

**CHARTER TOWNSHIP OF VAN BUREN  
PLANNING COMMISSION AGENDA  
Wednesday, February 23, 2022 – 7:30 PM  
Van Buren Township Hall  
46425 Tyler Road**

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**CALL TO ORDER:**

**ROLL CALL:**

**APPROVAL OF AGENDA:**

**MINUTES:** Approval of minutes from the regular meeting of February 9, 2022.

**CORRESPONDENCE:**

**PUBLIC HEARING:**

**OLD BUSINESS:**

**NEW BUSINESS:**

**ITEM # 1                      CASE 22-005 – TEMPORARY CONCRETE BATCCH PLANT – 39670 ECORSE ROAD**

**TITLE:** 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 PILES FOR PURPOSES OF PROVIDING PAVING MATERIALS FOR THE I-275 RECONSTRUCTION PROJECT.

**LOCATION:** 39670 ECORSE ROAD (PARCEL ID NUMBER 83 003 99 0003 702). THE SITE IS LOCATED NORTH OF ECORSE ROAD AND EAST OF I-275.

**INFO:** THIS ACTIVITY IS PROPOSED FROM MARCH 1, 2022 THROUGH DECEMBER 31, 2023.

**ACTION ITEMS:**

- A. Presentation from Township Staff
- B. Presentation from the applicant
- C. Planning Commission discussion
- D. Public comment
- E. Planning Commission considers approval of the Temporary Land Use

**ADJOURNMENT:**

**CHARTER TOWNSHIP OF VAN BUREN  
PLANNING COMMISSION  
February 9, 2022  
MINUTES - DRAFT**

Chairperson Kelley called the meeting to order at 7:34 p.m.

**ROLL CALL:**

**Present:** Jahr, Cullin, Atchinson, Barr, Garrett and Kelley.

**Excused:** Budd.

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

**Planning Representatives:** McKenna Associates, Vidya Krishnan and Adam Cook.

**Applicant(s) in Attendance:** None.

**Audience:** Two (2).

**APPROVAL OF AGENDA:**

Motion Cullin, Jahr second to approve the agenda of February 9, 2022 as amended, moving General Discussion Item #1 New Planning Commissioner Introduction to the front of the agenda.

**Roll Call:**

**Yeas:** Atchinson, Barr, Garrett, Cullin, Jahr and Kelley.

**Nays:** None.

**Excused:** Budd.

**Motion Carried.**

**NEW PLANNING COMMISSIONER INTRODUCTION:**

Director Power introduced new Planning Commission member Kamika Garrett. Commissioner Garrett thanked Director Power, she is looking forward to serving on the Commission.

**APPROVAL OF MINUTES:**

Motion Jahr, Barr second to approve the regular meeting minutes of January 12, 2022 as presented. **Motion Carried.**

**NEW BUSINESS:**

**ITEM #1: DISCUSSION: OUTDOOR DINING ZONING ORDINANCE TEXT AMENDMENT**

**PROPOSED AMENDMENTS TO ARTICLE 2 (DEFINITIONS) AND ARTICLE 5  
(DEVELOPMENT STANDARDS FOR SPECIFIC USES) TO PROVIDE INCREASED  
CLARITY AND FLEXIBILITY REGARDING OUTDOOR DINING AND RETAIL LAND  
USES.**

Vidya Krishnan of McKenna Associates gave the presentation. The Township had recently expressed an interest in reviewing the Zoning Ordinance for allowing outdoor dining on a

temporary basis. The way the ordinance is currently written it requires approval of all temporary uses by the Planning Commission, which can be time consuming for a business with a short outdoor season. McKenna Associates looked at how other municipalities have addressed the issue of outdoor dining for the past year and a half and summarized their findings. The other municipalities included: Plymouth Township, City of Southfield, City of Grand Rapids and Canton Township. All other municipalities made revisions to allow for the temporary use to be approved administratively while still subject to all regulations, thus allowing the process to be handled more efficiently.

Director Power informed that in 2015 an ordinance was passed to enable outdoor dining. Components of the past ordinance are included with the amendments, this will allow for outdoor dining approval within certain limits to be handled administratively. A drafted update of the ordinance was provided to the Commission. Director Power wanted to give the Planning Commission time to review prior to the next meeting and the opportunity to provide feedback.

Commissioners had the following questions and comments:

- Will there be permit costs. Director Power informed that with what's in place now applicants would have to pay in some instances. Revising could allow for 1 year at no cost to the applicant.
- Does the proposal not include barbers, nail and hair salons? No, not at this time.
- Are the proposals not dependent on covid, ongoing ordinance adjustments for the community? Yes. The covid specific haven't been used much, this is a good tool for businesses moving forward.
- Rules for dog friendly outdoor dining, are there any rules in our ordinance? Vidya Krishnan commented that there are a couple of restaurants in Canton where dogs are permitted in the outdoor dining area, she will look into it further.
- What if an applicant wants to put up a tent or something over the area? Director Power explained that anything that expands by 25% or fewer is approvable administratively as long as there is a building inspection and fire safety requirements are met. The ordinance is also written to address that at the end of the season the tents need to come down.
- The requirement for the storage of tables and chairs, wasn't sure whether it was meant to be outside of season or during season that they can't be stored outside? Staff will look into further to clarify.

Director Power informed Commissioners that if they are in favor of moving forward, a future public hearing can be scheduled and in the interim a refined draft will come back to the Commission. Director Power may try to consolidate other Zoning Ordinance amendments in the public hearing.

No comments from the audience or remote viewers.

**Motion Jahr, Atchinson second to direct staff to proceed with the Outdoor Dining Zoning Ordinance text amendment development. Motion Carried.**



**ITEM #2: DISCUSSION: DWELLING AREA ZONING ORDINANCE TEXT AMENDMENT**

**PROPOSED AMENDMENTS TO ARTICLE 4 (SCHEDULE OF REGULATIONS) TO REDUCE MINIMUM FLOOR AREA REQUIREMENTS IN CERTAIN RESIDENTIAL ZONING DISTRICTS.**

Vidya Krishnan of McKenna Associates gave the presentation. The Township has received questions regarding the minimum size of dwelling units in the AG, Agriculture and Estates District, specifically about the minimum floor area requirement. McKenna Associates reviewed Zoning Ordinances in other municipalities to see what the comparable dwelling size requirement is to help evaluate if the Township Ordinance needs to be revised. The overall size is not regulated by the Michigan State Building Code. In four (4) of the communities: Sumpter Township, Huron Township, Lyon Township and Superior Township the minimum lot size ranged from 1 to 5 acres with a minimum floor area of 1,200 square feet. The communities of Northfield Township, Canton Township and Delhi Township ranged from 5 to 40 acres minimum lot sized with a minimum floor area ranging from 1,000 to 1,800 square feet. Based on McKenna Associates review, Van Buren Township's minimum dwelling size is the most stringent of all the municipalities.

Commissioners had the following questions and comments:

- Commissioner agreed that the current minimum floor area is very stringent and inquired what we are proposing? Director Power informed that there is no number picked yet, possibly in the 1,200 to 1,500 square foot range in the AG, Agricultural and Estates District. More research will be needed to figure out whether further scaling is needed in the R-1, Residential Districts. Vidya Krishnan informed that the key focus currently is on the AG, Agricultural and Estates District.
- Do we know when the other communities with the minimum floor area of 1,200 square feet put that in place? Vidya Krishnan informed that Lyon Township was within the past couple years, she will look into when the other communities put 1,200 square feet in place.
- If the Michigan Building Code is sufficient, why do we feel we need to regulate further? Director Power informed that in earlier planned residential development (PRD) subdivisions there are tiered minimum floor area requirements which provide an aesthetic quality to the subdivision. Vidya Krishnan provided an example that in an R1-B neighborhood, you might have one home at 400 square feet and another home at 2,500 square feet, the regulations help to provide a development pattern for neighborhoods.
- Commissioner agreed it's worth exploring further and there seems to be a desire for smaller houses. Would want to know how many total acres would be affected by the change and what the average median square foot of homes are in those districts.
- Changing the minimum floor area may have long and short term economic effects to the tax base. Would like to have some analysis of what that effect could be for the Township.

No comments from the audience or remote viewers.

**Motion Cullin, Garrett second to direct staff to further investigation into changing the ordinance on the minimum floor area square footage for the AG, Agricultural and Estates District and looking at all zoning areas of residential districts. Motion Carried.**

**ITEM #3: DISCUSSION: GASOLINE FILLING AND GASOLINE SERVICE STATION ZONING ORDINANCE TEXT AMENDMENT**

**PROPOSED AMENDMENT TO ARTICLE 3 (ZONING DISTRICTS AND PERMITTED USES) REGARDING THE CATEGORIZATION OF GASOLINE FILLING AND SERVICE STATIONS.**

Vidya Krishnan of McKenna Associates gave the presentation. A recent review of the uses permitted in the various commercial and industrial zoning districts led to a question regarding how gasoline filling stations were classified by the Township Zoning Ordinance. The ordinance currently allows the use as a principal permitted use in the C-1 (Local Business), C-2 (Extensive Highway Business) and FS (Freeway Service) districts. There are no specific site design standards governing the use, therefore, McKenna Associates reviewed zoning ordinances of other municipalities chosen based upon their location to a major arterial, freeway or trunk line traversing through it such as I-275, I-94, I-96, US-24, US-23, US-12, which generally have a lot of filling stations. Based on the McKenna Associates review, Van Buren Township is the only municipality that permits gas stations as a principal use, with the exception of the City of Novi.

Having a use that is higher in density, requires a special land use. The goal is to consider whether to change to a special land use with the requirement of design standards and have a more in-depth review for considerations.

Commissioners had the following questions and comments:

- Gasoline, does that include diesel and other fuels? Yes, any filling station that would service or provide fuel to a vehicle.
- What about electric vehicle (EV) stations? Director Power informed that EV is not part of what's being discussed right now, but is worth discussing further and staff will look into stations built specifically for EV.
- Commissioner inquired since we are looking at fuel, look at all fuels and including EV? Director Power agreed that's a good path forward.
- Commissioner agreed that it's a good idea to bring land use into line with what our neighbors are doing and is in favor of pursuing further.

No comments from the audience or remote viewers.

**Motion Atchinson, Cullin second to have staff and consultants look at the proposed ordinance amendments to Article 3 (Zoning Districts and Permitted Uses) gasoline filling and service stations, in addition the comparisons of the uses of gas stations as a special land use and design standards including electric vehicle (EV) charging stations. Motion Carried.**

**ITEM #4: FULL DRAFT SUMPTER ROAD CORRIDOR PLAN RECOMMENDATION**

**THE PLANNING COMMISSION AND MASTER PLAN CONSULTANT MCKENNA ASSOCIATES WILL PRESENT A FULL DRAFT OF THE CORRIDOR PLAN FOR THE SUMPTER ROAD CORRIDOR FROM BEMIS ROAD TO THE CITY LIMITS OF BELLEVILLE. THE PLAN WILL BE RECOMMENDED FOR CONSIDERATION BY THE BOARD OF TRUSTEES TO RELEASE FOR A 42-DAY REVIEW BY NEIGHBORING JURISDICTIONS.**

Director Power gave a brief introduction thanking the Planning Commission, residents, business owners, land owners and Sub-Committee members (Commissioners Atchinson, Barr and Jahr).

Adam Cook of McKenna also thanked the Planning Commission, Sub-Committee, residents, businesses and property owners that provided feedback. Mr. Cook gave a presentation of the full draft of the Sumpter Road Corridor Plan including the following:

- Vision Statement.
- Future Land Use Plan – Sumpter Road Mixed Use.
- Building Types: Accessory Dwelling Unit (ADU), Artisan Studio, Artist Cottage, Barn-Style, Cottage Retail, Detached Garage, Liner Building, Maker Space, Mixed Use, Retail, Studio Shed / Roadside Stand and Workshop.
- Lot Types: Anchor Lot, Frontage Lot: Deep, Frontage Lot: Shallow and Landlocked Lot.
- Rural Residential Patterns.

Director Power summarized the Zoning Plan. There are several big revisions to enable the new Sumpter Road Mixed Use District including: defining setbacks to minimize impact on neighboring properties, identifying the aesthetic standard through the overlay district and stringent landscape and streetscape standards. Director Power will bring the detailed Zoning Plan back to the Commission in late winter to early spring.

Commissioners had the following questions and comments:

- Great presentation, great job to all involved.
- How do we define extremely light industrial use?
- Thank you to Director Power, Adam Cook and Sub-Committee members Jahr, Barr and Atchinson.
- Wanted to capture what the community wanted and believes the community will love the plan.
- Looking forward to seeing the detailed zoning plan.
- Very happy with how all the data and information was translated into the plan.

Director Power informed that the next step moving forward would be for the Planning Commission to recommend to the Township Board of Trustees their release of the full draft to neighboring communities for a 42-day review period.

**Motion Jahr, Atchinson second to recommend to the Township Board of Trustees distribution of the full draft of the Sumpter Road Corridor Plan for the 42-day review period by neighboring jurisdictions.**

**Roll Call:**

**Yeas: Barr, Garrett, Atchinson, Cullin, Jahr and Kelley.**

**Nays: None.**

**Excused: Budd.**

**Motion Carried.**

**GENERAL DISCUSSION:**

**ITEM #1: PENDING PLANNING COMMISSION PROJECT UPDATES**

Director Power provided a list of all projects that the Commission has reviewed over the past couple of years with their status and asked Commissioners to contact him if they have any questions. Commissioner Cullin inquired about the Clover Development as it was not on the list. Director Power informed Clover Development is still active and in the process of final stormwater design with Wayne County and the Township and is between preliminary and final site plan.

Resident informed last night the Sumpter Township Board voted to ask the County for federal funds of 6 million dollars for a bicycle and pedestrian path from City of Belleville along Sumpter Road down to Arkona Road into Crosswinds Marsh and also along Bemis Road from the Lower Huron Metropark to Rawsonville Road. Resident asked the Board how they could go through Van Buren Township, their response was that the County doesn't give the money, this is federal funding. Maybe this is something the County could build in Van Buren Township.

**ADJOURNMENT:**

**Motion Barr, Cullin second to adjourn the meeting at 9:34 p.m. Motion Carried.**

Respectfully submitted,

Christina Harman  
Recording Secretary



**CHARTER TOWNSHIP OF VAN BUREN  
APPLICATION FOR  
TEMPORARY LAND USE/SPECIAL EVENT  
46425 TYLER ROAD  
BELLEVILLE, MI 48111**

DATE: 1/26/22

BUSINESS NAME: Ajax Paving Industries, Inc.

CONTACT PERSON: Jason Beem PHONE # 248-404-7766

SUPERVISOR FOR SITE: Leo Remijan PHONE # 248-388-5605

EVENT TITLE: Ajax Temporary Concrete Batch Plant Site

TYPE OF EVENT: Temporary Construction Yard / Plant Site DATE(S): 3/1/22 - 12/31/23

LOCATION OF EVENT: Woodland Meadows RDF

ADDRESS OF LOCATION: 39670 Ecorse Road (Parcel ID Number 88 003 99 0003 702)

PROPERTY OWNER REPRESENTATIVE: Jim Hamann PHONE # 330-3416-0707

ARE SIGNS PROPOSED FOR ADVERTISING: YES ☒ NO IF YES, INCLUDE LOCATIONS & DETAILS

OTHER see attached letter for additional site details.

IF OUTSIDE USE OF THE SITE IS PROPOSED SUBMIT DRAWING OF LAYOUT AND INCLUDE CRITERIA ITEMS (ATTACHED)

**NOTES:**

IF NOISE ABOVE 65 DB, ODOR, GLARE, SMOKE, VIBRATION ARE EXPECTED BEYOND THE PROPERTY BOUNDRIES PLEASE EXPLAIN IN SEPARATE LETTER.

ALL STRUCTURES INSTALLED FOR THE SPECIAL EVENT MUST BE REMOVED FROM SITE NO LATER THAN THREE (3) DAYS AFTER THE EVENT.

PROCESSING FEE \$ 1,650.00 BOND FEE \$ 0.00 TOTAL \$ 1,650.00

J. B. Beem  
(SIGNATURE OF APPLICANT) Jason B. Beem - Ajax Paving Industries, Inc.

1-26-22  
(DATE SIGNED)

\_\_\_\_\_  
(APPROVED BY)

\_\_\_\_\_  
(DATE SIGNED)



## 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.

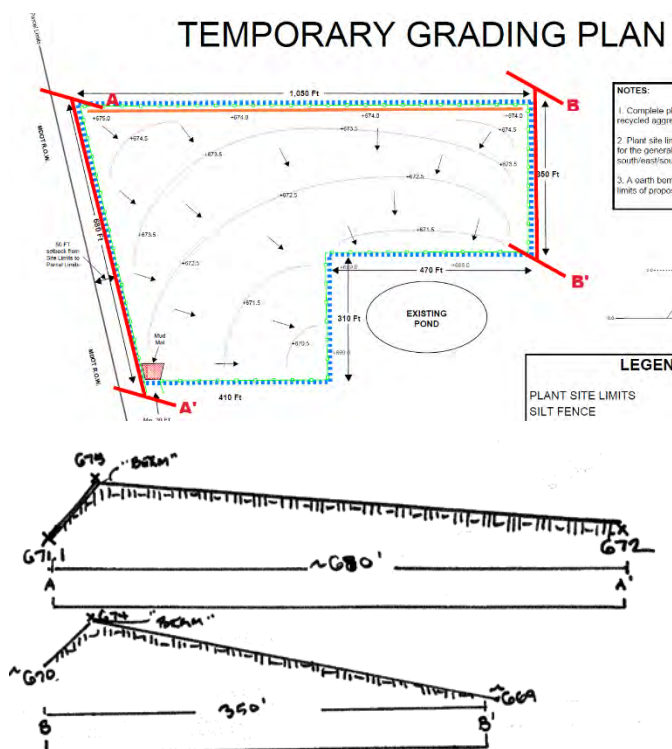
Access to the proposed use will entail significant truck traffic. A basic traffic impact analysis was therefore requested for the proposed use. An Access Plan, Circulation Plan, and additional traffic impact information were provided by the applicant. Access to the subject site is proposed to occur via 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.

### **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



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January 26, 2022

Charter Township of Van Buren  
46425 Tyler Road  
Belleville, MI 48111

Attn: Dan Power – Director of Planning & Economic Development

Re: Request for Temporary Land Use  
Temporary Concrete Batch Plant Site  
MDOT I-275 Reconstruction Project  
**Waste Management Woodland Meadows Facility**

Ajax Paving Industries, Inc. (Ajax) respectfully requests consideration for approval of Temporary Land Use to facilitate a temporary concrete batch plant site for work associated with the MDOT I-275 Reconstruction project, within the Waste Management Woodland Meadows RDF. Please review the details of our proposed site layout and operations information and let us know if you have any questions.

**Property Information**

Ajax is proposing to utilize a +/- 10 acre portion of the Woodland Meadows facility location north of Ecorse Road, just east of I-275. This property is part of an ongoing expansion of the landfill for Waste Management and is currently under construction with major earth moving operations. Please reference **Attachment A – Overall Location Map** for general location of the site within the parcel.

Owner: Waste Management  
5900 Hannan Road  
Wayne, MI 48184

Address: 39670 Ecorse Road  
Van Buren Township, MI 48184

Parcel ID: 83 003 99 0003 702

*Ajax Paving Industries, Inc.*  
1957 Crooks Road, Suite A, Troy, MI 48084

Main: 248-244-3300 Fax: 248-244-0800  
[www.ajaxpaving.com](http://www.ajaxpaving.com)

*An Equal Opportunity Employer*



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**Legal Description:** 01V2B2 Y1B Y2B Z1 AA1 DD1B DD1C1A PT OF SE 1/4 AND SW 1/4 SEC 01 T3S R8E DESC AS BEG AT THE E 1/4 COR OF SAID SEC TH S 00D 53M 18S W 560.86 FT TH N 87D 12M 42S W 212.00 FT TH S 00D 53M 18S W 144.00 FT TH S 87D 12M 42S E 212.00 FT TH S 00D 53M 18S W 1519.70 FT TH N 87D 12M 04S W 1238.68 FT TH S 00D 24M 16S W 385.02 FT TH N 87D 12M 07S W 245.65 FT TH N 00D 06M 13S E 385.11 FT TH N 87D 12M 04S W 1267.76 FT TH N 87D 12M 48S W 345.85 FT TH N 43D 13M 16S W 707.46 FT TH N 32D 35M 45S W 267.17 FT TH N 11D 20M 43S W 267.17 FT TH N 00D 43M 12S W 817.51 FT TH N 00D 32M 24S E 439.70 FT TH S 87D 12M 35S E 1041.37 FT TH S 87D 11M 49S E 1951.04 FT TH S 42D 11M 49S E 141.34 FT TH S 87D 11M 49S E 563.40 FT TH N 47D 48M 11S E 141.34 FT TH S 87D 11M 49S E 66.71 FT TO POB 188.26AC

#### **Proposed Use**

Ajax proposes to utilize the site to set-up and operate 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.

For the Crusher and CTB batch plant operation, broken concrete will be removed from the existing I-275 freeway and hauled into the site and stockpiled. The broken concrete will then be crushed into a specific gradation and re-stockpiled onsite for use and the aggregate source for the CTB plant. This recycled aggregate will be loaded into the CTB plant, mixed with cement and water, in which the plant will batch loads of mixed CTB material into trucks to be hauled back to I-275 and placed as an enhanced base course underneath the conventional concrete pavement.

The PCC batch plant will be used to manufacture standard Portland-Cement Concrete pavement material (mixing on stone, sand, cement, water, and admixtures) in which loads will be batch and hauled to I-275 to be placed as the new 12-inch concrete driving lanes and ramps of the freeway.

Please reference **Attachment B – Detailed Site Plan** for additional information and general site layout.





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### **Operational Plan**

The full reconstruction portion of the I-275 project extends over 14 miles from just north of 5 Mile Rd to approximately 1 mile south of I-94, just south of Huron River Drive. A typical large MDOT highway project is 5-6 miles in length requiring at minimum one onsite concrete batch plant to supply the project. This project, being more than double in size of a typical project required two concrete plants due to the time restrictions allowed per the project specifications from time of mixing to time of placement. Also unique to this project, MDOT has specified a Cement-Treated Permeable Base (CTPB) course that get placed on top of the new aggregate base and directly below the new Portland Cement Concrete (PCC) pavement. The CTPB is made from concrete aggregate produced from the existing pavement on I-275 and also requires portable batch plants to produce as well as portable concrete crushing equipment to produce the aggregate from the existing pavement. That all being said, a project of this magnitude requires 2ea – Concrete Crushers, 2ea – CTPB Plants, and 2ea – PCC Plants. This requirement is not unique to Ajax, there were only 2 bidders to MDOT on this project and the competing paving contractor also had figured the same number of crushers and batch plants as our office did, to also be able to meet the project specifications. Please note that the Concrete Crusher operation supplies the aggregates for the CTPB plant so these 2 operations need to be within the same site. Ajax strategically has divided the project into 2 sections, the North Section from 5 Mile to Michigan Ave and the South Section from Michigan Ave. to south of Huron River Drive.

The project schedule involves reconstruction of the SB lanes of I-275 in 2022 and the NB lanes in 2023. From this site, it is anticipated to build the south portion of the project from Michigan Avenue to south of I-94. It is the intent to build the portion of this project north of Michigan Ave. from alternate plant sites located north of Michigan Ave. The anticipated operational schedule is:

### **Requested Overall Duration**

Ajax is requesting operational use of this site from March 2022 through December 2023 with an anticipated timeline as follows:

#### **Concrete Crusher**

- March 2022 – Mobilize, set-up equipment, and start manufacturing recycled aggregate
- April 2022 through November 2022 – Manufacture and stockpile recycled aggregate with +/- 45 days of operation
- December 2022 through February 2023 – Winter Shut Down

**Ajax Paving Industries, Inc.**  
1957 Crooks Road, Suite A, Troy, MI 48084

Main: 248-244-3300 Fax: 248-244-0800  
[www.ajaxpaving.com](http://www.ajaxpaving.com)



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- March 2023 through October 2023 – Manufacture and stockpile recycled aggregate with +/- 45 days of operation
- November 2023 – Demobilize equipment

#### **CTB Batch Plant**

- March 2022 – Mobilize, set-up equipment
- April 2022 through November 2022 – Manufacture CTB material with +/- 60 days of operation
- December 2022 through February 2023 – Winter Shut Down
- March 2023 through November 2023 – Manufacture CTB material with +/- 60 days of operation
- December 2023 – Demobilize equipment

#### **PCC Batch Plant**

- March 2022 – Mobilize, set-up equipment
- April 2022 through November 2022 – Manufacture PCC material with +/- 60 days of operation
- December 2022 through February 2023 – Winter Shut Down
- March 2023 through November 2023 – Manufacture PCC material with +/- 60 days of operation
- December 2023 – Demobilize equipment

The MDOT project is scheduled to have all lanes open to traffic by December 8, 2023. The lease agreement between Ajax and Waste Management states that all equipment and materials must be vacated from the site by December 31, 2023.

