1, 2025 11:58 AM
To: Sean Miller
Cc: Christine Rogers; Ric Davis
Subject: [EXTERNAL] RE: Extraction permit

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Thank you! They reference the preliminary plans a lot in the report, so I assume they are completed, just not in the submission.

Julia

Julia Upfal, AICP
Senior Planner

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webster

Giffels Webster
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f: 313.962.5068

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From: Sean Miller <smiller@springfield-twp.us>
Sent: Thursday, May 1, 2025 11:56 AM
To: Julia Upfal <jupfal@giffelswebster.com>
Cc: Christine Rogers <crogers@springfield-twp.us>; Ric Davis <rdavis@springfield-twp.us>
Subject: RE: Extraction permit

We could potentially kick it out til June. Ill talk to Ric.



Sean R. Miller, MIPMC
Township Clerk
Springfield Township
12000 Davisburg Road
Davisburg, MI 48350
248-846-6510
www.springfield-twp.us

From: Julia Upfal <jupfal@giffelswebster.com>
Sent: Thursday, May 1, 2025 11:54 AM
To: Sean Miller <smiller@springfield-twp.us>
Cc: Christine Rogers <crogers@springfield-twp.us>; Ric Davis <rdavis@springfield-twp.us>
Subject: [EXTERNAL] RE: Extraction permit

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We really need their exhibit B (site plan) by tomorrow. Typically, the deadline for PC is one month before the meeting so that we have adequate time to complete a review and get it into the PC packet and our deadline to have a report to you is next Friday. This is already tight for a review that is so unconventional, but we will obviously expedite as needed.

In the future, the ordinance does require a pre-app meeting with the planner and engineer before the initial review for all SLUs; I know we want to keep this moving and definitely won't hold anything up, but this meeting is really important to keep projects on track, so in the future we should make sure not to skip this.

Julia

Julia Upfal, AICP
Senior Planner

Giffels Webster
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f: 313.962.5068

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From: Sean Miller <smiller@springfield-twp.us>
Sent: Thursday, May 1, 2025 11:23 AM
To: Julia Upfal <jupfal@giffelswebster.com>

Cc: Christine Rogers <crogers@springfield-twp.us>; Ric Davis <rdavis@springfield-twp.us>
Subject: RE: Extraction permit

Thanks, Julia. I will ask Ric to reach out to the applicant to secure full size site plans.



SPRINGFIELD
CHARTER TOWNSHIP

Sean R. Miller, MIPMC
Township Clerk
Springfield Township
12000 Davisburg Road
Davisburg, MI 48350
248-846-6510
www.springfield-twp.us

From: Julia Upfal <jupfal@giffelswebster.com>
Sent: Thursday, May 1, 2025 11:22 AM
To: Sean Miller <smiller@springfield-twp.us>
Cc: Christine Rogers <crogers@springfield-twp.us>; Ric Davis <rdavis@springfield-twp.us>
Subject: [EXTERNAL] RE: Extraction permit



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Hi Sean,

They need to send the full size PDF (even if it was printed for you guys at a smaller size). I cannot read the plan notes or make any measurements to scale. I also think we do need 36x24s for pc- they were upset that the most recent SPR was given to them on 8.5x11 because they don't review anything digitally and couldn't read the notes.

Julia

Julia Upfal, AICP
Senior Planner



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f: 313.962.5068

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From: Sean Miller <smiller@springfield-twp.us>
Sent: Thursday, May 1, 2025 11:15 AM
To: Julia Upfal <jupfal@giffelswebster.com>
Cc: Christine Rogers <crogers@springfield-twp.us>; Ric Davis <rdavis@springfield-twp.us>
Subject: RE: Extraction permit

Julia:

Attached is the application packet for the mining permit. This SLU request will be on the PC agenda for the May meeting.



**Sean R. Miller, MiPMC
Township Clerk**
Springfield Township
12000 Davisburg Road
Davisburg, MI 48350
248-846-6510
www.springfield-twp.us

From: Julia Upfal <jupfal@giffelswebster.com>
Sent: Thursday, May 1, 2025 11:09 AM
To: Sean Miller <smiller@springfield-twp.us>
Subject: [EXTERNAL] Extraction permit



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Hi Sean,

In addition to section 12-80 of the General code, which guides the process for an extraction permit, I am looking at section 40-597 and it appears this is an SLU. Did they submit a site plan with the application?

Julia

Julia Upfal, AICP
Senior Planner

**giffels
webster**

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

Crain's Best Places to Work in Southeast Michigan 2024

jupfal@giffelswebster.com

Sean Miller

From: Sean Miller
Sent: Thursday, June 12, 2025 3:23 PM
To: Jerry David
Cc: Ric Davis
Subject: Sign

The Public Hearing regarding the **Levy Company's** application for special land use will be on **TUESDAY JUNE 24, 2025 at 7:00pm.**

Members of the public are encouraged to attend and provide comment.



Sean R. Miller, MiPMC
Township Clerk
Springfield Township
12000 Davisburg Road
Davisburg, MI 48350
248-846-6510
www.springfield-twp.us

Sean Miller

From: Sean Miller
Sent: Tuesday, June 10, 2025 9:13 AM
To: Chris Comstock
Cc: Ric Davis
Subject: For Levy Page
Attachments: Minutes May 27 2025 - FINAL.pdf

Chris:

Please post the attached Draft Minutes of the Planning Commission's May 27, 2025 meeting on the Levy page. Please make sure you specify that these are DRAFT minutes. Thanks.



SPRINGFIELD
CHARTER TOWNSHIP

Sean R. Miller, MiPMC
Township Clerk
Springfield Township
12000 Davisburg Road
Davisburg, MI 48350
248-846-6510
www.springfield-twp.us

Sean Miller

From: Julia Upfal <jupfal@giffelswebster.com>
Sent: Wednesday, June 4, 2025 11:49 AM
To: Ric Davis; Greg Need; Sean Miller
Cc: Jason Mayer; Stephanie Osborn; Nancy McClain
Subject: [EXTERNAL] Sharon Twp Mine

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Hi all,

I mentioned this to Ric- the "serious consequences" that were cited included the gravel trucks and prime farmland:
https://www.bing.com/search?q=sharon+township+gravel+mine&cvid=9f1cda0a9ba245aa8c9d14835e6ed6b0&gs_lcrp=EgRIZGdlKgYIABBFGDkyBggAEEUYOTIGCAEQABhAMgYIAhAAGEAyBggDEAAYQDIICAQQ6QcY_FXSAQg2NjM0ajBqNKgCCLACAQ&FORM=ANAB01&PC=LCTS

Julia

Julia Upfal, AICP
Senior Planner

giffels
webster

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

Crain's Best Places to Work in Southeast Michigan 2024

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

Sean Miller

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

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 Reuben,

The ordinance states, " The applicant shall submit a report prepared by a geologist and/or other experts with appropriate credentials to demonstrate compliance with MCL 125.3205, as amended, that the natural resources to be extracted shall be considered valuable, and the applicant can receive revenue and reasonably expect to profit from the proposed mineral mining operation. The applicant shall also provide documentation to demonstrate that there is a need for the natural resources to be mined by either the applicant or in the market served by the applicant."

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

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

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

Julia

Julia Upfal, AICP
Senior Planner

**giffels
webster**

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

Crain's Best Places to Work in Southeast Michigan 2024

jupfal@giffelswebster.com

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

Good morning, Julia,

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

Thank you!
Reuben

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

Hi Bob and Reuben,

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

Julia

Julia Upfal, AICP
Senior Planner



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

**Crain's Best Places to Work in Southeast Michigan
2024**

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

From: Bob Doyle <Bob.Doyle@smithgroup.com>
Sent: Monday, June 2, 2025 2:28 PM
To: Julia Upfal <jupfal@giffelswebster.com>; Christine Rogers <crogers@springfield-twp.us>
Cc: Stephanie Osborn <sosborn@giffelswebster.com>; Reuben Maxbauer <RMAXBAUER@edwclevy.net>
Subject: Re: Levy gravel pit

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

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

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

BOB DOYLE
Landscape Architect, ASLA
Senior Principal

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

T 734.669.2695 C 734.548.0408
bob.doyle@smithgroup.com

smithgroup.com

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From: Julia Upfal <jupfal@giffelswebster.com>

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

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

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

Subject: RE: Levy gravel pit

Hi Christine,

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

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

Julia

Julia Upfal, AICP
Senior Planner



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

**Crain's Best Places to Work in Southeast Michigan
2024**

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

[EXTERNAL] This email originated from outside of your organization

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.

Sean Miller

From: Sean Miller
Sent: Monday, July 14, 2025 4:09 PM
To: rmaxbauer@levynet.com
Cc: Ric Davis
Subject: Escrow Resolutions
Attachments: 2025-05 Mining Escrow Requirement.pdf; 2025-06 Mining Escrow Account.pdf

Reuben:

Per your request, please see the attached resolutions authorizing escrows for the Ormond Road project. Please let me know if you have any questions.



SPRINGFIELD
CHARTER TOWNSHIP

Sean R. Miller, MIPMC
Township Clerk
Springfield Township
12000 Davisburg Road
Davisburg, MI 48350
248-846-6510
www.springfield-twp.us



**RESOLUTION
2025-05**

**RESOLUTION ESTABLISHING ESCROW REQUIREMENT FOR THE REVIEW
OF PROPOSED MINING APPLICATIONS**

WHEREAS, The Charter Township of Springfield ("Township") has a zoning ordinance enacted in accordance with the Michigan Zoning Enabling Act, MCL 125.3101, et seq, and the zoning ordinance, and other Township ordinances, provide the procedure and standards for the review and determination of applications seeking a special land use and mining permit to conduct the land use natural resource mining in the Township ("Applications") as specified in MCL 125.3205 and other applicable law ("Mining Law"); and

WHEREAS, Under Mining Law, the mining of natural resources requires an initial review of the extent of need for the natural resources proposed to be mined, and a subsequent review to determine whether the proposed mining would result in "no very serious consequences," along with a review of related operational issues; and

WHEREAS, Based on the nature and intensity of mining uses, and the complexity of the issues presented as part of the review process, including the ultimate complex statutory determination on whether an applicant's proposal will result in very serious consequences, the review of applications by consultants acting on behalf of the Township will invariably be required; and

WHEREAS, Considering that mining operations have the potential of creating substantial impact on the Township, and persons and properties in the Township, thus requiring the Township to conduct thorough reviews of Applications, the Township Board has determined that it would be appropriate to require the cost and expense of the review process to be advanced by applicants.; and

WHEREAS, This resolution is adopted to provide the standards and process for securing the advancement of funds by applicants for reviews conducted under Mining Law.

NOW THEREFORE BE IT RESOLVED:

1. A person filing an Application for approval of a special land use and mining permit under Mining Law, shall advance fees to cover the Township's costs and expenses to be incurred in the administration, review, and evaluation of the Application (including the review of expert evaluations and reports submitted by the applicant), and for the administration, preparation, and review of studies, documents, and reports by Township experts in connection with the application process.
2. The fee requirement shall be satisfied by the applicant depositing funds with the Township to establish an escrow account, and, if necessary, deposit additional reasonable amounts to be contributed as required in order to complete the process of review and decision making, with any unexpended amounts from such escrow to be returned to the applicant.
3. Because the fee requirement will be variable with each Application, the initial escrow shall be established by the applicant in two parts:

- a. Deposit to Open Escrow Account. An amount, based on the current fee schedule to cover plan review fees, plus an amount determined by the Township based upon good faith estimates of the various consultants and experts to be retained by the Township shall be deposited with the Township and placed into an escrow account in relation to the particular Application.
- b. Additional Escrow Requirements: If the amount of escrowed deposit is exhausted based on reasonable expenses incurred by the Township, the Township shall notify the applicant that the escrow needs to be replenished, with additional amounts to be based on estimates from consultants stated in writing, and provided to the applicant for review.
- c. Distributions: Distributions from escrow, with no administrative fee to the Township, shall be made based on the actual periodic billings from consultants, and other costs and expenses reasonably incurred by the Township. The applicant shall, upon request, be entitled to receive copies of the billings paid by the Township.
- d. Unused Escrow Amounts: Any unused portion of an escrow shall be returned to the applicant once all final payments and obligations relating to the respective Application have been satisfied.

Yes: BEATTY, DAVIS, DUBRE, MILLER, MOORE SCLESKY

No: NONE

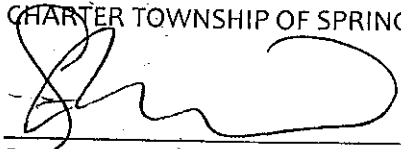
Absent: WHITLEY

RESOLUTION DECLARED ADOPTED

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

I, Sean R. Miller, the duly qualified and elected Clerk of Springfield Charter Township, Oakland County, Michigan, do hereby certify that the foregoing is a true and complete copy of a Resolution adopted at a Regular Meeting of the Township Board held on July 10, 2025, the original of which is on file in my office.

CHARTER TOWNSHIP OF SPRINGFIELD



SEAN R. MILLER, MIPMC
Township Clerk

RESOLUTION ESTABLISHING ESCROW ACCOUNT FOR THE REVIEW OF BURROUGHS MINING APPLICATION

WHEREAS, The Township has determined that an escrow in the amount of \$150,000.00 is required to reimburse the Township for costs incurred in the review by Township consultants and experts of the application.

1. Burroughs shall be requested to pay the Township \$150,000.00 as its initial escrow pursuant to the Escrow Resolution to be paid for further processing of the Application.
2. The escrowed funds shall be placed into separate escrow accounts for the various consultants and experts retained by the Township.

Absent: WHITLEY

[illegible]

CHARTER TOWNSHIP OF SPRINGFIELD

SEAN R. MILLER, MiPMC
Township Clerk

Jamie Dubre

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

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



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

SPRINGFIELD
CHARTER TOWNSHIP

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

Hi Reuben-

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

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

Review Fee to Springfield Township \$34,550

Let me know if you need anything else.

Thanks,
Jamie



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

SPRINGFIELD
CHARTER TOWNSHIP



CHARTER TOWNSHIP OF SPRINGFIELD

12000 DAVISBURG RD
DAVISBURG, MI 48350

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

Receipt: 210017093

Date: 06/27/25

Received Of: AMERICAN AGGREGATES OF MI

The sum of: \$34,550.00

9300 DIX AVENUE

Reference: CUSTOMER DEPOSIT

DEARBORN, MI 48120

Description: SITE PLAN REVIEW FEE
AMERICAN AGGREGATES (LEV

Page: 1

701-000-255.256

TOTAL SITE PLAN REVIEW FEE - LEVY MINE

\$34,550.00

Debit 701-000-002.000

Total \$34,550.00

TENDERED:

CHECK

CK#1112294/AMERICAN AGGREGATES

34,550.00

Date: 6/27/25

Signed:

DATE: 26 JUN 25

REMITTANCE ADVICE FROM : American Aggregates of Michigan, Inc.

REORDER 905 U.S. PATENT NO. 5538290, 5575508, 5641183, 5785353, 5984384, 6030000

CHECK NO: 1112294

INVOICE NO.	INVOICE DATE	PO	DESCRIPTION	GROSS AMOUNT	DISCOUNT	NET AMOUNT
62625CRJJ	26-JUN-25	NP	RTR JUDY	34,550.00	.00	34,550.00
PLEASE DETACH AND RETAIN THIS STATEMENT AS YOUR RECORD OF PAYMENT.				34,550.00	.00	34550.00

RECEIVED**JUN 27 2025****TREASURER'S OFFICE
SPRINGFIELD TOWNSHIP****THIS CHECK IS VOID WITHOUT A RED & BLUE BORDER AND BACKGROUND PLUS A KNIGHT & FINGERPRINT WATERMARK ON THE BACK - HOLD AT ANGLE TO VIEW**

Edw C Levy Co. Payment on behalf of:

American Aggregates of Michigan, Inc.

9300 DIX AVENUE

DEARBORN, MICHIGAN 48120

JPMorgan Chase Bank, N.A.
Columbus, OH

56-1544/441

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

American Aggregates of Michigan, Inc.

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

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

12619



AUTHORIZED SIGNATURES

Ric Davis

From: Maxbauer, Reuben <RMAXBAUER@edwclevy.net>
Sent: Friday, June 27, 2025 2:57 PM
To: Erin Mattice; Jamie Dubre
Cc: Ric Davis; Sean Miller; Christine Rogers
Subject: [EXTERNAL] Re: **EXTERNAL**RE: SPR Fee-Levy

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

Thank you very much!

Reuben

From: Erin Mattice <emattice@springfield-twp.us>
Date: Friday, June 27, 2025 at 10:32 AM
To: Jamie Dubre <jdubre@springfield-twp.us>, Maxbauer, Reuben <RMAXBAUER@edwclevy.net>
Cc: Ric Davis <rdavis@springfield-twp.us>, Sean Miller <smiller@springfield-twp.us>, Christine Rogers <crogers@springfield-twp.us>
Subject: **EXTERNAL**RE: SPR Fee-Levy

You don't often get email from emattice@springfield-twp.us. [Learn why this is important](#)
Please see attached C/R #17093 for Site Plan Review Fee received today, ck #1112294.



SPRINGFIELD
CHARTER TOWNSHIP

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

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

Hi Reuben-

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

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

Review Fee to Springfield Township \$34,550

Let me know if you need anything else.

Thanks,
Jamie



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

⚠ External Email Notice

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

Sean Miller

From: Ric Davis
Sent: Monday, June 23, 2025 8:54 PM
To: Julie N
Cc: Planning Commission; Township Board
Subject: Re: [EXTERNAL] Mine

Hello Julie,

Thank you for taking the time to share your concerns. I'm truly sorry to hear about your asthma, and I understand how the heat can make attending a public hearing very difficult—your health absolutely comes first.

Even if you can't be there in person, your voice still matters. I encourage you to continue to share your thoughts. I will forward this to the planning commission so it's part of the public record. You can find more information on the township website at www.springfield-twp.us. Under the supervisor section you will see the Levy Mine Proposal. There you will see all collected data to date

Please know that I'm committed to making decisions that prioritize the well-being of our residents and the long-term health of our community. Your input helps guide that work.

Stay safe and thank you again for speaking up.

Warm regards,

Ric Davis, Supervisor

Springfield Charter Township

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From: Julie N [REDACTED]
Sent: Monday, June 23, 2025 8:00 PM
To: Ric Davis <rdavis@springfield-twp.us>
Subject: [EXTERNAL] Mine

[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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.

Hello Rick,

I have asthma and am opposed to the mine on Ormond rd. I will not be able to attend the public hearing due to the heat.

