

Lodi Township Planning Commission

3775 Pleasant Lake Road
Ann Arbor, Michigan 48103
7:00 P.M. October 15, 2026

Special Meeting Agenda

1. Call to Order and Pledge of Allegiance

2. Roll Call

3. Public Comment

Any member of the Public may address the Planning Commission for up to 2 minutes

4. Announcements

5. Approval of Agenda

6. Ann Arbor Sand & Gravel Public Hearing

The Lodi Township Planning Commission will hold a Public Hearing at 7:00 PM on October 15, 2026, at the Lodi Township Hall, 3755 Pleasant Lake Road, Ann Arbor, Michigan, 48103, to address a request by Mike Leoni, Ann Arbor Sand and Gravel, for a Mineral Extraction Permit to allow for the extraction of Sand and Gravel at 4095 Scio Church Rd., Section 2, T3S, R5E in Lodi Township including parcels #M-13-02-200-001, M-13-02-200-004, and M-13-02-200-002.

The Planning Commission will vote to open the Public Hearing; the Chairperson will state its purpose and rules of procedure. The Applicant will be heard first, then staff reports will be received. Public comment on this issue shall then be received. The Public Hearing shall then be closed, Commission deliberation held, and action taken.

7. Public Comment

Any member of the Public may address the Planning Commission for up to 2 minutes

8. Adjournment

Workshop with Board of Trustees on October 21, 2026, at 6:30pm

Next Regularly Scheduled Meeting is October 27, 2026, at 7pm

**Please note that Lodi Township does not visually record meetings.
There is a possibility of a quorum of Planning Commission Members at this meeting.**

**Individuals who require special accommodation should contact the
Township Clerk at (734) 665-7583 at least three (3) business days prior to the hearing.**

**PLANNING COMMISSION & TOWNSHIP BOARD
LODI TOWNSHIP, WASHTENAW COUNTY, MICHIGAN**

AN APPEAL FOR A SPECIAL USE

(This appeal must be typewritten or printed. ALL questions must be answered.)

Request is hereby made for permission to obtain a Special use permit, for the property described below, for the following use:

Name of Applicant Ann Arbor Sand & Gravel

Address of Applicant 2947 Greenfield Rd Melvindale, MI 48122

Telephone Number of Application (313) 386-0100

Email of Applicant mleoni@fourstartrans.com

Is this property owned by the applicant? ☒ YES ☐ NO (check one)

If "NO", name(s) and address(es) of owner(s): _____

DESCRIPTION OF THE PREMISES:

1. Location of Property 4095 Scio Church Rd Ann Arbor, MI 48103

2. Zoning Classification of Property Natural Resource (NR)

3. Adjoining Land Uses & Zoning Classifications Natural Resource (NR)

4. Tax Code Number M-13-02-200-001, M-13-02-200-002, M-13-02-100-004

5. Size of Property or Lot 87.05 acres

6. Size of Proposed Building or Addition (if any) N/A

7. Use of Existing Building (if any) and Property N/A

If a new building is proposed, has the Building Inspector examined the plans for the proposed building?

☐ YES ☐ NO

Has the Building Inspector refused a permit? ☐ YES ☐ NO

Has there been any previous appeal involving this property? ☐ YES ☐ NO

If so, state date of filing, character of appeal and disposition of same:

9.19.2023

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SEP 15 2023
#2026-015
Lodi Township

Attached hereto and made a part of this appeal are submitted the following papers and documents:

1. 7 sets of drawings, all on sheets 11 inches by 8 ½ inches in size and 3 full size drawings, drawn to scale, correlated with the legal description, and showing all necessary measurements and all features involved in this appeal, including measurements to show distances between structures and property lines, lot width and area, and height of structures.
2. A letter of authority, or power of attorney, in case the appeal is made by a person other than the actual owner of the property.
3. Complete legal description of the premises (as stated on your deed, or tax bills available from Township).
4. A detailed description of the proposed use.
5. A site plan, meeting all the requirements of a preliminary site plan as set forth in Article 54 of the Lodi Township Zoning Ordinance.

I hereby depose and say that all the above statements and statements contained in the documents and papers submitted herewith are true and correct.

Upon receipt of this signed application, access to subject property is hereby granted to Lodi Township and/or their agents.

Signature of Applicant: Michael S. Lee

Sworn to before me this: 15th day of September 20 26

Signature: Lori A. Whitesall

My commission expires: Jun 21, 2029
(Acting in the County of Washtenaw, Michigan)

LORI A. WHITESALL
Notary Public, State of Michigan
County of Washtenaw
My Commission Expires Jun. 21, 2029
Acting in the County of Washtenaw

Signature of Owner (if other than applicant): _____

NOTICE TO APPLICANT: You are hereby advised to refer to the Lodi Township Zoning Ordinance for a description of your property's zoning classification, as well as Article 50 (Special Uses) and Article 54 (Site Plan Review); and any other sections of the Ordinance which may be applicable.

