

**CHARTER TOWNSHIP OF VAN BUREN  
PLANNING COMMISSION  
February 23, 2022  
MINUTES**

Chairperson Kelley called the meeting to order at 7:30 p.m.

**ROLL CALL:**

**Present:** Cullin, Atchinson, Garrett, Budd and Kelley.

**Excused:** Barr and Jahr.

**Staff:** Director Power and Secretary Harman.

**Planning Representatives:** McKenna Associates, Vidya Krishnan (remote).

**Applicant(s) in Attendance:** Jason Beem of Ajax Paving Industries, Inc. and Jeff Horne of the Michigan Department of Transportation (MDOT).

**Audience:** Seven (7).

**APPROVAL OF AGENDA:**

Motion Budd, Cullin second to approve the agenda of February 23, 2022 as presented.

**Motion Carried.**

**APPROVAL OF MINUTES:**

Motion Garrett, Cullin second to approve the regular meeting minutes of February 9, 2022 as presented. **Motion Carried.**

**NEW BUSINESS:**

**ITEM #1: 22-005 – TEMPORARY CONCRETE BATCH PLANT – 39670 ECORSE ROAD**

**THE APPLICANT, JASON BEEM OF AJAX PAVING INDUSTRIES, INC. ON BEHALF OF OWNER WASTE MANAGEMENT OF MICHIGAN, INC. SEEKS TO INSTALL A TEMPORARY BATCH PLANT OPERATION INCLUDING THREE (3) TEMPORARY STRUCTURES AND SIX (6) MATERIAL PIPES FOR PURPOSES OF PROVIDING PAVING MATERIALS FOR THE I-275 RECONSTRUCTION PROJECT.**

**39670 ECORSE ROAD (PARCEL ID NUMBER 83-003-99-0003-702). THE SITE IS LOCATED NORTH OF ECORSE ROAD AND EAST OF I-275. THE ACTIVITY IS PROPOSED FROM MARCH 1, 2022 THROUGH DECEMBER 31, 2023.**

Director Power presented his staff review letter dated 2-18-22. The applicant, Ajax Paving Industries, Inc. is seeking approval to build a temporary concrete batch plant. The project will involve set-up and operation of a temporary concrete crusher, temporary cement-treated base (CTB) batch plant, and a temporary Portland-Cement Concrete (PCC) batch plant for work associated with the MDOT I-275 reconstruction project. The proposed site lies within the southern segment of a proposed I-275 project and the applicant is a subcontractor of MDOT's general contractor for the overall project. The proposed use is a temporary use which is proposed

to occur for a time frame extending from March 2022 through December 2023, just under two years. Based on the review criteria, conditional temporary land use approval may be considered, subject to twenty-two (22) conditions to be verified by Township Staff prior to construction:

1. A 20' deep row of parking shall be provided and minimum wide 24' maneuvering lands adjacent to these spaces shall be provided where parking is identified on the site plan.
2. Final MDOT approval for all driveways, access routes and improvements within the MDOT right-of-way. If there are any improvements in Wayne County Road rights-of-way, Wayne County approval must be gained.
3. Details for the proposed access road must be provided upon request by staff including a to-scale width dimension, a description of drainage features such as culverts, a truck template to show the turning movements of trucks onto the road and the depth and base materials of the road.
4. The preliminary grading plan must be revised to show topographic contours across the project site and show the topographic relationship between the site and the surrounding grade to the north. The section drawing of the proposed berm should be to scale.
5. The applicant must use a combination of millings or other dustless surfacing materials and dust control measures to limit dust in the day-to-day operation of the site.
6. Any tree removals on 39670 Ecorse Road which have not already been validated by an open tree removal permit will require a new tree removal permit.
7. The applicant must provide scaled elevation drawings which demonstrate the dimensions of these structures and their material composition.
8. The "detailed site plan drawing" must be revised to demonstrate that the proposed structures are set back the required minimum of 75' from the front (south), 15' from the side (east and west) and 25' from the rear (north) lot lines.
9. Prior to beginning work, the applicant must demonstrate that they have current approvals to use the well from Wayne County and the State of Michigan.
10. A well pump test must also be performed to ensure the well has adequate flow to provide the necessary water for the batch plant activities.
11. The proposed dumpster must be screened from public view by vegetation (existing vegetation or proposed landscaping), a berm, a wall or a combination of these features.
12. The number of porta johns should be clarified.
13. As a condition of approval, all work at the site shall be performed during the regular working hours (7:00 a.m. to 7:00 p.m.) and the applicant may not work on Sunday or any legal holiday without the permission of the Municipality for special circumstances only and with advance notice of at least 72 hours.
14. Provide information on site lighting including any floodlights or illumination on the actual batch plant structures, along with any available photometric details.
15. The applicant references permits being required from Van Buren Township, EGLE (Air Quality and Stormwater), Wayne County (SESC) and MDOT. These required permits must be obtained prior to construction.
16. The use may not generate greater than 67 decibels as received at any agricultural or residential property line, or greater than 75 decibels as received at any commercial or office property line.
17. Any fencing or gate must meet the Van Buren Township Zoning Ordinance standards.