Julie Nitowski
5745 Ormond Rd


Sean Miller

From: Ric Davis
Sent: Friday, June 20, 2025 5:41 PM
To: Jamie Dubre; Sean Miller
Subject: Fw: [EXTERNAL] Draft Escrow Resolution
Attachments: Draft Escrow Resolution.docx

FYI. Please let me know if you have any thoughts or suggestions. I really want to try to protect the townships finances during the process. Thank you both for all of your efforts.
Ric

Get [Outlook for iOS](#)

From: Gerald Fisher <fisherg@cooley.edu>
Sent: Friday, June 20, 2025 3:22:55 PM
To: Greg Need <gneed@anafirm.com>
Cc: Ric Davis <rdavis@springfield-twp.us>
Subject: [EXTERNAL] Draft Escrow Resolution

 **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 Greg,

In light of the Supervisor's concern for the protection and integrity of the community at large in terms of financial burden for responding to the pending mining proposal, I am sending over a draft of a resolution which would require the applicant to establish an escrow account from which the various bills to the Township would be paid.

Let me know if you would like to discuss.

Gerald Fisher



We make a living by what we get, but we make a life by what we give. --Winston Churchill

We don't grow older, we grow riper.

- Pablo Picasso

STATE OF MICHIGAN, COUNTY OF OAKLAND

CHARTER TOWNSHIP OF SPRINGFIELD

**RESOLUTION ESTABLISHING ESCROW REQUIREMENT FOR THE
REVIEW OF PROPOSED MINING APPLICATIONS**

RECITATIONS:

The Charter Township of Springfield ("Township") has a zoning ordinance enacted in accordance with the Michigan Zoning Enabling Act, MCL 125.3101, *et seq.*, and the zoning ordinance, and other Township ordinances, provide the procedure and standards for the review and determination of applications seeking a special land use and mining permit to conduct the land use natural resource mining in the Township ("Applications") as specified in MCL 125.3205 and other applicable law ("Mining Law").

Under Mining Law, the mining of natural resources requires an initial review of the extent of need for the natural resources proposed to be mined, and a subsequent review to determine whether the proposed mining would result in "no very serious consequences," along with a review of related operational issues.

Based on the nature and intensity of mining uses, and the complexity of the issues presented as part of the review process, including the ultimate complex statutory determination on whether an applicant's proposal will result in very serious consequences, the review of applications by consultants acting on behalf of the Township will invariably be required.

Considering that mining operations have the potential of creating substantial impact on the Township, and persons and properties in the Township, thus requiring the Township to conduct thorough reviews of Applications, the Township Board has determined that it would be appropriate to require the cost and expense of the review process to be advanced by applicants.

This resolution is adopted to provide the standards and process for securing the advancement of funds by applicants for reviews conducted under Mining Law.

NOW, THEREFORE, IT IS RESOLVED AS FOLLOWS:

1. A person filing an Application for approval of a special land a mining permit under Mining Law, shall advance fees to cover the Township's costs and expenses to be incurred in the administration, review, and evaluation of the Application (including the review of expert evaluations and reports submitted by the applicant), and for the administration, preparation, and review of studies, documents, and reports by Township experts in connection with the application process.
2. The fee requirement shall be satisfied by the applicant depositing funds with the Township to establish an escrow account, and, if necessary, deposit additional reasonable amounts to be

contributed as required in order to complete the process of review and decision making, with any unexpended amounts from such escrow to be returned to the applicant.

3. Because the fee requirement will be variable with each Application, the initial escrow shall be established by the applicant in two parts:

- a. *Deposit to Open Escrow Account.* The amount of \$1,500, plus \$50 for each acre included in the application, shall be deposited with the Township, and placed into an escrow account in relation to the particular Application; plus,
- b. *Additional Escrow Requirements:* If the amount of escrowed deposit is exhausted based on reasonable expenses incurred by the Township, the Township shall notify the applicant that the escrow needs to be replenished, with additional amounts to be based on estimates from consultants stated in writing, and provided to the applicant for review.
- c. *Distributions.* Distributions from escrow, with no administrative fee to the Township, shall be made based on the actual periodic billings from consultants, and other costs and expenses reasonably incurred by the Township. The applicant shall, upon request, be entitled to receive copies of the billings paid by the Township.
- d. *Unused Escrow Amounts:* Any unused portion of an escrow shall be returned to the applicant once all final payments and obligations relating to the respective Application have been satisfied.

RESOLUTION DECLARED ADOPTED THIS ____ DAY OF _____, 2025.

By: _____
SEAN R. MILLER,
Clerk for the Township of Springfield

CERTIFICATE

I, SEAN R. MILLER, Clerk of the Township of Springfield, do hereby certify that the above is a true and correct copy of a Resolution duly adopted by the Township Board of the Charter Township of Springfield on the ____ day of _____, 2025.

SEAN R. MILLER, Clerk

RESOLUTION PUBLISHED ON THE ____ DAY OF _____, 2025

Sean Miller

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

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

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

Julia

Julia Upfal, AICP
Senior Planner

**giffels
webster**

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

Crain's Best Places to Work in Southeast Michigan 2024

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

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

Julia-

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

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

Sorry for the mix up.

BOB DOYLE

Landscape Architect, ASLA
Senior Principal

SmithGroup

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

T 734.669.2695 C 734.548.0408

bob.doyle@smithgroup.com

smithgroup.com

Connect with us

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From: Julia Upfal <jupfal@giffelswebster.com>

Sent: Tuesday, June 17, 2025 10:49 AM

To: Bob Doyle <Bob.Doyle@smithgroup.com>; smiller@springfield-twp.us <smiller@springfield-twp.us>; Stephanie Osborn <sosborn@giffelswebster.com>

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

Subject: RE: BMC Special Use Site Plan

Hi Bob,

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

Julia Upfal, AICP
Senior Planner



Giffels Webster
1025 E. Maple, Suite 100
Birmingham, MI, 48009
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Crain's Best Places to Work in Southeast Michigan 2024

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

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

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

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

Attached to this email are the following documents:

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

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

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

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

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

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

BOB DOYLE

Landscape Architect, ASLA

Senior Principal

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

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

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

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

Subject: Re: BMC Special Use Site Plan, email 1 of 2

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

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

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

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

BOB DOYLE

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

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

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

Cc: crogers@springfield-twp.us <crogers@springfield-twp.us>; Reuben Maxbauer

<RMAXBAUER@edwclevy.net>; Kayla Deciechi <kdeciechi@levynet.com>; rdavis@springfield-twp.us

<rdavis@springfield-twp.us>; Irit Walters <iwalters@zausmer.com>; Stephen R. Estey <sestey@zausmer.com>

Subject: BMC Special Use Final Site Plan

Stephnie, Julia, and Sean-

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

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

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

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

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

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

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

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

Let me know if you have any thoughts or ideas!

BOB DOYLE

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Senior Principal

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May 19, 2025

Springfield Township Planning Commission
12000 Davisburg Road
Davisburg, MI 48350

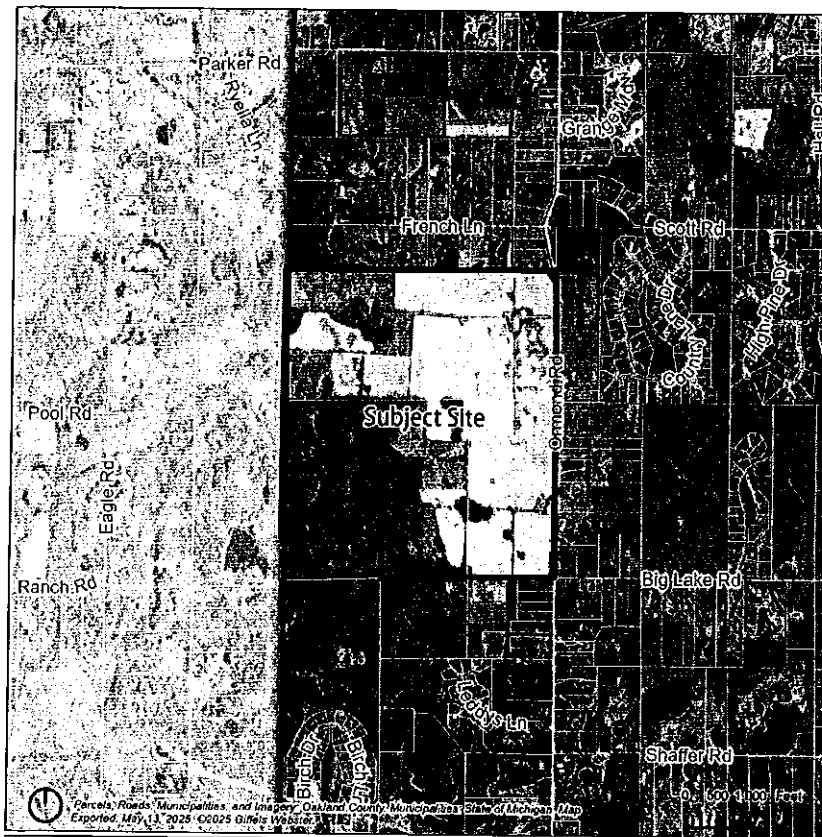
Site Plan & Special Land Use Review Burroughs Materials Co.

Address: 6651 Ormond Rd.
Parcel ID: 07-19-300-011, 07-19-401-007, 07-30-100-006, 07-30-201-003; 06-24-400-004 (Rose Twp)
Zoning: Suburban Estates (R-1A)

Applicant: Burroughs Materials Co.
Plan Date: 5/6/2025
Reviewer: Stephanie Osborn
Check: Julia Upfal

Dear Mr. Davis,

We have reviewed the above application, site plan, landscape plan, and building elevations. Our review is below.



This application shall be reviewed as a preliminary site plan. A preliminary and final site plan are required for all Special Land Uses. Following review of the final site plans, the Planning Commission shall

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

Proposal

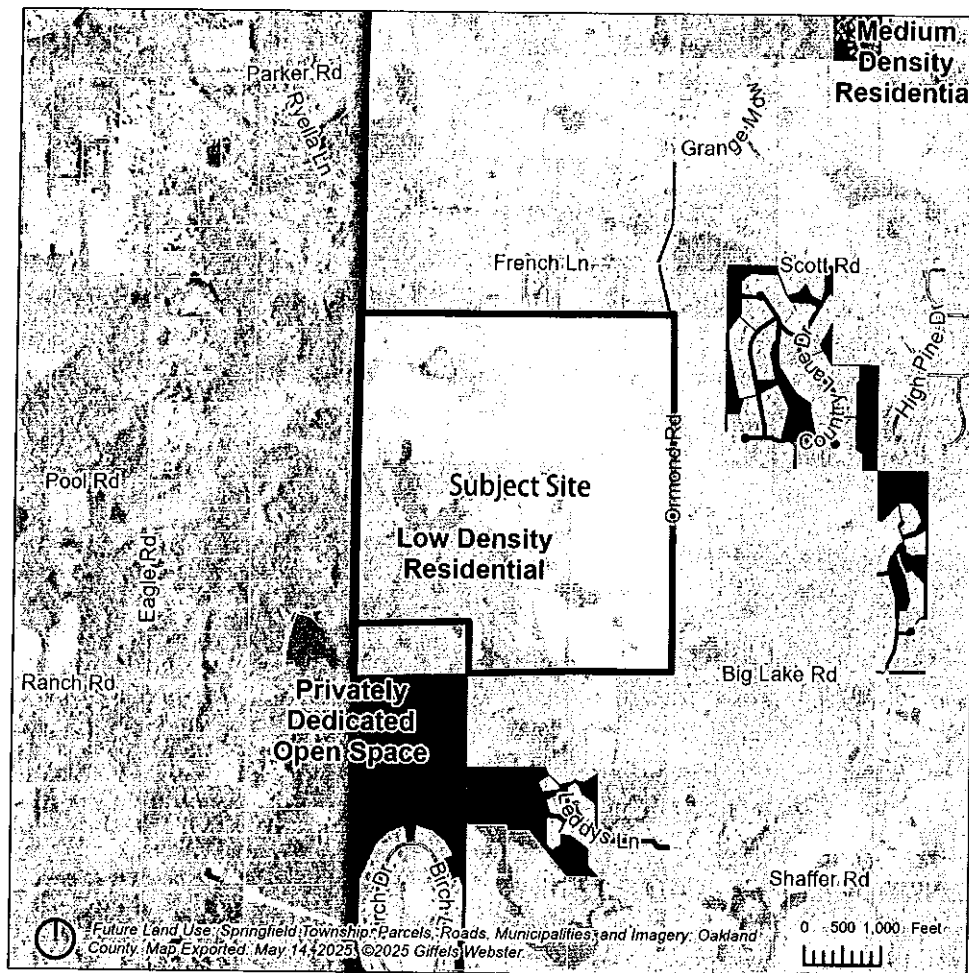
The applicant is proposing to use a 244-acre parcel of land west of Ormond Road and north of Big Lake Road in Springfield Township and an adjacent 60-acre parcel of land in Rose Township as a new sand and gravel mine site. The extraction activity is expected to take place over the course of approximately 20 years and encompass five distinct phases. During this time, the applicant estimates that between 60,000 and 665,000 cubic yards of sand and gravel will be removed from the site annually. The site will use a “wet” mining process that does not involve the pumping and removal of groundwater. Site improvements include a scale office, an employee break room and visitor building, 6 guest and employee parking spaces, a truck scale lane, internal hauling route, a portable processing plant, and modular processing equipment. The site is currently zoned R-1A Suburban Estates and is vacant. Proposed access to the site is via an entrance from Ormond Road at the northern half of the property, however, the applicant has noted that this location may change based on input from the Road Commission of Oakland County. The applicant is proposing the mining to be done in 5 phases.

Review Process for Extraction Uses

Unlike other Special Land Uses, the Planning Commission’s discretion over these types of uses is limited. Per the Michigan Zoning Enabling Act, extraction uses can be regulated by local governments, but cannot be prohibited unless they are determined to be of “very serious consequence.” A summary providing more information on local discretion over extraction uses can be found on Michigan State University Extension’s website: [Local governments can regulate but not prohibit natural resource extraction - MSU Extension](#). The Township’s review process for extraction uses includes the site plan and special land use review in concurrence with an annual permitting process (as described in Chapter 12, Article IV of the Township General Code). This review letter includes a review of application materials for both the site plan and special land use and the permit application.

Zoning

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



Adjacent Properties

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

Summary of Planning Commission Considerations

- Determination that no very serious consequences would result from the extraction, by mining, of the natural resources.
- Review of proposed driveway location, note that final approval shall be granted by the RCOC. Planning commission may request additional information on truck routes, number of trucks, or a traffic study. Driveway location shall be revised per engineering review letter.
- Planning Commission may request details of all machinery and vehicles, specifying the anticipated height, noise and vibration levels of each

- Planning Commission will make a recommendation to the Township Board regarding the boundary of the resource protection overlay. A natural resource inventory shall be provided to make this determination.
- Planning Commission may consider requirements of the E-1 Extraction District in determining appropriate conditions for this application.
- Possible conditions of special land use approval:
 - a. Additional or modified screening
 - b. Changes to setbacks
 - c. Phasing considerations
 - d. Restrictions on transportation routes
 - e. Compliance with environmental performance standards in Article VI (Section 40-881 to 40-893); however, additional noise (10 decibels for a period not to exceed 15 minutes) may be permitted as noted in 12-81(f).
 - f. Compliance with all requirements related to mining in Article 12-81 and in Article 40-597
 - g. Requirements for truck stacking to occur on site
 - h. Any other conditions to support the health, safety, and welfare on the site and surrounding properties

Summary of Administrative Comments to be addressed by the applicant:

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

- Missing application materials described in #2 of this report.
- Lot dimensions and Right-of-Way width shall be noted on the plans
- Building dimensions, floor plans and elevations with building materials noted for the scale office and employee break room. Elevations shall meet the architectural and site design standards of section 40-821 or a waiver from the approving wbody shall be granted (since there will be no visual impact from a public ROW).
- A mining and reclamation plan incorporating the updated contour base map at a scale no greater than 1 in. : 200 ft. The reclamation plan should document, in phases, a general concept of the lake area, an area designated as residential housing, any recreation or open areas, and proposed road network. Given that zoning and lot sizes may change in 20-25 years, individual lots do not need to be identified at this time. Although the plans note future slopes, there is a typo (3:1) this should be corrected.
- Note hours of operation on plans
- Details of the security fence shall be provided
- A note shall be added to the plans detailing compliance with 12-81(d) for road maintenance.
- Applicant shall provide information regarding how potential noise, vibrations, and dust will be prevented to comply with 12-81(e) and (f)
- Photometric plan and lighting details consistent with 40-888
- Distances between property line and berm, mining area, processing plant, and scale shall be labeled on the plans
- Landscaping plan required detailing existing and proposed plantings used to meet landscaping requirements
- Berm details and landscaping to meet screening requirements shall be provided. A combination of berming and landscaping at least 8 ft in height are required. Berming shall be designed with side slopes not to exceed 1:3 and be maintained in ground cover and mulch.