To Be Filled in By Township Clerk (Or Designated Township Officer/Personnel)

I hereby state that this petition was property received and filed on 9/15/2026 (date)

Signature of Clerk (or designee) Carolyn



**MIDWESTERN
CONSULTING**

3815 Plaza Drive
Ann Arbor, Michigan 48108
734-995-0900

Land Development • Land Surveying • Municipal • Wireless Communications • Institutional • Transportation • Landfill Services

August 5, 2026

OHM Advisors
355 South Zeeb Road, Suite A
Ann Arbor, MI 48103

Attn: Marcus McNamara

Re: Ann Arbor Sand and Gravel
Mining Plan - Review #2
Midwestern File No.: 21352

Dear OHM Advisors:

Midwestern Consulting has previously submitted mining plans for review for Ann Arbor Sand & Gravel and have received comments from OHM. We have revised the plans to incorporate the requested changes and offer the following as a response to the comments and description of changes.

OHM Advisors – Marcus McNamara – June 23, 2026

Comments

1. Parcel ID M-13-02-200-006 is identified in the response letter as included in the application, however is not identified on Exhibit 1 correctly. The application materials shall clearly identify the boundary including that parcel.
Parcel ID M-13-02-200-006 will not be included as acknowledged in your e-mail dated July 23, 2026. We have clarified that the Haal Road is on Parcel M-13-02-200-002. The boundary includes Parcel Nos. M-13-02-200-002, M-13-02-200-001 and M-13-02-200-004. Please reference Exhibit 02.
2. For parcel ID M-13-02-200-006 provide documentation the applicant can act on the owner's behalf. Articles of Incorporation or other documentation identifying the authorized party to provide this approval shall all be provided.
Since Parcel ID M-13-02-200-006 is no longer included, this documentation is not required.
3. The applicant indicates that a revised restoration plan will be updated separately. The reclamation plan is a requirement of a complete submittal application, and will need to be included prior to the Board's consideration of the extraction permit application.
The revised restoration plan will be submitted under separate cover.

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SEP 02 2026
Lodi Township

4. Proposed roads and stockpiles are within the 150-foot setback area required in 2021-003 Division E (Extraction), Part II (Standards), Section 3 (Setback Requirements). We offer the following recommendations:
 - a. The existing and proposed road encroachments along the west and south property lines are permissible contingent on a Board determination the roads provide connectivity by the shortest direct route. We note that the westerly road is proposed to be relocated further from the property line than currently exists, which improves an existing non-conforming condition. *We have clarified that the westerly road is an access road and not a haul road. We agree that moving the road west improves the existing non-conforming condition.*
 - b. The proposed "Sell and Export Class II Sand" stockpile in the southeast corner of the site shall be relocated outside of the required setback. *Done. The stockpile has already been relocated. Please refer to Exhibit 01.*
5. Provide insurance per 2021-003 Division E (Extraction), Part II (Standards), Section 9 (Site Insurance). The insurance provided does not meet the \$5,000,000 minimum requirement. *A new Certificate of Liability Insurance has been issued. Please refer to Exhibit 05.*
6. Provide a JPA permit for the activity that impacts the water body on site, or documentation from EGLE that a JPA is not needed. *A Pre-Application Meeting with EGLE was held on July 24, 2026. EGLE stated that a permit will not be required for the proposed excavation because it is south and upland of the existing water. Instead, a permit will be required for previous work that has already been done which increased the water body to over 5 acres. EGLE stated that excavation activities can continue while this permit is being processed. Documentation will be provided by EGLE when available.*
7. Required Permits/Approval
 - a. Washtenaw County SESC: Permit No. SESC2022-0391
 - i. *Reference Exhibit 07a for the SESC Permit that has been issued.*
 - b. EGLE: Provide ground water discharge permit
 - i. *Application HQN-MM5K-MHNA3 is "in Process"*
 - c. EGLE: Provide Air Quality Permit
 - i. *General Permit No. GenPT1000037v2.0 has been issued. Please reference Exhibit 07c*
 - d. JPA Permit for the inland lake or letter of no jurisdiction from EGLE
 - i. *A Pre-Application Meeting with EGLE was held on July 24, 2026. EGLE stated that a permit will not be required for the proposed excavation because it is south and upland of the existing water. Instead, a permit will be required for previous work that has already been done which increased the water body to over 5 acres. EGLE stated that excavation activities can continue while this permit is being processed. Documentation will be provided by EGLE when available.*

We request that this petition be placed on the next available Planning Commission Meeting Agenda. Should you have any questions or further concerns, please feel free to contact me by phone at 734-995-0200 or email at rcw@midwesternconsulting.com. We look forward to your feedback.