18. All plans are subject to review and approval by the Township Fire Marshal.
19. The average number of truck trips should be included within each activity description in statements 1.A – 1.D of the submitted traffic impact analysis.
20. A bond in the amount of a cost estimate, provided by the applicant, to be reviewed by the Township Engineer, of full removal of all structures and the full restoration of the site must be submitted to the Township Department of Planning and Economic Development prior to construction.
21. To ensure the temporary nature of the proposed use, the concrete batching operations must be completed by December 31, 2023.
22. Applicant must communicate with and hold a preconstruction discussion with the Wayne County Department of Public Services prior to construction.

Jason Beem of Ajax Paving, Inc. gave a brief presentation thanking staff and the Commission for review of the proposal. The total project is 14 miles long, broken up into two 7-mile sections and will have plant sites located in multiple areas near interchanges. The site locations were limited due to wetland areas with a few dozen sites being considered and the chosen sites were those having the least amount of impact on the community. Out of the twenty-two (22) conditions provided by staff, the applicant has addressed and provided answers to the majority of them and is committed to getting the outstanding items in place prior to construction. Mr. Beem was available to answer any questions.

Jeff Horne of MDOT gave a brief presentation. The 68-foot Portland-Cement (PCC) batch plant that is being placed along Ford Road and I-275 is very impactful to Canton Township visually, however he assured that the site in Van Buren Township is camouflaged and will not be very visible. Mr. Horne was available to answer any questions.

Commissioners had the following questions and comments:

- The MDOT letter dated 2-17-22 indicates that MDOT is close to approving the temporary access, what is the hold up? Mr. Horne informed that Federal Interstate Highway (FHWA) approval is required anytime you breach a limited access right-of-away. Mr. Horne should have Federal Highway (FHWA) approval by the end of this week and he has reached out to Wayne County to inform them of the project.
- How are the trucks moving southbound with traffic only on the northbound lanes and how are they going to exit? Is there going to be a problem with the mixture of the trucks and the local traffic? Mr. Beem informed that all traffic will be on the northbound lanes separated with a barrier wall for northbound and southbound. There will be temporary ramps for construction traffic which will be shared with local traffic. All construction traffic will have to merge and yield to local traffic. Construction traffic sometimes will merge in with local traffic and other times will remain within the construction zone.
- The northbound ramp merging onto I-275, is it wide enough for the trucks or will it need to be widened? Mr. Beem informed that the existing 2 lane ramp has two right hand turn lanes, with the far-right lane closed it should provide for enough room for trucks to get up to speed and safely merge, yielding to all other traffic. The exit point will be the same.

- Have we received any information on how the increase of truck traffic will affect the road and if it will do any damage? Director Power, no we have not received any information on that. The road is built to withstand the truck traffic.

No comments from the audience or remote viewers.

**Motion Atchinson, Budd second to grant the applicant, Jason Beem of Ajax Paving, Inc. on behalf of owner Waste Management of Michigan, Inc. conditional approval of a temporary concrete batch plant, located at 39670 Ecorse Road, parcel number 83-003-99-0003-702, based on the analysis and subject to the conditions in Director Power's review letter dated 2-18-22:**