- One parking lot tree is required. Applicant shall confirm frontage dimension and provide greenbelt trees on landscape plan based on frontage (1 tree per 30 LF). Required 75' greenbelt width shall be labeled on the plans.
- The applicant shall provide information on how trash will be managed.
- Applicant shall provide dimensioned details of entrance location with ROW widths labeled
- Applicant shall provide information on internal pedestrian travel through the site
- Applicant shall provide parking plan showing the layout of the spaces, their dimensions, surfacing, and other pertinent details
- Applicant shall provide a taper line to access the roadway on the plans (40-684(2))
- The natural features inventory described in 40-892(c) shall be provided to determine the boundary of the natural resource protection overlay. The boundary of the natural resource protection overlay shall be reviewed and approved by the Township Board.
- Applicant shall provide note on plans indicating that mitigation measures for any lost natural resource in priority protection areas will be provided in a manner that is agreed upon by the Township Board.
- Provide required information for the ecological characterization required for the resource protection overlay area
- Show the distance that the natural resource buffer zone is from the priority areas such as the lake and other priority natural features
- Address how the lake shoreline will be enhanced and restored

Review Comments:

1. **Use.** The applicant has proposed to mine the area for gravel. Extraction uses may be permitted as Special Land Uses in the R-1A Zoning District (section 40-597(b) Mineral Mining). Excavation will be done using a dredging method that with front end loaders, either loading directly into trucks for hauling or into the feed hopper of the processing plant. To create the proposed lake a dragline crane, hydraulic crane, or floating dredge will be used to remove the raw aggregate, which is stockpiled on the pit floor, allowed to drain, and then loaded onto a conveyor or truck for transportation to the processing plant. The wash plant utilizes a closed-loop system, which recovers and recycles water used by the processing equipment. Well water is used to supplement the re-circulating water as needed, given some process water is lost to moisture content of finished products; however, the closed-loop system significantly reduces the operation's reliance on the well and groundwater. No explosives will be used in the operation.
2. **Application Materials.** The applicant submitted plans for review and discussion as a preliminary site plan. The information that is currently absent that shall be provided as a part of the Final Site Plan

Architect, engineer, surveyor, landscape architect, or planner's seal.	Not Provided
Centerline of existing and proposed right-of-way lines of any street.	Not Provided
Location of existing and proposed service facilities above and below ground, including:	

<ul style="list-style-type: none"> Well sites. 	Not Provided
<ul style="list-style-type: none"> Septic systems and other wastewater treatment systems. The location of the septic tank and the drainfield (soil absorption system) should be clearly distinguished. Wastewater treatment systems process should be explained. 	Not Provided
<ul style="list-style-type: none"> Chemical and fuel storage tanks and containers. 	Not Provided
<ul style="list-style-type: none"> Storage, loading, and disposal areas for chemicals, hazardous substances, salt and fuels. 	Not Provided
<ul style="list-style-type: none"> General location and concept of on-site utilities (both above and below ground) including water, wastewater system, and stormwater systems. 	Not Provided
<ul style="list-style-type: none"> Preliminary calculations for stormwater facilities. Enough detail must be provided to determine the location and type of stormwater treatment proposed and the area needed for these facilities. 	General description provided; subject to engineering review
Location of all easements.	Not provided
All buildings with dimensioned floor plans, setbacks and yard dimensions and elevation views, of all sides of the building, including all roof-mounted mechanical units and screening, exterior materials and colors, including demonstration that the architectural and site design standards are met (section 40-821).	Not provided
Dimensional parking spaces and the calculations, drives, and method of surfacing.	Not provided
Exterior lighting locations and illumination patterns/photometric plan and lighting details.	Not provided
Location and description of all existing and proposed landscaping, berms, fencing and walls. (Should include species type, size, spacing).	Not provided
Trash receptacle pad location and method of screening.	Not provided
Transformer pad location and method of screening.	Not provided
Entrance details including sign locations and size.	Sign to be reviewed under a separate permit

Designation of fire lanes.	Subject to fire department review
Soil characteristics of the parcel	Provided
Existing topography with a maximum contour interval of two feet on parcels of more than one acre. Topography on the site and beyond the site for a distance of 100 feet in all directions shall be indicated.	Provided
Location of existing drainage courses and associated bodies of water, on and off site, and their elevations.	Provided
Location and identification of natural resource features, including woodlands and other native plant communities, and areas with slopes greater than ten percent (one foot of vertical elevation for every ten feet of horizontal distance).	Not Provided
Location of invasive species. If found, an Invasive Species Management Program per Article V shall be provided.	Not Provided
Total and useable floor area.	Provided
Number of employees in peak usage.	Not Provided
Turning radius for trucks showing how they can enter and exit the site and various loading areas throughout.	Not Provided

3. Dimensional Standards for the R-1A district.

R-1A Dimensional Standards				
Development Standard	Zoning Ord Section	Required	Provided	Comments
Setbacks (40-572)				
Front yard	40-572	75'	75+’ to scale office and employee break room/visitor building	Compliant
Rear yard		35'	35+’ to scale office and employee break room/visitor building	Compliant
Side yard (north)		25'	25+’ to scale office and employee break room/visitor building	Compliant

Side yard (south)		25'	25+’ to scale office and employee break room/visitor building	Compliant
Lot Coverage (40-572)				
Maximum lot coverage	40-572	15%	Building dimensions not provided, however, it will be less than 15%	Compliant; Applicant shall provide building dimensions and elevations
Building Height (40-572)				
Max. Building height	40-572	2 stories / 28.5'	Building elevations not provided	Applicant shall provide building elevations

4. Use Standards – Mineral Mining

Mineral Mining Standards			
Zoning Ord Section	Required	Provided	Comments
Section 40-597 Mineral Mining			
(b)	SLU and site plan approval required by Township Board	SLU and site plan application received	Approval requested
(d)(1)	Completed application for SLU approval	See above	
(d)(2)	Completed application and all required information for site plan approval	See above and list following this letter	See all administrative comments detailing items required for final site plan review
(d)(3)	A completed application and all required information as set forth in Section 12-81	See below	See below
(d)(4)	Market information. Report prepared by a geologist or other expert that finds that the natural resources to be extracted shall be considered valuable and the applicant can receive revenue and reasonably expect to profit from the proposed mining operation; documentation that there is a need for the natural resources to be mined	Applicant has provided report by a geologist indicating that the materials to be extracted are valuable and that the applicant can earn revenue and expect to profit from the operation	Compliant
(e)	Proof that no very serious consequences would result from the	Applicant has indicated that no	Planning Commission may wish to further discuss w

	extraction, by mining, of the natural resources	very serious consequences would result from the extraction in light of the 6 factors laid out in MCL 125.3205(5)(a)-(f) (see application)	this determination with the applicant
(e)(1)a-c	SLU criteria are determined to have been met by the Township Board; see below in the "Special Land Use Approval" section	Not provided	Applicant shall provide
(g)	During the term of the SLU permit, the total area (or areas) being mined and which has (or have) not been reclaimed shall at no time exceed the lesser of 150 acres or 40% of the entire parcel approved as a SLU	The applicant confirmed in their application that they will comply with these requirements. 40% of the 422 acre site is 97.6 acres. The largest phase is Phase 2 at 50 acres. As long as reclamation occurs following each phase as planned, this standard can be met	Compliant
Section 12-79 Permits			
(d)	<i>Administrative review.</i> Where a permit is required due to the volume of cubic yards to be distributed yet a minimum impact is apparent, an administrative review performed by the township supervisor or his designee will be allowed to prevent unnecessary and costly information from being submitted. A minimum administrative review fee, as established by resolution of the township board, will be charged for this review. The township supervisor or his designee may allow the processing of an application with less than all the information otherwise required by this article.	The applicant has indicated that permits are required due to the volume expected to be extracted, but that the project will have minimal impact.	See letter from the Township Attorney, Greg Need, regarding ability for this project to undergo administrative review
Section 12-80 Application procedure for mining permit			
(a)	Submission of application by November 30 of the preceding year with permits starting on May 15	See memo from Township Attorney, Greg Need re: dates	N/A
(b)	Application contents	Applicant has provided much of this information as part of the site plan	Applicant a mining and reclamation plan incorporating the updated

		and special land use request, and agreed to items such as the surety bond (item 13) and providing any additional information requested (item 14).	<p>contour base map at a scale no greater than 1 in. : 200 ft.</p> <p>The reclamation plan should document, in phases, a general concept of the lake area, an area designated as residential housing, any recreation or open areas, and proposed road network. Given that zoning and lot sizes may change in 20-25 years, individual lots do not need to be identified at this time.</p>
Section 12-81 Standards, required improvements and reclamation			
(a)	4 ft. high farm type fence along the outside perimeter of all areas where mining activities have or are to occur. All fenced areas shall be conspicuously posted with "No Trespassing" signs, which shall be of sturdy and rigid material	A security fence is proposed to surround the area planned to be mined. No details about the fence have been provided	Applicant shall provide fence details
(b)	Mining activities may occur from 6 am to 7pm, except during daylight savings time when the closing time can be extended to 8 pm, Monday thru Saturday. No mining or trucking activities are permitted on Sundays or legal holidays without advance authorization from the Twp supervisor or his/her designee.	Applicant has confirmed that they will comply with the permitted hours of operation in the application but should be noted on the plans	Compliant, however note should be added to plans
(c)	The mining operation shall have immediate and direct access to a paved road having necessary and appropriate load bearing and traffic volume capacity in relation to the proposed intensity of the use	The site has access to Ormond Road. On-road trucks will travel north on Ormond Road, west on Davisburg Road, and then north or south on Milford Road, depending on location of delivery.	<p>Access is on Ormand Road, a paved road with the appropriate load bearing. Traffic volume capacity will be reviewed by the Road Commission of Oakland County.</p> <p>The Planning Commission may request additional information from the applicant including routes and/ or a traffic study.</p>
(d)	Access roads, excluding roads under the jurisdiction of the Road Commission for Oakland County, to and within the subject properties shall be maintained by the permit holder so as to maintain the roads in adequate condition for access purposes and to minimize the	Applicant has agreed to maintain all internal roads.	Compliant, however a note shall be added to the plans.

	dust arising from the use of such roads. Such maintenance shall be accomplished through the application of chloride, water, and/or similar dust retardant material.		
(e)	All equipment and facilities used in the production, processing, or transportation of sand, gravel, or stone on the subject properties by the permit holder shall be constructed, maintained, and operated in such a manner as to eliminate, insofar as practicable, noises, vibrations, or dust which interfere with the reasonable use and enjoyment of surrounding property. Where feasible, the processing plants and accessory equipment shall be located below the average grade of the surrounding parcels so as to effectuate screening from sight, noise, dust, and vibration.	Processing equipment will be located below the surface grade and use a comprehensive fugitive dust control program to minimize dust emissions from the site. Screening berms will be constructed to mitigate noise and visual impacts. See engineering review letter for more on screening.	Planning commission may request details of all machinery and vehicles; applicant shall specify the anticipated height, noise and vibration levels of each Applicant shall provide information regarding how nuisances associated with the operation will be prevented and mitigated
(f)	Equipment may not be operated at a noise level that exceeds 75 dB(A) or 85 dB(C) from 8am-10pm. Noise levels may be increased by 10 dB for a period of not to exceed 15 minutes in any one-hour period	No information about expected noise associated with operations has been provided; Applicant has agreed to comply with this standard	Applicant shall provide information about noise and mitigation measures.
(g)	All lighting must comply with section 40-888 Exterior Lighting	No photometric plan or lighting details have been provided. Applicant has agreed to comply with this standard	Applicant shall provide photometric plan and lighting details
(h)	Proper drainage shall be provided at all times to prevent the collection and stagnation of water, and surface water shall at all times be directed in such a manner so as not to create an adverse impact to the adjoining properties; provided, however, that the maintenance of the natural flow of surface water shall not be deemed an adverse impact. There shall be no creation of an adverse impact to the water table in the area.	Stormwater will be managed through the use of temporary and long term infiltration basins at the perimeter of the excavation where runoff may potentially leave the mining area during site preparation. All stormwater from the mining area will be held on site. Further, the applicant has been monitoring groundwater on site	eSee engineering review

		since 2008 and does not expect any impact or change to the water table due to mining activities and has agreed to regular, ongoing monitoring and to address concerns promptly.	
(i)	<p>The mining sites shall be reclaimed in a manner such that no final slopes shall have grades in excess of one foot vertical to three feet horizontal except with regard to submerged slopes which shall be graded from the waters edge at a grade not in excess of one foot vertical to seven feet horizontal for a distance of not less than ten feet, nor more than 50 feet. In such cases as the reclamation plan provides for a permanent water area, excavations shall be made to a water depth of at least ten feet below the low water mark, for at least 80 percent of the entire water area. All mining activities are to occur at least 100 feet from the nearest property line, provided all processing and stockpiling shall be conducted at least 200 feet from the nearest property line. Where the property is currently disturbed within the exterior 25-foot setback, as indicated on the submitted mining and reclamation plan, the disturbed property shall be fully reclaimed in accordance with the reclamation plan details. Reclamation activities shall consist of the grading necessary to effectuate a smooth transition in site grades and stabilization of all disturbed areas with topsoil, seed, and mulch and may extend up to the 25-foot setback line. The submitted mining and reclamation plan shall include turf establishment specification acceptable to the township engineer.</p>	<p>A reclamation plan has not been submitted.</p> <p>All mining activities are proposed at least 100 feet from the nearest property line</p> <p>All processing and stockpiling is proposed to be conducted at least 200 feet from the nearest property line</p>	<p>Applicant shall show distances from the various phase areas to the property line and submit a reclamation plan that meets these requirements</p> <p>The reclamation slopes are noted on the plans, but there is a typo this should be corrected.</p> <p>The reclamation plan should document, in phases, a general concept of the lake area, an area designated as residential housing, any recreation or open areas, and proposed road network. Given that zoning and lot sizes may change in 20-25 years, individual lots do not need to be identified at this time.</p>
(j)	<p>In the event filling of the mined area is necessary in the course of reclamation, the fill material shall be inert materials only and shall not consist of and/or contain any organic waste, hazardous waste, radioactive waste, agricultural waste, industrial waste, or sludges and</p>	<p>A reclamation plan has not been submitted.</p> <p>Applicant has agreed to comply with this requirement.</p>	<p>Applicant shall show distances from the various phase areas to the property line and submit a reclamation plan that meets these requirements</p>

	sewage residues, whether or not compounded, mixed, combined, bound, or contained within any other material through any chemical or physical process or a combination thereof, or in any other fashion; and moreover, such fill material shall not contain any other material which will, or is likely to, impair or harm the air, water, and natural resources, and public trust therein, and/or the public health and safety.		
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5. Site Standards.

Site Standards			
Zoning Ord Section	Required	Provided	Comments
Landscaping (Section 40-721)			
40-721(b)(2)	Landscape plan shall provide identification and location of all existing plant materials.	No landscaping plan has been provided	Applicant shall provide landscaping plan detailing existing and proposed plantings used to meet landscaping requirements
40-721(b)(3)	Screening: Level 4 screening needed on north, west, and south sides (heavy industrial use abutting single-family residential/ Agricultural uses). A combination of berming and landscaping at least 8 ft. in height. Berming shall be designed with side slopes not to exceed 1:3 and be maintained in ground cover and mulch. Must be approved by Township Body responsible for approval.	A berm is proposed on the north, west and south sides of the property where the mining is occurring. Details about the berm have not been provided Landscaping not provided.	Applicant shall provide berm details and landscaping to meet screening requirement. Planning Commission shall review proposed screening to determine whether this is sufficient
40-721(b)(4)	Minimum of one tree for every eight (8) parking spaces 6 spaces/8 = 1 tree needed	No trees have been proposed for the parking area	Applicant shall provide one parking lot tree
40-721(b)(5)	75' greenbelt needed with 1 tree per 30 lf of frontage	Frontage is not labeled but does not appear to meet the	Applicant shall confirm frontage and include greenbelt

	Frontage is approximately 4,659 ft. 155 trees needed	75' setback required for R-1A..	trees on landscape plan
40-721(b)(6)	Ten percent of the site area, excluding existing public rights-of- way, shall be landscaped. Such landscaping may include the preservation of existing native vegetation and tree cover. Site area: 422 acres 10% of site area: 42.2 acres	More than 10% of site area is in the resource protection area.	Compliant.
40-721(b)(8)	Outside trash disposal containers shall be screened on all sides with an opaque fence or wall, and gate at least as high as the container, but no less than six feet in height, and shall be constructed of material which is compatible with the architectural materials used in the site development.	No trash dumpster enclosure has been proposed	The applicant shall provide information on how trash will be managed.
Signs (Section 40-751)			
No signs were proposed. Signs to be reviewed under separate permit application.			
Access management (Section 40-683)			
40-683(a)(2)	Driveway performance standards: <ul style="list-style-type: none"> • Design harmonious with internal circulation to absorb inbound traffic • Sufficient on site storage for three queuing vehicles • Designed for all vehicles types needed • Visibility shall meet minimum adopted by RCOC of MDOT 	Additional information required Entrance location to be approved by RCOC	Applicant shall provide dimensioned details of entrance location with ROW widths labeled
40-683(a)(3)	Driveway spacing	Exceeds 275'	Compliant Entrance location to be approved by RCOC
40-683(b)	Pedestrian access	Although the site is not connected to any pedestrian network, the applicant should describe how employees will safely travel from the parking area to the building	Applicant shall provide information on internal pedestrian travel through the site

40-684(2)	All uses subject to site plan review shall provide a paved taper to provide access to and from roadway	None provided	Applicant shall provide taper lane on the plans
Parking, drives, and loading areas (Section 40-681)			
40-681(1)(g)	The ordinance does not require a set number of parking spaces for extraction uses	The applicant has proposed six parking spaces, located in the northeast portion of the site near the scale office for guests and employees. Details about the parking spaces (dimensions, surfacing, etc.) have not been provided	Applicant shall provide parking plan showing the layout of the spaces, their dimensions, surfacing, and other pertinent details
Exterior Lighting (Section 40-888)			
40-888(c)	All parking areas, walkways, driveways, building entryways, off-street parking and loading areas shall be sufficiently illuminated to ensure the security of property and the safety of persons	No lighting plan or lighting details have been provided	Applicant shall provide photometric plan and lighting details
Architectural and Site Design Standards (Section 40-821)			
40-821	The Township has standards related to building facades and exterior walls, roofs, and building materials and colors.	No building elevations have been provided	Applicant shall provide building elevations The Planning Commission may waive these standards as there will be no visual impact from a public ROW ¹
Resource Protection Overlay District (Section 40-892)			
40-892(b)	Applicability	The southwest portion of the site has been designated as a resource protection area	These standards are applicable
40-892(c)	<i>Natural resources inventory by qualified professional required and shall include the following</i> following: (1) The wildlife use and habitat showing the species of wildlife using the area, wildlife movement corridors, the times or seasons that the area is used by those species and the value (meaning feeding, watering, cover, nesting, roosting,	Applicant has not provided this information	Natural features inventory required.

	<p>and/or perching) that the area provides for such wildlife species; (2) The boundary of wetlands in the area and a description of the ecological functions and characteristics provided by those wetlands; (3) Any prominent views from or across the site; (4) The pattern, species and location of any significant native trees and other native site vegetation; (5) The bank, shoreline and ordinary high-water mark of any inland lake or stream on the site; and</p> <p>(6) The general ecological functions provided by the site and its features.</p>		
40-892(d)	The applicant shall propose, subject to review and approval by the responsible township body, areas of priority protection illustrated on the site plan or subdivision plat	Applicant has identified the resource protection overlay boundaries.	Planning Commission may wish to discuss the boundaries of the protected area
40-892(e)(1)	To the maximum extent feasible, no construction activity, including, without limitation, tree or brush removal, grading, excavation or stockpiling of fill material shall be permitted within priority protection areas	No construction activity is proposed for the resource protection area	Compliant
40-892(e)(2)	Natural resource buffer zones shall be established adjacent to natural features/ecosystems intended for preservation within areas of priority protection. Such buffers shall be a minimum of 25 feet in width. The township body responsible for approval may decrease the buffer zone below the 25-foot requirement where it can be demonstrated that other means are available to provide the equivalent protection.	Applicant has shown the boundary of the resource protection area, But 25' buffer was not provided.	Applicant shall provide a 25' buffer from the resource protection overlay area.
40-892(e)(3)	The applicant shall undertake mitigation measures for any damaged or lost natural resource in priority protection areas resulting from or caused by the development activity of the applicant.	No development proposed in priority protection area	Applicant shall provide note on plans indicating that mitigation measures for any lost natural resource in priority protection areas will be provided in a manner that is agreed upon by the Township Board.

