



## Fresh Coast Planning

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# MEMORANDUM

To: Tallmadge Charter Township Planning Commission  
From: Gregory L. Ransford, MPA  
Date: July 10, 2024  
Re: Busch Drive Concrete Mining Application

In accordance with the Tallmadge Charter Township Mineral Extracting, Monitoring, and Reclaiming Ordinance (MO), attached is an application for a soil moving permit from Busch Drive Concrete, LLC to excavate approximately 300,000 to 325,000 cubic yards of sand and gravel located at 10197 Linden Drive, which will result in the creation of a lake. The mining operation would conclude in approximately 2031 (total operation of 7 years). The subject property is in the vicinity of historic mining sites within the Township.

The application has been reviewed and found to be complete, pending your conclusions regarding the matters listed below. We believe a recommendation of approval may be appropriate, following your deliberations and related conclusions. We outline our observations and ordinance findings below.

### Observations and Findings

#### *Stockpiles*

As you will note on Sheet C1.0, the proposed stockpile and processing area will be located at least 500 feet from adjacent principal buildings and west of the setback line identified on the site plan. The reason for this identification is to ensure the approximate area the related machinery will be located (and where it will never be located) since it is easy to move around the site. It is important to note, as outlined within their Narrative, that the applicant will conduct crushing on site for a period of two weeks.

#### *Crushing Decibels*

Related to the processing area note above, the applicant has indicated that their crushing activity will not exceed 75 decibels. This level of sound is generally equivalent to the noise level of a car or household dishwasher.

#### *Safety*

The MO requires the applicant to provide any measures proposed for public safety. It is important to note that the only item proposed is the access gate to the site. No additional fencing is proposed (excluding required silt fencing).

That said, if the Township Board (by the recommendation of the Planning Commission) determines that the operation will present a dangerous condition if left open and unfenced, the operation shall be enclosed by a chain link fence, wire mesh, or snow fence completely surrounding the area of impact.

#### *EGLE*

As you will note within the materials, the applicant has not yet submitted to the Michigan Department of Environment, Great Lakes, and Energy for the creation of a lake.

## *Review Standards*

While there are no specific review standards as you typically conduct for a site plan application, the Planning Commission may require additional performance standards or stricter performance standards than those provided within the MO. The Planning Commission may also impose conditions, restrictions, or requirements as deemed necessary to achieve the purposes of the MO. In terms of the minimum requirements of the MO, we have found that the submission meets those provisions.

## **Department Reviews**

### *Fire Department Review*

The Fire Department does not have any concerns with the proposed.

### *Engineer Review*

The Township Engineer does not have any concerns with the proposed.

## **Public Hearing**

As you may be aware, no public hearing is required before the Planning Commission for a soil moving permit. The Board of Trustees is the body that holds the related public hearing.

## **Planning Commission Considerations, Recommendation, and Draft Motion**

As aforementioned, we believe a recommendation of approval is appropriate, pending your review of our findings and observations. As the Planning Commission deliberates regarding this application, we believe the following warrant your review and consideration.

### *Considerations*

- The location of the processing and stockpile area
  - The related crushing and noise for a two-week period and measures to control the noise, including hours of operation for crushing
- Whether any fencing should be required around the site

### *Recommendation and Draft Motion*

Given our recommendation of approval of the request and in an effort to assist with your formulation of a motion in that regard, we offer the following motion for your consideration regarding the site plan application. In the event a motion is offered to recommend denial, we will gladly draft that motion for consideration at your next meeting based on your direction.

Motion to approve the site plan as presented, which includes:

- Site Plan Review Application from Busch Drive Concrete, LLC – James Dykema, dated 2-07-24 (1 page);
- Letter/Memorandum from James Dykema, Subject: Site Plan / Soil Removal Permit 10197 Linden Drive, dated 7/14/2024 (3 pages);
- Section 5.4 Narrative, undated (4 pages);
- Site Plan Sheets prepared by Callen, Civil Engineers, entitled Busch Drive Concrete, LLC, dated 05-30-24:
  - Sheet No. CS
  - Sheet No. C0.1, Existing Conditions, dated 02-26-24
  - Sheet No. C1.0, Site Plan, dated 05-30-24
  - Sheet No. C1.1, Expanded Site Pla, dated 05-30-24

o Sheet No. C2.0, Ex-Sections, Notes, and Details, dated 02-28-24

with the following conditions

1. Shall receive the appropriate permit from EGLE prior to impacting the water table for construction of the lake
2. Shall receive the required permit from the Ottawa County Road Commission for the site entry
3. Any changes to the approved site plan as a result of outside agency review shall return to the Planning Commission for review and approval, if appropriate;
4. [INSERT CONDITION, if necessary]
5. [INSERT CONDITION, if necessary]

GLR  
Planner

Attachments

cc: Mark Bennett, Supervisor