1. A 20' deep row of parking shall be provided and minimum wide 24' maneuvering lands adjacent to these spaces shall be provided where parking is identified on the site plan.
2. Final MDOT approval for all driveways, access routes and improvements within the MDOT right-of-way. If there are any improvements in Wayne County Road rights-of-way, Wayne County approval must be gained.
3. Details for the proposed access road must be provided upon request by staff including a to-scale width dimension, a description of drainage features such as culverts, a truck template to show the turning movements of trucks onto the road and the depth and base materials of the road.
4. The preliminary grading plan must be revised to show topographic contours across the project site and show the topographic relationship between the site and the surrounding grade to the north. The section drawing of the proposed berm should be to scale.
5. The applicant must use a combination of millings or other dustless surfacing materials and dust control measures to limit dust in the day-to-day operation of the site.
6. Any tree removals on 39670 Ecorse Road which have not already been validated by an open tree removal permit will require a new tree removal permit.
7. The applicant must provide scaled elevation drawings which demonstrate the dimensions of these structures and their material composition.
8. The "detailed site plan drawing" must be revised to demonstrate that the proposed structures are set back the required minimum of 75' from the front (south), 15' from the side (east and west) and 25' from the rear (north) lot lines.
9. Prior to beginning work, the applicant must demonstrate that they have current approvals to use the well from Wayne County and the State of Michigan.
10. A well pump test must also be performed to ensure the well has adequate flow to provide the necessary water for the batch plant activities.
11. The proposed dumpster must be screened from public view by vegetation (existing vegetation or proposed landscaping), a berm, a wall or a combination of these features.
12. The number of porta johns should be clarified.
13. As a condition of approval, all work at the site shall be performed during the regular working hours (7:00 a.m. to 7:00 p.m.) and the applicant may not work on Sunday or any legal holiday without the permission of the Municipality for special circumstances only and with advance notice of at least 72 hours.

14. Provide information on site lighting including any floodlights or illumination on the actual batch plant structures, along with any available photometric details.
15. The applicant references permits being required from Van Buren Township, EGLE (Air Quality and Stormwater), Wayne County (SESC) and MDOT. These required permits must be obtained prior to construction.
16. The use may not generate greater than 67 decibels as received at any agricultural or residential property line, or greater than 75 decibels as received at any commercial or office property line.
17. Any fencing or gate must meet the Van Buren Township Zoning Ordinance standards.
18. All plans are subject to review and approval by the Township Fire Marshal.
19. The average number of truck trips should be included within each activity description in statements 1.A – 1.D of the submitted traffic impact analysis.
20. A bond in the amount of a cost estimate, provided by the applicant, to be reviewed by the Township Engineer, of full removal of all structures and the full restoration of the site must be submitted to the Township Department of Planning and Economic Development prior to construction.
21. To ensure the temporary nature of the proposed use, the concrete batching operations must be completed by December 31, 2023.
22. Applicant must communicate with and hold a preconstruction discussion with the Wayne County Department of Public Services prior to construction.

**Roll Call:**

Yeas: Garrett, Budd, Atchinson, Cullin and Kelley.

Nays: None.

Excused: Barr and Jahr.

Motion Carried. (Letter Attached)

**GENERAL DISCUSSION:**

Director Power informed that the next Planning Commission meeting is scheduled for Wednesday, March 9, 2022.

**ADJOURNMENT:**

Motion Budd, Cullin second to adjourn the meeting at 8:16 p.m. Motion Carried.

Respectfully submitted,



Christina Harman

Recording Secretary



**VAN BUREN**  
CHARTER TOWNSHIP

## MEMO

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TO: Jason Beem, Ajax Paving

FROM: Dan Power – Director of Planning and Economic Development

RE: Review of Temporary Land Use Request #22-005 – Ajax Paving I-275 Batch Plant Proposal

DATE: February 18, 2022

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### PROJECT REVIEW AND BACKGROUND INFORMATION

The applicant, Ajax Paving Industries, Inc. is seeking approval to build a temporary concrete batch plant. The project will involve set-up and operation of a temporary concrete crusher, temporary cement-treated base (CTB) batch plant, and a temporary Portland-Cement Concrete (PCC) batch plant for work associated with the MDOT I-275 reconstruction project. The applicant explains that the proposed site lies within the southern segment of a proposed I-275 project. The applicant is a subcontractor of MDOT's general contractor for the overall project.

The site is located on the east side of the northbound I-275 on ramp, just north of Ecorse Road. The subject property involves a portion of MDOT right-of-way and a roughly 10-acre area within the western portion of 39670 Ecorse Road (parcel ID 83 003 99 0003 702), which is zoned C-1 – General Business District.