40-892(e)(4)	If the development site contains priority protection areas that connect to other areas of a similar nature, to the extent reasonably feasible, such connections shall be preserved. \	N/A the priority protection area is one contiguous area	Compliant
40-892(e)(5)	If the development site contains an inland lake or stream, the development plan shall include such enhancements and restoration as are necessary to provide reasonable wildlife habitat and aesthetic quality in areas of shoreline transition and areas subject to erosion.	Applicant describes erosion and sedimentation issues on the plans	Compliant
40-892(e)(6)	Projects which are subject to this section shall be designed to complement the visual context of the natural area. Techniques such as architectural design, site design, the use of native landscaping, and choice of colors and building materials shall be utilized in such manner that scenic views across or through the site are protected, and manmade facilities are screened from off-site observers and blend with the natural visual character of the area.	N/A – no buildings or structures will be in the resource protection overlay area	N/A

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

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

Special Land Use Standards (40-145)

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

1. The proposed use shall be of such location, size and character as to be in harmony with the appropriate and orderly development of the zoning district in which situated and shall not be detrimental to the orderly development of adjacent zoning districts.
2. The location and size of the proposed use or uses, the nature and intensity of the principal use and all accessory uses, the site layout and its relation to streets giving access to it, shall be such that traffic to and from the use, and the assembly of persons in connection therewith, will not be hazardous or inconvenient to the neighborhood. In applying this standard, the planning commission and township board shall consider, among other things: convenient routes for pedestrian traffic, the relationship of the proposed use to main traffic thoroughfares and to street and road intersections, the general character and intensity of the existing and potential development of the neighborhood, and relationship to the township master plan. The planning commission and township board shall determine that the proposed use will not have a detrimental effect.
3. Unless a variance is granted, the standards of density and required open spaces for the proposed use shall be at least equal to those required by this chapter in the zoning district in which the proposed use is to be located. After the granting of approval of a special land use by the township board, the zoning board of appeals shall also have the power to grant variances as provided by this chapter.
4. The public services and facilities affected by a proposed land use or activity will be capable of accommodating increased service and facility loads caused by the land use or activity.
5. Protection of the natural environment and conservation of natural resources and energy.
6. Compatibility with adjacent uses of land and promotion of the use of land in a socially and economically desirable manner.

Mineral Mining Standards (Section 40-597(e))

The following review standards apply specifically to mineral mining and shall be reviewed and discussed by the planning commission as a part of their consideration.

1. A determination by the township board that the applicant has met the burden of demonstrating that there are valuable natural resources on the relevant property and that there is a need for the natural resources by the applicant or in the market served by the applicant;
2. A determination by the township board that the applicant has demonstrated compliance with the standards for special land use approval contained in this chapter.
3. A determination by the township board that very serious consequences would not occur as a result of the mining operations. The following factors shall be considered in making that determination:
 - a. The relationship of extraction and associated activities with existing land uses.
 - b. The impact on existing land uses in the vicinity of the property.

- c. The impact on property values in the vicinity of the property and along the proposed hauling route serving the property.
 - d. The impact on pedestrian and traffic safety in the vicinity of the property and along the proposed hauling route serving the property.
 - e. The impact on other identifiable health, safety, and welfare interests in the local unit of government.
 - f. The overall public interest in the extraction of the specific natural resources on the property.
4. The proposed mining operation shall have immediate and direct access to a road having the necessary and appropriate load bearing and traffic volume capacity in relation to the proposed intensity of the use.

R-1A vs. E-1 standards

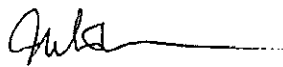
Although the site is located in the R-1A District, the Township's E-1 District was designed and intended specifically for extraction uses. The following is a comparison between the districts. The Planning Commission may consider E-1 Standards in determining any Special Land Use conditions. The E-1 District standards and a comparison of the R-1A and E-1 Districts are attached.

Planner's Recommendation

This was a preliminary site plan review. PC shall provide any comments on the proposed development for final site plan review at a subsequent meeting.

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

Respectfully,
Giffels Webster



Julia Upfal
Senior Planner



Stephanie Osborn
Associate Planner

R-1A vs. E-1 Standards*		
Development Standard	R-1A Required	E-1 Required
Setbacks (40-572)		
Front yard	75'	75'
Rear yard	35'	50'
Side yard (least of one/total)	25'/50'	30'/60'
Lot Coverage (40-572)		
Maximum lot coverage	15%	5%
Building Height (40-572)		
Max. Building height	2 stories / 28.5'	2 stories / 28.5'
Additional Standards for Use*		
	See standards above in sections 12-79, 12-80, 12-81, and 40-597	See Section 40-554
Aerial photo requirements	Photo shall include all lands within 200 feet of the proposed mining area, site topography and natural features including location of watercourses within the planned mining area, and means of vehicular access to the proposed operation	Photo shall include all lands within 1,000 feet of the proposed mining area
Existing land use study	Not required	Land use study/drawing showing the existing land uses with specification of type of use (e.g., single-family residential, multiple-family residential, retail, office, etc.) and density of individual units in areas shown, including: 1. Property within 1,000 feet of the site; and 2. The property fronting on all vehicular routes within the township contemplated to be utilized by trucks which will enter and leave the site
Use setback	Active mining: 100' Processing and Stockpiling: 200'	Active mining: 160' Processing and Stockpiling: 200'
Total area being mined	the total area (or areas) being mined and which has (or have) not been reclaimed shall at no time exceed the lesser of 150 acres or 40 percent of the entire parcel	The total area being mined, and which has not been reclaimed, shall at no time exceed the lesser of 75 acres or 40 percent of the entire parcel
Transportation routes	N/A – not required	The proposed transportation route or routes within the township shall be as direct and minimal in detrimental impact as reasonably possible
*This table does not show all standards, only standards that differ between the two districts. Any standard that is the same is not mentioned in the table above, but is included in the review.		

Sean Miller

From: Sean Miller
Sent: Friday, May 30, 2025 4:40 PM
To: Ric Davis
Subject: Mining Ordinance
Attachments: Sec._40_597.__Mineral_mining..docx

Ric:

Here is the mining ordinance that I think you were asking about earlier.



Sean R. Miller, MiPMC
Township Clerk
Springfield Township
12000 Davisburg Road
Davisburg, MI 48350
248-846-6510
www.springfield-twp.us

Sec. 40-597. Mineral mining.

- (a) *Intent and purpose.* It is the intent and purpose of this section to promote the underlying spirit and intent of this article, but at the same time allow for the extraction of minerals in locations where they have been naturally deposited. These regulations are also intended to ensure that mineral mining activity shall be compatible with adjacent uses of land, the natural environment, and the capacities of public services and facilities affected by the land use, and to ensure that mineral mining activities are consistent with the public health, safety, and welfare of the township.
- (b) *Application of regulations.* The mining of sand, gravel, stone, and/or other mineral resources in the township shall be allowed under the following circumstances: a) as authorized by the grant of special land use and site plan approval by the township board, after recommendation of the planning commission, in accordance with this section or b) pursuant to section 40-554 as to mining operations in effect as of December 31, 2015. Mineral mining shall also be subject to the requirements of chapter 12, article IV, mining control. Mineral mining shall be considered a special land use in the R-1A, C-1, C-2, PL, M-1 and M-2 Districts and shall be prohibited in all other districts.
- (c) *Exemption.* Uses and activities which do not require a permit under section 12-80(c) shall be exempted from the provisions of this section.
- (d) *Application requirements.* The following information shall be submitted:
 - (1) A completed application for special land use approval as set forth in section 40-145.
 - (2) A completed application and all required information for site plan approval as set forth in section 40-136.
 - (3) A completed application and all required information as set forth in section 12-81.
 - (4) Market information. The applicant shall submit a report prepared by a geologist and/or other experts with appropriate credentials to demonstrate compliance with MCL 125.3205, as amended, that the natural resources to be extracted shall be considered valuable, and the applicant can receive revenue and reasonably expect to profit from the proposed mineral mining operation. The applicant shall also provide documentation to demonstrate that there is a need for the natural resources to be mined by either the applicant or in the market served by the applicant.
- (e) *Standards.* The applicant shall have the burden of demonstrating that there are valuable natural resources located on the relevant property, that there is a need for the natural resources by the applicant, or in the market served by the applicant, and that no very serious consequences would result from the extraction, by mining, of the natural resources.
 - (1) The decision on a special land use request under this section shall be based upon the following:
 - a. A determination by the township board that the applicant has met the burden of demonstrating that there are valuable natural resources on the relevant property and that there is a need for the natural resources by the applicant or in the market served by the applicant;
 - b. A determination by the township board that the applicant has demonstrated compliance with the standards for special land use approval contained in this chapter.
 - c. A determination by the township board that very serious consequences would not occur as a result of the mining operations. The following factors shall be considered in making that determination:
 - 1. The relationship of extraction and associated activities with existing land uses.
 - 2. The impact on existing land uses in the vicinity of the property.

-
3. The impact on property values in the vicinity of the property and along the proposed hauling route serving the property.
 4. The impact on pedestrian and traffic safety in the vicinity of the property and along the proposed hauling route serving the property.
 5. The impact on other identifiable health, safety, and welfare interests in the local unit of government.
 6. The overall public interest in the extraction of the specific natural resources on the property.
- d. The proposed mining operation shall have immediate and direct access to a road having the necessary and appropriate load bearing and traffic volume capacity in relation to the proposed intensity of the use.
- (f) *Approval.* For operations requiring special land use approval it is the intent that the application procedure in this section and the application procedure for a mining permit of section 12-81 be reviewed concurrently.
- (g) *Conditions.* In addition to any other conditions that may be imposed by the Township Board, a condition of special land use approval is that:
- (1) During the term of the special land use permit, the total area (or areas) being mined and which has (or have) not been reclaimed shall at no time exceed the lesser of 150 acres or 40 percent of the entire parcel approved as a special use; and
 - (2) The applicant shall be required to secure any renewals of the mining permit required by section 12.81.
- (Ord. No. 2016(7), § 1.1, 9-8-2016)

Ric Davis

From: Maxbauer, Reuben <RMAXBAUER@edwclevy.net>
Sent: Friday, January 17, 2025 11:47 AM
To: Ric Davis
Subject: [EXTERNAL] FW: **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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From: Maxbauer, Reuben <RMAXBAUER@edwclevy.net>
Date: Thursday, January 16, 2025 at 1:09 PM
To: Ric Davis <rdavis@springfield-twp.us>, Gtomlin@RCOC.org <Gtomlin@RCOC.org>, Jerry David <jdavid@springfield-twp.us>
Cc: Christine Rogers <crogers@springfield-twp.us>
Subject: Re: **EXTERNAL**Gravel purchase and coordinated application Springfield Twp.

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



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.

Ric Davis

From: Maxbauer, Reuben <RMAXBAUER@edwclevy.net>
Sent: Monday, August 4, 2025 2:40 PM
To: Ric Davis
Cc: Duerr, Patrick; Weiner, Steve; Irit Walters; Stephen R. Estey; Green, Tom
Subject: Re: **EXTERNAL**Fw: [EXTERNAL] Comment regarding Edw. C. Levy Co gravel mine
Attachments: GLELC Levy Response.pdf

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.

Dear Supervisor Davis,

Please find Levy's response to Great Lakes Environmental Law Center's letter attached to this email. If you have any questions, or if anything in the attached document is unclear, please let me know. Thank you for the opportunity to review GLELC's allegations and to provide thoughtful research and responses.

Best,
Reuben

From: Ric Davis <rdavis@springfield-twp.us>
Date: Thursday, June 26, 2025 at 8:20 AM
To: Maxbauer, Reuben <RMAXBAUER@edwclevy.net>
Subject: **EXTERNAL**Fw: [EXTERNAL] Comment regarding Edw. C. Levy Co gravel mine

Please send an explanation regarding this report.
Ric Davis

[Get Outlook for iOS](#)

From: Supervisor's Office
Sent: Wednesday, June 25, 2025 10:31:35 PM
To: Jamie Dubre <jdubre@springfield-twp.us>
Subject: FW: [EXTERNAL] Comment regarding Edw. C. Levy Co gravel mine

From: Andrew Bashi <andrew.bashi@glelc.org>
Sent: Wednesday, June 25, 2025 3:54 PM
To: Clerk's Office <clerk@springfield-twp.us>; Supervisor's Office <supervisor@springfield-twp.us>
Cc: fisher@cooley.edu; Dean Baker <dbaker@springfield-twp.us>; 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>
Subject: [EXTERNAL] Comment regarding Edw. C. Levy Co gravel mine

You don't often get email from andrew.bashi@glelc.org. [Learn why this is important](#)

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

Supervisor Davis, Clerk Miller, and members of the Springfield Township Planning Commission,

Attached for your review is a comment on behalf of the Great Lakes Environmental Law Center regarding the gravel mine proposed by Edw. C. Levy Co. I hoped to attend the public session yesterday and to provide copies of it to you in person but the storm had other plans.




Our organization is very familiar with the operations of the Levy Company. We are currently litigating a permit they received from the Michigan Department of Environment, Great Lakes, and Energy to construct a slag grinding plant directly across from Zug Island in Southwest Detroit, the most polluted community in the state.

Based on the company's history of non-compliance and the foreseeable impacts this facility will have on air and water quality as well as property values, we do not believe the company can demonstrate it will not cause very serious consequences.

Thank you in advance for your consideration and please feel free to contact me if you have any questions.

Andrew "abu-Zaeem" Bashi
Staff Attorney
Great Lakes Environmental Law Center

Sign up for our [newsletter](#)

 [313-782-3372 ext. 2](tel:313-782-3372)
 glelc.org
 4444 Second Avenue, Detroit, MI 48201

External Email Notice

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

Dear Supervisor Davis,

Great Lakes Environmental Law Center (GLEC), an environmental advocacy organization, stated their opposition to Levy's proposed Springfield Township mine. In so doing, GLEC raised concerns about alleged environmental violations received by the Edw. C. Levy Co. (Levy) and its subsidiaries.

Thank you for giving us time to carefully review GLEC's claims. GLEC made many claims in their letter, and we needed sufficient time to research each allegation, understand the truth, and provide a thoughtful response. Levy takes all regulations and violations seriously as we pride ourselves on being good stewards of the environment. When violations occur, Levy works quickly to remedy them.

Of the 100 alleged violations, 96 involved businesses **unrelated** to sand and gravel mining. Since Levy is seeking a sand and gravel mining permit in Springfield Township, our response focuses on the 4 citations tied to that industry. We understand the community's interest in learning more about sand and gravel mining and its potential risks, so this letter details the 4 related citations Levy has received in Michigan over the past 20 years.

The violations raised by GLEC:

1. Were over a 20-year period, notwithstanding frequent inspections
2. Four were issued to sand and gravel mining operations, and are detailed below
3. None of the four violations created or had the potential to create "Very Serious Consequences"

Site	Date of Violation	Violation	Violation Description	Comments/Status
American Aggregates - Buno Plant	4/10/2017	NPDES - Poor Housekeeping	Several minor housekeeping issues noted during an EGLE storm water inspection on 4/10/2017.	Compliance Communication 4/13/2017. Very minor housekeeping concerns corrected immediately. Status - Closed.
American Aggregates - Buno Plant	5/19/2017	NPDES - Compliance Schedule Not Received by Due Date - (Due: 05/15/2017)	Late submittal of response to EGLE's 4/13/2017 Compliance Communication.	Violation Notice - 5-19-2017. Disputed. Levy's response was submitted on 5/12/2017 by mail and email, prior to the due date of 5/15/2017. Status - Closed.
American Aggregates - Grange Hall Road	4/26/2022	GROUNDWATER - Failure to Properly Maintain All Treatment, Control Facilities and/or Systems	NO VIOLATION CITED	Compliance Communication 9/14/2023. No violation cited. Status - Closed.
American Aggregates - Ray Road	12/13/2011	NPDES - WRD - NPDES	Unpermitted discharge of lake water to the adjacent wetland to the north.	Violation Notice - 12-13-2011. Levy immediately removed the culvert to eliminate the discharge of lake water. Status - Closed.

We hope this explanation conveys Levy's desire and ability to comply with environmental requirements. As illustrated above, all citations were resolved, there is no history of recurrence, and we are pleased to have maintained our environmental record over the past 20 years. Please let us know if you have any questions or desire further information.

Sincerely,

Reuben Maxbauer

SPRINGFIELD CHARTER TOWNSHIP

RICHARD DAVIS, SUPERVISOR

248-846-6502 | 248-846-6548 FAX



Dear Agency Representatives,

I hope this message finds you well. I am writing to respectfully request your agencies' review and perspective regarding the compliance history and environmental performance of the Edw. C. Levy Company, which is currently seeking to expand its gravel mining operations in our community.

A recent public comment submitted by Attorney Andrew Bashi of the Great Lakes Environmental Law Center outlines all the violations listed against the company, including repeated failures to submit Discharge Monitoring Reports (DMRs), unpermitted discharges, and inadequate maintenance violations as recorded in public documents from 2022 to 2025.

For your reference, I have attached Attorney Bashi's letter and the response from the Levy Company to provide additional context and support for this request.

This request comes at a crucial time for our community. The company is applying for special land use approval to mine gravel on a 422-acre property located on Ormand Road in Springfield Township, Michigan, of which 238 acres would be mined if the request is approved. The proposed mining operation is planned to extract resources over a period of approximately 20 years. This site is also located near a federally designated Superfund site (EPA ID: MID980499966), raising serious concerns about cumulative environmental impact and potential risks to public health and safety.

As a local leader, my foremost responsibility is to the people of Springfield Township, the families, homeowners, and small business owners who rely on us to make sound, informed, and protective decisions. Our residents have made it clear that they expect transparency, accountability, and a commitment to long-term environmental stewardship. Your insights are essential to helping us honor that commitment.