#### **Required Permits**

- Van Buren Township Temporary Land Use.
- Michigan EGLE Air Quality permitting requirements for concrete batch plants.
- Michigan EGLE Storm Water permitting requirements for concrete batch plants.
- Wayne County SESC Permit in which we will be operation within and under the current SESC permit that Waste Management has for the Woodland Meadows site work.
- MDOT ROW approval for access points both off Ecorse Road and from the I-275 R.O.W.





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#### **Soil Erosion and Sedimentation Control**

The proposed site is within the limits of the current expansion of the Woodland Meadows facility in which Ajax will work under and conform to all requirements associated with the SESC Permit obtained by Waste Management through Wayne County. Ajax to abide by all Wayne County and Van Buren Township SESC requirements as well as implement measures listed below through the duration of the use of the site:

- Silt fence to be installed and maintained around the perimeter of the site.
- Existing structures to be protected and silt sacks installed and maintained on a regular basis.
- Minimum 30 foot long, 1x3 aggregate mud mast to be installed and maintained at all exit points.
- Broom tractor to be onsite full time during all days with trucking operations to ensure any track out is contained and cleaned up in a timely manner.

#### **Air Quality**

- Batch plants to be equipped with baghouses to control plant generated dust. Baghouses to be inspected and maintained on a regular basis.
- Sprinklers to be set-up for aggregate stockpiles, to help control dust.
- A water truck will be available full time during operations to water down truck routes as needed for dust control.

#### **Water Source**

- It is the intent of Ajax to utilize an existing well on the Woodland Meadows site for water supply for the duration of our site use. We have completed initial flow and water quality tests and believe that this source will be sufficient for our operation.
- If for any reason use of the Township water supply will be needed, Ajax will coordinate and apply for temporary use with the Townships Water Department.



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### **Emergency Access**

Please reference **Attachment C – Access Plan**, showing the general site access as well as the route for emergency vehicles. The complete limits of the site will be stabilized with recycled aggregate prior to beginning operations. A minimum 20 ft clear access road with 30 ft radius will be maintained at all times for emergency vehicles. Once the site is prepped and the equipment is set-up, Ajax will contact the Township Fire Department to request a site meeting to ensure that there is adequate access to all areas of the site for emergency vehicles.

There will be temporary gates installed at all access points for security measures when the site is not in operation. If required, Ajax will provide keys to these locks to the Township Fire Department.

### **Lighting**

Typical lighting for the site will consist of standard flood lights attached to the equipment or provided via portable light towers. The overall site has adequate natural coverage from local residents and streets in which we do not anticipate site lighting being a nuisance. All lights will be facing down towards the ground and in the opposite direction of any adjacent residential homes, businesses, and roadways.

### **Tree Removal**

Waste Management has already received approval for tree removal for any existing trees within the plant site limits. To facilitate the temporary access road to Ecorse Road, it is anticipated that heavy brush and trees with a caliper less than 5 inches will need to be removed. If any trees with a 5 inch caliper or larger are needed for removal, Ajax will apply for the necessary tree removal permit through the Township. To also help facilitate the temporary access road and the temporary entrance from the northbound entrance ramp, heavy brush clearing and minimal tree removal may be required within the MDOT R.O.W. Ajax will obtain approval from MDOT for all work within their R.O.W.

### **Hours of Operation**

Typical hours of operation will be in line with the Townships standards for construction activity, 7:00am to 7:00pm Monday through Saturday. Ajax will also like to request consideration from the Township to operate on Sundays, as needed, to help maintain the project schedule.

**Ajax Paving Industries, Inc.**  
1957 Crooks Road, Suite A, Troy, MI 48064

Main: 248-244-3300 Fax: 248-244-0800  
[www.ajaxpaving.com](http://www.ajaxpaving.com)





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### **Noise Impacts**

As part of the permanent development, Waste Management will be constructing a 25 foot tall earth berm around the perimeter of the Woodland Meadows Facility. Besides a break in the berm to facilitate the Ajax temporary access roads, this berm will help mitigate noise impacts to local residents and businesses. The closest residential home to the proposed plant site will be +/- 1,000 feet from the southernmost plant, with thick natural tree/vegetation coverage adjacent to the residence.

### **Site Restoration**

Since the proposed site is within the limits of the future expansion of the landfill, once Ajax has demobilized all equipment from the site, the site will be graded to ensure it complies with the SESC permit requirements and turned back over to Waste Management.

### **MDOT ROW Sites / Alternate Locations Considered**

As part of the bid documents, MDOT stated areas allowed and not allowed within the project limits. As part of the official bid documents, sheet 2 of the Progress Clause which is sheet 83 of the bid proposal, the following statement is made related to batch plants/crushers for the project:

*Locations for a concrete batch plant and/or concrete crusher within the MDOT right of way may be allowed only at the following locations as approved by the Engineer: the southwest quadrant of the I-275/Ann Arbor interchange, and the northeast and southeast quadrants at the I-275/US-12 interchange (not inside the loop ramp). A concrete crusher, concrete batch plant, or other plants will not be allowed at the I-275 rest area location.*

The North Crusher/CTB site will be located at the southwest quadrant of Ann Arbor Road / I-275 in Plymouth Twp. and the North PCC site will be located at the southwest quadrant of Ford Road / I-275 in Canton Twp., both sites being within the MDOT R.O.T. Ajax has explored all of the possibilities for possible sites for the South Crusher/CTB Plant and PCC Plant to cover the project from Michigan Avenue south to north of Eureka Road. Below is the list of MDOT R.O.W. sites that we considered prior:



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- **Michigan Ave Interchange** – Even though 2 of the infields (SW and NW) were noted in the MDOT Bid Proposal as approved batch plant sites, neither site has adequate space for typical plant site operations. There is also not enough space in the other 2 quadrants for a batch plant site.
- **Ecorse Road Interchange** – We requested permission to utilize any of the 4 quadrants within the Ecorse Ramps at I-275 for sites and were denied by MDOT for all 4 areas due to existing wetlands. Per the Michigan EGLE wetland maps available online, there are only wetland soils within these areas, not identified wetlands. MDOT provided additional maps after the bid showing identified wetlands in all 4 quadrants restricting the area enough that there wasn't adequate area for our plant operations.
- **I-94 Interchange** – While you may be able to fit one of the plants within a section of the NW quadrant, with the I-94 ramps being maintained to traffic at all times, there is not safe ingress/egress points for the batch plant traffic at this location. There is not adequate space in the other 3 quadrants for a batch plant site.
- **Eureka Road Interchange** – There is not adequate space in the NW and SE quadrants for a batch plant site. Both the NE and SW quadrants do have adequate space but both have height restrictions due to the proximity of Runway 4R/22L at DTW as well as glideslope interference at the NE quadrant.

Ajax has also spent months researching and exploring private property sites within the project corridor throughout south Canton Township, Van Buren Township, and the City of Romulus in an attempt to find adequate sites that have minimal impact on local residents and businesses

- **Ashley Capitol / Haggerty Road Property** – Located on the west side of Haggerty, south of Michigan Ave. in Canton Township, this site was considered but the Township had concerns over the proximity of our operation to the residential subdivision located across the street on the east side of Haggerty Rr.





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- **Crossroads Distribution Center North** - Located on the west side of Haggerty between Ecorse Rd. and Van Born Rd. The Owner, Ashley Capitol was open to negotiating with Ajax and the Township appeared open to consider this location, but the site expansion is currently under and extensive EGLE environment/wetlands review and could not commit to leasing a portion of the site until that review is finalized.
- **Premier Reality Company Property** – Located on the southwest corner of Ecorse Rd. and Haggerty Rd, we had a tentative deal in place to lease +/-5 acres of property for the PCC Batch Plant only. When discussing this option with the Township, we learned of the challenges of the site being adjacent to the McClaughrey Drain which would have forced all of our truck traffic on to Haggerty just south of Ecorse that did not seem favorable.
- **ITC Property** – Located off the east side of Haggerty Rd, south of Ecorse. The Owner, ITC was open to negotiations but the Township notified us that parcel map we received from the Wayne County GIS was not accurate so this property ended up not having enough room for our operation.
- **Great Lakes Corporate Center** – Located at the northeast quadrant of I-275 and Tyler Road, we contacted the owner's representative, Jones Lang Lassalle about leasing a portion of vacant land adjacent to I-275 but the Owner felt it would conflict with its current business plans.
- **Signature Associates Property** – Located at 39611 Ecorse Rd, south side of Ecorse just west of Hannan Rd, there is 10 acres of vacant land for sale. We contacted the realtor, Signature Associates and where notified that the owner was not interested in leasing this property.



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- **Ecorse / Cogswell Property** – Located at the southeast corner of Ecorse Rd. and Cogswell in the City of Romulus, this site was considered and a Temporary Use Permit application was submitted to the City. During the initial review, the City had concerns about the proximity of the site to the residential neighborhood on the northwest corner of this intersection and they also refused to approve use of about 300 ft of Cogswell Road for trucks exiting the site, to turn east onto Ecorse Road. We proposed this out of safety concerns of the trucks making a left hand turn out of the site directly onto Ecorse Road considering the proximity to the traffic light and overall volume of traffic on Ecorse Road. Ajax also offered to provide a maintenance bond on this section of Cogswell to ensure that any damages to Cogswell be repaired but the City would still not approve this exit plan. Out of safety concerns with our truck traffic in combination of the City's concerns about the residential neighborhood, we decided to not pursue the permit request further.
- **Haggerty / I-94 Property** – Located off the west side of Haggerty, just north of the I-94 Service Drive. This site is +/- 10 acres of vacant land in which the owner is willing to negotiate a lease deal with us. But when we brought this option to the attention of the Township, we were steered away due to the proximity of the apartment complex to the west of the site.
- **Triple Creek Property** – Located off of the I-94 Service Driver, east of Haggerty. This site has been an option but there are direct access challenges to I-275 and wetlands adjacent to the freeway. An extensive amount of truck traffic would end up having to haul approximately 2 miles north/south on Haggerty Rd to Ecorse as well as deal with the backed up interchange at I-94.

This location at the Woodland Meadows Facility was discussed with Waste Management prior to the I-275 bid and we were in negotiations for a lease agreement in June of 2021. Due to some environmental challenges that arose about the same time, Waste Management informed Ajax that they would not be able to accommodate leasing +/- 10 acres of property for a 2 year period. Once we received this news, we immediately began pursuing the alternate site locations noted above. Now that this site is again a viable option, the unique location of this proposed site within the Waste Management Facility will have minimal impact to local residents and businesses.





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#### Circulation Plan

**Attachment D** shows the proposed circulation plan for traffic to and from the proposed site. It is the intent to access the site from both Ecorse Road and the northbound entrance ramp to I-275. Both of these entrances will be within the MDOT R.O.W. with the attempt to limit additional traffic local roads as much as possible.

For traffic exiting from northbound I-275, we have had preliminary discussions with MDOT and we intent to re-time the traffic lights and safely send truck traffic directly north across the intersection directly onto the northbound entrance ramp to the temporary access point.

For traffic coming from eastbound Ecorse Rd., they will travel to the first turnaround east of I-275 to head back west on Ecorse Rd. to access the site. We are working through a proposal to install a temporary left hand turn lane/signal, where eastbound Ecorse Rd. traffic will be able to make a left hand turn directly onto the northbound I-275 entrance ramp for access to the site.

We appreciate the Townships cooperation in review and consideration of our request. If you have any questions or need any further information, please contact me at 248-404-7766.

**AJAX PAVING INDUSTRIES, INC.**

Jason B. Beem  
Project Manager

Attachments

## Power, Dan

---

**From:** Horne, Jeffrey (MDOT) <HorneJ@michigan.gov>  
**Sent:** Thursday, February 17, 2022 2:22 PM  
**To:** Power, Dan  
**Cc:** Jason Beem  
**Subject:** Ajax's batch plants @ Ecorse/I-275  
**Attachments:** Ajax - Ecorse site plan.pdf

Hello Dan,

I am writing to you to let you know MDOT is close to approving the temporary access plan to the Woodland Meadows Facility for Ajax's temporary batch plant site. This includes a concrete crusher, temporary concrete batch plant, and a cement treated base plant. We anticipate approving their site plan sometime next week. For reference, I attached their site plan.

Please let me know if you have any questions.

Thanks,

Jeff Horne, P.E.



Taylor TSC  
Office | 6510 Telegraph, Taylor, MI 48180  
(248) 872-0614 (Cell)  
[www.michigan.gov/mdot](http://www.michigan.gov/mdot) | [HORNEJ@michigan.gov](mailto:HORNEJ@michigan.gov)



# OVERALL SITE LOCATION MAP

I-275

**AJAX  
PROPOSED  
TEMPORARY  
BATCH PLANT  
SITE FOR I-275**

**+/- 10  
Acres**

**+/- 30FT  
Access  
Road**

**ECORSE ROAD**

**ATTACHMENT "A"**





# DETAILED SITE PLAN



NOTES:

- 1. Complete plant site limits to be stabilized with recycled aggregate.
- 2. Minimum 20 FT clear access roads to be maintained at all times around plants and crusher for emergency access.
- 3. Ajax to utilize existing Woodland Meadows well for water source.
- 4. Ajax to comply with all existing Waste Management / Wayne County SESC permit requirements.

LEGEND

- PARCEL LIMITS
- PLANT SITE LIMITS
- SILT FENCE
- MUD MATS
- PARKING AREA

ATTACHMENT "B"

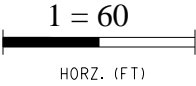
LOCATION:

Waste Management -  
Woodland Meadows Facility  
39670 Ecorse Road  
Van Buren Township, MI 48184  
Parcel ID: 83 003 99 0003 702

LEGAL DESCRIPTION:

01V2B2 Y1B Y2B Z1 AA1 DD1B DD1C1A PT OF SE 1/4 AND SW 1/4 SEC 01 T3S R8E DESC AS BEG AT THE E 1/4 COR OF SAID SEC TH S 00D 53M 18S W 560.86 FT TH N 87D 12M 42S W 212.00 FT TH S 00D 53M 18S W 144.00 FT TH S 87D 12M 42S E 212.00 FT TH S 00D 53M 18S W 1519.70 FT TH N 87D 12M 04S W 1238.68 FT TH S 00D 24M 16S W 385.02 FT TH N 87D 12M 07S W 245.65 FT TH N 00D 06M 13S E 385.11 FT TH N 87D 12M 04S W 1267.76 FT TH N 87D 12M 48S W 345.85 FT TH N 43D 13M 16S W 707.46 FT TH N 32D 35M 45S W 267.17 FT TH N 11D 20M 43S W 267.17 FT TH N 00D 43M 12S W 817.51 FT TH N 00D 32M 24S E 439.70 FT TH S 87D 12M 35S E 1041.37 FT TH S 87D 11M 49S E 1951.04 FT TH S 42D 11M 49S E 141.34 FT TH S 87D 11M 49S E 563.40 FT TH N 47D 48M 11S E 141.34 FT TH S 87D 11M 49S E 66.71 FT TO POB 188.26AC

FINAL ROW PLAN REVISIONS				(SUBMITTAL DATE: )			
NO.	DATE	AUTH	DESCRIPTION	NO.	DATE	AUTH	DESCRIPTION



30

DATE: 1/24/22	CS:
DESIGN UNIT: B. KOHLER	JN:

Ajax I-275 Reconstruction Project	DRAWING	SHEET
Woodland Meadows Temporary		1
Batch Plant Site		



# ACCESS PLAN

PLANT SITE

MUD  
MAT

TEMPORARY  
ACCESS ROAD

MUD  
MAT

MUD  
MAT

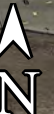
ECORSE ROAD

ATTACHMENT "C"

31

600 ft

McClaughey Dr





# CIRCULATION PLAN

PLANT SITE

TEMPORARY  
ACCESS ROAD

ECORSE ROAD

Average  
200 Trucks  
Per Day  
(Approx 55  
Days/Year)

Average  
200 Trucks  
Per Day  
(Approx 110  
Days/Year)

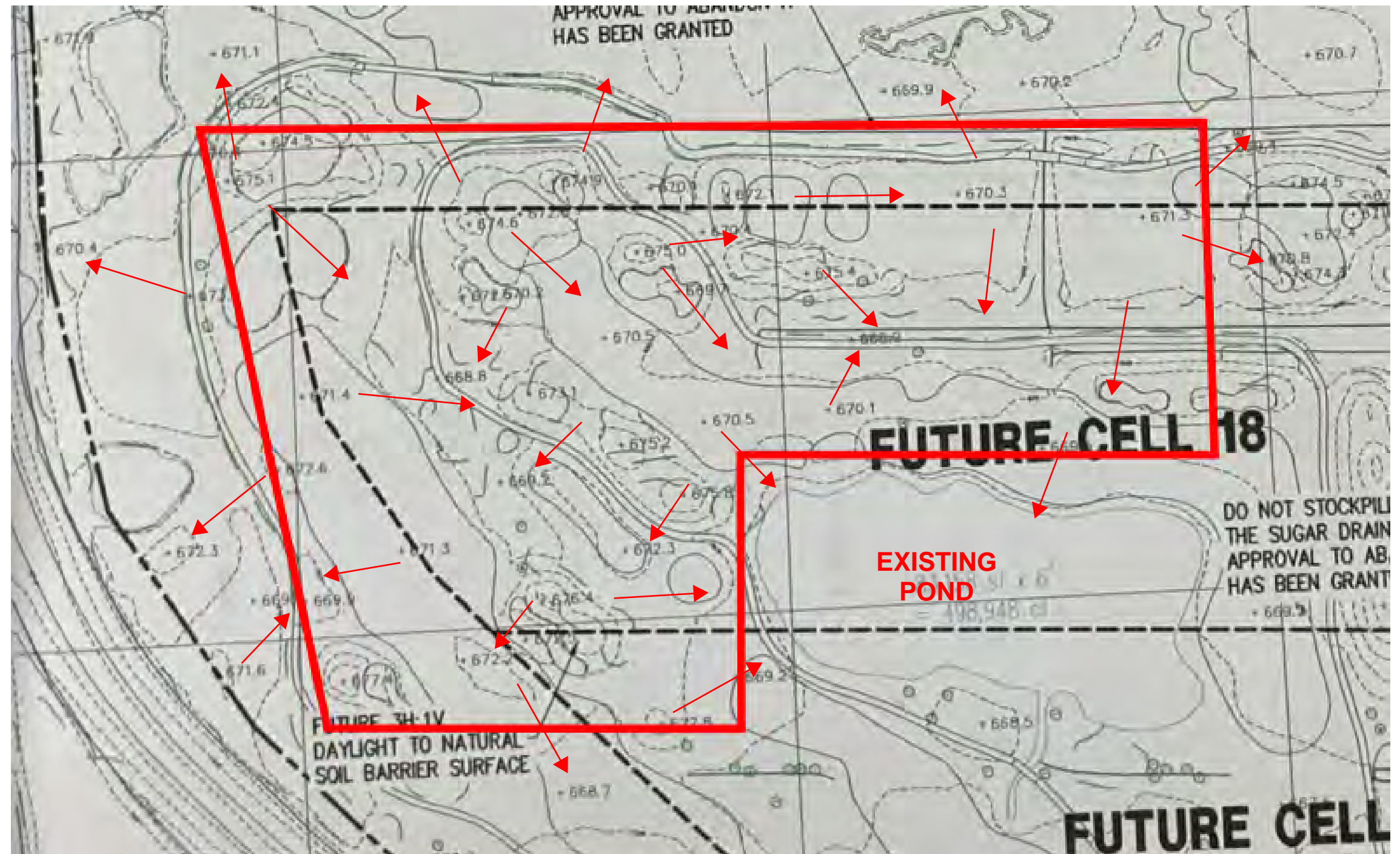
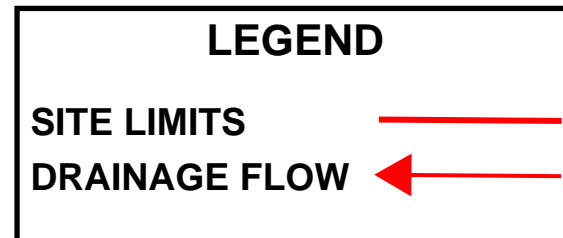
ATTACHMENT "D"





1000 ft



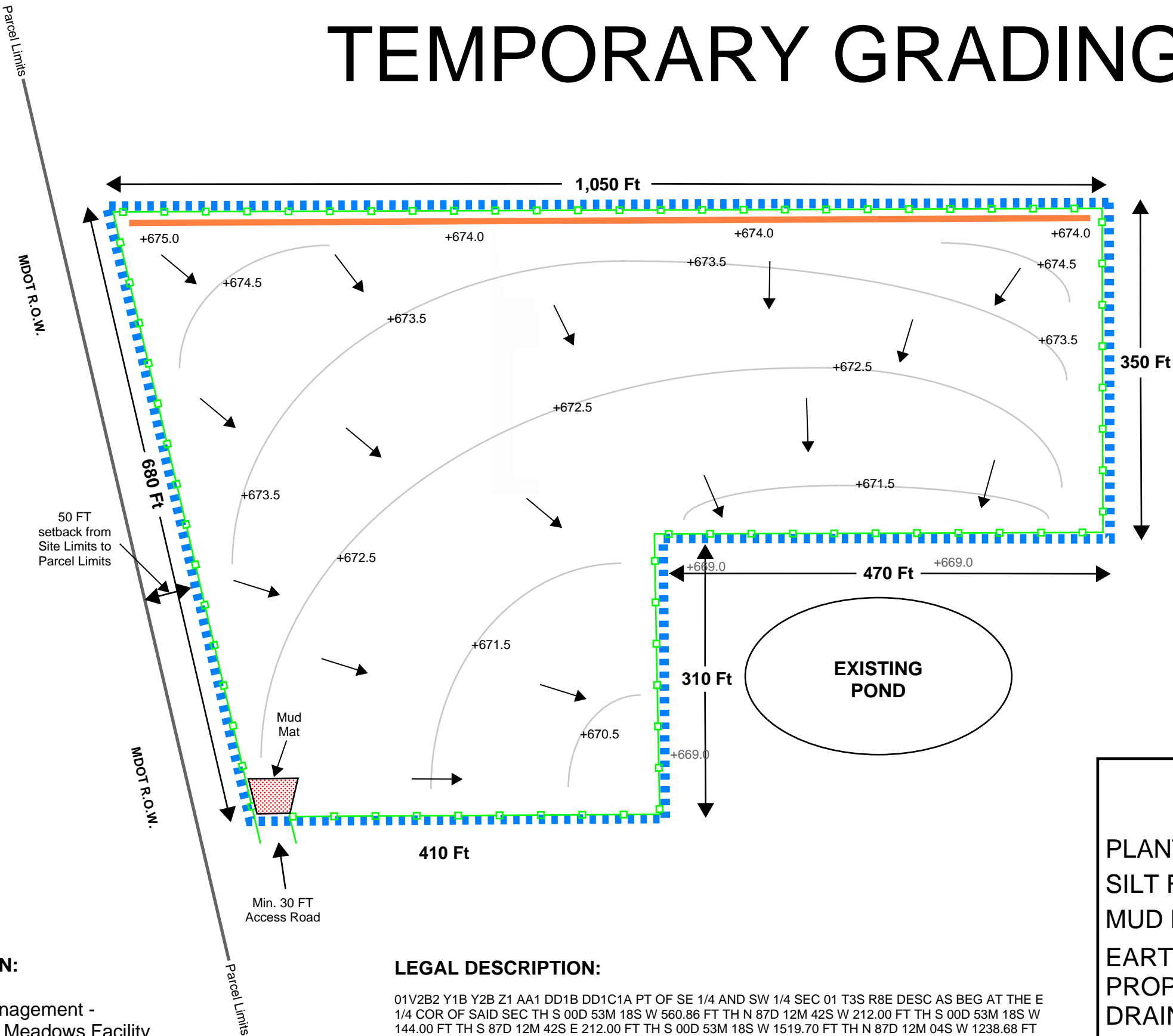
# EXISTING GRADES



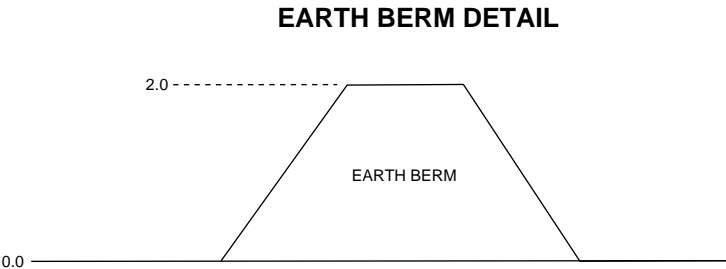
**\*\* Plant site footprint is subject to change in differing site locations.**

FINAL ROW PLAN REVISIONS (SUBMITTAL DATE: )									 1 = 60 HORZ. (FT)	DATE: 2-10-22		CS:	Ajax Paving Mobile Concrete Batch Plant		DRAWING	SHEET
NO.	DATE	AUTH	DESCRIPTION	NO.	DATE	AUTH	DESCRIPTION			DESIGN UNIT: J. BEEM		JN:	Temporary Grading Plan			
										33						1

# TEMPORARY GRADING PLAN



- NOTES:**
1. Complete plant site limits to be stabilized with recycled aggregate.
  2. Plant site limits to be graded and maintained for the general drainage to flow south/east/southeast towards the existing pond.
  3. A earth berm to be constructed along the north limits of proposed site.



