

December 2, 2022

Peter Psarouthakis, Supervisor
Sharon Township
18010 Pleasant Lake Road
Manchester, MI 48158

RE: Stoneco Pleasant Lake Road Site
Application for Special Land Use Approval

Dear Mr. Psarouthakis:

Per your request, we have performed a more detailed review of the Stoneco submittal dated September 2022. This information was reviewed against the Township zoning ordinance, the general mineral extraction ordinance, and the application form. Our comments and/or questions are as follows:

1. The conclusions of the Noise, Dust & Fumes study seem reasonable, however since each site is unique the Pleasant Lake Road site should be tested in the future once it becomes operational to ensure that the requirements and standards are met for this specific site. We would recommend repeating the tests outlined in this section once per year after the site is operational for the first five years just to verify requirements continue to be met. Once a favorable track record is established the frequency of testing can be reevaluated. If complaints arise between testing periods mitigating measures may be needed. The test for exhaust fumes should be done when there is a large number of trucks waiting to be loaded. Dust control should be an ongoing process during daily plant operations, especially at the plant entrances.
2. We recommend the testing on the adjacent residential water wells, for both water elevation and water quality, be completed on a routine basis. The Township ordinance requires the water quality to be tested annually. We would recommend the water elevation in the residential wells be monitored on every 2 years. If there are no changes during the first 10 or 15 years of the plant operation, the interval could be extended. It will be important to develop a good baseline for early potential problem detection. However, based on the data in their report it does not appear that the ground water elevations will be significantly altered by their operations.
3. The plans indicate the processing equipment will be located on the north side of Pleasant Lake Road. There is no indication how material will be moved from Cell 2 on the south side of Pleasant Lake to the processing equipment. Trucking the material across the road would not be a good solution as the number of crossings may present a serious traffic hazard. Conveyors or other means should be considered first. In addition, the traffic control study references left hand turns from westbound Pleasant Lake into the facility. Again, we would recommend these be limited.
4. Additional details are needed for the berm grading around the perimeter of the site. The contours shown are not labeled for elevation and the proposed contours should be accurately tied off to the corresponding existing contour. This is needed to determine exactly where offsite drainage may be impeded by the berms and how water will flow around the berms. Blocking of upstream drainage is not permitted. This applies to both the operational plans and the reclamation plan. The additional grading detail can be provided at the time of site plan review.
5. The reclamation plan should indicate how the berm material will be redistributed on the site. Also, please clarify how the reduced slopes (between the mining slopes and the reclaimed slopes) within the lakes will be achieved. Will fill material need to be brought into the site?

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6. Detailed road plans will be required with future site plan submittals. Cross sections will be needed. Turn lanes, driveways, sight distance, accel/decel tapers, etc. should all be included on the site plan drawings.
7. The traffic study does indicate that some movements at the M-52/Pleasant Lake intersection will be reduced from Level of Service B to LOS C. This is approximately a 10-15 second increase in delay. Approval of the traffic study will be required from both MDOT and the Washtenaw County Road Commission.

Due to the size and complexity of this proposal, additional comments may be generated during future reviews. Most of these can be addressed during the site and construction drawing review phases.

If you have any questions or require anything further, please feel free to contact our office.

Sincerely,



Philip A. Westmoreland, P.E.

Principal

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