We respectfully ask your agencies, including the Michigan Department of Environment, Great Lakes, and Energy (EGLE), the U.S. Environmental Protection Agency Region 5, the Indiana Department of Environmental Management (if applicable), and the Michigan Attorney General's Office, Environment, Natural Resources, and Agriculture Division, to provide clarity on the following:

- How serious are these violations from a regulatory and environmental standpoint?
- Do these repeated issues suggest a broader pattern of noncompliance or operational negligence?
- How does the compliance reputation of Edw. C. Levy Co. compare to similarly situated operators within Michigan or EPA Region 5?
- Are all of the listed violations related to sand and gravel mining, or are they tied to other types of businesses that the Levy Company owns or partners with?
- Does the reputation and compliance history of Edw. C. Levy Co. provide sufficient evidence to suggest “serious consequences,” as defined in Public Act 113, that would justify denial of the application at the township level and support such a decision being upheld if challenged at the state level?

Your input is invaluable in our decision-making process regarding the approval or denial of this proposal. Your response will also give us critical insight into how reliable the Levy Company is in complying with local, state, and federal guidelines, ordinances, and protocols.

This application is currently under review by our Springfield Township Planning Commission. Your feedback will become part of the public record and will support the commission in making an informed and substantiated recommendation to our Township Board. It is critical that this decision be rooted in reliable data, community protection, and regulatory integrity.

The health and well-being of our residents and the preservation of the natural environment they depend on are not just priorities. They are the foundation of every decision we make. We are **dedicated to preserving the water, hydrogeological, and natural features of the township, including our unique prairie fens**, which serve as rare and sensitive ecosystems with **far-reaching ecological impact well beyond our township borders**.

We are committed to safeguarding our community for current and future generations. Thank you for your time, your expertise, and your continued service to the people of Michigan. Please feel free to contact me directly if additional information or documentation would be helpful.

Sincerely,
 Ric Davis
 Supervisor, Springfield Charter Township
 rdavis@springfield-twp.us
 248-846-6502

Ric Davis

From: Ric Davis
Sent: Friday, July 18, 2025 10:30 AM
To: Maxbauer, Reuben
Subject: Fw: [EXTERNAL] Follow Up from 7/16 Meeting
Attachments: STEP 001-011.pdf

Subject: Request for Feedback and Scientific Input

Dear Reuben,

I'd appreciate it if you could review this information and share your feedback. Could you also have your team take a look and provide responses to the concerns raised, particularly with a focus on scientific accuracy?

Thank you in advance for your time and support.

Best regards,

Ric Davis, Supervisor

Springfield Charter Township

Get Outlook for iOS

From: Kara Okonewski <[REDACTED]>
Sent: Thursday, July 17, 2025 4:28:19 PM
To: Ric Davis <rdavis@springfield-twp.us>
Cc: Sean Miller <smiller@springfield-twp.us>; Jamie Dubre <jdubre@springfield-twp.us>; Lori Beatty <lbeatty@springfield-twp.us>; Kevin Sclesky <ksclesky@springfield-twp.us>; Christopher Moore <cmoore@springfield-twp.us>; Bill Whitley <bwhitley@springfield-twp.us>; Dean Baker <dbaker@springfield-twp.us>; Jamie Costigan <jcostigan@springfield-twp.us>; Ruth Ann Hines <rhines@springfield-twp.us>; Brian Galley <bgalley@springfield-twp.us>; George Mansour <gmansour@springfield-twp.us>; Steve Felix <sfelix@springfield-twp.us>
Subject: [EXTERNAL] Follow Up from 7/16 Meeting

You don't often get email from [REDACTED]. [Learn why this is important](#)

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

Hello Mr. Davis,

Thank you again for allowing me to sit in on the meeting with the Atlas Environmental Firm. I sincerely appreciate your commitment to transparency and your encouragement of resident participation throughout this process.

Per your request, I'm following up to share some of the concerns we discussed regarding the available data (or the absence thereof) in Levy/BMC's records. I've attached a document from one of their presentations that includes photos of the slides for your reference. Please note that any bluntness in the document is meant respectfully and with appreciation for the time and information you've generously provided. I fully understand that any responses or insights you choose to share are offered generously, and I deeply appreciate your willingness to assist as we navigate this process.

As you know, I am just a citizen and volunteer, as well as a student of the sciences for over eight years. I've been tasked with environmental research on behalf of the STEP executive board, and I approach this work with careful consideration and a commitment to accuracy. This will be the first of several documents I prepare as we continue gathering information, and I truly appreciate your support in helping us better understand the available data. If you or anyone else have any questions, please don't hesitate to contact me.

Thank you again for your time and dedication.

Sincerely,

Kara Okonewski

BMC PowerPoint Presentation to Springfield Township Planning Commission

May 27, 2025

- (STEP-001)
 - Slide 11: “57 borings” – please send all data as Levy stated it would be available.
- (STEP-001B)
 - Slide 11: The Planning Commission meeting on June 24, 2025, showed the same slide show presentation, but with 97 borings. Please send all 97 with corresponding locations.
- (STEP-002)
 - Slide 11: Label says “NO LABS-CRAP INFO” – please explain.
- (STEP-003)
 - Slide 11: Blurry & Illegible, please send original drawing
- (STEP-004)
 - Slide 12: Blurry & Illegible, please send original drawing
- (STEP-005)
 - ----, Resolved. No image provided.
- (STEP-006)
 - Slide 13: Blurry & Illegible, please send original drawing
- (STEP-007)
 - Slide 13: Note to Township - It is important to note that this document was prepared for the Michigan Dept. of Natural Resources but was written by the Office of Minerals Management and AMEC Engineering and Consulting of Michigan. There are potential conflicts: AMEC is a firm that consults for mining companies. The document does not address the environmental or community issues and concerns. It excludes public health and there are no references or studies regarding groundwater modeling or hydrologic data beyond operator locations. This is a pro-planning tool and does not consider multiple critical aspects of mining including public health, safety, environmental degradation, and hydrologic risks.
- (STEP-008)
 - Slide 15: Please provide the full, original drawing with legend.

- (STEP-009)
 - Slide 18: Blurry & Illegible, please send original drawing
- (STEP-010)
 - Slide 20: Please send original, to scale with labels. You cannot tell dimensions/height without knowing the incremental scale of horizontal lines. Please include “proposed finish grade” elevation.
- (STEP-011)
 - Slide 22: This possible reclamation plan shows 138 houses. The zoning allows for R1A - low-density, 2.5-acre home lots. What is shown (138 x 2.5) would be 386.4 acres total for housing. The proposed mining area is approximately 238 acres. Where does the 148+ acres come from? According to this rendering, homes would be going into the area designated for “Resource Protection”, aka the protected natural areas that were not going to be disturbed according to engineering reports.

****Please see photos below**

UNDERSTAND THE GEOLOGY

STEP ONE: UNDERSTANDING THE SITE AND GEOLOGY

(STEP-001)

INITIAL INVESTIGATIONS

Included 57 borings and 25 wells at Springfield, looking at-

- Quality of Sand and Gravel
- Depth and gradient of water table
- Thickness of overburden relative to reserves
- Base of reserves relative to water table

(STEP-002)

(STEP-003)



UNDERSTAND THE GEOLOGY
STEP ONE: UNDERSTANDING THE SITE AND GEOLOGY

INITIAL INVESTIGATIONS
Included 57 borings and 25 wells at Springfield, looking at-

- Quality of Sand and Gravel
- Depth and gradient of water table
- Thickness of overburden relative to reserves
- Base of reserves relative to water table

(STEP-001B)

SMITHGROUP

01:22:36 / 03:50:51

LEIGHTRONIX

ining Commission Meeting June 24, 2025

June 24, 2025

UNDERSTAND THE GEOLOGY
STEP ONE: UNDERSTANDING THE SITE AND GEOLOGY

INITIAL INVESTIGATIONS
Included 57 borings and 25 wells at Springfield, looking at-

- Quality of Sand and Gravel
- Depth and gradient of water table
- Thickness of overburden relative to reserves
- Base of reserves relative to water table

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Mining and Reclamation Planning

(STEP-004)

Water Table

Great
Reserves-
consistent
FM, low LBW,
high gravel
content,

Questionable Reserves

Interburden (removable in the dry)

[illegible]

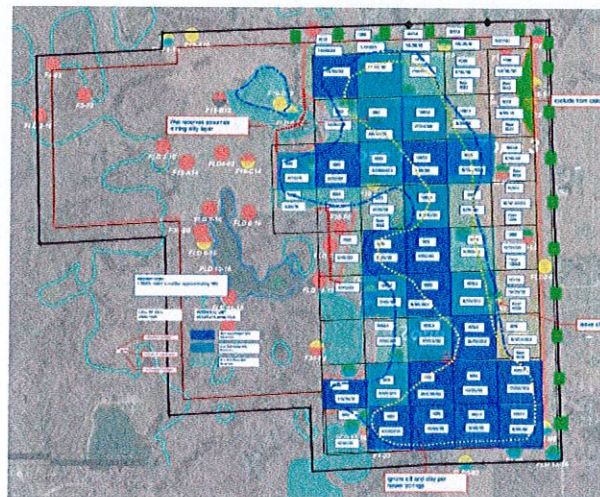
(STEP-007)

STEP ONE: UNDERSTANDING THE SITE AND GEOLOGY

(STEP-006)

1. Establish pit bottom elevation and shape
2. Quantify overburden and minable reserves by area
3. Estimate OB required for basic reclamation

Abundant, quality sand and gravel deposits, however, are not equally distributed across the state and are not always located close to population centers where demand is the greatest. (MDNR, 2017)



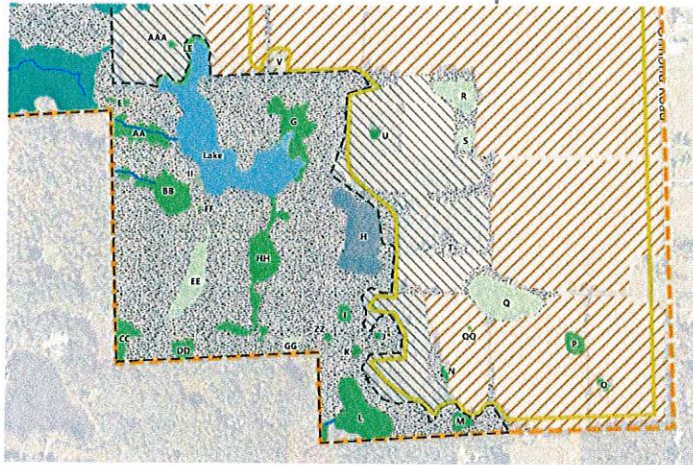
UNDERSTAND BASIC MINING CONDITIONS

STEP TWO: OPERATIONS PLANNING

(STEP-008)

Stewardship Goals

- Protect natural resources as a community and natural asset for the future
- Conduct our operations with integrity
- Shape the land through mining and operations to create re-use opportunities



15

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Mining and Reclamation Planning

SMITHGROUP

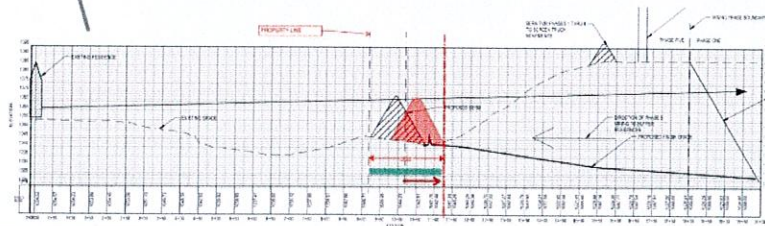
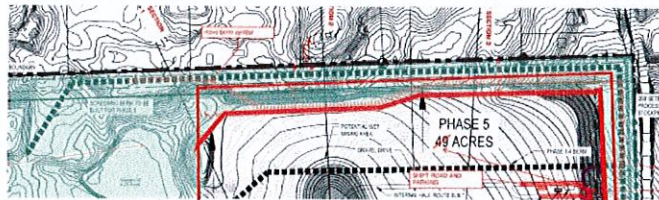
MINING OPERATIONS PLAN

STEP TWO: OPERATIONS PLANNING

PLAN SETBACKS AND BERMS, considering-

- Proximity and density of homes
- View from adjacent roads
- Balancing effective screening and rural character

(STEP-009)



18

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Mining and Reclamation Planning

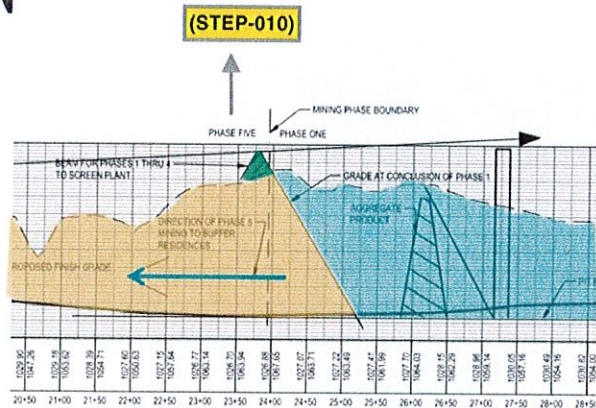
SMITHGROUP

MINING OPERATIONS PLAN

STEP TWO: OPERATIONS PLANNING

ESTABLISH SEQUENCE OF MINING AND RECLAMATION, considering-

- Screening and landscaping
- Direction of mining to use topography for sound mitigation
- Moving soils to efficiently reclaim site



DEVELOP RECLAMATION CONCEPT PLAN

STEP THREE: RECLAMATION PLANNING

EXPLORE FUTURE LAND USE CONCEPTS

- Consider potential redevelopment scenarios and identify common requirements
- Set Mining/Reclamation parameters to maximize future flexibility for development of the site
- Recognize that the future community development goals will evolve.



Ric Davis

From: Maxbauer, Reuben <RMAXBAUER@edwclevy.net>
Sent: Friday, July 11, 2025 9:54 AM
To: Julia Upfal
Cc: Stephen R. Estey; Irit Walters; Bob Doyle; Jill Bahm; Stephanie Osborn; Gerald Fisher; Greg Need; Ric Davis; Michael Darga; Green, Tom; Deciechi, Kayla
Subject: [EXTERNAL] Re: **EXTERNAL**RE: PC Presentation

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.

Julia,

July 23rd 11:30-1:00 works for us. Is the plan to meet at the Township?

Thanks,
Reuben

From: Julia Upfal <jupfal@giffelswebster.com>
Date: Monday, July 7, 2025 at 2:02 PM
To: Maxbauer, Reuben <RMAXBAUER@edwclevy.net>
Cc: Stephen R. Estey <SEstey@zausmer.com>, Irit Walters <IWalters@zausmer.com>, Bob Doyle <Bob.Doyle@smithgroup.com>, Jill Bahm <jbahm@giffelswebster.com>, Stephanie Osborn <sosborn@giffelswebster.com>, Gerald Fisher <fisherg@cooley.edu>, Greg Need <GNeed@anafirm.com>, Ric Davis <rdavis@springfield-twp.us>, Michael Darga <mdarga@giffelswebster.com>, Green, Tom <TGREEN@edwclevy.net>, Deciechi, Kayla <kdeciechi@levynet.com>
Subject: RE: **EXTERNAL**RE: PC Presentation

Thank you, Reuben. Based on the Doodle Poll, it looks like July 23 from 11:30-1 will work best for our team (although our traffic engineer is unavailable at this time). Does that work for your team? Perhaps we can coordinate a separate meeting with Fishbeck at a better time for discussion on the haul routes.

Thank you!

Julia

Julia Upfal, AICP
Senior Planner

giffels
webster

Giffels Webster
1025 E. Maple, Suite 100

Birmingham, MI, 48009
p: 248.852.3100
f: 313.962.5068

Crain's Best Places to Work in Southeast Michigan 2024

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

From: Maxbauer, Reuben <RMAXBAUER@edwclevy.net>
Sent: Thursday, July 3, 2025 8:11 PM
To: Julia Upfal <jupfal@giffelswebster.com>
Cc: Stephen R. Estey <SEstey@zausmer.com>; Irit Walters <IWalters@zausmer.com>; Bob Doyle <Bob.Doyle@smithgroup.com>; Jill Bahm <jbahm@giffelswebster.com>; Stephanie Osborn <sosborn@giffelswebster.com>; Gerald Fisher <fisherg@cooley.edu>; Greg Need <GNeed@anafirm.com>; Ric Davis <rdavis@springfield-twp.us>; Michael Darga <mdarga@giffelswebster.com>; Green, Tom <TGREEN@edwclevy.net>; Deciechi, Kayla <kdeciechi@levynet.com>
Subject: Re: **EXTERNAL**RE: PC Presentation

Julia,

I really appreciate your ongoing assistance and thank you for sharing these documents. Our team will review before following up.

Thank you for introducing us to Jill. We look forward to working with you both and the rest of the Giffels team.

Happy and safe 4th,
Reuben

On Jul 3, 2025, at 3:27 PM, Julia Upfal <jupfal@giffelswebster.com> wrote:

Hi Reuben,

The presentation is attached! I also wanted to make sure you have all three review letters from GW (Planning, traffic and civil), and also attached those, just in case.

In addition, I want to introduce you to Jill Bahm, copied here. Jill is a partner at Giffels and will be taking the lead role on this project going forward, but I will remain involved and am excited to continue working with all of you.

I think it might be helpful to discuss your plan for revisions and our expectations for the next set of plans. In particular, I think it would be helpful to discuss landscaping and the plans for phasing/ reclamation, and traffic (if timing works for Fishbeck and Mike Darga from our team). I setup a doodle poll so we can find a time that works well for all here:
[https://nam04.safelinks.protection.outlook.com/?url=https%3A%2F%2Fdoodle.com%2Fgroup-poll%2Fparticipate%2FegMm8M3b&data=05%7C02%7CRMAXBAUER%40edwclevy.net%](https://nam04.safelinks.protection.outlook.com/?url=https%3A%2F%2Fdoodle.com%2Fgroup-poll%2Fparticipate%2FegMm8M3b&data=05%7C02%7CRMAXBAUER%40edwclevy.net%2F)

[7C1feb9c5590694b2f5e6608ddba675122%7Ca9e48f6178bc458a802895c42bd27501%7C0%7C0%7C638871676571227557%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiJlZAUeMDAwMCIsIlAiOiJXaW4zMilslkFOljoiTWFpbCIsIlIdUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=M3gh5fkQUsiHuefl0Pa8vkZceJ%2BEnXarhi80lkVgP4M%3D&reserved=0](#). I suggested we meet virtually, but if you think this would be better handled around a set of plans in person, we can meet at the Township offices instead. Thank you and I hope you have an excellent holiday too!!