**LEGEND**

PLANT SITE LIMITS  
SILT FENCE  
MUD MATS  
EARTH BERM  
PROPOSED GRADE LINES  
DRAINAGE FLOW

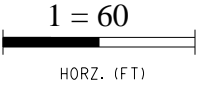
**LOCATION:**

Waste Management -  
Woodland Meadows Facility  
39670 Ecorse Road  
Van Buren Township, MI 48184  
Parcel ID: 83 003 99 0003 702

**LEGAL DESCRIPTION:**

01V2B2 Y1B Y2B Z1 AA1 DD1B DD1C1A PT OF SE 1/4 AND SW 1/4 SEC 01 T3S R8E DESC AS BEG AT THE E 1/4 COR OF SAID SEC TH S 00D 53M 18S W 560.86 FT TH N 87D 12M 42S W 212.00 FT TH S 00D 53M 18S W 144.00 FT TH S 87D 12M 42S E 212.00 FT TH S 00D 53M 18S W 1519.70 FT TH N 87D 12M 04S W 1238.68 FT TH S 00D 24M 16S W 385.02 FT TH N 87D 12M 07S W 245.65 FT TH N 00D 06M 13S E 385.11 FT TH N 87D 12M 04S W 1267.76 FT TH N 87D 12M 48S W 345.85 FT TH N 43D 13M 16S W 707.46 FT TH N 32D 35M 45S W 267.17 FT TH N 11D 20M 43S W 267.17 FT TH N 00D 43M 12S W 817.51 FT TH N 00D 32M 24S E 439.70 FT TH S 87D 12M 35S E 1041.37 FT TH S 87D 11M 49S E 1951.04 FT TH S 42D 11M 49S E 141.34 FT TH S 87D 11M 49S E 563.40 FT TH N 47D 48M 11S E 141.34 FT TH S 87D 11M 49S E 66.71 FT TO POB 188.26AC

FINAL ROW PLAN REVISIONS				(SUBMITTAL DATE: )			
NO.	DATE	AUTH	DESCRIPTION	NO.	DATE	AUTH	DESCRIPTION





# M.O.T. PLAN

NB I-275  
ENTRANCE  
RAMP



DO NOT FOLLOW  
TRUCKS INTO  
WORK ZONE

ECORSE RD

ECORSE RD

## LEGEND

MDOT R.O.W. LINE



AGG. APPROACHES



WOODLAND MEADOWS



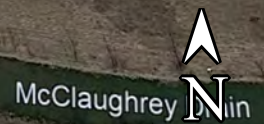
SITE LIMITS



TRAFFIC BARRELS



SILT FENCE



400 ft

## Power, Dan

---

**From:** Jason Beem <jbeem@ajaxpaving.com>  
**Sent:** Friday, February 4, 2022 6:23 AM  
**To:** Power, Dan  
**Cc:** Nick Schroeder  
**Subject:** Ajax Temporary Use Permit - ADT Information  
**Attachments:** Average Daily Traffic Information.pdf

Dan-

Attached is the additional ADT information we discussed yesterday based on current traffic configuration. We will complete the analysis based on the proposed traffic signal changes that we have discussed with MDOT and should have that by the end of the day. We requested yesterday for MDOT to set-up a meeting w/ Wayne County to discuss the options/thoughts/concerns with any temporary traffic signal changes at Ecorse/I-275. I am hoping that can happen next week but we will let you know if the Township is interested in attending. Please review what we put together and let me know your thoughts as it relates to making sure we are providing sufficient information for the Planning Commissions review.

Thanks,





## **Average Daily Traffic Information**

### **Ajax Paving – Temporary Batch Plant Site**

### **Van Buren Township, Michigan**

#### **I. Summary**

To evaluate the traffic impact of the proposed Temporary Concrete Batch Plant Site, take into consideration that there are 4 independent activities involving truck operations:

- A. **Broken Concrete to Crusher** – This involves semi-lead trucks hauling broken concrete to the site for crushing operations. Trucks will be exiting either from northbound or southbound I-275 to Ecorse Road. On average, 120 trucks will be hauling per day for about 75 days per year.
- B. **CTPB Plant Trucking** – This involves tri-axle dump trucks getting loaded at the CTPB plant with cement-treated base material and hauling to the construction zone. Of the 60 days total per year, approximately 35 of the days the trucks will be taking westbound Ecorse Road to the southbound I-275 entrance ramp and the remaining 25 days the trucks will access the northbound entrance ramp direct to I-275.
- C. **PCC Plant Trucking** – This involves tri-axle dump trucks getting loaded at the PCC plant with concrete material and hauling to the construction zone. Of the 60 days total per year, approximately 35 of the days the trucks will be taking westbound Ecorse Road to the southbound I-275 entrance ramp and the remaining 25 days the trucks will access the northbound entrance ramp direct to I-275.
- D. **Aggregate and Cement Supply Trucks** – This involves aggregate supply to the PCC plant and cement supply to both the CTPB and PCC plants. Sand aggregate will be coming from southbound I-275 to eastbound Ecorse Road, average +/-20 trucks per day. Stone and cement trucks will be coming from northbound I-275 to eastbound Ecorse Road with a combined average of +/- 60 trucks per day.

Also keep in mind that it's not feasible for all 4 of these activities to be operating concurrently on the same day, and it would be rare that 3 of the 4 would be at full capacity. On average 2, of the 4 operations will be going concurrent given the fact that we have additional plant sites located at Ann Arbor Road/I-275 and Ford Road/I-275 to facilitate project needs. None of these activities are operational every day for the season, see below for anticipated number of operational days per year.

## II. Projected Traffic

Broken to Crusher	Days/Year = 75	ADT = 120
CTPB Plant	Days/Year = 60	ADT = 100
PCC Plant	Days/Year = 60	ADT = 200
Aggregates / Cement	Days/Year = 65	ADT = 100

## III. Average Daily Traffic (ADT) Analysis

### A. Southbound Exit Ramp from I-275 to Ecorse Road

- SEMCOG ADT = 8,100
- Ajax I-275 ADT = 300
- ADT Increase = 3.7%

### B. Southbound Entrance Ramp from Ecorse Road to I-275

- SEMCOG ADT = 6,400
- Ajax I-275 ADT = 200
- ADT Increase = 3.1%

### C. Northbound Exit Ramp from I-275 to Ecorse Road

- SEMCOG ADT = 6,300
- Ajax I-275 ADT = 200
- ADT Increase = 3.2%

### D. Northbound Entrance Ramp from Ecorse Road to I-275

- SEMCOG ADT = 6,500
- Ajax I-275 ADT = 300
- ADT Increase = 4.6%

### E. Ecorse Road from Haggerty to I-275

- SEMCOG ADT = 16,200
- Ajax I-275 ADT = 300
- ADT Increase = 1.9%

F. WB Ecorse Road from I-275 to Hannan Road

- SEMCOG ADT = 18,600
- Ajax I-275 ADT = 300
- ADT Increase = 1.6%

G. EB Ecorse Road from Hannan Road to I-275

- SEMCOG ADT = 6,600
- Ajax I-275 ADT = 300
- ADT Increase = 4.5%

**IV. Attachments**

- A. ADT Information Site Plan
- B. SEMCOG Report – SB Exit Ramp
- C. SEMCOG Report – SB Entrance Ramp
- D. SEMCOG Report – NB Entrance Ramp
- E. SEMCOG Report – NB Exit Ramp
- F. SEMCOG Report – Ecorse from Haggerty to I-275
- G. SEMCOG Report – EB Ecorse, I-275 to Hannan
- H. SEMCOG Report – WB Ecorse, Hannan to I-275



# ADT INFORMATION

**SB OFF RAMP**  
ADT = 8,100  
AJAX ADT = 300  
ADT % INCREASE = 3.7%

**PLANT SITE**

**TEMPORARY  
ACCESS ROAD**

**NB ON RAMP**  
ADT = 6,500  
AJAX ADT = 300  
ADT % INCREASE = 4.6%

**WB ECORSE  
HANNAN to 275**  
ADT = 6,600  
AJAX ADT = 300  
ADT % INCREASE = 4.5%

**ECORSE ROAD**

**ECORSE  
HAGGERTY to 275**  
ADT = 16,200  
AJAX ADT = 300  
ADT % INCREASE = 1.9%

**EB ECORSE  
275 to HANNAN**  
ADT = 18,600  
AJAX ADT = 300  
ADT % INCREASE = 1.6%

**SB ON RAMP**  
ADT = 6,400  
AJAX ADT = 200  
ADT % INCREASE = 3.1%

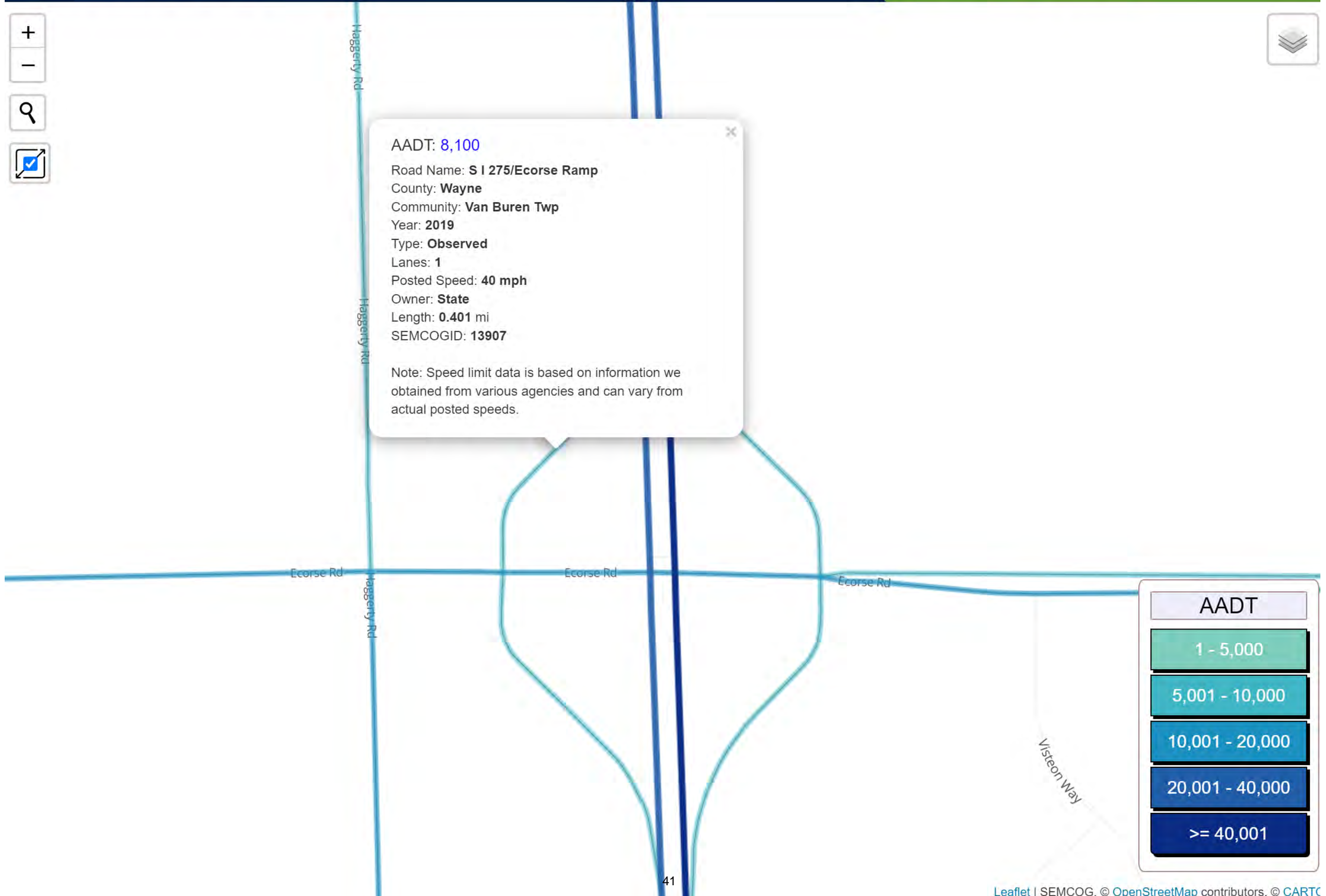
**NB OFF RAMP**  
ADT = 6,300  
AJAX ADT = 200  
ADT % INCREASE = 3.2%

McClaghrey Dr



1000 ft





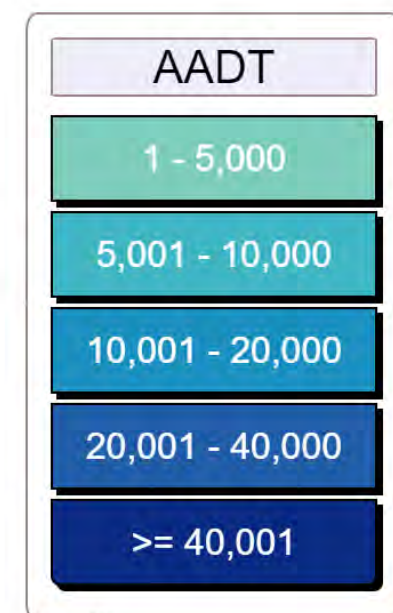


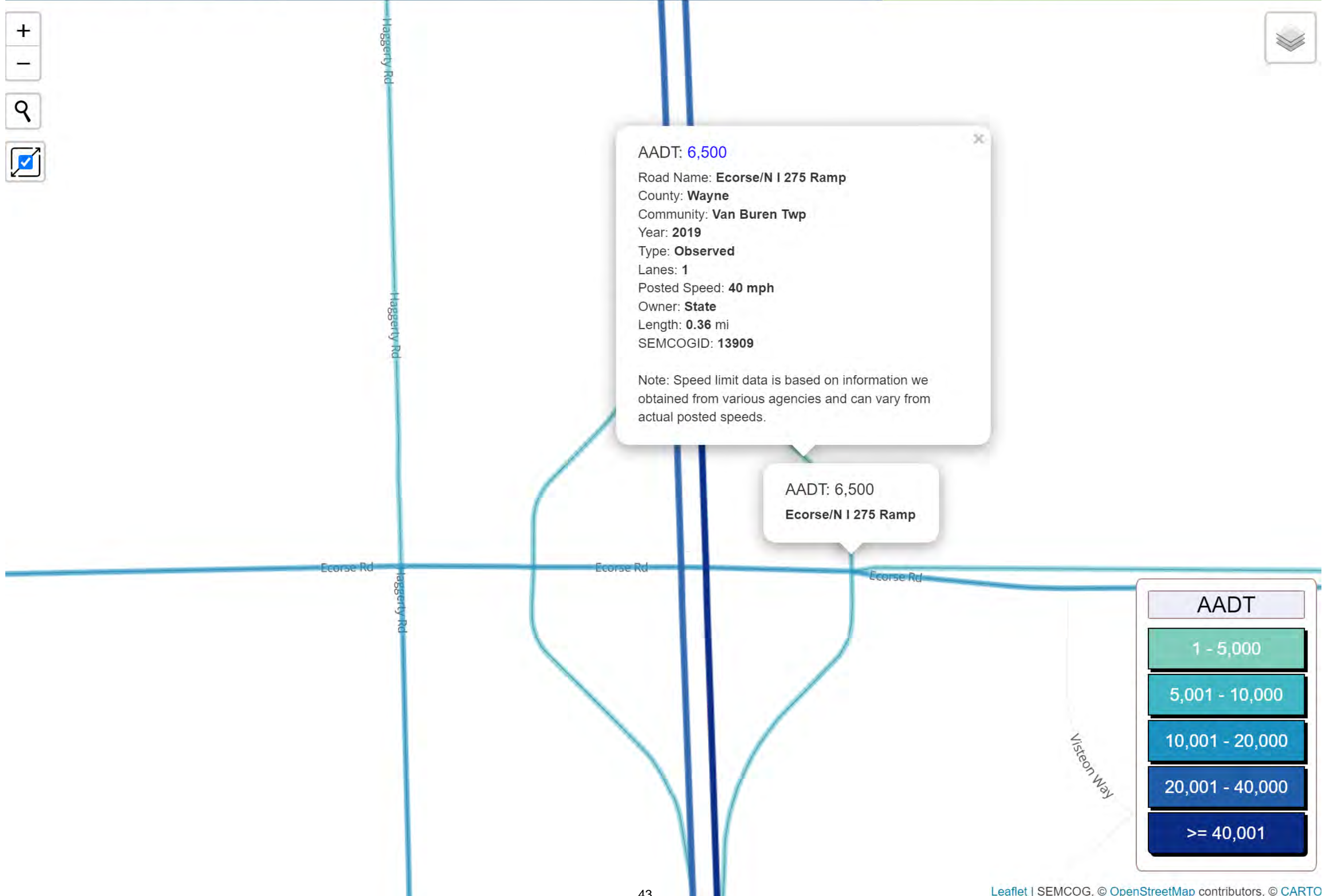
×

AADT: 6,400

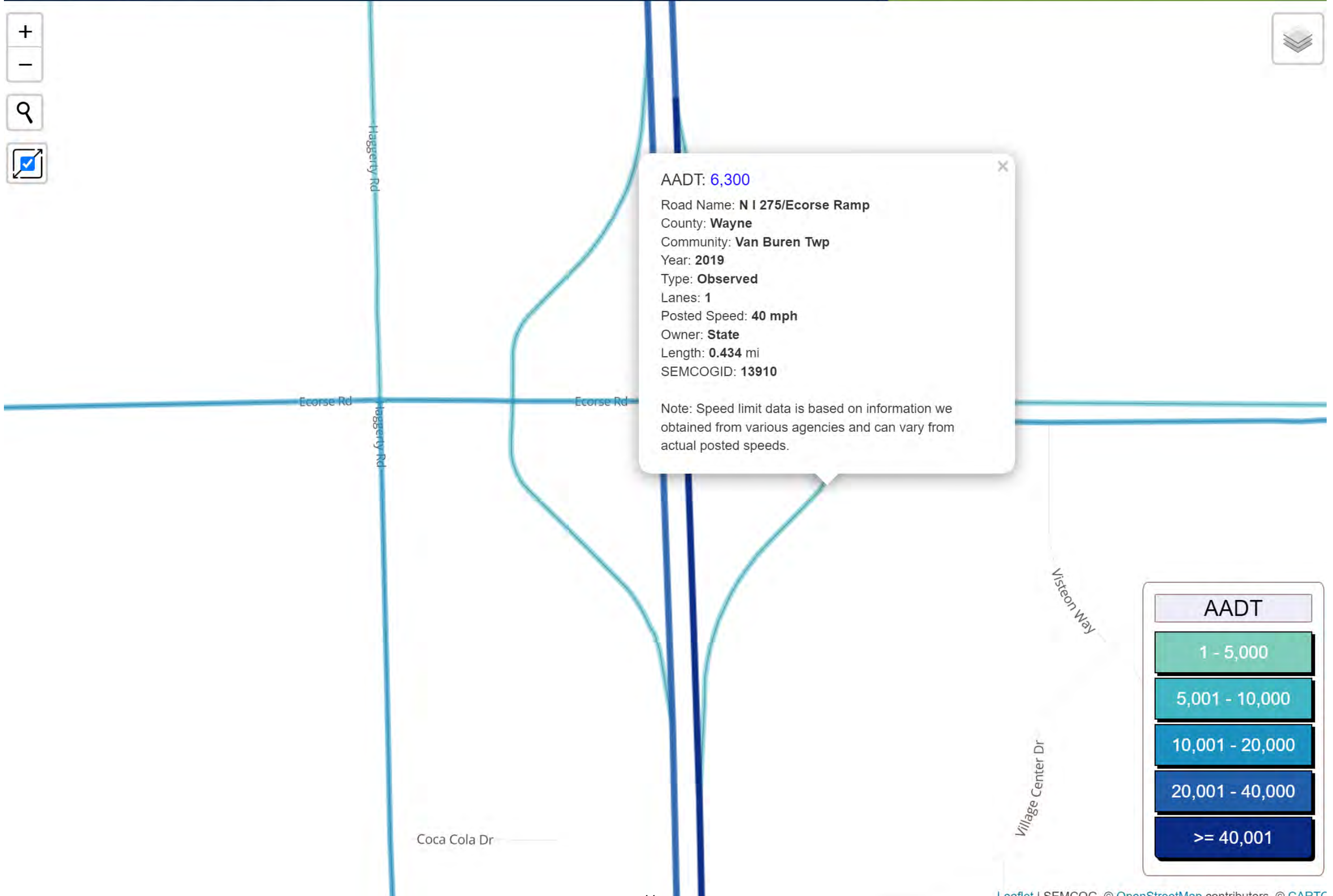
Road Name: **Ecorse/S I 275 Ramp**  
 County: **Wayne**  
 Community: **Van Buren Twp**  
 Year: **2019**  
 Type: **Observed**  
 Lanes: **1**  
 Posted Speed: **40 mph**  
 Owner: **State**  
 Length: **0.377 mi**  
 SEMCOGID: **13908**

Note: Speed limit data is based on information we obtained from various agencies and can vary from actual posted speeds.