The proposed use is a temporary use which is proposed to occur for a time frame extending from March 2022 through December 2023, just under two years. Per the Zoning Ordinance, temporary uses that operate for more than seven (7) consecutive days require Planning Commission approval. Additionally, under Section 2.102(220) of the Van Buren Township Zoning Ordinance, temporary land uses shall not exceed one (1) year unless otherwise permitted or extended by the Township Planning Commission. Temporary uses shall be only those which are clearly short duration and involve no permanent structures. The proposed use, while temporary and while not including permanent structures, will be a significant land use which will impose potentially long-term impacts on the subject site. The subject request is therefore for a new temporary land use application, with the understanding that special consideration will have to be given by the Planning Commission for the project to extend beyond one year in duration.

The following items are the approval standards in section 7.120 of the Township's Zoning Ordinance and our review is based upon conversations with the applicant and the provided materials. Please consider the following analysis regarding this application, with underlined comments as recommended conditions:

### **Adequacy of Parking and Access**

Off-street parking capacity must be evaluated for any temporary land use. A 20' deep row of parking shall be provided and minimum 24' wide maneuvering lanes adjacent to these spaces shall be provided where parking is identified on the site plan.

Access to the proposed use will entail significant truck traffic. A basic traffic impact analysis was therefore requested for the proposed use. An Access Plan, Circulation Plan, and additional traffic impact information were provided by the applicant. Access to the subject site is proposed to occur via a 30' wide access road that lines the eastern edge of MDOT's right-of-way extending north of Ecorse Road on the east side of I-275. The Circulation Plan indicates that this road would accommodate two-way traffic. The site plan also indicates that minimum 20' clear access roads will be maintained at all times around plants and the crusher for emergency access. The applicant proposes for all truck traffic entering the site to use the Ecorse Road exit so as to separate this traffic from everyday vehicle traffic. For trucks exiting the site, only southbound traffic will use Ecorse Road.

Final MDOT approval for all driveways, access routes, and improvements within MDOT right-of-way. If there are any improvements in Wayne County road rights-of-way, Wayne County approval must be gained. Details for the proposed access road must be provided upon request by staff including a to-scale width dimension, a description of drainage features such as culverts, a truck template to show the turning movements of trucks onto the road, and the depth and base materials of the road. The proposed access configuration may be adjusted if MDOT approves a temporary signalization change to allow left northbound turns into the site from Ecorse Road or through traffic from the northbound exit ramp from I-275. If these changes occur, an updated circulation plan will be reviewed by staff and MDOT's final approval must be gained prior to construction.

### **Adequate Drainage**

The subject site is impacted by a Host Community Agreement and plans for the Woodland Meadows landfill to expand over significant portions of the former *Woodland Meadows* golf course, including the subject site. These plans are already approved, subject to any necessary permitting by County, State or Federal agencies. To the extent the plans for this landfill expansion provide a basis for future drainage, site grading, staff have recommended the applicant to work closely with the owner, Waste Management of Michigan, Inc. to synchronize their plans with the owner's future plans for landfill expansion.

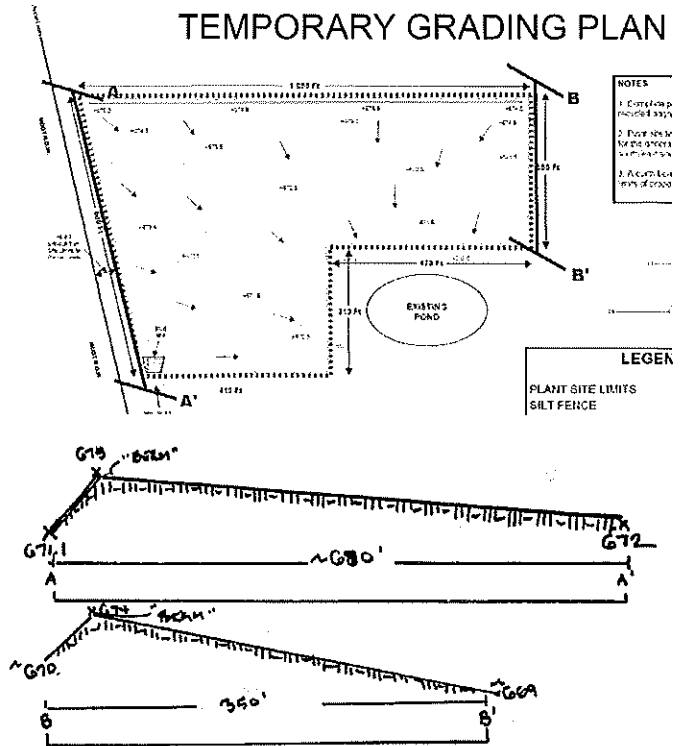
The applicant has provided a preliminary temporary grading plan which demonstrates stormwater runoff will be graded to run from the north to the south-southeast corner of the site. The grading plan does not show details regarding how the site ties in with surrounding sites. See image to the right for a general idea of what the grading plan conveys. This is particularly important to the north of the proposed site, which is covered with dense woodlands some of which are wetlands which are currently under review by EGLE. The plan shows that there will be a berm along this edge of the site but does not show dimensions or grading details for the berm. A conceptual detail showing the berm being 2' tall has been provided. The preliminary grading plan must be revised to show topographic contours across the project site and show the topographic relationship between the site and the surrounding grade to the north. The section drawing of the proposed berm should be to scale. These details should demonstrate that the site's drainage will not impact the adjacent woodland area to the north.