Julia

-----Original Message-----

From: Maxbauer, Reuben <RMAXBAUER@edwclevy.net>

Sent: Thursday, July 3, 2025 2:29 PM

To: Julia Upfal <jupfal@giffelswebster.com>

Cc: Stephen R. Estey <SEstey@zausmer.com>; Irit Walters <IWalters@zausmer.com>;

Bob Doyle <Bob.Doyle@smithgroup.com>

Subject: PC Presentation

Julia,

I hope all is well. Will you please send me a copy of the presentation you gave at last week's PC meeting?

Have a wonderful 4th!

Thank you,
Reuben

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Ric Davis

From: Maxbauer, Reuben <RMAXBAUER@edwclevy.net>
Sent: Wednesday, July 9, 2025 7:57 AM
To: Ric Davis
Cc: Deciechi, Kayla
Subject: [EXTERNAL] Levy's Ormond Road Well Installations

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.

Dear Supervisor Davis,

In response to your question about our recent activity on the site, I'm writing to share details. The last of the groundwater monitoring wells was installed in January 2017. Since then, a contractor tests each of the wells on a monthly basis. The test consists of what I would describe as a tape measure with a water sensor being placed in each well until it contacts the water in the well. Please let me know of any further questions.

Thanks,
Reuben

Ric Davis

From: Maxbauer, Reuben <RMAXBAUER@edwclevy.net>
Sent: Thursday, July 3, 2025 8:11 PM
To: Julia Upfal
Cc: Stephen R. Estey; Irit Walters; Bob Doyle; Jill Bahm; Stephanie Osborn; Gerald Fisher; Greg Need; Ric Davis; Michael Darga; Green, Tom; Deciechi, Kayla
Subject: [EXTERNAL] Re: **EXTERNAL**RE: PC Presentation
Attachments: 2025 06 15 Ormond Rd 6651_Levy Mining_Final.pdf; 2025-06-17 Springfield Twp Mining Site Review Letter- TRAFFIC.pdf; 2025-06-17 Burroughs Materials Mining SLU and Preliminary Engineering SPR 2.pdf; 2025 06 24 Slides for website.pdf

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.

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[https://nam04.safelinks.protection.outlook.com/?url=https%3A%2F%2Fdoodle.com%2Fgroup-poll%2Fparticipate%2FegMm8M3b&data=05%7C02%7CRMAXBAUER%40edwclevy.net%](https://nam04.safelinks.protection.outlook.com/?url=https%3A%2F%2Fdoodle.com%2Fgroup-poll%2Fparticipate%2FegMm8M3b&data=05%7C02%7CRMAXBAUER%40edwclevy.net%2F)

7C1feb9c5590694b2f5e6608ddba675122%7Ca9e48f6178bc458a802895c42bd27501%7C0%7C0%7C638871676571227557%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIlwLjAuMDAwMCIsIlAiOiJXaW4zMtIklFOljoITWFpbCIsIlldUljoyfQ%3D%3D%7C0%7C%7C%7C&sdata=M3gh5fkQUsiHuefl0Pa8vkZceJ%2BEnXarhi80lkVgP4M%3D&reserved=0. I suggested we meet virtually, but if you think this would be better handled around a set of plans in person, we can meet at the Township offices instead. Thank you and I hope you have an excellent holiday too!!

Julia

-----Original Message-----

From: Maxbauer, Reuben <RMAXBAUER@edwclevy.net>

Sent: Thursday, July 3, 2025 2:29 PM

To: Julia Upfal <jupfal@giffelswebster.com>

Cc: Stephen R. Estey <SEstey@zausmer.com>; Irit Walters <IWalters@zausmer.com>;

Bob Doyle <Bob.Doyle@smithgroup.com>

Subject: PC Presentation

Julia,

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Have a wonderful 4th!

Thank you,
Reuben

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June 13, 2025

Springfield Township Planning Commission
12000 Davisburg Road
Davisburg, MI 48350

Site Plan & Special Land Use Review Burroughs Materials Co.

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

Dear Mr. Davis,

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

This application shall be reviewed as a preliminary site plan.

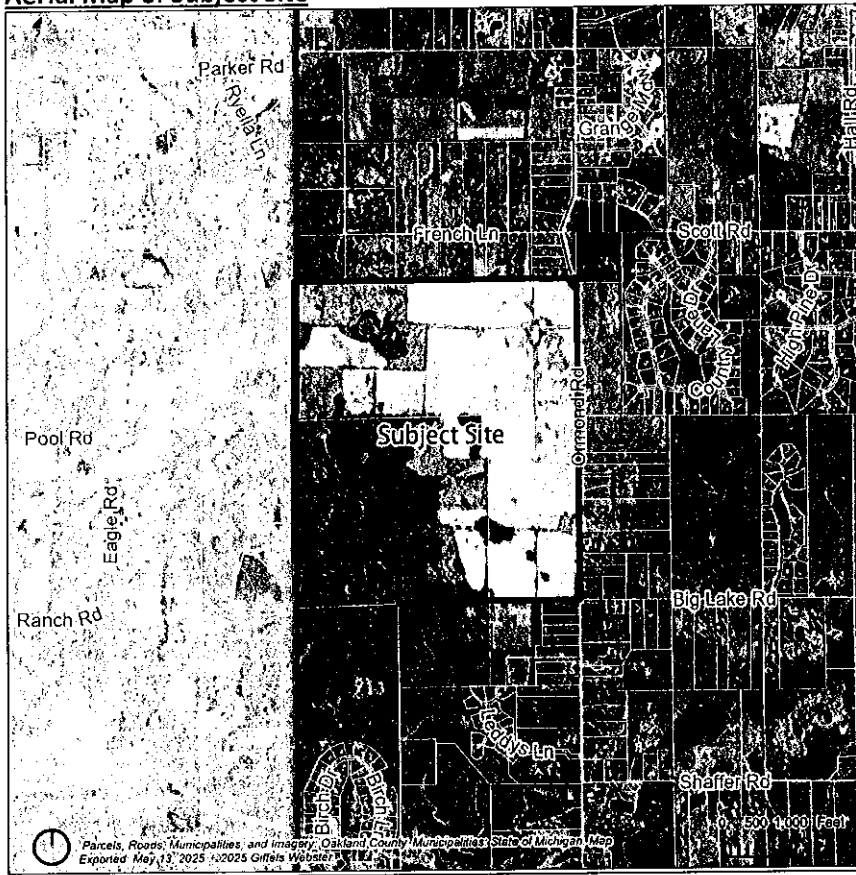
A preliminary and final site plan are required for all Special Land Uses. Although the Planning Commission has reviewed this preliminary site plan at an earlier meeting, these plans are pending further information which must be reviewed before any final recommendations.

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

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

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

Aerial Map of Subject Site



Proposal

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

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

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

Review Process for Extraction Uses

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

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

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

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

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

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

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

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

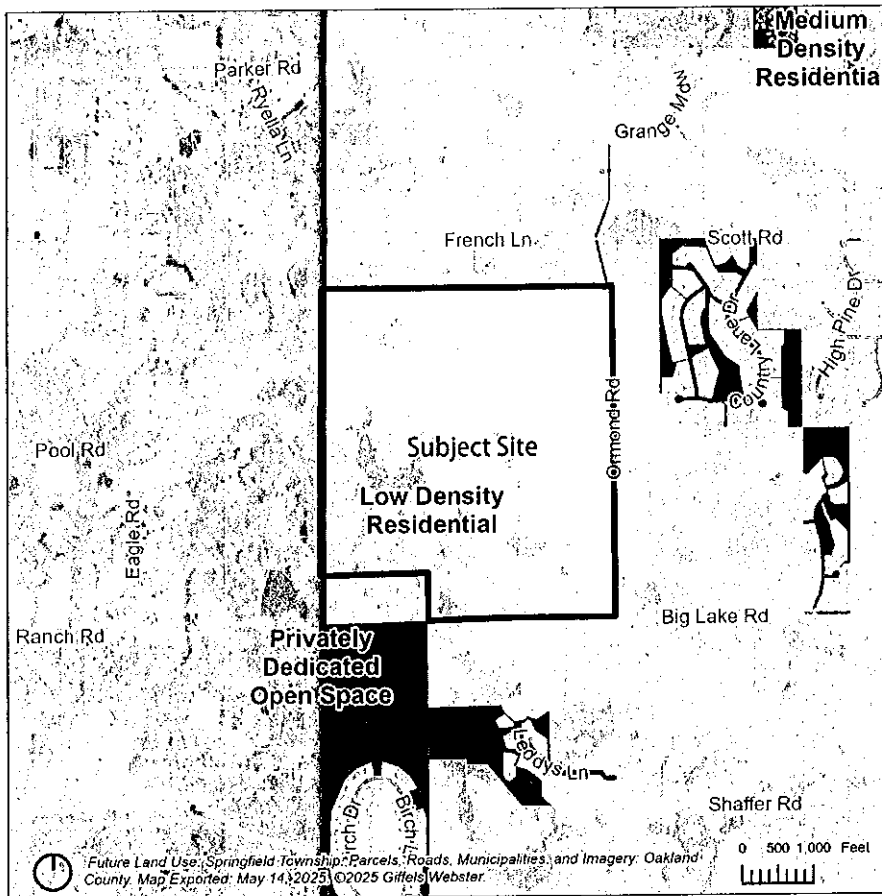
Finding: Serious consequences		
Review Standards	Applicant Findings	Reviewer Findings
<p>The relationship of extraction and associated activities with existing land uses.</p> <p>Impact on existing land uses in the vicinity of the property</p>	-	<p>The site is zoned R-1A and surrounded by residential land uses. The Planning Commission shall evaluate whether this use is compatible or if conditions can be placed upon this use to minimize offsite impacts to adjacent uses. The R-1A district, which is adjacent to the northern, southern, and southeast corner of the site, allows mineral mining as a special land use. Mineral mining is prohibited in the R-1 district which is the designation of the land located adjacent to the northwest corner of the site across Ormond Rd.</p> <p>See ordinance intent under item #3 of this review. .</p>
The impact on property values in the vicinity of the property and along the proposed hauling route serving the property, based on credible evidence.	Not addressed by applicant	<p>Additional information requested:</p> <ul style="list-style-type: none"> Property value study
The impact on pedestrian and traffic safety in the vicinity of the property and along the proposed hauling route serving the property.	Traffic Study by Fishbeck	Traffic Study Review by Giffels Webster
The impact on other identifiable health, safety, and welfare interests in the local unit of government.	<ul style="list-style-type: none"> Barr Engineering Hydrogeological Evaluation Barr Engineering Natural Resources Characterization SmithGroup Noise and Vibration Assessment 	<p><i>Review of supplemental studies forthcoming</i></p> <p>Additional information requested:</p> <ul style="list-style-type: none"> Dust control study Lighting plan
The overall public interest in the extraction of the	The applicant has referenced the need	Detailed information from qualified expert requested

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

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

Zoning

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



Adjacent Properties

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

Summary of Planning Commission Considerations

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

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

Summary of Administrative Comments to be addressed by the applicant:

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

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

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

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

Review Comments:

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

Site Plan Application Materials (40-136-g)	
Centerline of existing and proposed right-of-way lines of any street.	Right of way centerline is noted, but the right-of-way should be very clear on the plan, with both sides and centerline shown. Right now the road label appears outside the ROW adding to confusion
Location of existing and proposed service facilities above and below ground, including:	Subject to engineering review
<ul style="list-style-type: none"> ● Well sites. 	
<ul style="list-style-type: none"> ● Septic systems and other wastewater treatment systems. The location of the septic tank and the drainfield (soil absorption system) should be 	

clearly distinguished. Wastewater treatment systems process should be explained.	
<ul style="list-style-type: none"> Chemical and fuel storage tanks and containers. 	
<ul style="list-style-type: none"> Storage, loading, and disposal areas for chemicals, hazardous substances, salt and fuels. 	
<ul style="list-style-type: none"> General location and concept of on-site utilities (both above and below ground) including water, wastewater system, and stormwater systems. 	
<ul style="list-style-type: none"> Preliminary calculations for stormwater facilities. Enough detail must be provided to determine the location and type of stormwater treatment proposed and the area needed for these facilities. 	
Location of all easements.	The survey provided was from 1987. A new survey is required.
All buildings with dimensioned floor plans, setbacks and yard dimensions and elevation views, of all sides of the building, including all roof-mounted mechanical units and screening, exterior materials and colors, including demonstration that the architectural and site design standards are met (section 40-821).	Scale office and enclosed storage area information not provided
Dimensional parking spaces and the calculations, drives, and method of surfacing.	Not provided (Dimensions were labeled but linework is needed on drawings)
Exterior lighting locations and illumination patterns/photometric plan and lighting details.	Not provided
Location and description of all existing and proposed landscaping, berms, fencing and walls. (Should include species type, size, spacing).	Provided
Trash receptacle pad location and method of screening.	<p>Noted on Sheet 003 Note 10.</p> <p>The applicant shall provide dumpster locations on the plans, indicating location of concrete pad. Dumpster must be in a location accessible by a garbage vehicle as evidenced by turning radius plans.</p>

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

Location of the processing plant and type of plant to be used.	Provided
Detailed statement as to the exact type of materials or resources to be removed, and the estimated number of cubic yards.	Provided
Proposed method of removal, general haul route, and whether blasting or other use of explosives will be required.	Provided
General description of types of equipment to be used.	Provided
Duration of proposed operation, and location, timing, and any other relevant details with respect to the phasing and progression of work on the site.	<p>Provided; Planning Commission shall condition that no phases may occur concurrently</p> <p>Phasing information is incorrect. While phase 1 is in the rear of the site, access is shown during phases 2 and 5. All portions of the site to be constructed during phase 1 should be clearly identified as a part of phase 1 (for example, the access road and scale).</p>
Proposed method of filling excavation where mining results in extensive under-surface extension.	Provided
A vertical aerial photograph (submitted on an annual basis)	<p>Aerial photograph is outdated and must be updated and comply with the requirements of this section. A flyover shall be completed 6 months before this permit may be issued.</p>
<p>A mining and reclamation plan</p> <ol style="list-style-type: none"> 1. General area of completely reclaimed land; 2. General area of reclamation underway; 3. General area currently used for topsoil and overburden storage; 4. General area proposed for reclamation during the mining permit year; 5. General area proposed for topsoil and overburden storage during the mining permit year; 6. The acreage for each area shown on the mining and reclamation plan; 	See reclamation plan review below and engineering review

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

3. Intent.

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

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

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

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

5. Use Standards – Mineral Mining

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

Mining Permit

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

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

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

6. Site Standards.

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

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

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

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

Access management (Section 40-683)			
40-683(a)(2)	Driveway performance standards: <ul style="list-style-type: none"> • Design harmonious with internal circulation to absorb inbound traffic • Sufficient on site storage for three queuing vehicles • Designed for all vehicle types needed • Visibility shall meet minimum adopted by RCOC or MDOT 	Additional information required Entrance location to be approved by RCOC	Applicant shall provide dimensioned details of entrance location demonstrating width and turn radius
40-683(a)(3)	Driveway spacing	Exceeds 275'	Compliant Entrance location to be approved by RCOC
40-684(2)	All uses subject to site plan review shall provide a paved taper to provide access to and from roadway	Taper lane detail provided on Sheet 10 but not included on plan	Applicant shall provide taper lane on the plans
Parking, drives, and loading areas (Section 40-681)			
40-681(1)(g)	The ordinance does not require a set number of parking spaces for extraction uses	The applicant has proposed six parking spaces, located in the northeast portion of the site near the scale office for guests and employees. Details about the parking spaces (dimensions, surfacing, etc.) have not been provided	Applicant shall provide parking plan showing the layout of the spaces, their dimensions, surfacing, and other pertinent details Although notes were added to address this, it should be shown on the plans. The application states 8 employees on site, but only 6 spaces are provided. The site should include enough spaces to accommodate the maximum number of employees

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

40-892(e)(2)	Natural resource buffer zones shall be established adjacent to natural features/ecosystems intended for preservation within areas of priority protection. Such buffers shall be a minimum of 25 feet in width. The township body responsible for approval may decrease the buffer zone below the 25-foot requirement where it can be demonstrated that other means are available to provide the equivalent protection.	Applicant has shown the boundary of the resource protection area	The 25' buffer should be clearly marked on the plans.
40-892(e)(3)	The applicant shall undertake mitigation measures for any damaged or lost natural resource in priority protection areas resulting from or caused by the development activity of the applicant.	No development proposed in priority protection area Applicant provided note 5 on Sheet 001 indicating that mitigation measures for any lost natural resource in priority protection areas will be provided in a manner that is agreed upon by the Township Board.	Compliant
40-892(e)(4)	If the development site contains priority protection areas that connect to other areas of a similar nature, to the extent reasonably feasible, such connections shall be preserved.	N/A the priority protection area is one contiguous area	Compliant
40-892(e)(5)	If the development site contains an inland lake or stream, the development plan shall include such enhancements and restoration as are necessary to provide reasonable wildlife habitat and aesthetic quality in areas of shoreline transition and areas subject to erosion.	Applicant describes erosion and sedimentation issues on the plans	Additional review forthcoming
40-892(e)(6)	Projects which are subject to this section shall be designed to complement the visual context of the natural area.	N/A – no buildings or structures will be in the resource protection overlay area	N/A
¹ Modifications to these standards, in whole or in part, may be approved as long as the modification will not create a negative visual impact when the building is viewed from a public thoroughfare and/or a neighboring property and where one or more of the following can be demonstrated: 1) the modification will achieve a specific architectural objective or purpose, 2) the standard creates a practical difficulty, or 3) proposed building facades, roofs, materials and colors are consistent with those within the immediately surrounding area.			

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

7. Reclamation Plan

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

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

12-81-i	Reclamation specifications	Subject to engineering review
---------	----------------------------	-------------------------------

Special Land Use Standards (40-145)

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

1. The proposed use shall be of such location, size and character as to be in harmony with the appropriate and orderly development of the zoning district in which situated and shall not be detrimental to the orderly development of adjacent zoning districts.
2. The location and size of the proposed use or uses, the nature and intensity of the principal use and all accessory uses, the site layout and its relation to streets giving access to it, shall be such that traffic to and from the use, and the assembly of persons in connection therewith, will not be hazardous or inconvenient to the neighborhood. In applying this standard, the planning commission and township board shall consider, among other things: convenient routes for pedestrian traffic, the relationship of the proposed use to main traffic thoroughfares and to street and road intersections, the general character and intensity of the existing and potential development of the neighborhood, and relationship to the township master plan. The planning commission and township board shall determine that the proposed use will not have a detrimental effect.
3. Unless a variance is granted, the standards of density and required open spaces for the proposed use shall be at least equal to those required by this chapter in the zoning district in which the proposed use is to be located. After the granting of approval of a special land use by the township board, the zoning board of appeals shall also have the power to grant variances as provided by this chapter.
4. The public services and facilities affected by a proposed land use or activity will be capable of accommodating increased service and facility loads caused by the land use or activity.
5. Protection of the natural environment and conservation of natural resources and energy.
6. Compatibility with adjacent uses of land and promotion of the use of land in a socially and economically desirable manner.