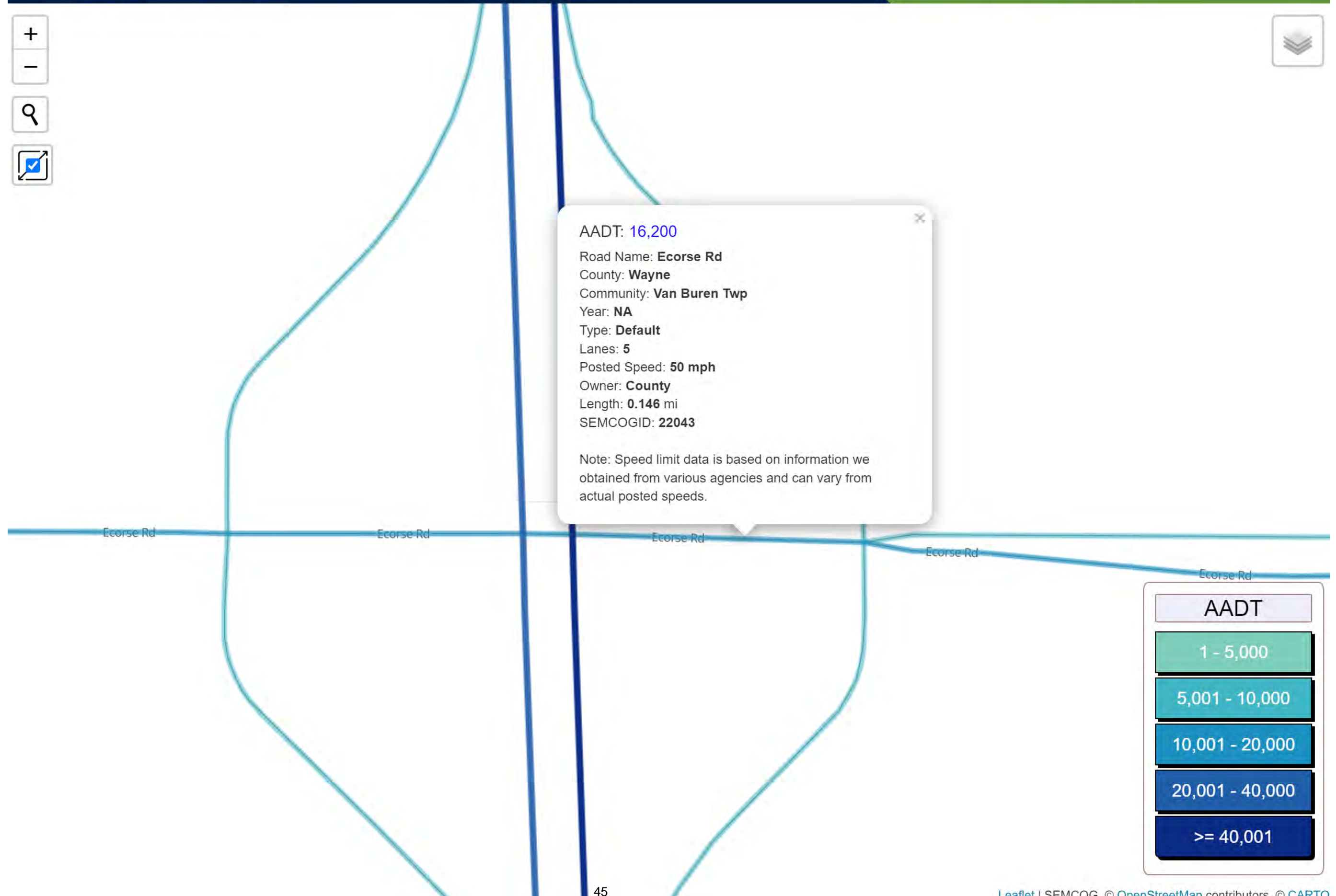


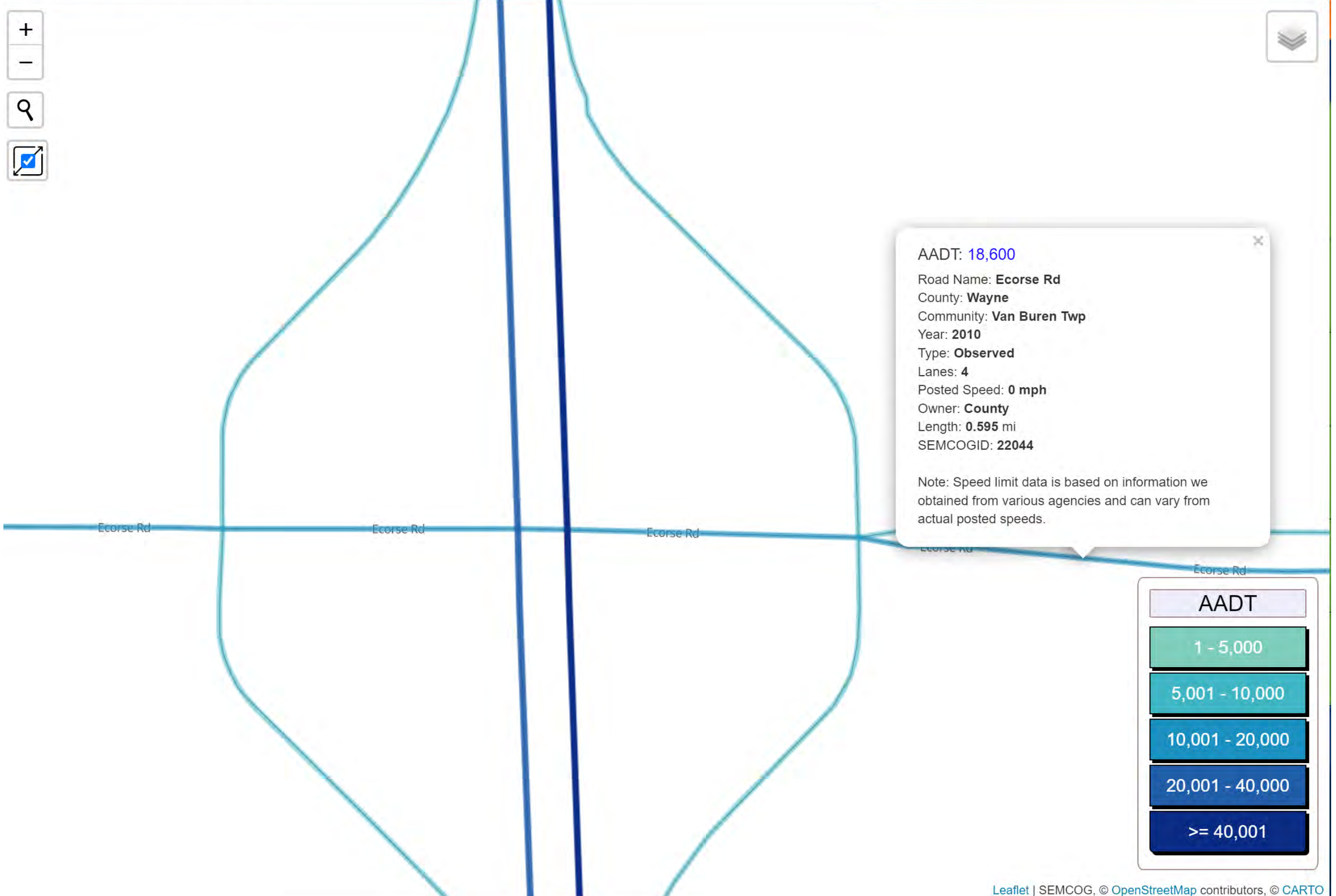




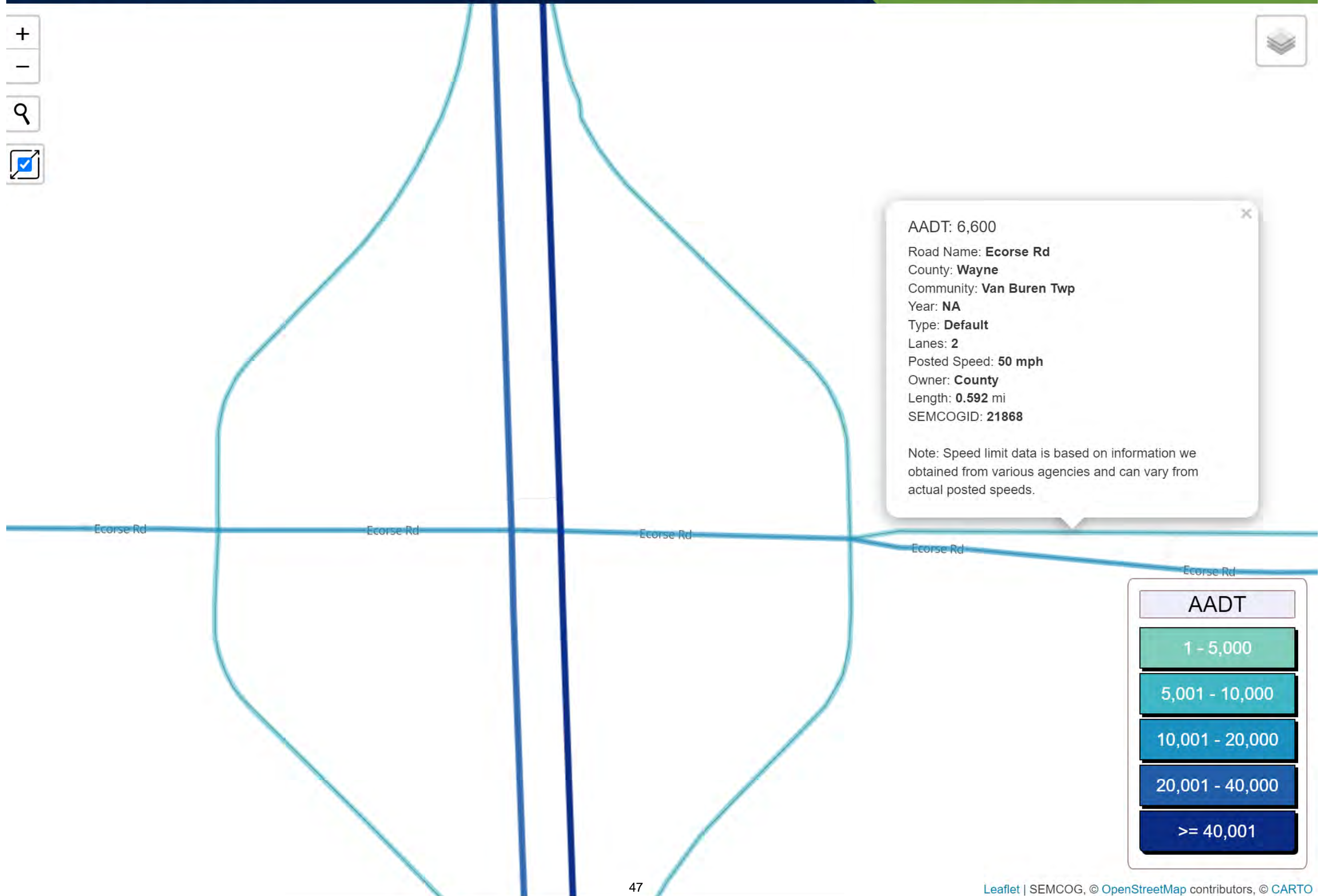














## CITY OF HIGHLAND PARK

Return to Excellence

Hubert Yopp  
Mayor

**Date: January 10, 2022**

**From: Willie L. Faison, Director Department of Public Works**

**To: Mr. Paul Selesky Ajax Paving Industries, Inc.**

**1957 Crooks Road, Suite A Troy, MI 48084**

**RE: Erie Cement Batch Plant Removal/Site Report**

Dear Paul, The City of Highland Park has evaluated the property located at 14200 Dequindre Street that Ajax Paving occupied for two years to operate the Erie portable concrete batch plant during the reconstruction of the project called the "I-75 Third Segment" in closing I would like to acknowledge the following...

- It is apparent that the property has absolutely been maintained in a professional manner during the time Ajax Paving Industries Inc. occupied the property.
- We also acknowledge that your company has enhanced the Northside of our location by removing all of the imploded buildings, clearing all blight from the property, and erecting a security barrier to protect the property from theft @ no cost to our city's tax base before erecting The Ajax Batch Plant.
- Ajax Paving Inc. has now left the property as described in our agreement dated December 19, 2019

It has been a pleasure working with Ajax Paving. your team...

Ajax Paving Inc. has demonstrated professionalism during all operations, Ajax has also on many occasions during batch plant operating hours reached out and helped our Public Works Department resolve equipment issues, onsite property issues, and road administrative issues throughout our community at no cost!

From the inception Ajax Paving Inc. has gone above and beyond expectations in coordination of your work around the city's DPW operations, and returning the property in blight-free condition!

We @ the DPW facility thank you for all you have done to assist us during these times.

Best of luck in the future

Respectfully,

Willie L. Faison, Director - City of Highland Park Department of Public Works

Robert B. Blackwell Municipal Building  
12050 Woodward Avenue  
Highland Park, Michigan 48203  
313-252-0050 ext. 240  
313-852-7320 fax

Mayor  
**James Gardner (ext. 201)**

Council  
**Scarlette Bates-Blair**  
**Dawn D. Gramza**  
**Stacy Grimes**  
**Jeff Meadows**  
**Neil Wakeman**  
**Derrick Welton**

[www.cityoflunapier.com](http://www.cityoflunapier.com)

TDD #711



Incorporated 1963

The City of Luna Pier, Michigan  
4357 Buckeye Street, PO Box 375  
Luna Pier, Michigan 48157-0375

Treasurer/ Clerk  
**DeAnn Parran (ext. 203)**  
Deputy Clerk  
**Jolene Upchurch (ext. 205)**  
Building Inspector  
**Michael Demski (ext. 202)**  
Police Chief  
**John Poe (ext. 206)**  
Fire Chief  
**Robert Dinius**  
Phone:  
**734-848-6495**  
Fax:  
**734-848-2714**

Mayor Jim Gardner  
City of Luna Pier  
4357 Buckeye Street  
P.O. Box 375  
Luna Pier, Michigan 48157  
November 17, 2021

Jason Beam  
Project Manager  
Ajax Paving Industries

Dear Jason,

I would like to thank you for the professionalism displayed by you and your team at Ajax Paving Industries throughout the process of establishing a temporary mixing plant within the City of Luna Pier to support the I-75 reconstruction project. Your representatives communicated openly, listened to and addressed all of our concerns and acted in full compliance of our planning and zoning ordinances. You coordinated activities with other operations in the vicinity of your project to effect the least amount of impact on residents and businesses. After the project, you delivered on all requirements to restore the area, bringing all stakeholders into the conversation to ensure all operations concluded smoothly within a set timeline. Our final walkthrough revealed significant attention to detail and exceeded all of our expectations. It has been a pleasure working with you and I would highly recommend your firm to anyone considering your services based on our exceedingly positive experience.

Mayor Jim Gardner  
City of Luna Pier





*David P. Thompson*  
**MONROE COUNTY DRAIN COMMISSIONER**  
**COUNTY AGENCY**

1000 South Ruxwille Road • Monroe, Michigan 48161-9754  
Telephone: (313) 240-3101 • Fax: (313) 240-3112 • Toll Free: (888) 351-5500 ext. 3101  
Website: [www.ccmonroe.mi.us](http://www.ccmonroe.mi.us)  
E-mail: [DThompson@monroecmi.org](mailto:DThompson@monroecmi.org)



October 15, 2021

Ajax Paving Industries  
1957 Crooks Road  
Troy, Michigan 48084

Re: Soil Erosion & Sedimentation Control  
Permit compliance

To Whom It May Concern:

Ajax Paving Industries had applied for a soil erosion and sedimentation control permit with this office in June of 2019 for a temporary concrete batch plant that was set up in the City of Luna Pier. The SESC permit was active from June 2019 through August 2021. During that time, Ajax complied with the SESC permit requirements. The SESC measures were installed as indicated on their site plan drawings and maintained. Mr. Jason Beem was easy to reach and regularly communicated with me regarding their intentions for the site. Mr. Beem was diligent at restoring the site to my satisfaction when they were finished. Ajax Paving Industries was easy to work with on this project and fulfilled the permit requirements.

Sincerely,

Jenna Morse  
County Enforcing Agent



**Letter of Recommendation**

To Whom It May Concern:

10-14-21

I am writing to recommend Jason Beem and Ajax Paving Industries, Inc. as it relates to a lease agreement that Forsite Development, Inc. had in place with Ajax to setup and operate two (2) portable concrete batch plants associated with the MDOT I-75 Reconstruction Project in Monroe County. Ajax leased the property of the former J.R. Whiting Power Plant located in Luna Pier, MI. from June 2019 through November 2020. Ajax fulfilled their contractual obligations while always being efficient communicators resulting in a stress-free process for Forsite. Ajax was proactive in handling any day to day issues that popped up and if Mr. Beem was not onsite, he made sure an Ajax representative addressed any concerns in a timely manner.

One of our initial concerns was the potential for the Ajax operation may cause issues with the local communities, but Ajax was proactive in executing agreements with both the City of Luna Pier and the Monroe County Road Commission to ensure the main haul route, Erie Rd, was protected from excessive wear and tear. To our knowledge, Ajax fulfilled their agreements to the satisfaction of both the City of Luna Pier and the Monroe County Road Commission. Ajax also agreed to provide a full-time flagging operation to ensure trucks traveled safely through the residential portion of Erie Rd.

At the termination date of the original agreement, Forsite and Ajax extended the lease for a portion of the site on a month to month basis through April 2021 for Ajax to utilize the property for equipment maintenance. Ajax worked directly with the Monroe County Drain Commissioner's office to satisfy the requirements to release the Soil Erosion and Sedimentation Control Permit from the County and kept Forsite updated on all the steps leading to the permit release.

Mr. Beem and Ajax demonstrated that they are a reliable and reputable company in which led to a positive experience with Forsite, in which given the opportunity, we would look forward to working with Ajax Paving Industries in the future.

Sincerely,



Houston Roberts

Forsite Development, Inc.

## Jason Beem

---

**From:** Matthew Snell <MSnell@mcr-mi.org>  
**Sent:** Tuesday, October 12, 2021 7:26 AM  
**To:** Jason Beem  
**Cc:** Chris Carter; Dave Leach; Matthew McBreaity  
**Subject:** RE: Erie Rd Repairs

Jason,

The Monroe County Road Commission is satisfied with the repairs made to Erie Road and considers any obligation related to the Haul Route Agreement to be fulfilled at this time.

I would like to thank Ajax Paving and you personally for the willingness to make the repairs and your professionalism throughout the entire process.

We look forward to working with Ajax Paving in the future.

Thanks.

Matt Snell, P.E.  
County Highway Engineer  
Monroe County Road Commission  
840 S. Telegraph Rd.  
(734)-240-5143  
[msnell@mcr-mi.org](mailto:msnell@mcr-mi.org)

**From:** Jason Beem [mailto:jbeem@ajaxpaving.com]  
**Sent:** Monday, October 4, 2021 8:03 PM  
**To:** Matthew Snell <MSnell@mcr-mi.org>  
**Cc:** Chris Carter <CCarter@mcr-mi.org>  
**Subject:** Erie Rd Repairs

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Matt-

Ajax Paving believes we have fulfilled our obligation to the County by completing the repairs on Erie Road. Can you confirm that the County is satisfied with the repairs and that Ajax has fulfilled its obligation/agreement as it relates to our Truck Haul Route Agreement? If not, please clarify if there are any outstanding items/issues that need to be addressed.

Thanks,

Jason B. Beem  
Ajax Paving Industries, Inc.

# Charter Township of Brownstown

ANDREW T. LINKO  
Supervisor

SHERRY A. BERECZ  
Clerk

BARBARA K. WARREN  
Treasurer



21313 TELEGRAPH ROAD  
BROWNSTOWN, MICHIGAN 48183-1399  
[www.brownstown-mi.org](http://www.brownstown-mi.org)

Trustees

JOHN J. CRONIN  
MICHAEL D. EBERTH  
BRIAN C. PETERS  
CLYDE P. WALTERS

December 2, 2013

Mr. Leo Remijan  
Ajax Paving Industries, Inc.  
830 Kirts Blvd, Suite 100  
Troy, MI 48084

RE: I-75 Reconstruction / Fort Street Reconstruction  
MDOT: 82193-76902

Dear Leo:

I have conducted a walkthrough of our property located in Brownstown Township, MI that AJAX Paving used for a temporary concrete batch plant for the above MDOT project during the last two years. It is apparent that the property was maintained in professional manner during your control.

It has been a pleasure to work with you and AJAX Paving on this project. Your team demonstrated the outmost professionalism while running this project. From the inception to the coordination and return of the property back to us in its original condition, far exceeded our expectations. Thank you for taking ownership interest in your work.

I look forward to working with you and AJAX Paving on future projects.

Respectfully,

Joe DiSanto  
Economic Development Manager





**Buck & Knobby Equipment**  
6220 Sterns Road, Ottawa Lake MI 49267  
Fax 734-856-2709 Phone: 734-856-2811  
[www.BuckandKnobby.com](http://www.BuckandKnobby.com)

October 16, 2013

Leo Remijan  
Ajax Paving Industries, Inc.  
830 Kirts Blvd, Suite 100  
Troy, MI 48084

RE: Temporary Concrete Batch Plant  
US23 Reconstruction

Dear Leo:

It was a pleasure to allow you to use our yard for a temporary concrete batch plant during the US23 reconstruction project this past year. Your entire company demonstrated professionalism during the project. This letter is to confirm that you have left the property you used in good condition.

I am looking forward to working with you and Ajax Paving in the future.

Sincerely,

Ray Cordrey  
President





JENNIFER M. GRANHOLM  
GOVERNOR

STATE OF MICHIGAN  
**DEPARTMENT OF TRANSPORTATION**  
OAKLAND TRANSPORTATION SERVICE CENTER

KIRK T. STEUDLE  
DIRECTOR

April 18, 2008

To whom it may concern:

Ajax Paving Industries performed the concrete paving on the Lodge Freeway Reconstruction from Lahser Road to Greenfield Road in the Cities of Southfield and Detroit. This project included five miles of concrete freeway, a portion of Greenfield Road, and a portion of the Lodge Service Drives.

Ajax Paving erected their portable concrete batch plant on a piece of private property immediately adjacent to the freeway. MDOT maintained oversight of the project and conditions at the plant site with regard to dust control and NPDES issues. The plant site was kept in a neat and orderly condition.

During the course of the project, Ajax responded to all requests made by MDOT regarding NPDES and dust control issues. The concrete plant was removed in a timely manner and the site was completely restored.

If you have any questions regarding this matter you may contact me a 248-451-2428.

Sincerely,

Gerard P. Pawloski  
Resident Engineer



JENNIFER M. GRANHOLM  
GOVERNOR

STATE OF MICHIGAN  
DEPARTMENT OF TRANSPORTATION  
LANSING

KIRK T. STEUDLE  
DIRECTOR

TAYLOR TRANSPORTATION SERVICE CENTER  
ALLEN PARK PROJECT OFFICE

April 17, 2008

To Whom It May Concern:

Ajax Paving Industries was the concrete paving contractor on the following high impact reconstruction MDOT projects in which my office has administered:

- 2001 Southfield Freeway, I-94 to Michigan Ave
- 2004 I-94, Inkster Road to Southfield Road
- 2005 I-94, Pelham Road to Wyoming Road
- 2007 I-75, Sibley Road to Gibraltar Road.

On each of the above mentioned projects, Ajax Paving erected a portable concrete batch. Even though each of these plant sites were on private property, MDOT is responsible to monitor the contractors address all the NPDES and dust control issues to the satisfaction of MDOT specifications.

During the course of each of the above mentioned projects, Ajax Paving was proactive in permit requirements and dust controls. If MDOT had any requests during the projects, Ajax Paving responded timely and in a professional manner.

If you have any questions regarding this matter you may contact our office at 313/563-8770.

Sincerely,

Mike Gorman  
Asst. Resident Engineer



JENNIFER M. GRANHOLM  
GOVERNOR

STATE OF MICHIGAN  
**DEPARTMENT OF TRANSPORTATION**  
OAKLAND TRANSPORTATION SERVICE CENTER

721  
KIRK T. STEUDLE  
DIRECTOR

October 17, 2006

To whom it may concern:

Ajax Paving Industries performed the concrete paving on the Lodge Freeway Reconstruction from Lahser Road to Beck Road in the City of Southfield. This is a three mile stretch of freeway that also included the reconstruction of sixteen freeway ramps and inlay pavement on westbound I-696 from Telegraph Road to Franklin Road.

MDOT gave permission to Ajax paving to use the MDOT ROW at Telegraph and M-10 as a temporary concrete plant site for the duration of the project. Ajax agreed to address all NPDES and dust control issues and to restore the site upon completion of the project.

During the course of the project, Ajax responded to all requests made by MDOT regarding NPDES and dust control issues. The concrete plant was removed in a timely basis and the site is now being restored to the satisfaction of MDOT.

If you have any questions regarding this matter you may contact me at 248-451-2428.

Sincerely,

Gerard P. Pawloski  
Resident Engineer





STATE OF MICHIGAN  
DEPARTMENT OF TRANSPORTATION  
ALLEN PARK PROJECT OFFICE

JENNIFER M. GRANHOLM  
GOVERNOR

GLORIA J. JEFF  
DIRECTOR

April 11, 2006

To Whom It May Concern:

Ajax Paving has worked on multiple projects with our office in the past several years. We have allowed them to establish temporary plant sites within our R.O.W. and several on private property leased by Ajax Paving. On our last two projects, the plants were located on private property and our office assisted in the permit process with the Cities of Taylor and Dearborn. Ajax complied with all requirements and restored the sites to conditions accepted by the owners. We have had excellent working relations with their company and look forward to working with them again. If you have any further questions regarding their performance, please feel free to call me at 313-563-8770 and speak to Mike Gorman, Assistant Engineer or Richard LaPalm, Senior Technician at the Allen Park Project Office.

Sincerely,

Richard W. LaPalm  
Senior Technician  
MDOT

## Paul Selesky

---

**From:** Leo Remijan  
**Sent:** Monday, December 21, 2009 4:35 PM  
**To:** Paul Selesky; Chris Poe  
**Subject:** FW: Staebler Road, Ann Arbor.