Sincerely,
MIDWESTERN CONSULTING, LLC



Robert C. Wagner, P.E.
Associate/Project Manager

EXHIBIT 01

EXHIBIT 04

EXHIBIT 05

ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
7/1/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Acquire Great Lakes Partners Insurance Services, LLC 223 West Grand River Ave #1 Howell MI 48843	INSURER A: Evnston Insurance Company INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:	INSURER G: 35378 INSURER H: INSURER I: INSURER J:
PRODUCER Acquire Great Lakes Partners Insurance Services, LLC 223 West Grand River Ave #1 Howell MI 48843	INSURER A: Evnston Insurance Company INSURER B: INSURER C: INSURER D: INSURER E: INSURER F:	INSURER G: 35378 INSURER H: INSURER I: INSURER J:

COVERAGES CERTIFICATE NUMBER: 979150055 REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED HEREIN. THE COVERAGE AFFORDED BY THESE POLICIES IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS. LIMITS SHOWN ARE INCLUSIVE OF AMOUNTS REQUESTED BY THE CERTIFICATE HOLDER AND MAY NOT REFLECT POLICY LIMIT AMOUNTS IN EXCESS OF THOSE REQUESTED. *Not Applicable in NY

TYPE OF INSURANCE	ADDITIONAL	POLICY NUMBER	POLICY EFFECTIVE DATE	POLICY EXPIRATION DATE	LIMITS
☒ COMMERCIAL GENERAL LIABILITY		3AB014802	7/20/2026	7/20/2027	EACH OCCURRENCE \$1,000,000 DAMAGE TO RENTED PREMISES (Per occurrence) \$100,000 MED EXP (Per one person) \$1,000 PERSONAL & ADV INJURY \$1,000,000 GENERAL AGGREGATE \$2,000,000 PRODUCTS-COMPOP AGG \$2,000,000
☒ AUTOMOBILE LIABILITY					COMBINED SINGLE LIMIT \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
☒ UMBRELLA/LIAB		EXS326787	7/20/2026	7/20/2027	EACH OCCURRENCE \$4,000,000 AGGREGATE \$4,000,000
☒ EXCESS LMB					PER STATUTE \$ VOL. \$
☒ WORKERS COMPENSATION AND EMPLOYERS LIABILITY					E.L. EACH ACCIDENT \$ E.L. DISEASE - EA EMPLOYEE \$ E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Lodi Township, it's elected officials and appointed officials are named additional insured as their interest may appear.

CERTIFICATE HOLDER	CANCELLATION
Lodi Township Board 3755 Pleasant Lake Road Ann Arbor MI 48103	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE 

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EXHIBIT 07A



Washtenaw County
Water Resources Commissioner's Office
705 N. Zeeb Rd., Second Floor, Ann Arbor, MI 48103
Drain@washtenaw.org | 734-222-6860 |
washtenaw.org/soilerosion



Permit NO.: SESC2022-0191
Permit Type: Commercial
Issue Date: 06/16/2022
Expiration: 10/31/2027
SESC

Location Address	Parcel Number	Description	Township / District
4095 Scio Church Rd	M-13-02-200-001	ANN ARBOR SAND & GRAVEL - CONTINUATION OF SC2018-00071 REISSUED 10/31/25	Lodi Township
Owner	Applicant	General Contractor	Person on Site
MIKE LEONI 2947 GREENFIELD RD MELVINDALE, MI 48122 M: (313) 350-2896	MIKE LEONI 2947 GREENFIELD RD MELVINDALE, MI 48122 M: (313) 350-2896		MIKE LEONI 2947 GREENFIELD RD MELVINDALE, MI 48122 M: (313) 350-2896

To perform the following work:

Total Site Size: 85.00 Acres
Size of Grate Catchment: 47.60 Acres
Amount of Impervious Area: Sq Ft
Devolving: No
Chemicals on site: No
Watershed: Huron River Watershed

Name of surface water:
Earth Change Type: Landscaping/Grading
Average Slope %: 18
Work in Floodplain: No
Work Affect County Drain: No
Creekshed: Honey Creek
Soil Types Noted: Maude Land, Miami Loam, Morley Loam, Pewamo Clay Loam

Distance to water: 0
Sweeping Schedule:
Master Dead:
Earth Change Features:
Material Brought In: Yes
Material Removed: Yes