Planner's Recommendation

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

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

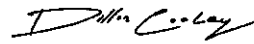
Respectfully,
Giffels Webster



Julia Upfal
Senior Planner



Stephanie Osborn
Associate Planner



Dillon Cooley
Senior Landscape Designer



June 17, 2025

Springfield Township Planning Commission
Charter Township of Springfield
12000 Davisburg Road
Davisburg, Michigan 48350

RE: Special Land Use Plan Review
Preliminary Site Plan Submittal

Project Name: Burroughs Materials Mining Permit

GW Project No.: 20660.00

Dear Planning Commission Members:

Giffels Webster has completed our Special Land Use and Preliminary Site Plan reviews for the proposed Burroughs Materials Mining project per the plans dated June 2, 2025. The site is approximately 482 acres and includes several parcels. It is located between the Township border with Rose Township and Ormond Road, south of French Lane. The project is planned to be completed in five phases over approximately 20 years.

Our comments are summarized below:

Site Access

1. The Road Commission shall approve the entrance location and configuration.
2. The traffic study preliminary review information is included with the Planning review. If the Township approves the traffic plan, the Road Commission will also review and approve any traffic studies.

Utilities

1. Proposed wells or septic fields will require approval from the Oakland County Health Department.
2. The proposed building and water/sanitary services will require approval from the Building Department.
3. Show locations of any storage tanks for fuel, chemicals, or other materials.
4. Show locations of any processing equipment and screening for that equipment, if it will be provided in addition to the berms.
5. All stormwater is proposed to remain on-site and treated prior to discharge to any natural areas. The final design shall include stormwater calculations for storage and sediment ponds.

Reclamation Plan

1. The reclamation plans meet the requirements of Section 12-81-I for slopes and setbacks.
2. Provide a schedule of reclamation activities.
3. Show the general area for any overburden and topsoil storage, or confirm that all overburden will be used to form the berms.
4. The plan shall show the phases of restoration.
5. The applicant shall submit a bond estimate for review

Other Plan Comments

1. The line-of-sight profiles should consider the highest level (deck or window). They appear to be using the lower-level grade of the homes in the area. This could change the height of the berm or the required landscaping height.
2. Confirm that all phase 1-4 berms will be constructed before any work commences on the site.
3. We recommend that permanent signage be installed on site to clearly identify protected natural areas.

Permits and Technical Studies

1. The applicant shall obtain all required permits before any work commences on site.
2. Technical studies that were submitted are still under review at this time.

We appreciate the opportunity to assist the Planning Commission in this Special Land Use plan review process. A detailed review of the construction plans will be required if the site plan is approved by the Planning Commission. It is the responsibility of the applicant to ensure that the construction plans meet all of the conditions of the site plan approval by the Planning Commission. Please contact us if you have any questions.

Respectfully,

GIFFELS WEBSTER



Jason Mayer, PE
Partner

cc: Ric Davis, Springfield Township Supervisor,
Sean Miller, Springfield Township Clerk

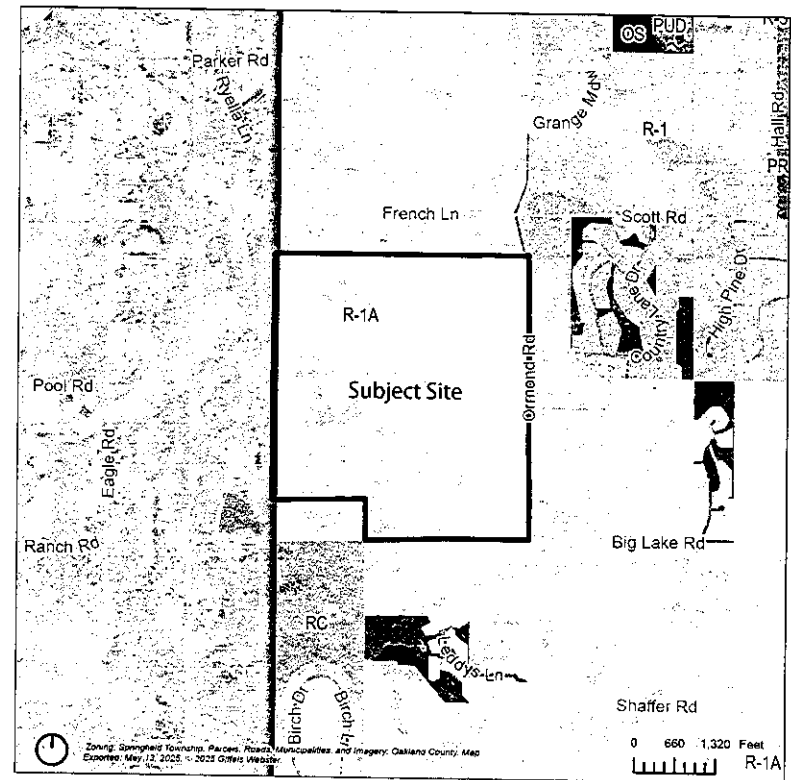
Special Land Use:

Gravel Mining and Extraction in the R-1A Zoning District

giffels
webster

Background

- 422 acres in Springfield + 60 Acres in Rose Township.
- Proposed mining area is 213 acres and all in Springfield Township
- Present use: Farmland/ vacant
- Surrounding land uses:
 - North (R-1A) – Residential
 - East (R-1A)/ R-1 – Residential
 - South (R-1A) – Residential
 - West – Rose Township
- Master plan FLU designation: Low Density Residential





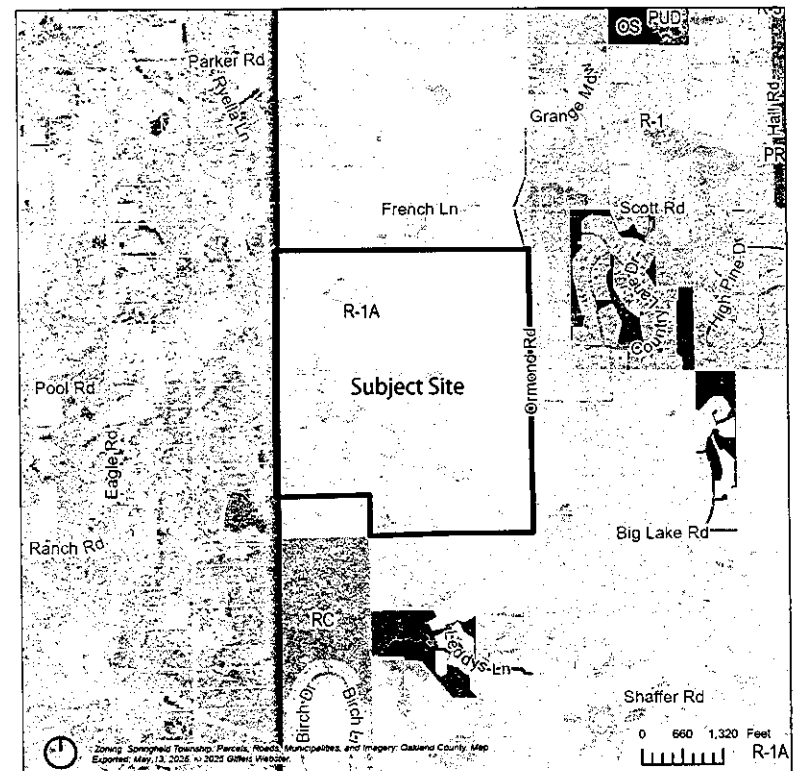
Special Land Use:

Gravel Mining and Extraction in the R-1A Zoning District

giffels
webster

*We recommend keeping this public hearing open and that **no action be taken** until all required information has been provided, reviewed, and discussed.*

Additional opportunities for comment will be provided at subsequent meetings.



Special Land Use:

Gravel Mining and Extraction in the R-1A Zoning District

Special Land Uses (SLU's)

- Section 40-597 of the Springfield Township Zoning Ordinance designates mineral mining as an **SLU** in the **R-1A Zoning District**
- Before any action may be taken, all SLU's must convene a **public hearing** with the opportunity to comment specifically on the request
- SLU's may only be approved upon a recommendation from the planning commission and **final approval by the Township Board**
- Because the request is an SLU, the Planning Commission and Township Board may add **discretionary conditions** beyond what is required to protect the public health, welfare and safety and mitigate the impacts of the use on surrounding properties



Special Land Use:

Gravel Mining and Extraction in the R-1A Zoning District

giffels
webster

Mineral Mining

- Section 40-597 of the Springfield Township Zoning Ordinance has special zoning requirements for land use approval of a mine
- Section 12-78 through 12-84 of the Springfield Township General Code has permitting requirements for the operation of mineral mining
- The Michigan Zoning Enabling Act has a special section addressing mining requirements. The following findings shall be met:
 - No very serious consequences would result from the extraction activity
 - There are valuable natural resources and there is a market need for them



Additional Approvals:

Gravel Mining and Extraction in the R-1A Zoning District

Other Agency Approvals Required:

- Road Commission of Oakland County
- Oakland County Health Department for well/ septic
- NREPA- Natural Resources and Environmental Protection Act (EGLE)
 - Mining Permit
 - Air Quality
 - Stormwater and process water permit
- NPDES- National Pollutant Discharge Elimination System (EPA)
- Soil Erosion and Sedimentation
- Building Permits



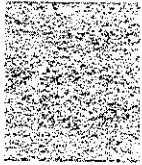
Ordinance Intent

R-1A and Mineral Mining

giffels
webster

Mineral Mining

It is the intent and purpose of this section to promote the underlying spirit and intent of this article, but at the same time allow for the extraction of minerals in locations where they have been naturally deposited. These regulations are also intended to ensure that mineral mining activity shall be compatible with adjacent uses of land, the natural environment, and the capacities of public services and facilities affected by the land use, and to ensure that mineral mining activities are consistent with the public health, safety, and welfare of the township.



Ordinance Intent

R-1A and Mineral Mining

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R-1A

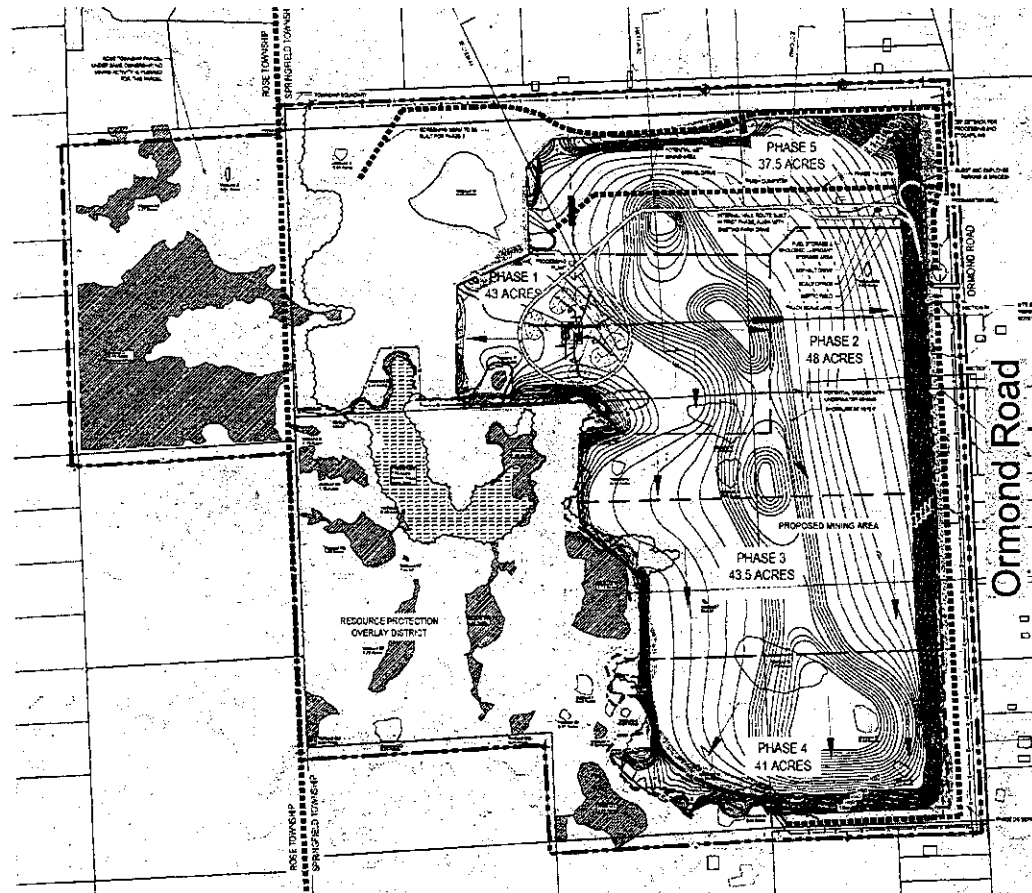
- A. The R-1-A Suburban Estates Residential District and the R-1, R-2, and R-3 one-family residential districts are intended to provide areas for one-family dwelling units, together with certain residentially related facilities which are supportive of and compatible with a rural residential environment including the keeping of animals. Commercial and other uses which tend to be incompatible with this intent are generally prohibited.
- B. The R-1-A and R-1 districts are intended to provide for low-density one-family residences while maintaining and preserving the township's open space, natural areas and rural environment. The R-2 and R-3 districts, which provide for greater density of one-family residences than the R-1-A and R-1 districts, are still intended to preserve the township's open space, natural areas and rural environment.



6651 Ormond Road Application

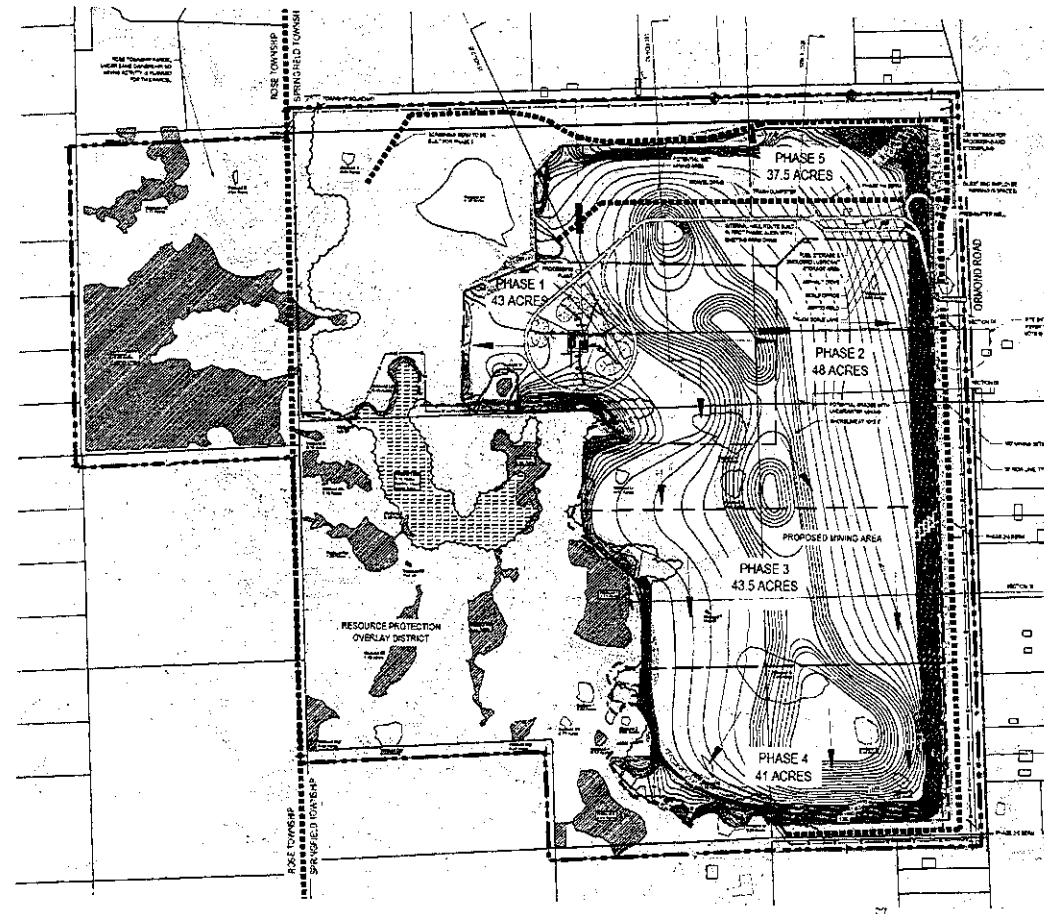
giffels
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- Extraction activity will take place over 20 years in five separate phases
- Site access will be provided from Ormond Road
- Western portion of the site (undeveloped) is in the Resource Protection Overlay District



Resource Protection Overlay

- Areas of priority protection shall be reviewed and approved by the Township Board
- Applicant was required to submit a natural resources inventory (provided)
 - Review of this study is pending
- Construction activity shall be limited in the Resource Protection Area
- 25' buffer around natural resources is required
- PC may consider conditions such as a conservation easement or expanded buffer to provide additional protection