---

**From:** Bart Wise [mailto:[bartw@swishercommercial.com](mailto:bartw@swishercommercial.com)]  
**Sent:** Monday, December 21, 2009 4:43 PM  
**To:** Leo Remijan  
**Subject:** Staebler Road, Ann Arbor.

Dear Leo,

Thank you for renting the vacant land on Staebler Road, Ann Arbor over the past 15 months. My client the property owner was very happy with your faithful rent payments and with the condition of the site after your use.

Bart Wise  
Vice President  
Swisher Commercial

Additional Submittals from Applicant

Received February 21, 2022





*The Future is Riding on Ajax.™*

February 20, 2022

Charter Township of Van Buren  
46425 Tyler Road  
Belleville, MI 48111

Attn: Dan Power – Director of Planning & Economic Development

Re: Request for Temporary Land Use  
Temporary Concrete Batch Plant Site  
MDOT I-275 Reconstruction Project  
**Reply to Memo Dated February 17, 2022 & Memo Dated February 18, 2022**  
**Provide Additional Information**  
**Re: Review of Temporary Land Use Request #22-005**

Ajax Paving Industries, Inc. (Ajax) has reviewed both of the memos regarding the Review of Temporary Land Use Request #22-005 dated February 17<sup>th</sup> and 18<sup>th</sup> from the Director of Planning and Economic Development. See below, for the replies associated with the latest correspondence date 2/18/22 associated with the review packet for the 2/23/22 VBT Planning Commission Meeting. The items listed below should address all outstanding questions and concerns associated with the initial review by the Township as noted as Items 1-22 on pages 15 and 16 of the packet.

1. Ajax to provide 20' deep row of parking and a minimum 24' wide maneuvering lanes adjacent to the parking spaces as shown on the revised Detail Site Plan.
2. MDOT has reviewed our proposal for use of the MDOT right-of-way and proposed access configuration in which we expect approval by February 25, 2022. At this time, no work is proposed within the Wayne County, if that changes at any time, Ajax will obtain approval from Wayne County.
3. Please review the attached revised Access Plan for additional details regarding drainage, truck movements, and cross-section of temporary access road.
4. Please review the attached revised Temporary Grading plan with additional cross-sections and berm details.



***The Future is Riding on Ajax.™***

5. The surface material for both the access roads and plant site will be asphalt millings.
6. There are not tree removals, outside the MDOT ROW, anticipated which have not already been validated by an existing tree permit from Waste Management.
7. See attached Plant Equipment & Specifications for product data and dimensional specifications of the PCC Plant, CTPB Plant, and Crusher.
8. See attached revised Detailed Site Plan showing setbacks from the proposed structures to the property lines.
9. Ajax will provide documentation prior to beginning operations associated with the current, active well owned by Waste Management showing approvals by the appropriate governing authority.
10. Ajax has completed a well flow test and believe there is adequate flow to supply our operational needs.
11. There is natural screening of vegetation along the west side of the parcel limits within the MDOT ROW that provides a natural screening for the proposed dumpsters. If needed, temporary screening can be placed for the duration of the project.
12. There will be a minimum 3 porta-jons onsite once the plant site is operational. Ajax to conform to MIOSHA's regulations for "Toilets At Construction Sites" throughout the project.
13. Ajax to comply with the Townships work hours as noted in the 2/18/22 memo.
14. See attached Photometric Plan and Lighting Details. All proposed lighting will be faced down towards the ground, away from traffic, residential homes, and businesses.
15. Ajax to provide copies of the EGLE Air Use, EGLE Stormwater, and MDOT ROW approvals prior to construction. The complete footprint of the access roads and plant site within the Woodland Meadows parcel sits within an existing SESC permit that Waste Management has in place with Wayne County for their site expansion. Ajax has met with Waste Management and reviewed our operation in which we are confident that our temporary grading plan complies with the current SESC permit in place. A copy of this permit was provided to the Township on 2/2/22.



***The Future is Riding on Ajax.™***

16. Ajax equipment / operation will comply with the Townships noise ordinance as received on adjacent property lines.
17. Dust prevention is ongoing through our operation as standard practice on all projects. The following dust prevention measures have been added to the revised Temporary Grading plan.
  - a. Sprinklers will be installed on the aggregate stockpiles.
  - b. Water will be used during the crushing process to control dust.
  - c. The batch plants are equipped with baghouses to capture plant generated dust. The baghouses will be inspected and maintained on a regular basis.
  - d. A full time water truck will be onsite to control dust generated from vehicle traffic on the plant site itself, the temporary access road, as well as the northbound I-275 entrance ramp and Ecorse Road.
18. A proposed temporary gate with adjacent temporary fencing is shown on the revised Access Plan on the temporary access road approximately at the ROW line. The gate will be installed to maintain security when the site is not active. Copies of the keys can be provided to the Fire Marshal if needed.
19. Please provide any comments by the Township Fire Marshal.
20. See updated ADT / Traffic information.
21. Ajax to propose a cost estimate and bond format to the Township and have the bond in place prior to construction.
22. The request by Ajax is 100% temporary in nature for work associated with the I-275 Reconstruction project only. The intent, per the current project schedule, is to be completed by December 31, 2023.





***The Future is Riding on Ajax.™***

Attached for reference are:

1. Overall Site Location Map
2. Revised Access Plan
3. MDOT ROW Plan
4. Revised Detailed Site Plan
5. Revised Temporary Grading Plan
6. Plant Equipment & Specifications
7. Photometric Plan / Lighting Details
8. Updated ADT / Traffic Information
9. Email from MDOT – Jeff Horne

We appreciate the Townships cooperation in review and consideration of our request. If you have any questions or need any further information, please contact me at 248-404-7766.

**AJAX PAVING INDUSTRIES, INC.**

Jason B. Beem  
Project Manager

Attachments

# OVERALL SITE LOCATION MAP

I-275

**AJAX  
PROPOSED  
TEMPORARY  
BATCH PLANT  
SITE FOR I-275**

**+/- 10  
Acres**

**+/- 30FT  
Access  
Road**

**ECORSE ROAD**

Google Earth

Image © 2021 Maxar Technologies

McCloughrey Drain

1000 ft





# ACCESS PLAN

PLANT SITE

MUD  
MAT

30 FT ACCESS  
ROAD

TEMPORARY  
GATE/FENCING AT SITE  
ENTRANCE FROM ROW

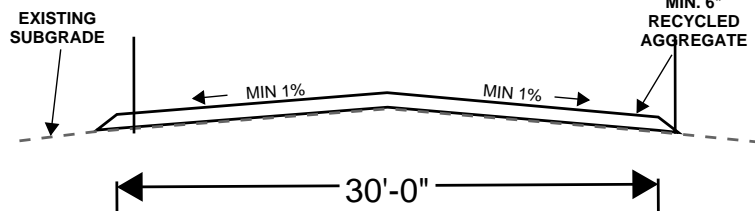
TEMPORARY CULVERT  
TO MAINTAIN EXISTING  
DRAINAGE PATTERNS

30 FT ACCESS  
ROAD

MUD  
MAT

ECORSE ROAD

## ACCESS ROAD SECTION



1. Access Road Grading to Maintain All Existing  
drainage Patterns

600 ft

McClaghrey Dra





# MDOT R.O.W & M.O.T. PLAN

NB I-275  
ENTRANCE  
RAMP



DO NOT FOLLOW  
TRUCKS INTO  
WORK ZONE

ACCESS TO BE  
MAINTAINED AT  
ALL TIMES TO  
DRIVEWAYS

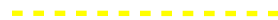
Min. 30 Ft  
Access Road

Min. 30 Ft  
Radius

ECORSE RD

## LEGEND

MDOT R.O.W. LINE



AGG. APPROACHES



WOODLAND MEADOWS



SITE LIMITS

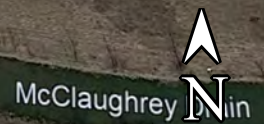


TRAFFIC BARRELS



(MIN. 25 FT SPACING)

SILT FENCE



400 ft



# DETAILED SITE PLAN



### NOTES:

- 1. Complete plant site limits to be stabilized with recycled aggregate.
- 2. Minimum 20 FT clear access roads to be maintained at all times around plants and crusher for emergency access.
- 3. Ajax to utilize existing Woodland Meadows well for water source.
- 4. Ajax to comply with all existing Waste Management / Wayne County SESC permit requirements.
- 5. Off-Street parking per Article 9 of Township Ordinance
- 6. Parking spaces to be 9.5' x 20' with a minimum of 24' maneuvering lanes adjacent to the spaces

### LEGEND

- PARCEL LIMITS
- PLANT SITE LIMITS
- SILT FENCE
- MUD MATS
- PARKING AREA

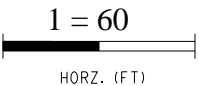
### LOCATION:

Waste Management -  
Woodland Meadows Facility  
39670 Ecorse Road  
Van Buren Township, MI 48184  
Parcel ID: 83 003 99 0003 702

### LEGAL DESCRIPTION:

01V2B2 Y1B Y2B Z1 AA1 DD1B DD1C1A PT OF SE 1/4 AND SW 1/4 SEC 01 T3S R8E DESC AS BEG AT THE E 1/4 COR OF SAID SEC TH S 00D 53M 18S W 560.86 FT TH N 87D 12M 42S W 212.00 FT TH S 00D 53M 18S W 144.00 FT TH S 87D 12M 42S E 212.00 FT TH S 00D 53M 18S W 1519.70 FT TH N 87D 12M 04S W 1238.68 FT TH S 00D 24M 16S W 385.02 FT TH N 87D 12M 07S W 245.65 FT TH N 00D 06M 13S E 385.11 FT TH N 87D 12M 04S W 1267.76 FT TH N 87D 12M 48S W 345.85 FT TH N 43D 13M 16S W 707.46 FT TH N 32D 35M 45S W 267.17 FT TH N 11D 20M 43S W 267.17 FT TH N 00D 43M 12S W 817.51 FT TH N 00D 32M 24S E 439.70 FT TH S 87D 12M 35S E 1041.37 FT TH S 87D 11M 49S E 1951.04 FT TH S 42D 11M 49S E 141.34 FT TH S 87D 11M 49S E 563.40 FT TH N 47D 48M 11S E 141.34 FT TH S 87D 11M 49S E 66.71 FT TO POB 188.26AC

FINAL ROW PLAN REVISIONS (SUBMITTAL DATE: )							
NO.	DATE	AUTH	DESCRIPTION	NO.	DATE	AUTH	DESCRIPTION



DATE: 2/18/22
DESIGN UNIT: J. BEEM

CS:
JN:

Ajax I-275 Reconstruction Project	DRAWING	SHEET
Woodland Meadows Temporary		
Batch Plant Site		1

ATTACHMENT "B"

# EXISTING GRADES


LEGEND

SITE LIMITS

DRAINAGE FLOW

A topographic map showing existing ground grades with contour lines and spot elevations. A red line outlines the site footprint, which includes an 'EXISTING POND' and is adjacent to 'FUTURE CELL 18' and 'FUTURE CELL'. Red arrows indicate the direction of drainage flow across the site. Text on the map includes 'APPROVAL TO ABANDON... HAS BEEN GRANTED' at the top, 'DO NOT STOCKPILE THE SUGAR DRAIN APPROVAL TO AB... HAS BEEN GRANT...' on the right, and 'FUTURE 34-1V DAYLIGHT TO NATURAL SOIL BARRIER SURFACE' at the bottom left.

\*\* Plant site footprint is subject to change in differing site locations.

FINAL ROW PLAN REVISIONS (SUBMITTAL DATE: )							<div>1 = 60</div> <div>HORZ. (FT)</div>	DATE: 2-10-22	CS:	Ajax Paving Mobile Concrete Batch Plant		DRAWING	SHEET		
NO.	DATE	AUTH	DESCRIPTION	NO.	DATE			AUTH	DESCRIPTION	DESIGN UNIT: J. BEEM	JN:	Temporary Grading Plan			1



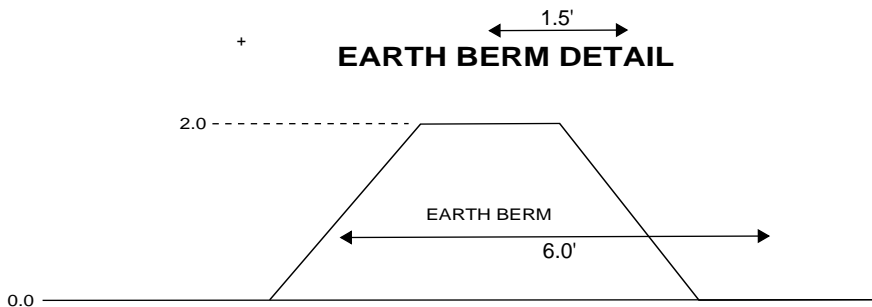
# TEMPORARY GRADING PLAN



## NOTES:

1. Complete plant site limits to be stabilized with recycled aggregate.
2. Plant site limits to be graded and maintained for the general drainage to flow south/east/southeast towards the existing pond.
3. A earth berm to be constructed along the north limits of proposed site.
4. Dust control to include full time sprinklers on stockpiles, water application during crushing operation, full time water truck on-site to water roads/plant site, and dust control bag-houses installed on the batch plants.

EARTH BERM DETAIL



## LEGEND

PLANT SITE LIMITS



SILT FENCE



MUD MATS



EARTH BERM



PROPOSED GRADE LINES



DRAINAGE FLOW



## LOCATION:

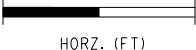
Waste Management -  
Woodland Meadows Facility  
39670 Ecorse Road  
Van Buren Township, MI 48184  
Parcel ID: 83 003 99 0003 702

## LEGAL DESCRIPTION:

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1 = 60



HORZ. (FT)

DATE: 2/18/22

DESIGN UNIT: J. BEEM

CS:

JN:

Ajax I-275 Reconstruction Project

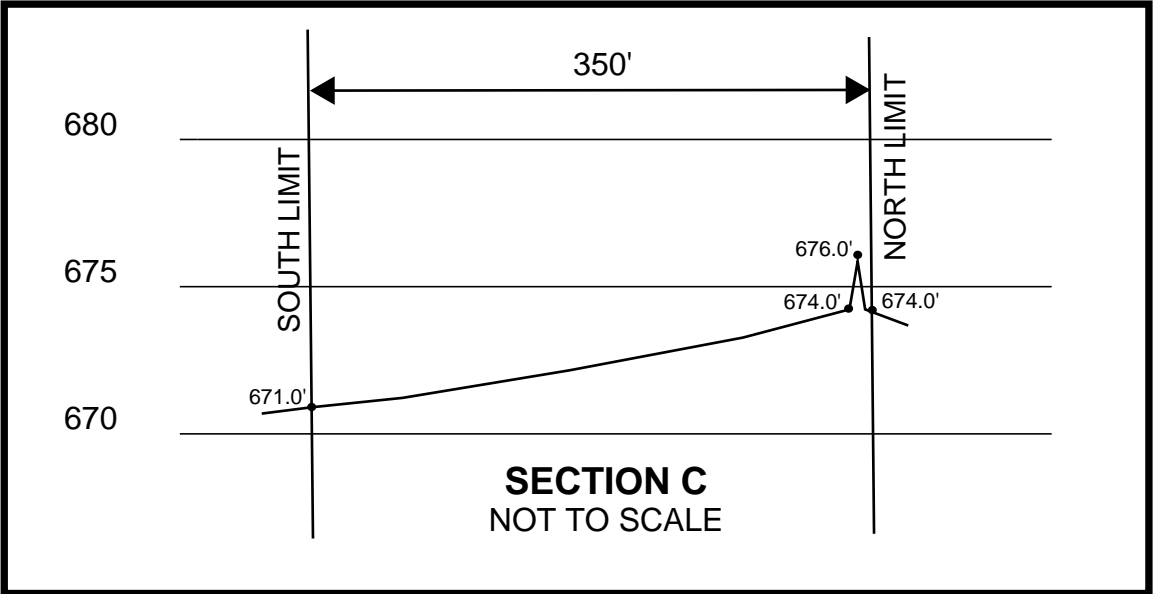
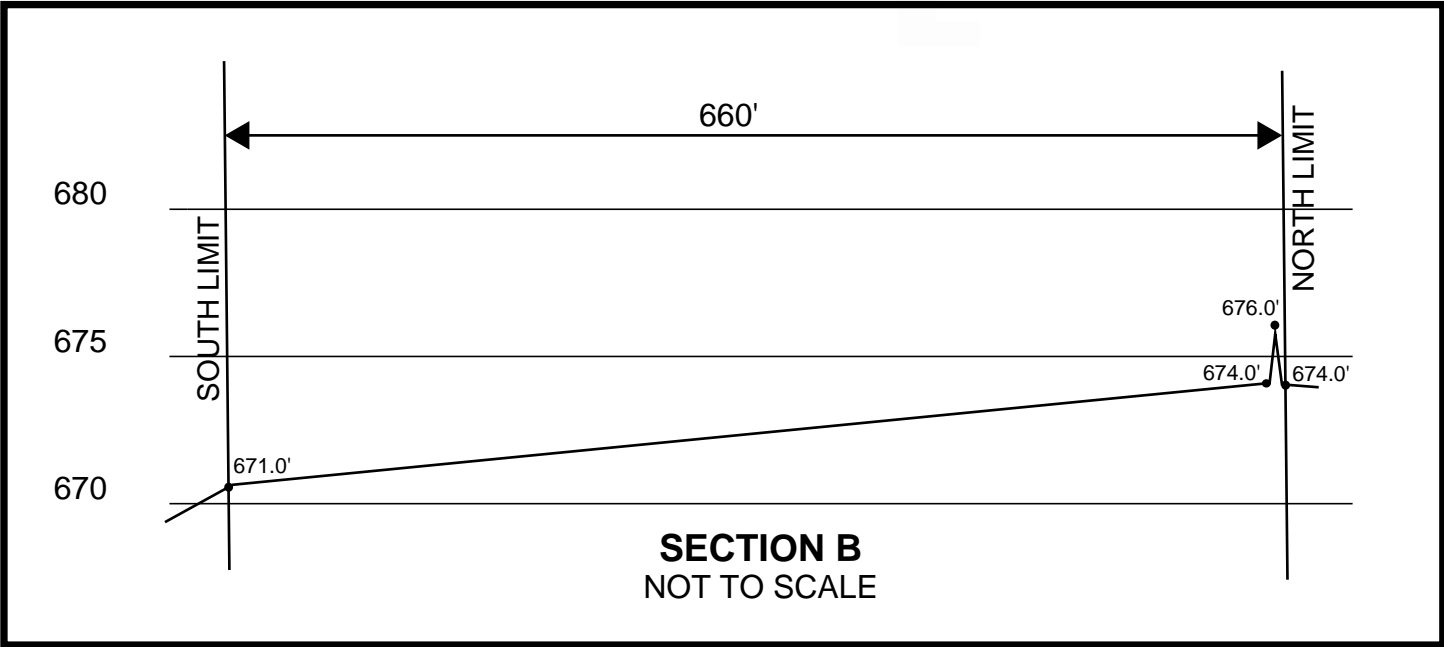
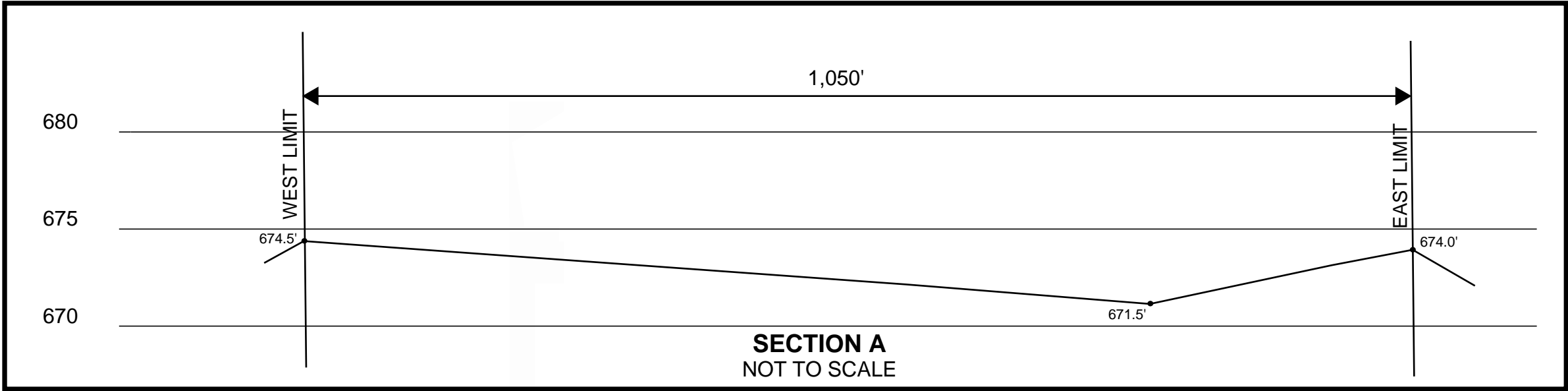
Woodland Meadows Temporary

Batch Plant Site

DRAWING SHEET

1

# TEMPORARY GRADING PLAN




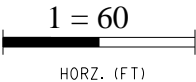
- NOTES:**
- 1. Complete plant site limits to be stabilized with recycled aggregate.
  - 2. Plant site limits to be graded and maintained for the general drainage to flow south/east/southeast towards the existing pond.
  - 3. A earth berm to be constructed along the north limits of proposed site.

**LOCATION:**

Waste Management -  
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FINAL ROW PLAN REVISIONS				(SUBMITTAL DATE: )						DATE: 2/18/22	DESIGN UNIT: J. BEEM	CS:	JN:	Ajax I-275 Reconstruction Project	Woodland Meadows Temporary	Batch Plant Site	DRAWING	SHEET
NO.	DATE	AUTH	DESCRIPTION	NO.	DATE	AUTH	DESCRIPTION											



# PCC PLANT SPECS.

UNDER TRACK SCREW FEEDER  
THE SCREW FEEDER HAS THE SAME CAPACITY AS CEMENT ELEVATOR WHICH IT FEEDS AND IS BASED ON THE SCREW BEING REGULARLY AND CONTINUOUSLY FED. IT IS FURNISHED WITH CAR PLATES AND CANVAS CONNECTIONS FOR HOPPER BOTTOM RAILROAD CARS. SCREW IS DRIVEN OFF THE ELEVATOR FOOT SHAFT UNLESS OTHERWISE NOTED.

AGGREGATE ELEVATOR  
CAPACITY OF AGGREGATE ELEVATOR IS FIGURED ON THE BASIS OF BEING REGULARLY AND CONTINUOUSLY FED WITH MATERIAL WEIGHING 100# PER CU. FT. ELEVATOR IS DRIVEN FROM MOTOR AT HEAD UNLESS OTHERWISE NOTED.

ELECTRIC MOTORS  
UNLESS INDICATED OTHERWISE, ALL ELECTRIC MOTORS ARE WIRING FOR 230/480 VOLT, 3 PHASE, 60 CYCLE CURRENT. STARTING EQUIPMENT WILL BE FURNISHED TO OPERATE ON 230 VOLTS UNLESS OTHERWISE STATED.

CAULKING INSTRUCTIONS FOR CEMENT EQUIPMENT  
IN ERECTING CEMENT BINS OR CEMENT COMPARTMENTS, SILOS, ELEVATORS AND SCREWS, ALL JOINTS MUST BE MADE WATER-TIGHT AS ERECTION PROCEEDS BY THE USE OF A COATING OF CAULKING COMPOUND ON JOINT FACES. AFTER ERECTION A CAREFUL CHECK SHOULD BE MADE OF ALL JOINTS AND ADDITIONAL COMPOUND USED AS REQUIRED, AS ANY SMALL OPENING MAY RESULT IN WATER LEAKING IN OR CEMENT LEAKING OUT. CAULKING COMPOUND IS FURNISHED BY ERIE STRAYER COMPANY.

POWER REQUIREMENT FOR CONTROLS  
VOLTAGE SHALL BE 120 VOLTS (± 5%) 60 CYCLE PER SECOND.

MODIFICATIONS OR ADDITIONS  
ALL FIELD CHANGES TO THE EQUIPMENT SHOWN HEREIN, OR ANY ENCLOSURE, WALKWAY, PLATFORM, HOUSING OR OTHER ADDITION TO THIS EQUIPMENT ARE THE RESPONSIBILITY OF THE BUYER, WHO AGREES TO HOLD ERIE STRAYER COMPANY HARMLESS AGAINST LIABILITY FOR THE SAME.