The proposed grading plan relies on stormwater runoff draining in a sheet flow pattern to an existing pond with no outlet to a downstream drainage course. The proposed temporary use will involve removing a vegetated surface and paving the site with "recycled aggregate". The proposed grading will be temporary. Following this site's temporary batch plant use, the site is planned to be excavated and then filled to a height significantly above the current grade as part of the expansion of the Woodland Meadows landfill.

The proposed grading plan relies on stormwater runoff draining in a sheet flow pattern to an existing pond with no outlet to a downstream drainage course. The proposed temporary use will involve removing a vegetated surface and paving the site with "recycled aggregate". The proposed grading will be temporary. Following this site's temporary batch plant use, the site is planned to be excavated and then filled to a height significantly above the current grade as part of the expansion of the Woodland Meadows landfill.

**Compatibility with Surrounding Land Uses**

The batch plant use is an intense land use with substantial noise, vibration, and extensive hours to serve an essential roadway need. The land use must therefore be sufficiently separated from residential land uses and in a location that is suitable to mitigate negative off-site odor, noise, vibration and light, particularly in regard to its relation to residential land uses. The subject site





is adjacent to an active and expanding landfill and is roughly 1,200' from the nearest existing single-family residential use. Additionally, in their search for an adequate site, the applicant researched 13 other sites, including four (4) other sites within MDOT's jurisdiction, which were not feasible for the use. These sites are explained in the applicant's letter dated January 26, 2022. The site is sufficiently compatible with surrounding land uses given the efforts that have been made to explore alternative sites and the distance from residential land uses. The applicant has indicated there will be no new tree removals which are not already covered under an existing permit. Any tree removals on 39670 Ecorse Road which have not already been validated by an open tree removal permit will require a new tree removal permit.

#### **Size, Height, and Type of Construction of Proposed Buildings and Structures in Relation to Surrounding Site**

The proposed site plan includes three temporary structures in addition to fix proposed material piles. These include a 20' tall crusher, a 32' tall CTPB Plant, and a 68' tall PCC plant. Note that the building height limit for the C-1 zoning district is 40' under Section 4.102 of the Van Buren Township's zoning ordinance. The applicant must provide scaled elevation drawings which demonstrate the dimensions of these structures and their material composition. These structures do not meet the definition of "building" under the Township's Zoning Ordinance, being a temporary or permanent structure of any kind, having a roof supported by columns or walls, not including tents or vehicles situated on private property.

#### **Sufficient Setbacks from Road Right-Of-Ways and Lot Lines**

The structures on the submitted "detailed site plan" drawing do not appear to be drawn to scale. The "detailed site plan drawing" must be revised to demonstrate that the proposed structures are set back the required minimum of 75' from the front (south), 15' from the side (east and west), and 25' from the rear (north) lot lines.

#### **Adequate utilities**

The proposed site plan proposes to use water from an irrigation well on the south side of Ecorse Road which is currently used for operations at the Woodland Meadows landfill. The applicant has clarified that there will be no sanitary utility connections needed to the site. Prior to beginning work, the applicant must demonstrate that they have current approvals to use the well from Wayne County and the State of Michigan. A well pump test should also be performed to ensure the well has adequate flow to provide the necessary water for the batch plant activities.

