

SHARON TOWNSHIP, WASHTENAW COUNTY
APPLICATION OF STONECO OF MICHIGAN FOR SPECIAL USE APPROVAL
TOWNSHIP BOARD MOTION TO DENY THE APPLICATION OF STONECO
OF MICHIGAN FOR SPECIAL LAND USE APPROVAL

The following motion is offered by Trudi Cooper_____:

Stoneco of Michigan has filed an application seeking special land use approval for a proposed sand and gravel operation at 19024 Pleasant Lake Road, on both the north and south side of Pleasant Lake Road (the “Property”), under Section 5.12 of the Township’s Zoning Ordinance (“Stoneco Application”).

The Township completed proceedings under Part I under Section 5.12 of the Township Zoning Ordinance, addressing the issue of whether there is a need for the natural resources from the Property by the person or in the market served by the person. After public hearing and recommendation by the Planning Commission, the Township Board determined that applicant satisfied its burden only to the extent of a showing that there is a low-to-moderate need for the resources proposed to be mined on Property for the person or in the market served by the person.

For Part II under Section 5.12 of the Township’s Zoning Ordinance, the Township must determine whether the applicant has satisfied its burden of proof with regard to the effect of the operation under the standard provided under state law, namely, whether “no very serious consequences” would result from the extraction, by mining, of the natural resources on the Property. On this issue, the Planning Commission conducted a public hearing, for which the applicant, Stoneco of Michigan, presented many pages of information in its application and in follow-up materials after the hearing, and extensive input was presented by residents and stakeholders, as well as input from Township consultants. At meetings held on April 11, 2023, May 9, 2023, May 23, 2023, and June 13, 2023, the Planning Commission deliberated at great length on the evidence presented at the hearing. At the conclusion of its deliberations, the Planning Commission presented a detailed analysis, findings, and recommendation as part of a motion recommending to the Township Board that the applicant failed to demonstrate that the proposed operation would result in “no very serious consequences,” and that, considered on a cumulative basis, very serious adverse consequences to the Township will result from the proposed operation. The Township Board has reviewed in detail the Planning Commission’s detailed analysis, findings, and recommendation made on June 13, 2023, which are hereby made a part of this motion. After careful review, the Board concurs with the Planning Commission’s detailed analysis and recommendation.

NOW, THEREFORE, based on all of the detailed analysis, findings, and recommendation, along with the earlier determinations made in this matter, as outlined above, it is concluded and held by the Township Board that the Stoneco application for special land use approval under Section 5.12 of the Zoning Ordinance is DENIED.