NOT FOR CONSTRUCTION  
THE DIMENSIONS SHOWN HEREON ARE GENERAL AND OUTLINE DIMENSIONS ONLY AND ARE NOT INTENDED FOR USE AS DETAIL DIMENSIONS FOR MAKING MODIFICATIONS OR ADDITIONS, SUCH AS ENCLOSURES, WALKWAYS, PLATFORMS OR HOUSINGS TO THE EQUIPMENT SHOWN.

## BY ERIE STRAYER CO.

- 1 AGGREGATE BIN 3 COMPARTMENT (PATT. A-111)  
80 CU YD HEAPED CAPACITY
- 2 ADJUSTABLE SUPPORT SILLS (6 REQ'D)
- 3 AGGREGATE PLANT TRAVEL FRAME
- 4 12 CU YD AGG BATCHING SYSTEM  
W/ 3 INDIVIDUAL AGG BATCHERS
- 5 4" WATER METER W/ 20 H.P. PUMP  
& 2" SLUMP ADJUST WATER METER W/ 5 H.P. PUMP
- 6 25 HP AIR COMPRESSOR W/120 GAL TANK (2 REQ'D)
- 7 3500 GALLON WATER STORAGE TANK
- 8 48" X 62'-0 7/8" BATCH TRANSFER CONVEYOR  
W/ 100 HP DRIVE
- 9 CS2-715 MOBILE CEM SILO SPLIT APPROX.  
1/3-2/3 W/DOUBLE WALL PARTITION  
715 BBL MAX. CAPACITY
- 10 12 CU YD CEM BATCHER
- 11 4 CU YD FLYASH BATCHER
- 12 TWO-WAY MIXER CHARGING CHUTES
- 13 12 CU YD ERIE TILT MIXER (2 REQ'D)
- 14 LADDER & SAFETY CABLE FROM AGGREGATE UNIT PLATFORM TO  
CEM SILO ROOF W/ACCESS TO BATCHER LEVEL SERVICE PLATFORM
- 15 4 1/2 H.P. AERATION BLOWER
- 16 UNITIZED CEMENT SILO & MIXER SUPPORT SECTION
- 17 DUST DUCT
- 18 AIR LOADING PIPING (8 REQ'D) 5 - IN LG. COMP'T  
& 3 - IN SM. COMP'T
- 19 BATCH PLATFORM W/ HANDRAILS
- 20 SILO ROOF HANDRAILS
- 21 MIXER TRAILER (2 REQ'D)
- 22 MIXER NOSE PLUG (2 REQ'D)
- 23 MIXER MOTOR CONTROL CENTER (2 REQ'D)
- 24 MIXER HYDRAULIC POWER UNIT (2 REQ'D)
- 25 PLANT MOTOR CONTROL CENTER
- 26 ACCESS LADDER & PLATFORM W/ HANDRAILS TO CONTROL HOUSE
- 27 COMPUTER CONTROL SYSTEM
- 28 CONTROL HOUSE

## BY AJAX PAVING INDUSTRIES

- 29 DUST COLLECTION SYSTEM
- 30 BIN CHARGING CONVEYORS

PLANT POWER  
460V - 3PH - 60HZ

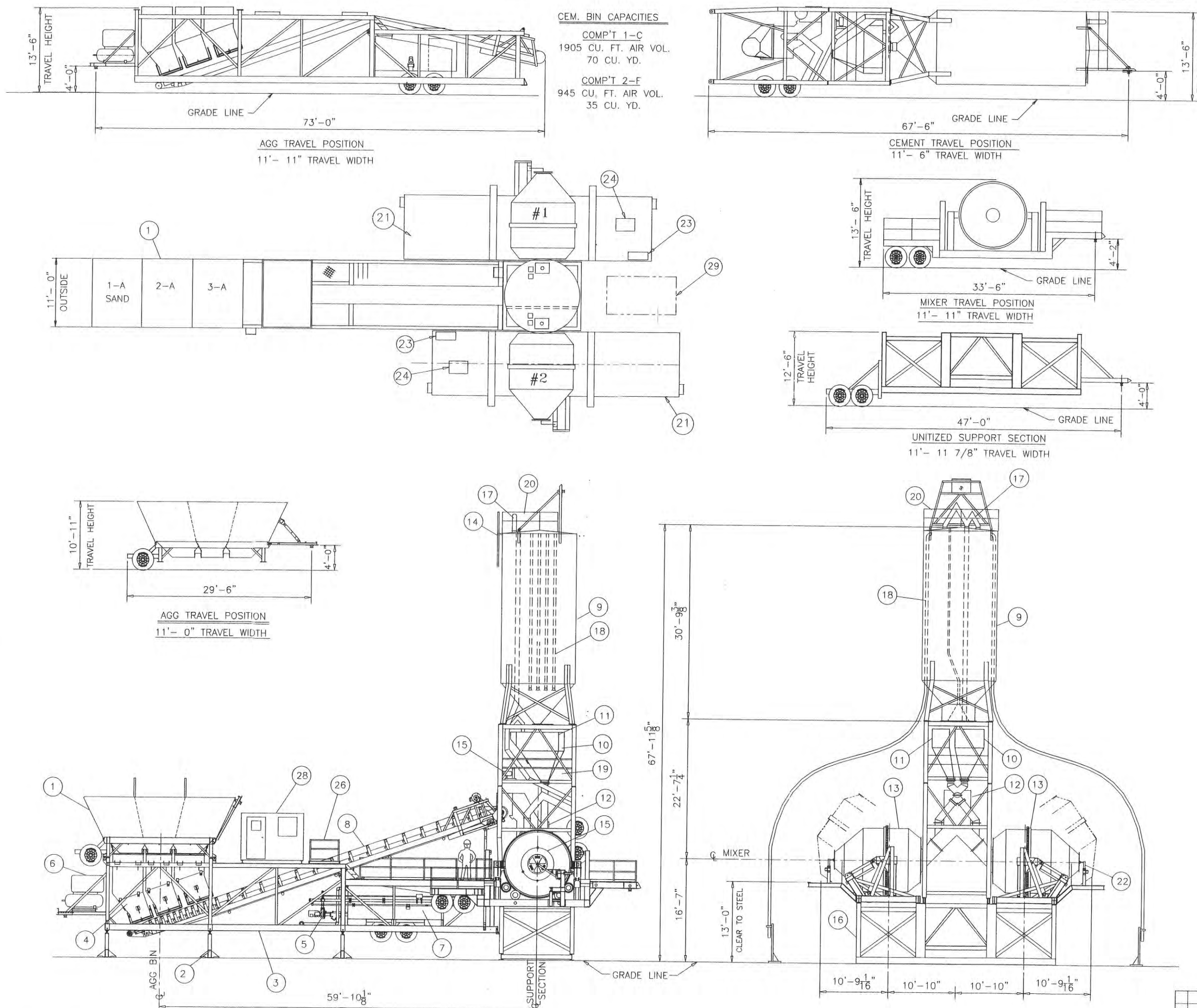
CONTROL POWER  
120V - 1PH - 60HZ

ERIE STRAYER CO.  
ERIE PA

MOBILE GRAVITY TWO MIXER  
CENTRAL MIX PAVING PLANT  
PROPOSAL P013101WJF1  
AJAX PAVING INDUSTRIES

CONTRACT NO.	DWG BY	DATE	CHK BY	DATE	APP BY
	WJF	1/31/01			
SCALE	FILE	DWG NO	4A-237591		
1/8"=1'-0"					

NO.	REVISION	INTL	DATE





# MG-12CP2

Dual-Mixer Mobile  
Paving Plant



## PCC PLANT INFO.



- 720 cubic yard per hour\* production capabilities
- Approved mix times in as few as 30 seconds
- Fast setup times, as low as 6 hours achieved using a modular, pin-connect design
- Open configuration allows for ease of maintenance and access to all plant components
- Innovative plant and safety design features that evolve with the industry

\*Estimated production based on industry standards, consult factory for details



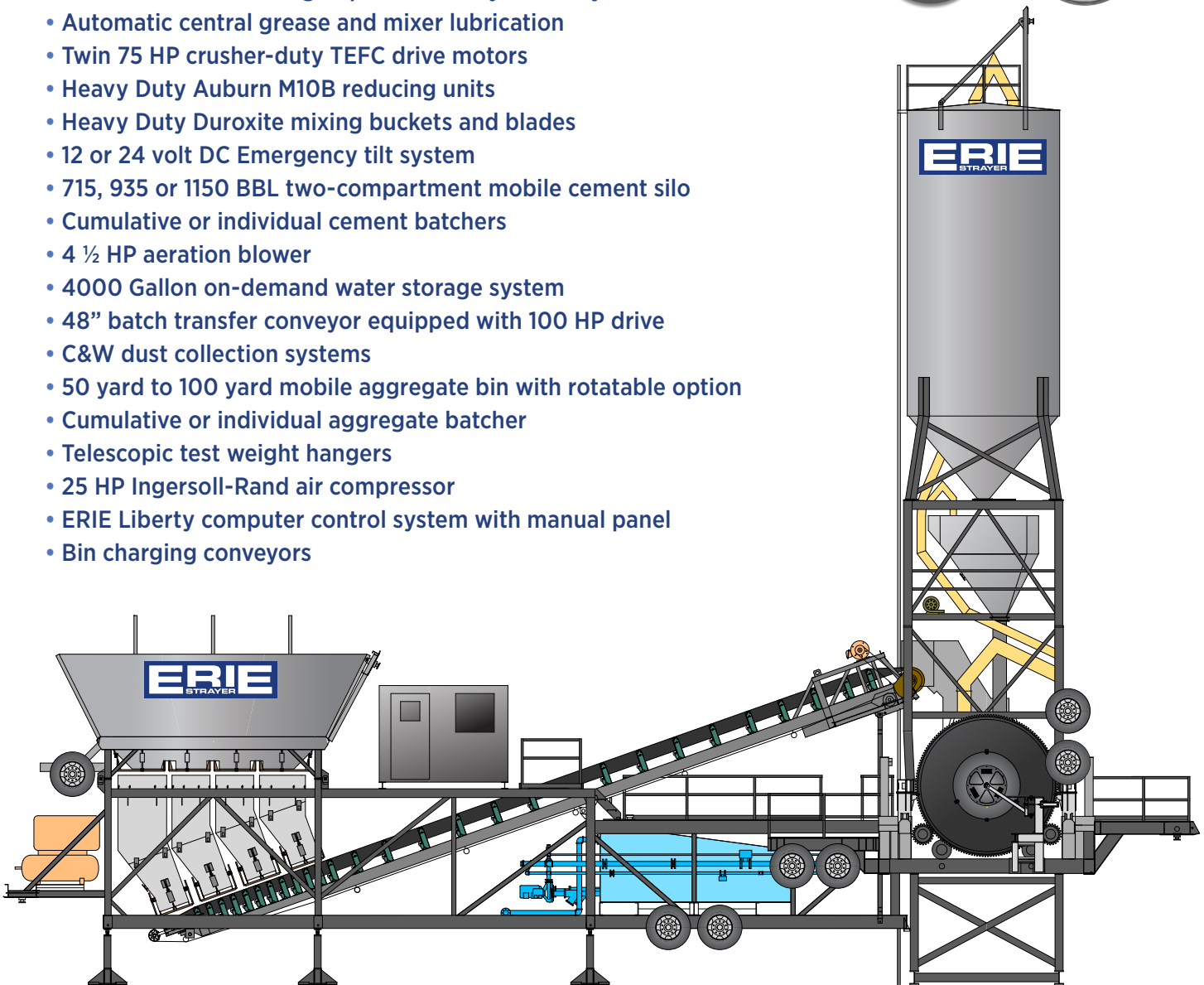
# MG-12CP2

## Dual-Mixer Mobile Paving Plant

The ERIE MG-12CP2 is the premier dual mixer paving plant in the concrete industry. Featuring state-of-the-art features and top-quality components, the ERIE MG-12CP2 sets the standard for high speed, high production concrete paving. Unparalleled performance matched with solid reliability and quality manufacturing are trademarks that set the MG-12CP2 apart from the competition.

### FEATURES

- Dual 12 or 15 cubic yard highly mobile tilt mixers
- 60 HP water-cooled high-speed mixer hydraulic systems
- Automatic central grease and mixer lubrication
- Twin 75 HP crusher-duty TEFC drive motors
- Heavy Duty Auburn M10B reducing units
- Heavy Duty Duroxite mixing buckets and blades
- 12 or 24 volt DC Emergency tilt system
- 715, 935 or 1150 BBL two-compartment mobile cement silo
- Cumulative or individual cement batchers
- 4 ½ HP aeration blower
- 4000 Gallon on-demand water storage system
- 48" batch transfer conveyor equipped with 100 HP drive
- C&W dust collection systems
- 50 yard to 100 yard mobile aggregate bin with rotatable option
- Cumulative or individual aggregate batcher
- Telescopic test weight hangers
- 25 HP Ingersoll-Rand air compressor
- ERIE Liberty computer control system with manual panel
- Bin charging conveyors



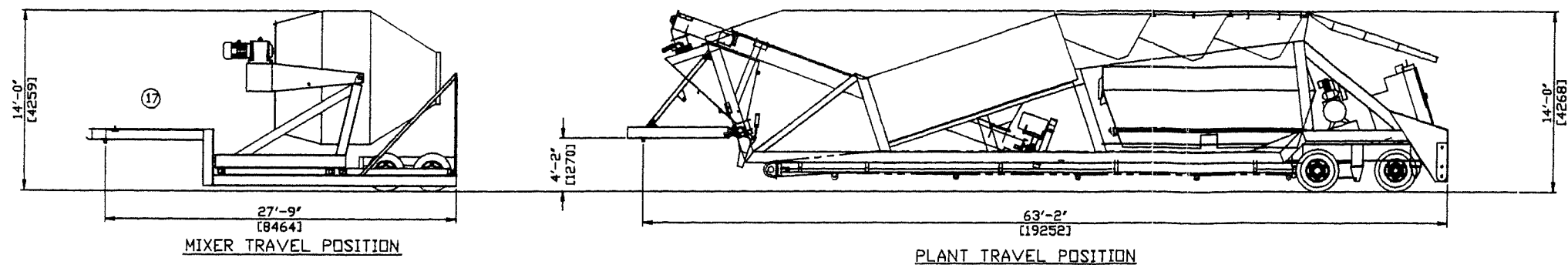
**ERIE STRAYER CO.**  
1851 Rudolph Avenue  
Erie, PA 16502

814.456.7001  
[www.eriestrayer.com](http://www.eriestrayer.com)  
[sales@eriestrayer.com](mailto:sales@eriestrayer.com)

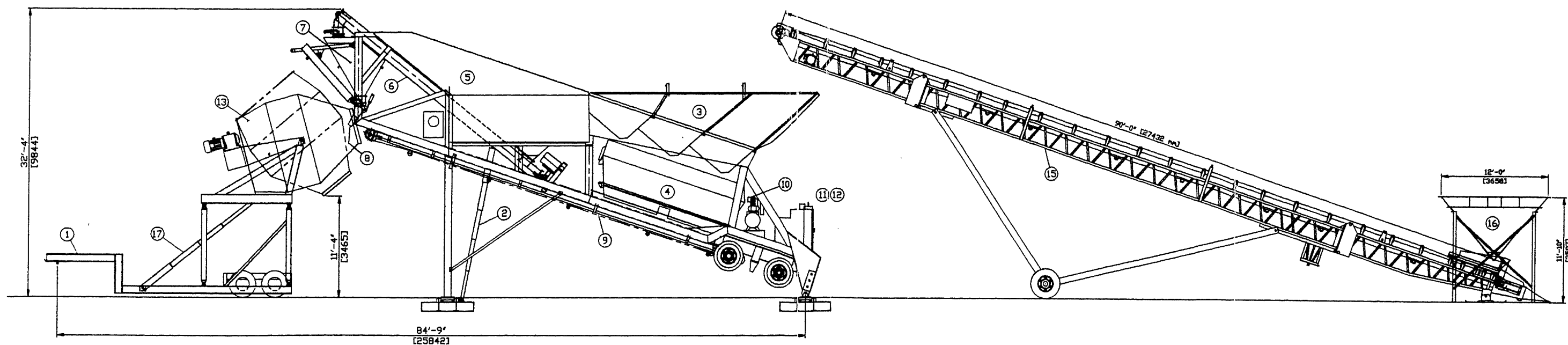
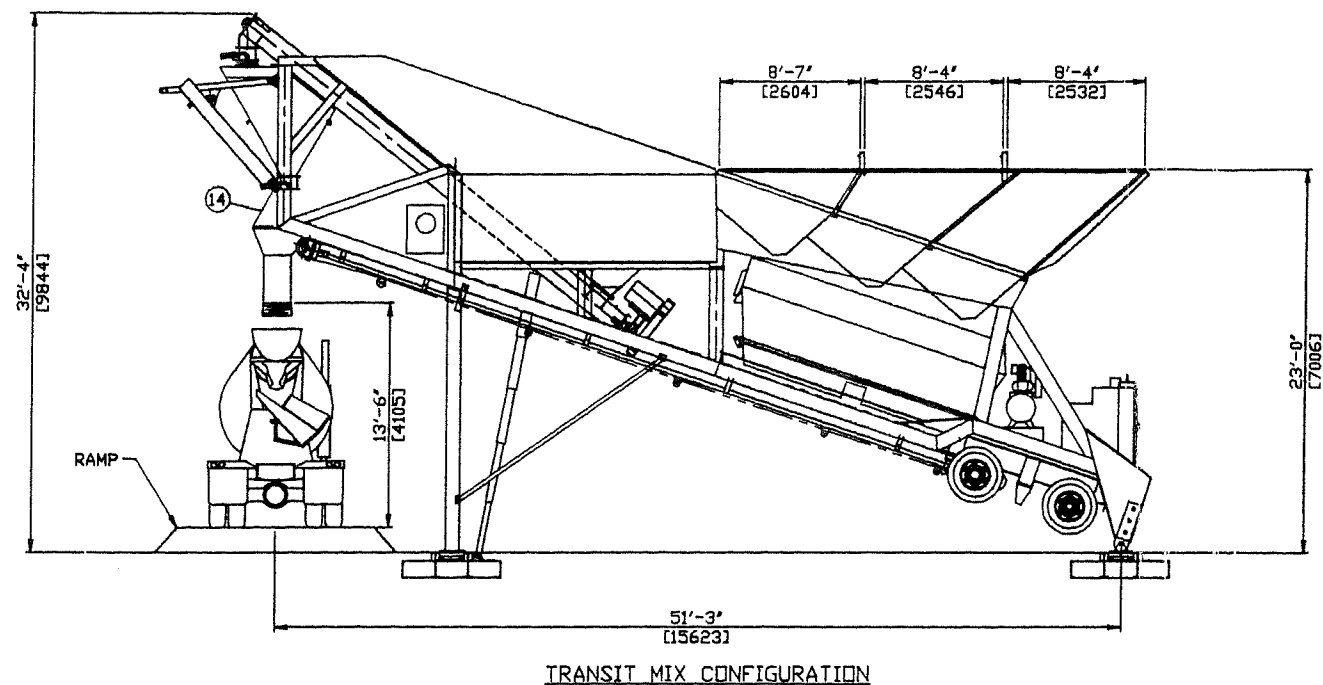
#### CHARTER MEMBERS:







- ① MOBILE SELF-ERECTING 12 C.Y. MIXER SECTION
- ② MOBILE SELF-ERECTING PLANT SECTION
- ③ 67 C.Y. AGGREGATE STORAGE BIN (90.5 TON)
- ④ 12 C.Y. CUMULATIVE AGGREGATE BATCHER
- ⑤ 1,400 C.F. CEMENT STORAGE BIN (53.2 - 65.8 TON)
- ⑥ 2 - 14" DIA. CUMULATIVE CEMENT/FLYASH TRANSFER SCREWS
- ⑦ 12 C.Y. CUMULATIVE CEMENT BATCHER
- ⑧ MIXER CHARGING CHUTE
- ⑨ 48" AGGREGATE TRANSFER CONVEYOR (60 HP)
- ⑩ AIR SYSTEM (15 HP, 120 GAL COMPRESSOR)
- ⑪ WATER SYSTEM (4" DIA, 800 GPM)
- ⑫ MOTOR CONTROL PANEL
- ⑬ 12 C.Y. TILT MIXER (2 - 60 HP MOTORS)
- ⑭ TRANSIT MIX TRUCK CHARGING HOOD
- ⑮ 30" X 90'-0" [762 X 27432 mm] MOBILE CONVEYOR (OPTIONAL)
- ⑯ 7 CUBIC YARD HOPPER (TRAVELS WITH CONVEYOR)
- ⑰ SELF-ERECTING MIXER PACKAGE



**CTPB PLANT SPECS.**

CENTRAL MIX (PAVING) CONFIGURATION

DATE 4-14-98 CHECKED  
 DRAWN JWH APPROVED  
 SCALE NONE PLOT SCALE 1/64

**Johnson-Ross**  
 MACHINE TOLERANCES  
 \* .002" FOR DECIMAL DIMENSIONS  
 \* .010" FOR FRACTIONAL DIMENSIONS

REVISION	DATE	BY

12 CUBIC YD MOBILE PLANT  
 UNIROVER 1248  
**AJAX PAVING**  
 S.O. No. MCH-98-04-18D R



# UniRover

The **Johnson-Ross UniRover** plants were designed for the concrete paving industry. The UniRover line provides the innovations that concrete paving contractors have demanded most; **a truly self-erecting and portable concrete paving plant**. The UniRover plant consists of a mobile plant and a mobile mixer section each designed to be positioned on reusable steel foundation pads and **hydraulically raised** into operating position in minutes. The Johnson-Ross UniRover plants have integrated cement and fly-ash storage silos and three (3) aggregate storage compartments to provide adequate storage to meet the high production demand allowed with the Johnson-Ross tilt drum mixer. Both the cement and aggregate accumulative weigh batchers **exceed the CPMB capacities** which allow for a wide range of mix designs at rated capacity. The Johnson-Ross tilt drum mixer can and has mixed a variety of materials including stabilized base, concrete and RCC. These materials have allowed contractors using Johnson-Ross concrete paving plants to expand their markets.