#### **Trash Disposal and Site Clean-Up**

A proposed dumpster is listed on the site plan. The proposed dumpster must be screened from public view by vegetation (existing vegetation or proposed landscaping), a berm, a wall or a combination of these features.

#### **Sanitary Facilities**

Porta johns are proposed as sanitary facilities on the subject site. The number of Porta johns should be clarified. The applicant has indicated there will be no temporary construction office on the site.

#### **Hours of Operation**

The applicant proposes hours of operation being 7:00 a.m. to 7:00 p.m. from Monday through Saturday, with a request to operate on Sundays, as needed, to help maintain the project schedule. As a condition of approval, all work at the site shall be performed during regular working hours (7:00 a.m. to 7:00 p.m.), and the applicant may not work on Sunday or any legal holiday without the permission of the Municipality for special circumstances only and with advance notice of at least 72 hours.

#### **Outdoor Light and Signs**

The applicant describes that typical lighting on the site will consist of standard flood lights attached to the equipment or provided via portable light trees. It is reasonable to assume the batch plant will be functioning at dusk or in late afternoon/evening hours. Provide information on site lighting including any floodlights or illumination on the actual batch plant structures, along with any available photometric details.

#### **Other Licenses and Permits Required**

The applicant references permits being required from Van Buren Township, EGLE (Air Quality and Stormwater), Wayne County (SESC) and MDOT. These required permits must be obtained prior to construction.

#### **Potential Noise, Odor, Dust, and Glare**

The proposed use must meet applicable environmental standards for noise, odor, dust and glare. The use may not generate greater than 67 decibels as received at any agricultural or residential property line, or greater than 75 decibels as received at any commercial or office property line. Dust prevention measures must be provided as part of the temporary grading plan or under a separately submitted soil erosion plan. The applicant must use a combination of millings or other dustless surfacing materials and dust control measures to limit dust in the day to day operation of the site.

#### **Fire Lanes, Fire Protection, and Security**

The applicant must indicate whether any security fencing will be provided on the site. All plans are subject to review and approval by the Township Fire Marshal.

#### **Off-Site Impacts of Traffic Volumes**

At this time, at the intersection of I-275's northbound ramps and Ecorse Road, there is no direct northbound route to the subject site. Traffic is instead directed along a boulevard where it turns around roughly 1,600' east of the subject site's ingress to go westbound before going

northbound. The applicant has applied to MDOT for consideration of two measures to circumvent this: One for a temporary left turn signal for eastbound traffic on Ecorse Road seeking to go northbound, and one for temporary signalization measures that would allow northbound thru traffic for traffic to travel directly across Ecorse Road between the northbound off- and on-ramps. Based on the possible outcomes of these requests, the applicant has provided two sets of traffic impact submittals containing the following information:

- A summary of four independent batch plant activities involving truck operations, and a description of their basic impacts;
- A summary of average daily traffic (ADT) for these different activities on the site
- ADT produced by the site's truck traffic for seven key intersections near the site, and relevant supplemental attachments.

Based on the traffic impact and circulation plan submittals, the Planning Commission should be aware of certain key findings and corrections (underlined), listed below:

- The project would entail a maximum of 320-420 new truck trips per day if all four independent batch plant activities occur at once. The average number of truck trips should be included within each activity description in statements 1.A - 1.D of the submitted traffic impact analysis.
- The applicant clarifies that this number would be rarely met due to there not being a high likelihood of two or more activities which simultaneously require truck traffic.
- Current ADT on Ecorse Road adjacent to the project site ranges from 16,200 to 18,600. Current ADT on the I-275 ramps adjacent to the project site ranges from 6,300 to 8,100.
- The highest increase in ADT under a scenario involving no signalization changes would come increased truck traffic on the northbound entrance ramp from Ecorse Road to I-275 (4.6% increase) and eastbound truck traffic on Ecorse Road from Hannan Road to I-275 (4.5% increase).
- Under the scenario with no proposed signalization changes, there will be 300 additional truck trips per day going westbound on Ecorse Road in front of one occupied single-family residence at 40126 Ecorse Road.
- In general, while there is a minimal percentage of increase in traffic at all studied intersections, **there will be a significant increase in truck traffic.**
- The proposed access driveway from Ecorse Road is in relatively close proximity to the existing access lane for everyday traffic due to the need to immediately serve construction needs. The proposed separation between driveways is subject to MDOT approval.