Setbacks and Screening

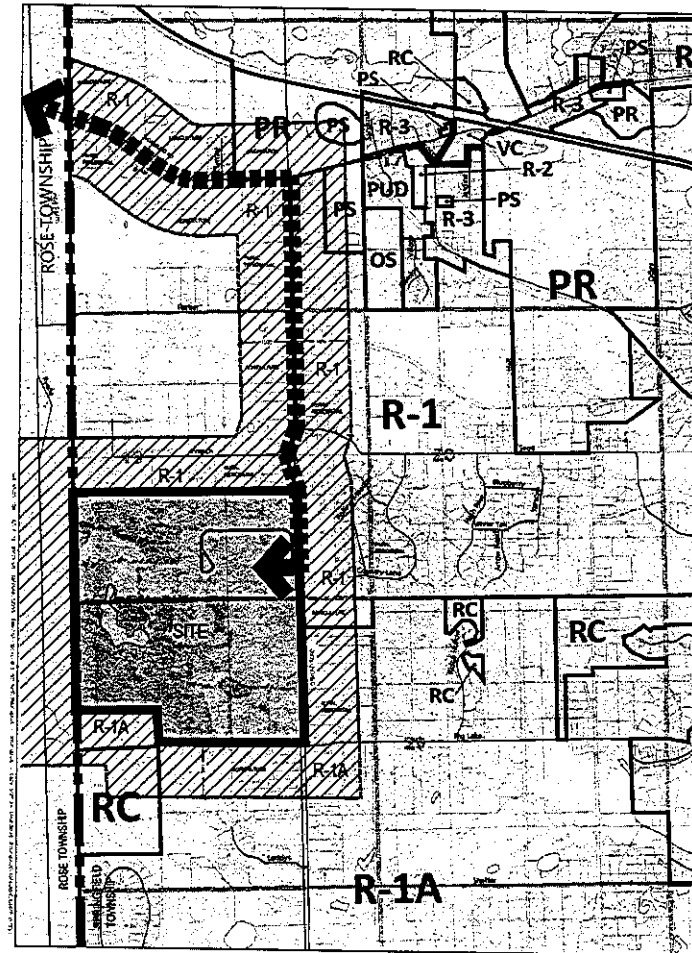
giffels 
webster

- 160' to mining area + 200' required to processing plant location. **Additional setbacks** may be considered as condition of approval
- **Updated line-of-sight profiles** requested by engineer to determine whether berms provide sufficient screening
- **Additional landscaping required.**
 - Trees shall be provided on berms and within greenbelt
 - 75' greenbelt on Ormond Road is required
 - More than 2 species to promote greater diversity
 - Replacement trees



Haul Route

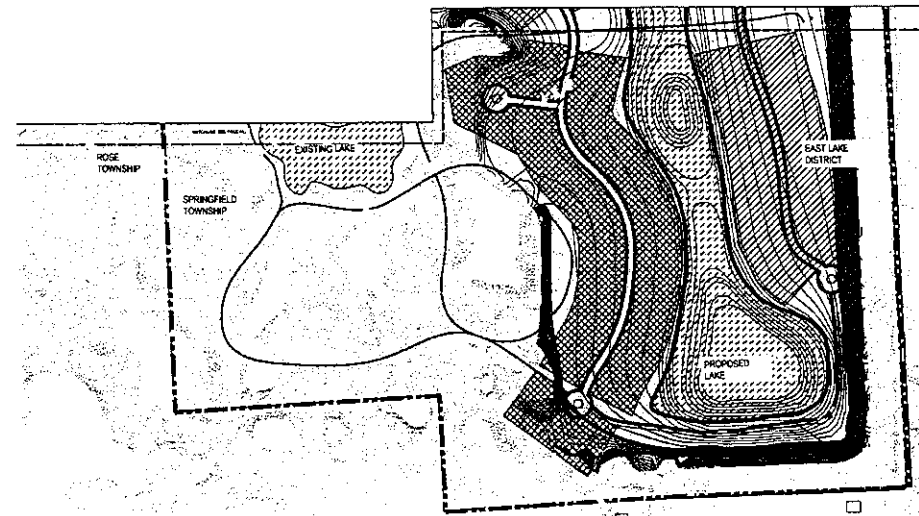
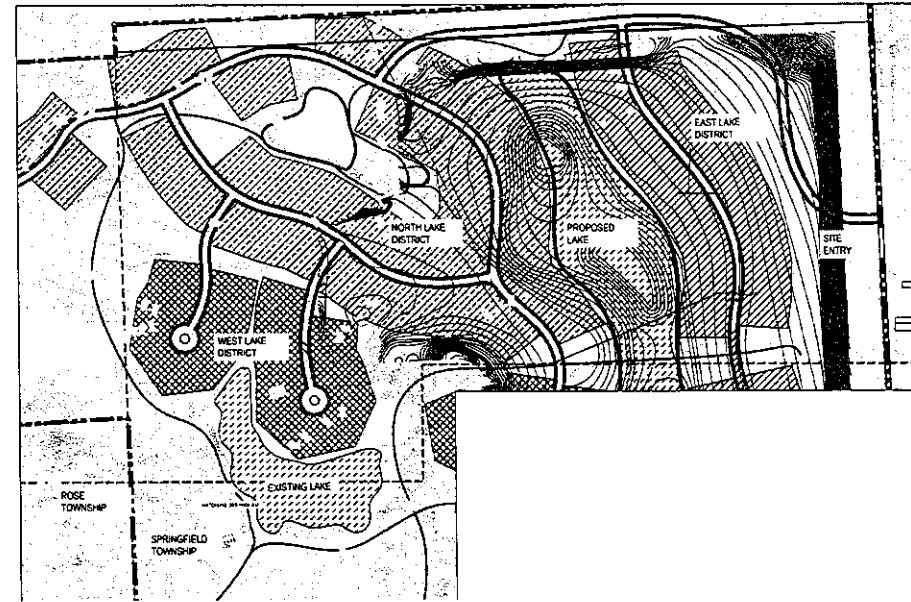
- The applicant has proposed two haul routes going west and south
- **The Planning Commission may wish to discuss:**
 - How trucks will travel east and north
 - Proximity to customers/ supply chain
 - Impacts on Township residents and way of life
 - Impacts on adjacent communities
 - Proposed access location
- Additional information on potential haul routes shall be provided by the applicant before additional review by the Engineer



giffels
webster

Reclamation

- Following each phase of mining, the site will be prepared for future development as housing
- Application does not show boundaries of Resource Protection Area; this must be revised
- Additional information requested in review letter, including information on phasing
- Reclamation bond required. Bond estimate pending.
- R-1A Zoning: 2.5 acres lot minimum; cluster developments permitted





Technical Studies & Supplemental Information

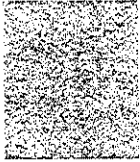
giffels 
webster

Provided:

- Hydrogeologic study (review forthcoming)
- Traffic Study (additional information requested)
- Natural resources inventory (review forthcoming)
- Noise & vibration report (review forthcoming)
- Market evaluation (review forthcoming)

Requested from Applicant:

- Property value study
- Dust control study
- Updated survey, including survey of mining area and resource protection buffer
- Updated aerial imagery
- Landscape Inventory
- Soil condition report
- Invasive species inventory
- Lighting plan
- Reclamation bond estimate



Until all information has been provided, reviewed, and discussed, we do not recommend taking any action on this request

Ric Davis

From: Maxbauer, Reuben <RMAXBAUER@edwclevy.net>
Sent: Monday, June 30, 2025 6:10 PM
To: Ric Davis
Cc: Steve Estey; Irit Walters; Bob Doyle
Subject: [EXTERNAL] Planning Commission Presentation
Attachments: 2025-0626 Springfield Planning Commission BMC presentation.pdf

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.

Supervisor Davis,

Attached, please find the presentation we gave at last week's Planning Commission.

Thank you,
Reuben

Ric Davis

From: Ric Davis
Sent: Friday, July 18, 2025 10:30 AM
To: Maxbauer, Reuben
Subject: Fw: [EXTERNAL] Follow Up from 7/16 Meeting
Attachments: STEP 001-011.pdf

Subject: Request for Feedback and Scientific Input

Dear Reuben,

I'd appreciate it if you could review this information and share your feedback. Could you also have your team take a look and provide responses to the concerns raised, particularly with a focus on scientific accuracy?

Thank you in advance for your time and support.

Best regards,

Ric Davis, Supervisor

Springfield Charter Township

[Get Outlook for iOS](#)

From: Kara Okonewski [REDACTED]
Sent: Thursday, July 17, 2025 4:28:19 PM
To: Ric Davis <rdavis@springfield-twp.us>
Cc: Sean Miller <smiller@springfield-twp.us>; Jamie Dubre <jdubre@springfield-twp.us>; Lori Beatty <lbeatty@springfield-twp.us>; Kevin Sclesky <ksclesky@springfield-twp.us>; Christopher Moore <cmoore@springfield-twp.us>; Bill Whitley <bwhitley@springfield-twp.us>; Dean Baker <dbaker@springfield-twp.us>; Jamie Costigan <jcostigan@springfield-twp.us>; Ruth Ann Hines <rhines@springfield-twp.us>; Brian Galley <bgalley@springfield-twp.us>; George Mansour <gmansour@springfield-twp.us>; Steve Felix <sfelix@springfield-twp.us>
Subject: [EXTERNAL] Follow Up from 7/16 Meeting

You don't often get email from [REDACTED] [Learn why this is important](#)

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

Hello Mr. Davis,

Thank you again for allowing me to sit in on the meeting with the Atlas Environmental Firm. I sincerely appreciate your commitment to transparency and your encouragement of resident participation throughout this process.

Per your request, I'm following up to share some of the concerns we discussed regarding the available data (or the absence thereof) in Levy/BMC's records. I've attached a document from one of their presentations that includes photos of the slides for your reference. Please note that any bluntness in the document is meant respectfully and with appreciation for the time and information you've generously provided. I fully understand that any responses or insights you choose to share are offered generously, and I deeply appreciate your willingness to assist as we navigate this process.

As you know, I am just a citizen and volunteer, as well as a student of the sciences for over eight years. I've been tasked with environmental research on behalf of the STEP executive board, and I approach this work with careful consideration and a commitment to accuracy. This will be the first of several documents I prepare as we continue gathering information, and I truly appreciate your support in helping us better understand the available data. If you or anyone else have any questions, please don't hesitate to contact me.

Thank you again for your time and dedication.

Sincerely,

Kara Okonewski



BMC PowerPoint Presentation to Springfield Township Planning Commission

May 27, 2025

- (STEP-001)
 - Slide 11: “57 borings” – please send all data as Levy stated it would be available.
- (STEP-001B)
 - Slide 11: The Planning Commission meeting on June 24, 2025, showed the same slide show presentation, but with 97 borings. Please send all 97 with corresponding locations.
- (STEP-002)
 - Slide 11: Label says “NO LABS-CRAP INFO” – please explain.
- (STEP-003)
 - Slide 11: Blurry & Illegible, please send original drawing
- (STEP-004)
 - Slide 12: Blurry & Illegible, please send original drawing
- (STEP-005)
 - ----, Resolved. No image provided.
- (STEP-006)
 - Slide 13: Blurry & Illegible, please send original drawing
- (STEP-007)
 - Slide 13: Note to Township - It is important to note that this document was prepared for the Michigan Dept. of Natural Resources but was written by the Office of Minerals Management and AMEC Engineering and Consulting of Michigan. There are potential conflicts: AMEC is a firm that consults for mining companies. The document does not address the environmental or community issues and concerns. It excludes public health and there are no references or studies regarding groundwater modeling or hydrologic data beyond operator locations. This is a pro-planning tool and does not consider multiple critical aspects of mining including public health, safety, environmental degradation, and hydrologic risks.
- (STEP-008)
 - Slide 15: Please provide the full, original drawing with legend.

- (STEP-009)
 - Slide 18: Blurry & Illegible, please send original drawing
- (STEP-010)
 - Slide 20: Please send original, to scale with labels. You cannot tell dimensions/height without knowing the incremental scale of horizontal lines. Please include “proposed finish grade” elevation.
- (STEP-011)
 - Slide 22: This possible reclamation plan shows 138 houses. The zoning allows for R1A - low-density, 2.5-acre home lots. What is shown (138 x 2.5) would be 386.4 acres total for housing. The proposed mining area is approximately 238 acres. Where does the 148+ acres come from? According to this rendering, homes would be going into the area designated for “Resource Protection”, aka the protected natural areas that were not going to be disturbed according to engineering reports.

****Please see photos below**

STEP ONE: UNDERSTANDING THE SITE AND GEOLOGY

(STEP-002)

(STEP-003)

Included 57 borings and 25 wells at Springfield, looking at-

- Quality of Sand and Gravel
- Depth and gradient of water table
- Thickness of overburden relative to reserves
- Base of reserves relative to water table



UNDERSTAND THE GEOLOGY

STEP ONE: UNDERSTANDING THE SITE AND GEOLOGY

INITIAL INVESTIGATIONS

Included 97 borings at 25 wells at Springfield, MO. The at-

- Quality of Sand and Gravel
- Depth and gradient of water table
- Thickness of overburden relative to reserves
- Base of reserves relative to water table

SMITHGROUP

01:22:30 / 01:58:51

LEICHTRONIX

ning Commission Meeting June 24, 2025

ated June 24, 2025

[illegible]

UNDERSTAND THE GEOLOGY

(STEP-004)

Drilling Co.	ECI	Property	Field	Sheet #	F18-013	Q1	2
Date	8/10/2017	Parcel	F18	Sheet 1	1072	1072	81.9
Start Time	2:00 PM	Site Location	Northern portion	Surface Elev	1072	1072	81.9
Finish Time	12:10 AM 4/3/2018	Logged By	Don Michael	Water Depth			
Total Depth	97'						

Grain Size	Description	From Depth	To Depth	Interval	Sample Interval	Lab Analysis	Notes
2	Yellowish brown silty and sandy fine clay with abundant gravel.	2	17	15	2 to 17	8.0	47.5 SAG
4	Yellow medium to coarse sand with 45% gravel. Maximum size 2", avg. 1 1/2".	17	27	10	17 to 27	8.0	38.1 SAG
10	Uniform coarse sand with 40% gravel. Maximum size 2", avg. 1 1/2".	27	29	2	27 to 29	5.0	11.7 SAG
20	Yellow fine sand with 10% fine gravel.	29	34	5	29 to 34	5.0	41.5 SAG
30	Yellow medium to coarse sand with 40% gravel. Maximum size 1 1/2", avg. 1 1/4".	34	37	3	34 to 37	3.0	10.2 SAG
40	Light yellow very fine sand to silty with 10% fine gravel.	37	42.5	5.5	37 to 42.5	5.5	2.35
50	Gray medium sand with 20% fine gravel.	42.5	52	9.5	42.5 to 52	13.1	1.15
60	Light yellow fine sand and some thin lenses of silt.	52	54	2	52 to 54	2.0	3.91
70	Yellow to brown medium sand with occasional fine gravel.	54	72	18	54 to 72	3.4	2.97
80	Grayish brown coarse sand with 20% fine gravel.	72	84	12	72 to 84	8.1	1.89
90	Brown to light yellow fine sand with occasional thin bands of medium sand and fine gravel.	84	97	13	84 to 97	4.4	2.77

Limited Overburden

Great Reserves-consistent FM, low LBW, high gravel content,

Questionable Reserves

Interburden (removable in the dry)

Drilling Co.	ECI	Property	Field	Sheet #	F18-013	Q1	2
Date	8/10/2017	Parcel	F18	Sheet 2	1072	1072	81.9
Start Time	2:00 PM	Site Location	Northern portion	Surface Elev	1072	1072	81.9
Finish Time	12:10 AM 4/3/2018	Logged By	Don Michael	Water Depth			
Total Depth	97'						

Grain Size	Description	From Depth	To Depth	Interval	Sample Interval	Lab Analysis	Notes
2	Light yellow fine sand with some thin lenses of silt.	42.5	52	9.5	42.5 to 52	13.1	1.15
4	Yellow medium sand with 30% fine gravel and some thin bands of gray coarse sand with 40% fine gravel.	52	61.5	9.5	52 to 61.5	9.5	2.86
10	Yellow to brown medium sand with occasional fine gravel.	61.5	64	2.5	61.5 to 64	2.5	3.91
20	Grayish brown coarse sand with 20% fine gravel.	64	72	8	64 to 72	3.4	2.97
30	Brown to light yellow fine sand with occasional thin bands of medium sand and fine gravel.	72	84	12	72 to 84	8.1	1.89
40	Gray coarse sand with 20% fine gravel.	84	97	13	84 to 97	4.4	2.77

Water Table

RESULTS FOR SPRINGFIELD SITE

(STEP-007)

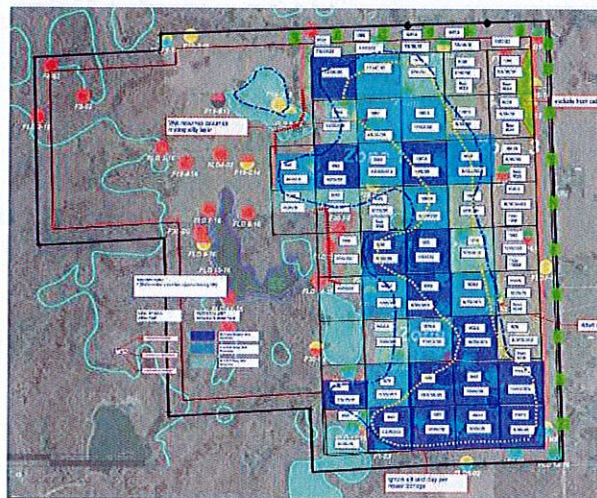
STEP ONE: UNDERSTANDING THE SITE AND GEOLOGY

GEOLOGIC FRAMEWORK

1. Establish pit bottom elevation and shape
2. Quantify overburden and minable reserves by area
3. Estimate OB required for basic reclamation

Abundant, quality sand and gravel deposits, however, are not equally distributed across the state and are not always located close to population centers where demand is the greatest. (MDNR, 2017)

(STEP-006)



(STEP-008)



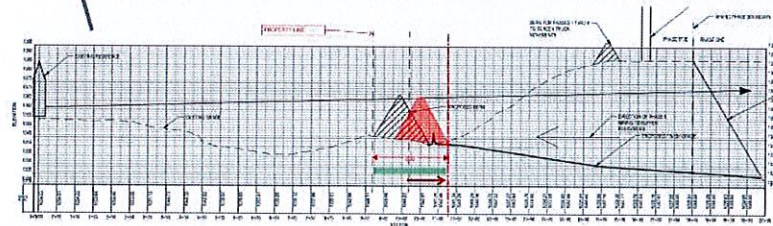
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STEP TWO: OPERATIONS PLANNING

(STEP-009)

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Ric Davis

From: Maxbauer, Reuben <RMAXBAUER@edwclevy.net>
Sent: Friday, May 30, 2025 9:43 AM
To: Ric Davis
Subject: [EXTERNAL] FW: **EXTERNAL**Last night's meeting
Attachments: 2025-0527 Springfield Planning Commission BMC presentation.pdf

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From: Bob Doyle <Bob.Doyle@smithgroup.com>
Date: Wednesday, May 28, 2025 at 2:14 PM
To: crogers@springfield-twp.us <crogers@springfield-twp.us>, sosborn@giffelswebster.com <sosborn@giffelswebster.com>
Cc: Maxbauer, Reuben <RMAXBAUER@edwclevy.net>, Deciechi, Kayla <kdeciechi@levynet.com>
Subject: **EXTERNAL**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

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