## FEATURES

- *Hydraulic self-erection of plant and mixer*
- *No crane required for basic set-up*
- *Reusable steel foundation pads*
- *8 yd<sup>3</sup> (4.5 m<sup>3</sup>) and 12 yd<sup>3</sup> (9.1 m<sup>3</sup>) plant sizes*
- *Two (2) cements and three (3) aggregates*
- *Low profile plant design*
- *Adaptable for dry batch into transit mix trucks*



UNIROVER



MEMBER

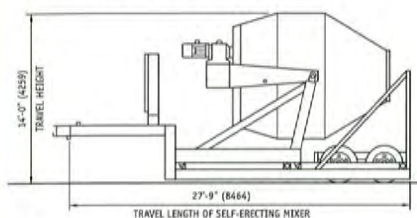


1248

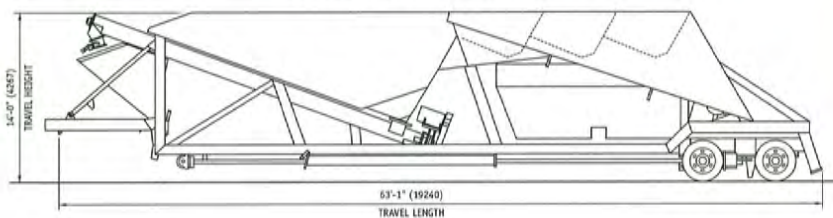
UNI ROVER

## SPECIFICATIONS

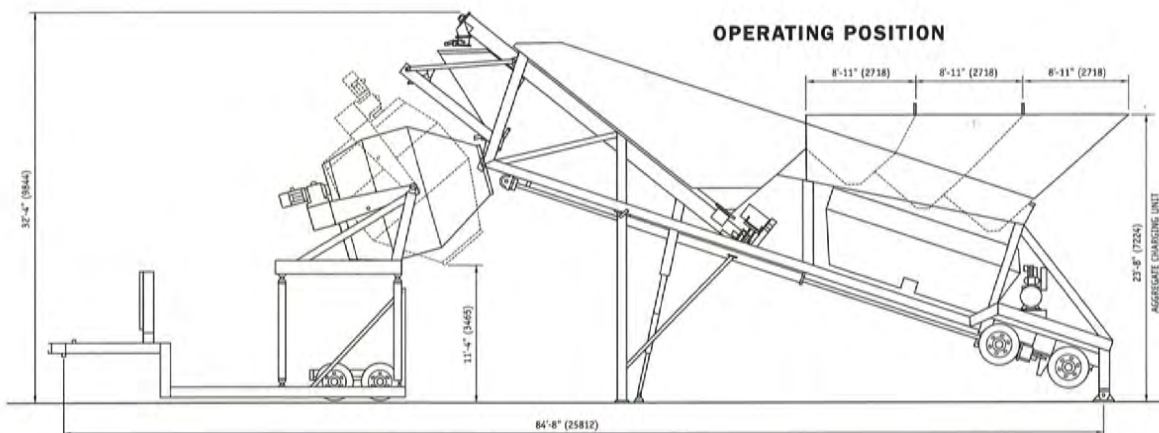
TRAVEL POSITION MIXER



TRAVEL POSITION PLANT



OPERATING POSITION



**Hourly Production Rate** ..... Up to 390 yd<sup>3</sup>/hr. (298.2 m<sup>3</sup>/hr.)\*

**Storage Capacity:**

Aggregate Storage ..... 67 yd<sup>3</sup> (51.2 m<sup>3</sup>)  
 90.5 ton (82.1 m. ton)  
 Cement Storage (2 compartments) ..... 1,400 ft<sup>3</sup> (39.6 m<sup>3</sup>)  
 53.2-65.8 ton  
 (48.3-59.7 m. ton)

**Batcher Rated Capacity:**

Aggregate ..... 12 yd<sup>3</sup> (9.17 m<sup>3</sup>)  
 Cement ..... 12 yd<sup>3</sup> (9.17 m<sup>3</sup>)

**Aggregate Transfer Conveyor:**

Belt Width ..... 48" (1219 mm)  
 Belt Drive ..... 60 HP (44.7 kW) TEFC

**Cement Transfer:**

Cement Flyash Screw Conveyor ..... 2-14" Dia. (356 mm)  
 50 HP (3.73 kW) TEFC

**Air Compressor:**

Air Receiver ..... 120 Gal. (454 L)  
 Compressor Drive ..... 15 HP (11.2 kW) TEFC

**Water System:**

Water Meter ..... 4" Dia. (102 mm)  
 Capacity ..... 800 GPM (3,028 L/min)  
 Water Pump ..... 25 HP (18.6 kW) TEFC

**Mixer** ..... 12 yd<sup>3</sup> (9.17 m<sup>3</sup>)  
 Drive ..... 2-60 HP motors (44.7 kW) TEFC  
 Hydraulic ..... 40 HP (29.8 kW) TEFC

**Transportation Dimensions:****Plant Unit**

Travel Length ..... 63'-1" (19.23 m)  
 Travel Width ..... 11' (3.35 m)  
 Travel Height ..... 14' (4.27 m)  
 Travel Weight ..... 57,000 lbs. (25,855 kg)  
 Kingpin ..... 23,000 lbs. (10,433 kg)  
 Axle ..... 34,000 lbs. (15,422 kg)

**Mixer Unit**

Travel Length ..... 27'-9" (8.46 m)  
 Travel Width ..... 12' (3.66 m)  
 Travel Height ..... 14' (4.27 m)  
 Travel Weight ..... 48,860 lbs. (22,163 kg)  
 Kingpin ..... 15,660 lbs. (7,103 kg)  
 Axle ..... 33,200 lbs. (15,060 kg)

\*Based on a 12 yd<sup>3</sup> (9.17 m<sup>3</sup>) batch, 60 second mix time, and 3" (76 mm) slump.



# UniRover

O N T H E J O B



ALL INFORMATION CONTAINED HEREIN IS GENERAL IN NATURE AND IS NOT INTENDED FOR SPECIFIC APPLICATION PURPOSES. JOHNSON-ROSS CORPORATION RESERVES THE RIGHT TO MAKE CHANGES IN SPECIFICATIONS SHOWN HEREIN OR ADD IMPROVEMENTS AT ANY TIME WITHOUT NOTICE OR OBLIGATION. ILLUSTRATIONS SHOW STANDARD AND OPTIONAL ITEMS.



502 S. KENWOOD ROAD • P.O. BOX 9067  
CHAMPAIGN, IL 61826 • USA

TEL: 217-356-3781 FAX: 217-356-3786



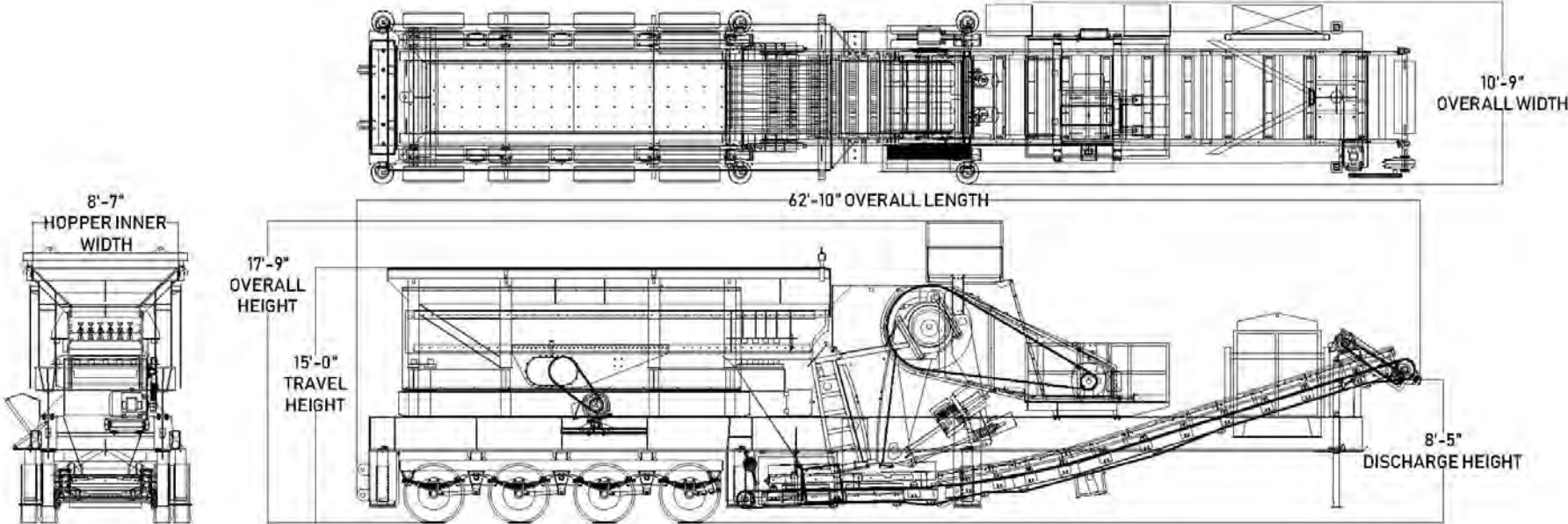


# LJ3650

## PORTABLE JAW CRUSHING PLANT

The LJ3650 is the perfect plant when requiring the next step in performance and production. This jaw crusher is a high production machine designed with a super aggressive nip angle and 1.5" stroke, making it ideal for any application. It is especially reliable in any hard rock application that might be a challenge for other crushers. This plant has proven time and again that it will handle the toughest of applications.

- An extra heavily ribbed steel frame - stress relieved after welding and before machining
- One piece steel pitman
- Heat-treated forged alloy steel eccentric shaft
- Oversized roller bearings on the pitman
- Spherical roller bearings on the frame
- Reversible manganese steel jaw dies and extensions
- Steel cheek plates
- Opposing wedge toggle tensioning system
- Manual toggle adjustment
- Automatic Oil Lubrication System which delivers a metered flow of filtered oil to each bearing
- Two heavy-duty flywheels, one grooved for V-belts



SPECIFICATIONS

Jaw Crusher	36"x50"	Horsepower	250	Transportation (lbs)	80R22.5	Hydraulic toggle or manual toggle plate available.						
RPM	230	Jaw Crusher	250	Tires	80R22.5	* Manual toggle plate option only.						
Feed Size	27"	Autolube	1	Rear Axle	75000	Closed Side Setting (CSS) inches.						
Discharge Conveyor	N/A	Toggle Power Unit	7.5	King Pin	73500	2	2.5	3	3.5	4	4.5	5
Operating Speed	318	(optional)		Tag Axle	20000	-	-	-	342-375	375-468	421-527	468-573
Feeder	51"x24'	Taper Wedge	1.5	Total	168500	6	7	8	10	12	14	-
Operating Speed	830 Max	(optional)		Weight of Feeder	52250	573-661	661-750	*750-926	927-1136	1135-1246	1177-1316	-
Grizzly Length	6'	Feeder	50	Module								
		Discharge Conveyor	N/A	Total Weight	220750							

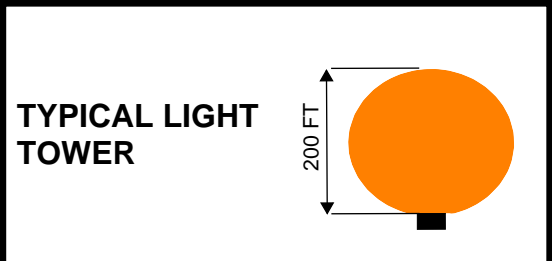
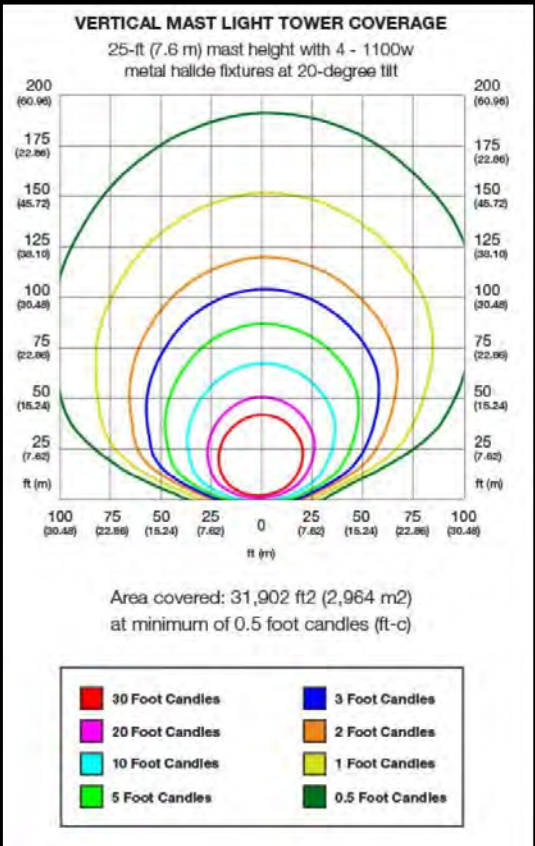
\*with hopper extensions, upper platform

ADDITIONAL OPTIONS

Hydraulic Leveling Jacks - (4) 70,000lb	Tire Bulkheads	Dust Suppression	Hydraulic Toggle
Six (6) Run-On Jack Legs	Taper Wedge Lock	Hydraulic Folding Hopper Extensions	Extended Front Discharge
NEMA - 12 Motor Control Center	Cross Conveyor Under Grizzly	Tire Bulkheads	



## PHOTOMETRIC PLAN



200 FT



# LIGHT TOWER SPECIFICATIONS

## SPECIFICATIONS

### ENGINE

- Isuzu 4LE2TAGV-03- liquid cooled, diesel engine; Final Tier 4
  - Standby - 40.2 hp @ 1800 rpm
  - Prime – 36.2 hp @ 1800 rpm
  - 4 cylinder
  - 2.2 L displacement
- Polyethylene Fuel Tank:
  - Fuel Type: Diesel
  - Fuel Capacity: 51.4 gal. (194.5 L)
  - 3.5 in. (88.9 mm) fill port
- Fuel Consumption:
  - Full Load: 2.1 gph (7.8 Lph)\*
  - Lights Only: 1.05 gph (3.97 Lph)\*
  - Maximum Runtime (Lights Only): 48\*
- 60 Hz engine/generator
- Cooling system capable of operating at 120°F (49°C) ambient
- 250 hour service interval
- Full flow oil filter, spin on type
- Fuel filter with replaceable element
- Dry type cartridge air filter
- Wind Rating: 65 mph (105 kph)

*\*Results based on engine manufacturer and field test data after 100-hour engine break-in period and may vary based on factors including age and maintenance of equipment, environmental conditions and fuel density. Consult the Owner's Manual for fuel and maintenance recommendations.*

### GENERATOR

- Marathon Electric®
  - Brushless
- 20 kW standby output
- 120/240 VAC – 167/83A
- +/-1% electronic voltage regulation

### ENGINE CONTROLS

- Engraved, aluminum punched and anodized control panel
- Four position keyed switch – glow plugs (preheat, off, run, start)
- Hour meter
- Automatic low oil/high temperature shutdown system

### ELECTRICAL SYSTEM

- Individual floodlight circuits with 15A breakers
- 100A start limit breaker (assures no load condition exists before starting)
- Standard individually breakered convenience outlets:
  - (2) 120 VAC 20 Amp GFCI duplex outlets (NEMA 5-20R type)
  - (2) 240 VAC 30 Amp Twistlock outlets (NEMA L6-30R type)
  - (2) 240 VAC 50 Amp Twistlock outlets (Non-NEMA 6369)
- 720CCA wet cell battery



# LIGHT TOWER SPECIFICATIONS

## FLOODLIGHTS

- Four (4) 1,100 watt metal halide
  - 132,000 bare bulb lumens each
  - 70,356 fixture lumens each
  - Total bare bulb lumens: 528,000
  - Total fixture lumens: 281,424
- Coverage @ 0.5 ft-c: 31,902 ft<sup>2</sup> (2,964 m<sup>2</sup>)
- Efficiency: 120 lumens per watt
- Oval aluminum reflector
- Tempered glass lens
- Silicone gaskets for moisture and dust protection
- Friction disc mounting for tool less positioning
- Individual floodlight On/Off switches

## MAST

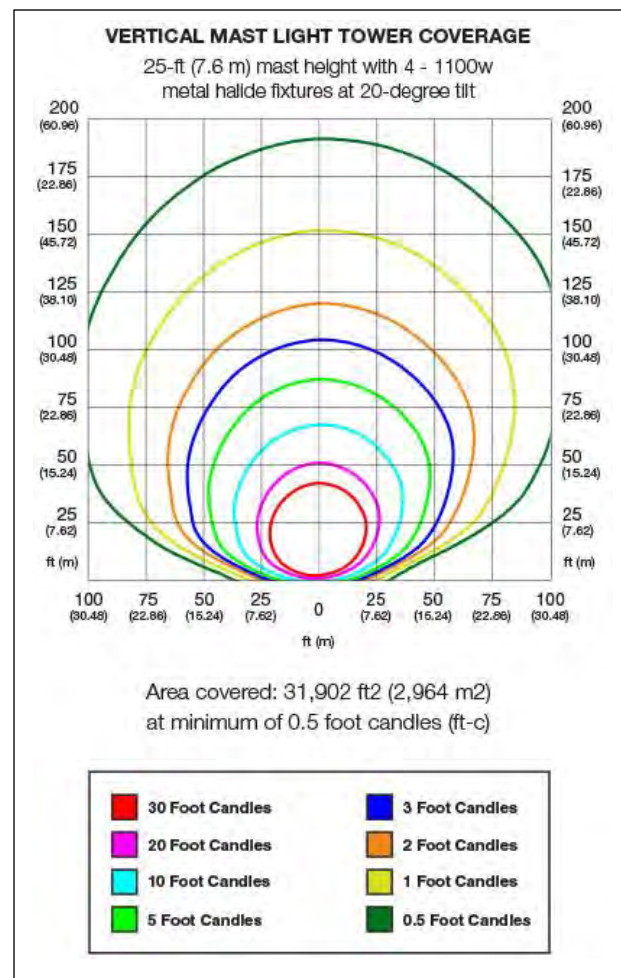
- Vertical mast; 25 ft. (7.62 m) maximum extension, 5-section, tubular steel
- Distinctive angle fixture design for consistent light distribution
- Electric winch standard
- 950 lb. (430.91 kg) automatic self-breaking electric winch – easily raises mast vertically
- 359° ground-level rotation with locking system
- Coiled mast cord

## ENCLOSURE

- Steel enclosure – 14-gauge
  - UV & fade resistant, high temperature cured, white polyester powder paint
  - 68 dB(A) @ 23 ft. (7 m) – prime power
- Stainless steel hinges on doors
- Multi-lingual operating/safety decals
- License plate holder with light
- Manual holder with operating manual
- Equipped with single lifting eye and fork pockets

## TRAILER

- Front step platform for easy adjustment of light fixtures
- Removable tongue – 48 in. (1219.20 mm) long
- Tubular steel frame – 3/16 in. (4.78 mm) wall
- (4) 2000 lb. (907.18 kg) adjustable leveling jacks – 4 point stance
- All jacks transport and lock in horizontal position for storage
- Side outriggers – 140 in. (3.56 m) span
- 7800 lb. (3538 kg) safety chains with spring loaded safety hooks
- 2 in. (50.8 mm) ball hitch
- Single wall polyethylene fenders
- DOT approved tail, side, brake, and directional lights
  - Recessed rear lights
- 3000 lb. (1361 kg) leaf spring axle
- P205/75R15 – 6 ply
- 58 in. (1423 mm) axle span



# LIGHT TOWER SPECIFICATIONS

## WEIGHT & DIMENSIONS

- Dry weight: 2277 lbs. (1033 kg)
- Operating weight: 2592 lbs. (1176 kg)
- Mast stowed: 115 x 68 x 107 in. (2.92 x 1.73 x 2.71 m)

## WARRANTY

2 Years / 2000 Hours

## CERTIFICATIONS

CSA Certified

## OPTIONS

Contact sales representative or factory for a list of current available options.

For more information, consult the Owner's Manual at <http://www.generacmobileproducts.com/resources-tools/manuals>



# **Average Daily Traffic Information**

## **Ajax Paving – Temporary Batch Plant Site**

### **Van Buren Township, Michigan**

**2/19/22**

On February 4, 2022, Ajax Paving Average Daily Traffic (ADT) information and a circulation plan for truck routes to and from the proposed plant site. In discussion with the Township, there was some confusing on the ADT numbers as shown due to the way it was presented. The attached information has not changed since originally submitted, but see clarification/logic explanation below.

### **ADT Information Clarification**

The work associated with the temporary concrete batch plant involves 4 separate, independent operations with more than one truck movement for each operation. Also consider that none of the 4 operations a full time (6 days a week, march through November) which further complicates evaluating true ADT impacts. The 4 operation and movements are:

#### **Crusher Operations**

- Involves trucks hauling broken concrete from I-275 to the plant site and empty trucks returning to the I-275 work zone.
- 120 truckloads on average per day, for +/- 75 days per year from March through October
  - Average of 10 days/month
- Approximately 65% of the truck traffic will be exiting I-275 via the SB Ecorse Ramp and 35% will be exiting I-275 via the NB Ecorse Ramp.

#### **CTPB Plant Operations**

- Involves trucks hauling batched cement-treated base material from the plant site to the I-275 work zone and empty trucks returning to the plant site.
- 100 truckloads on average per day, for +/- 60 days per year from April through November
  - Average of 8 days/month
- Approximately 65% of the truck traffic will be exiting I-275 via the SB Ecorse Ramp and 35% will be exiting I-275 via the NB Ecorse Ramp

#### **PCC Plant Operations**

- Involves trucks hauling batched Portland-cement concrete material from the plant site to the I-275 work zone and empty trucks returning to the plant site.
- 200 truckloads on average per day, for +/- 60 days per year from April through November
  - Average of 8 days/month
- Approximately 65% of the truck traffic will be exiting I-275 via the SB Ecorse Ramp and 35% will be exiting I-275 via the NB Ecorse Ramp

### **Aggregates / Cement Supply**

- Involves hauling sand, stone, and cement from off-site suppliers and return trips.
  - Sand supply trucks will be coming from the north via SB I-275.
  - Stone trucks will be coming from the south via NB I-275
  - Cement trucks will be coming from the south via NB I-275
- 100 truckloads on average per day, for +/- 60 days per year from April through November
  - Average of 8 days/month
- Approximately 20% of the truck traffic will be exiting I-275 via the SB Ecorse Ramp and 80% will be exiting I-275 via the NB Ecorse Ramp

While we do expect continuous activity at the plant site from March through November each season, the days per month average clearly show that none of the activities are “full-time”. This is partially due to the project needs itself and partially due to the fact that Ajax will have a north PCC Plant set-up the Ford Rd/I-275 Interchange and a north CTPB Plant/Crusher site set-up at the Ann Arbor Rd/I-275 Interchange to fulfill the north section of the project needs, typically from Michigan Ave. north.

### **Projected Traffic**

The total project traffic on average is 520 when all 4 operations.

Broken to Crusher	Days/Year = 75 ADT = 120
CTPB Plant	Days/Year = 60 ADT = 100
PCC Plant	Days/Year = 60 ADT = 200
Aggregates / Cement	Days/Year = 65 ADT = 100

We do not see a scenario where all 4 operations could be running at full capacity on the same day just for internal logistics, in which we have flexibility in scheduling/planning of these in attempt to maximize efficiency. Typically, we would assume 2 of the 3 operations could be operating at full capacity or possibly 3 of the operations at partial capacity.

To analyze the ADT's as listed on the information provided on 2/4/22, we had to consider the different average traffic patterns combined for the 4 separate operations. We then took the 520 ADT number, divided by 2 (assuming average of 2 operations) to get 260. We then multiplied the 260 x 15% to get 300 ADT to provide accurate, but conservative projections to the Township for the highest volume routes (SB Off Ramp, EB and WB Ecorse, and NB On Ramp). Then on average, the areas with the lower volume movements (SB On Ramp and NB Exit Ramp) have a decrease in volumes of approximately 35% in which equals the 200 ADT as noted on the plan.

### **Conclusion**

We apologize for any confusion caused by the information provided in the ADT Data sent on 2/4/22, but as you can see the multiple operations, with limited number of actual work days, combined by the multiple traffic movements to and from the work zone did not allow for a simple calculation in ADT impacts.

# ADT INFORMATION PROVIDED ON 2/4/22

## Average Daily Traffic Information Ajax Paving – Temporary Batch Plant Site Van Buren Township, Michigan

### I. Summary

To evaluate the traffic impact of the proposed Temporary Concrete Batch Plant Site, take into consideration that there are 4 independent activities involving truck operations:

- A. **Broken Concrete to Crusher** – This involves semi-lead trucks hauling broken concrete to the site for crushing operations. Trucks will be exiting either from northbound or southbound I-275 to Ecorse Road. On average, 120 trucks will be hauling per day for about 75 days per year.
- B. **CTPB Plant Trucking** – This involves tri-axle dump trucks getting loaded at the CTPB plant with cement-treated base material and hauling to the construction zone. Of the 60 days total per year, approximately 35 of the days the trucks will be taking westbound Ecorse Road to the southbound I-275 entrance ramp and the remaining 25 days the trucks will access the northbound entrance ramp direct to I-275.
- C. **PCC Plant Trucking** – This involves tri-axle dump trucks getting loaded at the PCC plant with concrete material and hauling to the construction zone. Of the 60 days total per year, approximately 35 of the days the trucks will be taking westbound Ecorse Road to the southbound I-275 entrance ramp and the remaining 25 days the trucks will access the northbound entrance ramp direct to I-275.
- D. **Aggregate and Cement Supply Trucks** – This involves aggregate supply to the PCC plant and cement supply to both the CTPB and PCC plants. Sand aggregate will be coming from southbound I-275 to eastbound Ecorse Road, average +/-20 trucks per day. Stone and cement trucks will be coming from northbound I-275 to eastbound Ecorse Road with a combined average of +/- 60 trucks per day.

Also keep in mind that it's not feasible for all 4 of these activities to be operating concurrently on the same day, and it would be rare that 3 of the 4 would be at full capacity. On average 2, of the 4 operations will be going concurrent given the fact that we have additional plant sites located at Ann Arbor Road/I-275 and Ford Road/I-275 to facilitate project needs. None of these activities are operational every day for the season, see below for anticipated number of operational days per year.