#### **Necessity of Performance Bond to Ensure Prompt Removal**

A bond in the amount of a cost estimate, provided by the applicant, to be reviewed by the Township Engineer, of full removal of all structures and the full restoration of the site must be submitted to the Township Department of Planning and Economic Development prior to construction.

### Other concerns which may impact the public health, safety, or general welfare

All other public health, safety or welfare concerns have been addressed in the previous comments. To ensure the temporary nature of the proposed use, the concrete batching operations must be completed by December 31, 2023.

### Recommendation

Site selection was carefully considered for this proposed temporary land use. Based on this and the review criteria mentioned above, conditional temporary land use approval may be considered, subject to the following conditions to be verified by Township staff prior to construction:

1. A 20' deep row of parking shall be provided and minimum 24' wide maneuvering lanes adjacent to these spaces shall be provided where parking is identified on the site plan.
2. Final MDOT approval for all driveways, access routes, and improvements within MDOT right-of-way. If there are any improvements in Wayne County road rights-of-way, Wayne County approval must be gained.
3. Details for the proposed access road must be provided upon request by staff including a to-scale width dimension, a description of drainage features such as culverts, a truck template to show the turning movements of trucks onto the road, and the depth and base materials of the road.
4. The preliminary grading plan must be revised to show topographic contours across the project site and show the topographic relationship between the site and the surrounding grade to the north. The section drawing of the proposed berm should be to scale.
5. The applicant must use a combination of millings or other dustless surfacing materials and dust control measures to limit dust in the day to day operation of the site.
6. Any tree removals on 39670 Ecorse Road which have not already been validated by an open tree removal permit will require a new tree removal permit.
7. The applicant must provide scaled elevation drawings which demonstrate the dimensions of these structures and their material composition.
8. The "detailed site plan drawing" must be revised to demonstrate that the proposed structures are set back the required minimum of 75' from the front (south), 15' from the side (east and west), and 25' from the rear (north) lot lines.
9. Prior to beginning work, the applicant must demonstrate that they have current approvals to use the well from Wayne County and the State of Michigan.
10. A well pump test must also be performed to ensure the well has adequate flow to provide the necessary water for the batch plant activities.
11. The proposed dumpster must be screened from public view by vegetation (existing vegetation or proposed landscaping), a berm, a wall or a combination of these features.
12. The number of Porta Johns should be clarified.
13. As a condition of approval, all work at the site shall be performed during regular working hours (7:00 a.m. to 7:00 p.m.), and the applicant may not work on Sunday or any

- legal holiday without the permission of the Municipality for special circumstances only and with advance notice of at least 72 hours.
14. Provide information on site lighting including any floodlights or illumination on the actual batch plant structures, along with any available photometric details.
  15. The applicant references permits being required from Van Buren Township, EGLE (Air Quality and Stormwater), Wayne County (SESC) and MDOT. These required permits must be obtained prior to construction.
  16. The use may not generate greater than 67 decibels as received at any agricultural or residential property line, or greater than 75 decibels as received at any commercial or office property line.
  17. Dust prevention measures must be provided as part of the temporary grading plan or under a separately submitted soil erosion plan.
  18. Any fencing or gate must meet the Van Buren Township Zoning Ordinance standards.
  19. All plans are subject to review and approval by the Township Fire Marshal.
  20. The average number of truck trips should be included within each activity description in statements 1.A – 1.D of the submitted traffic impact analysis.
  21. A bond in the amount of a cost estimate, provided by the applicant, to be reviewed by the Township Engineer, of full removal of all structures and the full restoration of the site must be submitted to the Township Department of Planning and Economic Development prior to construction.
  22. To ensure the temporary nature of the proposed use, the concrete batching operations must be completed by December 31, 2023.

I am looking forward to discussing this request with the Planning Commission.

Sincerely,



Dan Power

Director of Planning and Economic Development, Van Buren Charter Township

CC: Vidya Krishnan, Van Buren Township Planning Consultant – McKenna Associates  
Paul Kammer, PE, Van Buren Township Engineering Consultant – Fishbeck  
Andrew Lenaghan, Van Buren Township Fire Marshal  
Todd Saums, Van Buren Township Water and Sewer Director  
Lawrence Lockett, Van Buren Township Director of Public Services