## II. Projected Traffic

Broken to Crusher	Days/Year = 75	ADT = 120
CTPB Plant	Days/Year = 60	ADT = 100
PCC Plant	Days/Year = 60	ADT = 200
Aggregates / Cement	Days/Year = 65	ADT = 100

## III. Average Daily Traffic (ADT) Analysis

### A. Southbound Exit Ramp from I-275 to Ecorse Road

- SEMCOG ADT = 8,100
- Ajax I-275 ADT = 300
- ADT Increase = 3.7%

### B. Southbound Entrance Ramp from Ecorse Road to I-275

- SEMCOG ADT = 6,400
- Ajax I-275 ADT = 200
- ADT Increase = 3.1%

### C. Northbound Exit Ramp from I-275 to Ecorse Road

- SEMCOG ADT = 6,300
- Ajax I-275 ADT = 200
- ADT Increase = 3.2%

### D. Northbound Entrance Ramp from Ecorse Road to I-275

- SEMCOG ADT = 6,500
- Ajax I-275 ADT = 300
- ADT Increase = 4.6%

### E. Ecorse Road from Haggerty to I-275

- SEMCOG ADT = 16,200
- Ajax I-275 ADT = 300
- ADT Increase = 1.9%

F. WB Ecorse Road from I-275 to Hannan Road

- SEMCOG ADT = 18,600
- Ajax I-275 ADT = 300
- ADT Increase = 1.6%

G. EB Ecorse Road from Hannan Road to I-275

- SEMCOG ADT = 6,600
- Ajax I-275 ADT = 300
- ADT Increase = 4.5%

**IV. Attachments**

- A. ADT Information Site Plan
- B. SEMCOG Report – SB Exit Ramp
- C. SEMCOG Report – SB Entrance Ramp
- D. SEMCOG Report – NB Entrance Ramp
- E. SEMCOG Report – NB Exit Ramp
- F. SEMCOG Report – Ecorse from Haggerty to I-275
- G. SEMCOG Report – EB Ecorse, I-275 to Hannan
- H. SEMCOG Report – WB Ecorse, Hannan to I-275

# ADT INFORMATION

**SB OFF RAMP**  
ADT = 8,100  
AJAX ADT = 300  
ADT % INCREASE = 3.7%

**PLANT SITE**

**TEMPORARY  
ACCESS ROAD**

**NB ON RAMP**  
ADT = 6,500  
AJAX ADT = 300  
ADT % INCREASE = 4.6%

**WB ECORSE  
HANNAN to 275**  
ADT = 6,600  
AJAX ADT = 300  
ADT % INCREASE = 4.5%

**ECORSE ROAD**

**ECORSE  
HAGGERTY to 275**  
ADT = 16,200  
AJAX ADT = 300  
ADT % INCREASE = 1.9%

**EB ECORSE  
275 to HANNAN**  
ADT = 18,600  
AJAX ADT = 300  
ADT % INCREASE = 1.6%

**SB ON RAMP**  
ADT = 6,400  
AJAX ADT = 200  
ADT % INCREASE = 3.1%

**NB OFF RAMP**  
ADT = 6,300  
AJAX ADT = 200  
ADT % INCREASE = 3.2%

McClaghrey Dr



1000 ft





AADT: **8,100**

Road Name: **S I 275/Ecorse Ramp**

County: **Wayne**

Community: **Van Buren Twp**

Year: **2019**

Type: **Observed**

Lanes: **1**

Posted Speed: **40 mph**

Owner: **State**

Length: **0.401** mi

SEMCOGID: **13907**

Note: Speed limit data is based on information we obtained from various agencies and can vary from actual posted speeds.

AADT

1 - 5,000

5,001 - 10,000

10,001 - 20,000

20,001 - 40,000

>= 40,001



AADT: 6,400

Road Name: **Ecorse/S I 275 Ramp**

County: **Wayne**

Community: **Van Buren Twp**

Year: **2019**

Type: **Observed**

Lanes: **1**

Posted Speed: **40 mph**

Owner: **State**

Length: **0.377 mi**

SEMCOGID: **13908**

Note: Speed limit data is based on information we obtained from various agencies and can vary from actual posted speeds.

### AADT

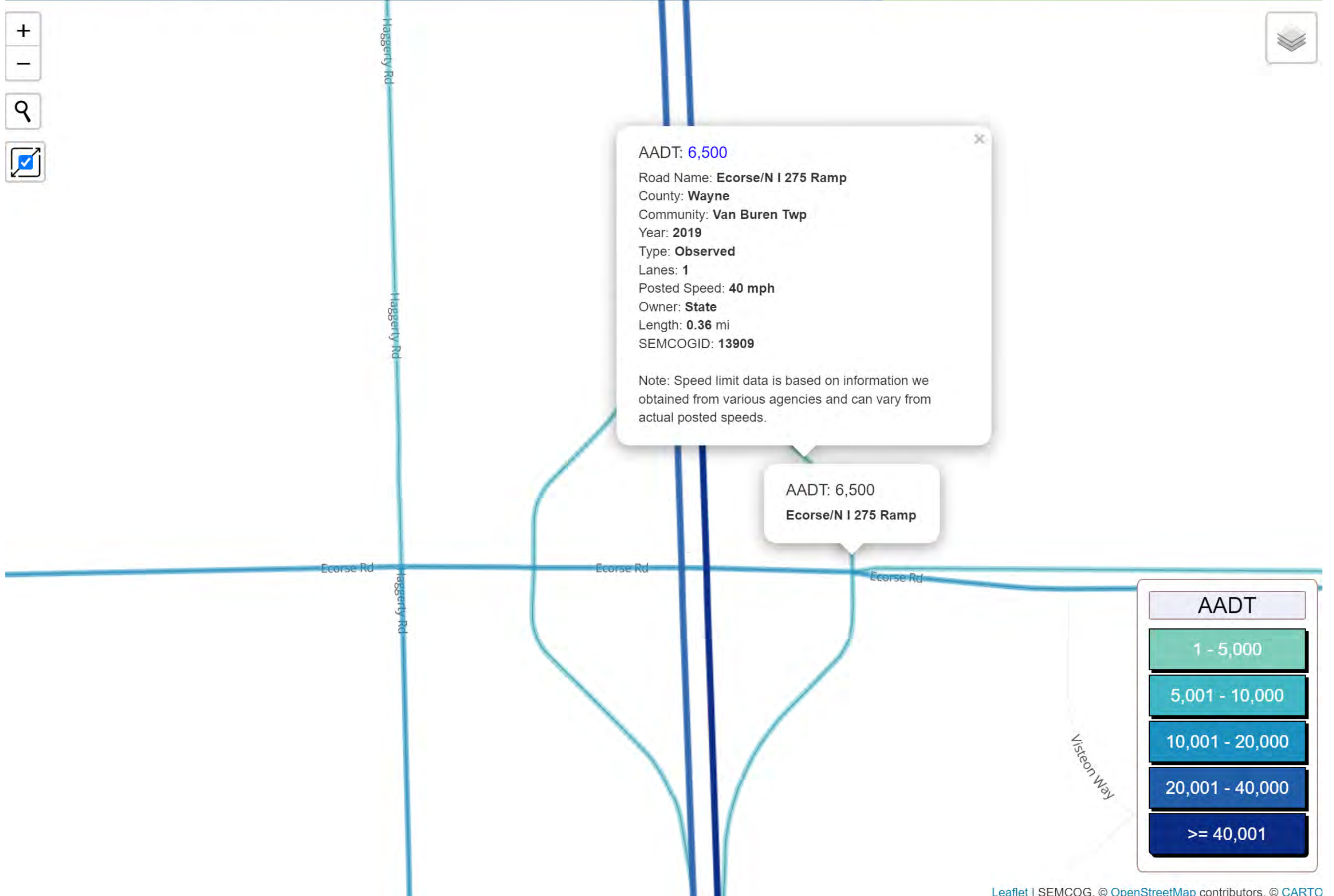
1 - 5,000

5,001 - 10,000

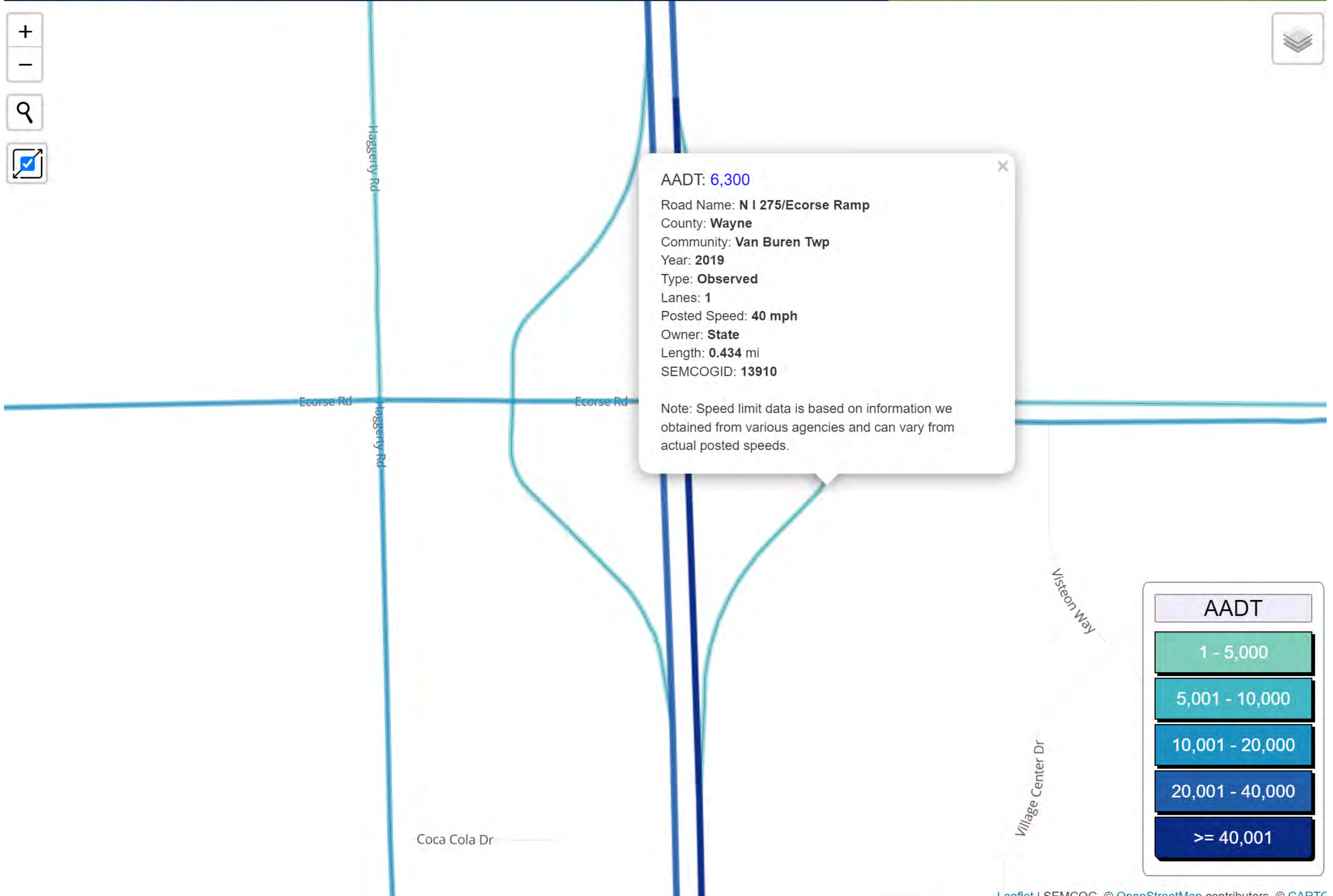
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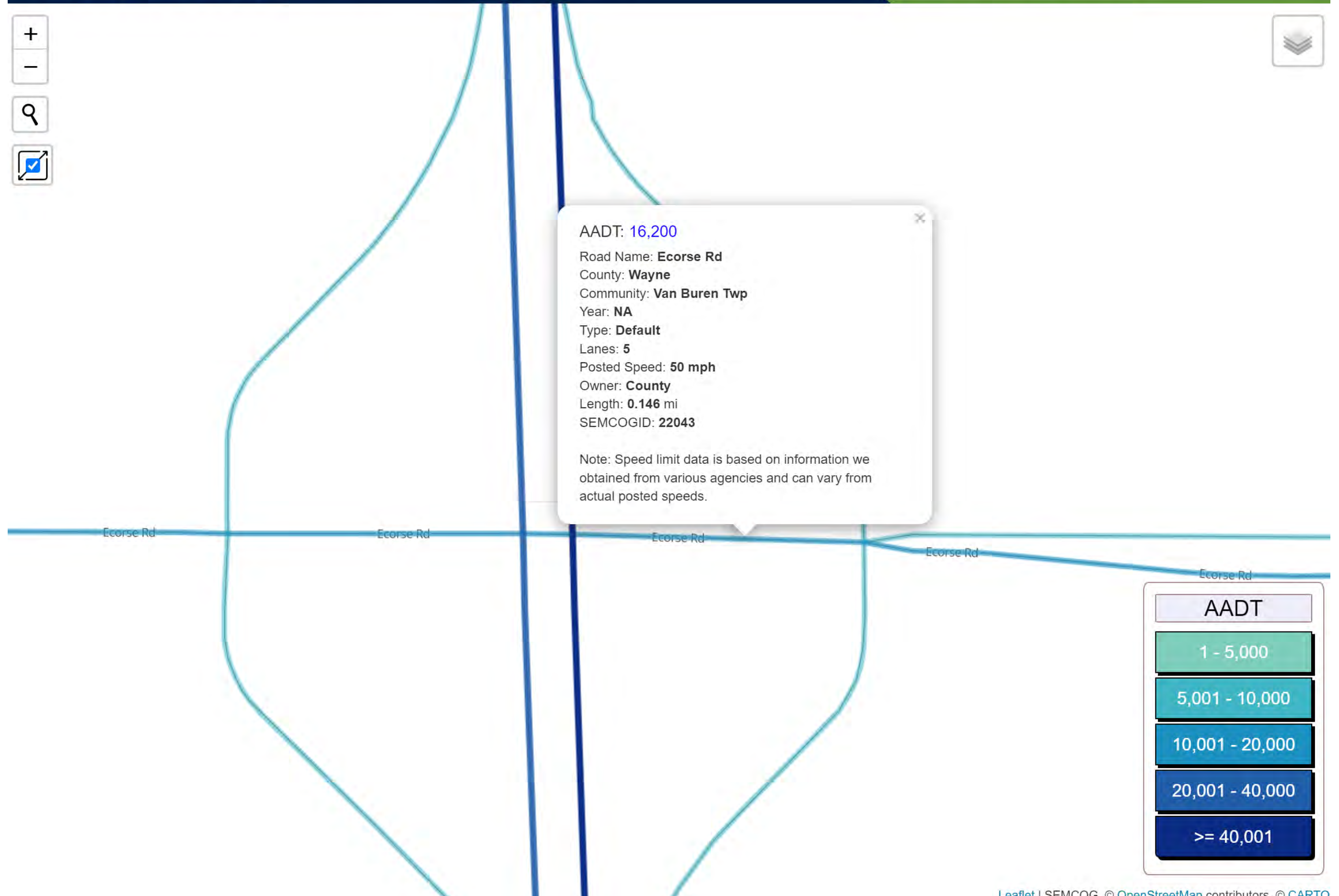
20,001 - 40,000

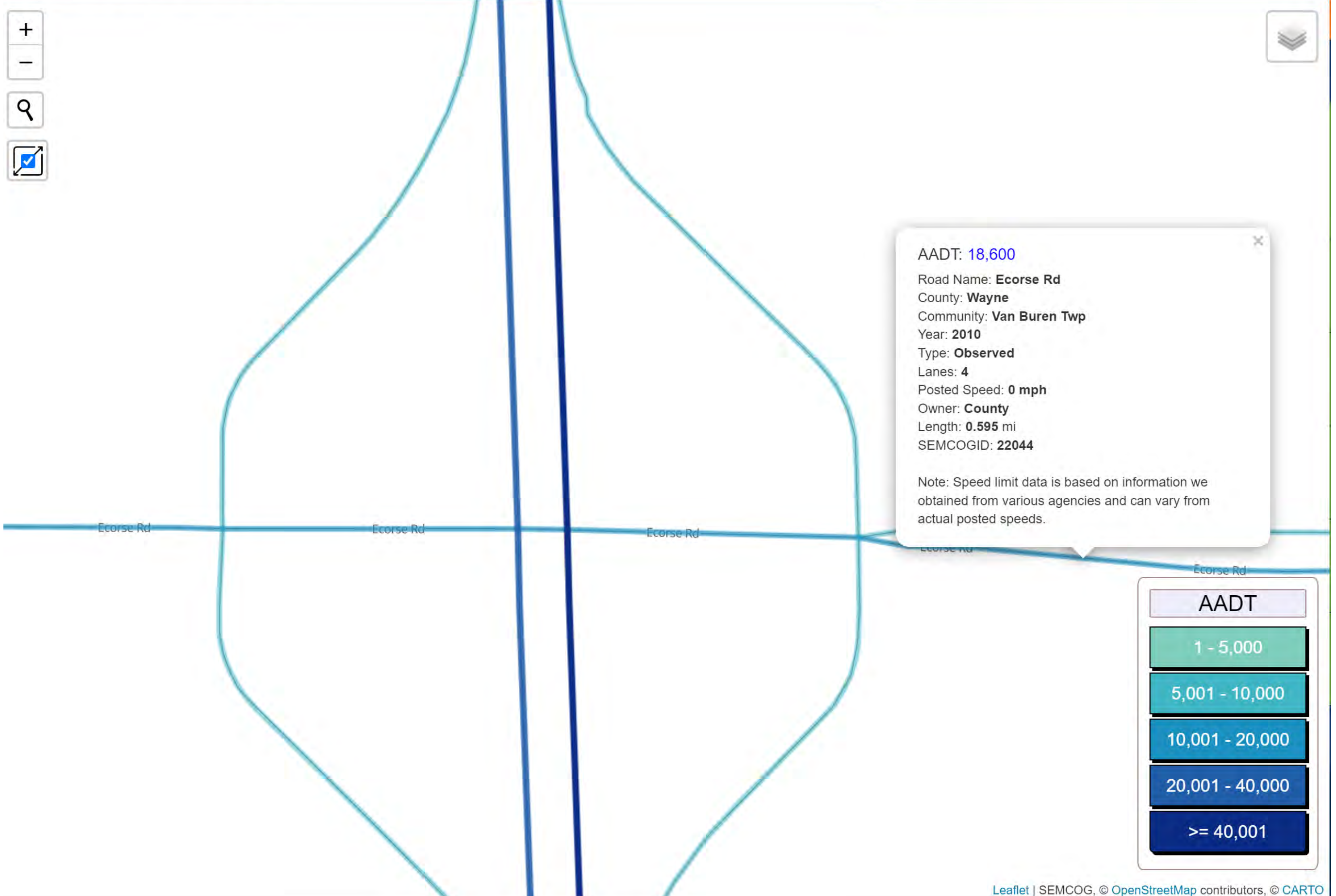
>= 40,001



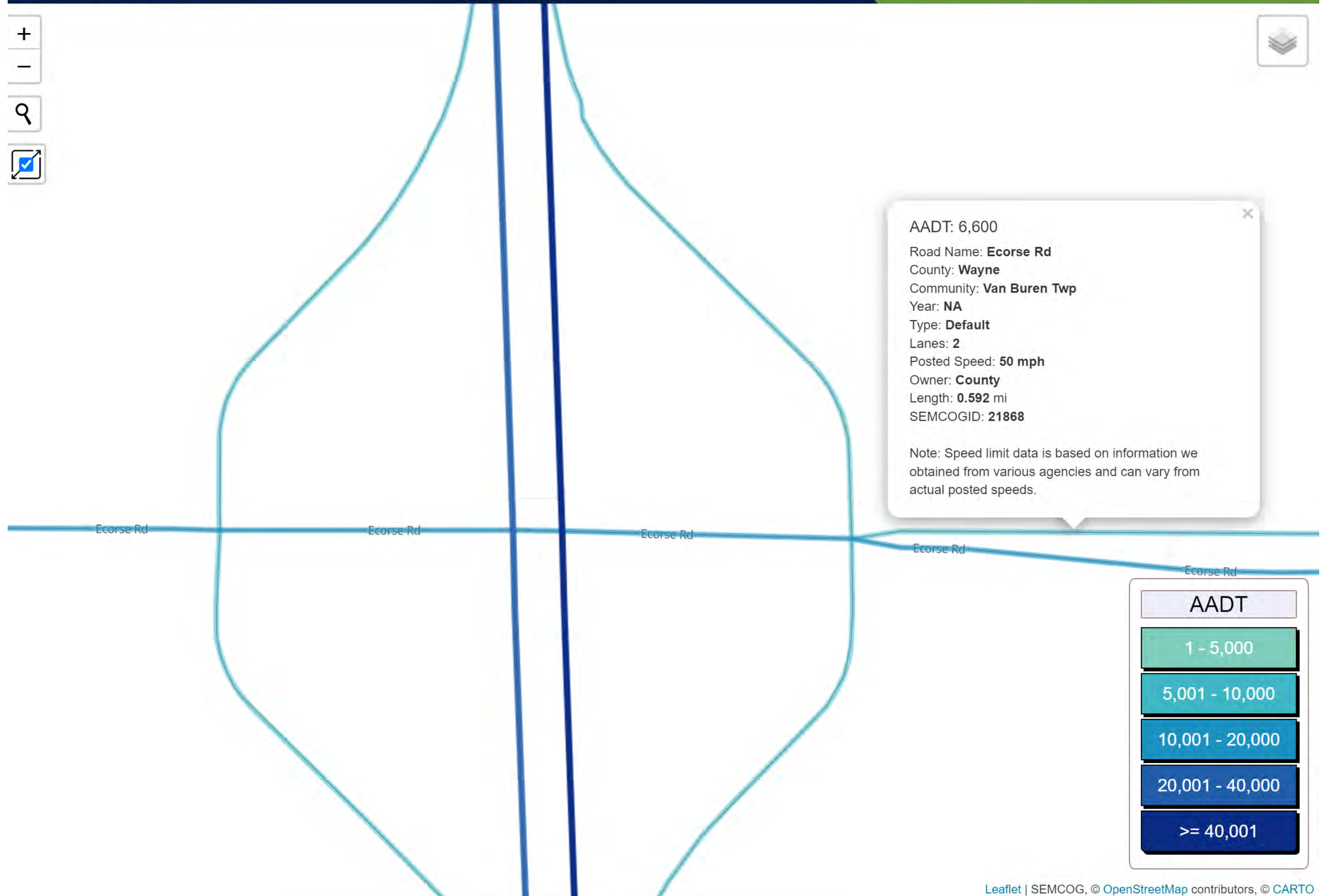












# MDOT EMAIL 2/17/22

Jason Beem

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**From:** Horne, Jeffrey (MDOT) <HorneJ@michigan.gov>  
**Sent:** Thursday, February 17, 2022 2:22 PM  
**To:** dpower@vanburen-mi.org  
**Cc:** Jason Beem  
**Subject:** Ajax's batch plants @ Ecorse/I-275  
**Attachments:** Ajax - Ecorse site plan.pdf

Hello Dan,

I am writing to you to let you know MDOT is close to approving the temporary access plan to the Woodland Meadows Facility for Ajax's temporary batch plant site. This includes a concrete crusher, temporary concrete batch plant, and a cement treated base plant. We anticipate approving their site plan sometime next week. For reference, I attached their site plan.

Please let me know if you have any questions.

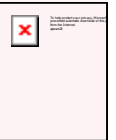
Thanks,

Jeff Horne, P.E.



Taylor TSC  
Office | 6510 Telegraph, Taylor, MI 48180  
(248) 872-0614 (Cell)  
[www.michigan.gov/mdot](http://www.michigan.gov/mdot) | [HORNEJ@michigan.gov](mailto:HORNEJ@michigan.gov)

**\*\*CAUTION\*\*** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe..





# M.O.T. PLAN

Ajax - Ecorse site plan  
as attached to MDOT  
email dated 2/17/22  
from Jeff Horne

NB I-275  
ENTRANCE  
RAMP



DO NOT FOLLOW  
TRUCKS INTO  
WORK ZONE

ECORSE RD

## LEGEND

MDOT R.O.W. LINE



AGG. APPROACHES



WOODLAND MEADOWS



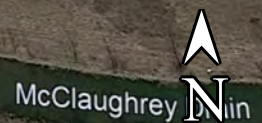
SITE LIMITS



TRAFFIC BARRELS  
(MIN. 25 FT SPACING)



SILT FENCE



400 ft