Permit Conditions

- ☐ Keep sediment from leaving site.
- ☐ Keep soil off of the street.
- ☐ Permanently stabilize all disturbed/exposed areas on site as indicated on the Erosion Control Plan (Seed and mulch at a minimum)
- ☐ Keep drainage ditches vegetated and free of sediment during construction.
- ☐ Keep all construction traffic, worker vehicles and dumpsters within the bounds of the paved/established road and out of the roadside drainage ditch.
- ☐ Install a stone aggregate drive for the construction entrance per plan. Preferably with geo-textile fabric beneath the stone.
- ☐ Install silt fence as needed. Silt fence must be installed per manufacturer specs, trenched in six inches and maintained throughout the duration of the project.
- ☐ Use stone check dams in drainage ditches and grassed waterways. The dams must be installed according to the BMP installation detail, highest on the outside of the ditch and lowest in the center of the ditch. The difference in height between the high and low points should be 9 inches to 1 foot. Place check dams close enough together that erosion in the ditch is minimized.
- ☐ Install erosion control blankets as per plans and manufacturer specs. Blankets need to be trenched in at top of slope so that water cannot flow under them. Blankets also need to be stapled to the ground as per specifications.
- ☐ Use dust control measures when necessary. Wind erosion may require the use of a water truck on site, tackifier installation or hailing of vehicle traffic.
- ☐ Report all dewatering activities to this office. Discharged water from any dewatering activity must be free of sediment. As such effluent water must be discharged into a rip-rap/stone (or other acceptable velocity and sediment control medium) discharge area and/or into an entrapment basin depending on the sediment load in the water. A filtration sack must be affixed to the end of the discharge pipe, implemented and maintained per manufacturer specs.
- ☐ Place rip-rap at all outlet structures, discharge points and spillways. Place Geo-textile fabric beneath the rip-rap.
- ☐ Contact this office to schedule a final inspection to close your SESC permit. Final inspection should be scheduled once the site is permanently stabilized in a manner to prevent soil movement or loss from erosive forces; temporary SESC measures removed a permanent erosion control measures in place per the approved erosion control plan.
- ☐ Maintain control measures throughout the duration of the project
- ☐ Post permit on site so that it is visible from the street.
- ☐ Reference the back of this permit for standard Soil Erosion and Sedimentation Control Practices as outlined in the Natural Resources and Environmental Protection Act, Act 451 of 1994, Part 91 SESC.



Washtenaw County
Water Resources Commissioner's Office
705 N. Zeeb Rd., Second Floor, Ann Arbor, MI 48103
Dennis@washtenawmi.gov | 734-222-6800 |
washtenaw.org/soilerosion



Permit NO.: SESC2022-0191
Permit Type: Commercial
Issue Date: 06/16/2022
Expiration: 10/31/2027
SESC

- ☐ Commercial Soil Erosion Permits expire 2 years (24 months) from the date of issuance. If a project requires a permit extension, the landowner and/or designated agent shall apply for permit renewal prior to expiration. Failure to do so will result in enforcement. Contact the Office for more details.
- ☐ PLEASE NOTE THAT YOU WILL RECEIVE A BILL FOR SITE INSPECTIONS EVERY MONTH UNTIL THE DISTURBED SOIL IS STABILIZED. REFERENCE ENCLOSED SHEET FOR METHODS OF STABILIZATION. TO TRANSFER BILLING A SOIL EROSION PERMIT TRANSFER FORM MUST BE COMPLETED. CONTACT THIS OFFICE WITH ANY QUESTIONS.

Soil Erosion Control Supervisor Signature

June 16, 2022

Issued By: Katie Lee

January 16, 2025

Permit Conditions:

1. The permitted activity shall be completed in accordance with the approved plans, specifications, and general and specific conditions.
2. This permit does not waive the necessity for obtaining all other required federal, state, or local permits.
3. Permittee shall notify the permitting agency within one week after completing the permitted activity.

General Conditions:

In accordance with Rule 1709 promulgated under the authority of Part 91, Soil Erosion and Sedimentation Control, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended, and in addition to the information on the attached plan(s) and special conditions, the following general conditions apply to the earth change authorized by this permit:

- Design, construct, and complete the earth change in a manner that limits the exposed area of disturbed land for the shortest period of time.
- Remove sediment caused by accelerated soil erosion from runoff water before it leaves the site of the earth change.
- Temporary or permanent control measures shall be designed and installed to convey water around, throw or from the earth change at a non-erosive velocity.
- Install temporary soil erosion and sedimentation control measures before or upon commencement of the earth change activity and maintain the measures on a daily basis. Remove temporary soil erosion and sedimentation control measures after permanent soil erosion measures are in place and the area is stabilized. ("Stabilized" means the establishment of vegetation or the proper placement, grading, or covering of soil to ensure its resistance to soil erosion, sliding, or other earth movement.
- Complete permanent soil erosion control measures for the earth change within five calendar days after final grading or upon completion of the final earth change. If it is not possible to permanently stabilize the earth change, then maintain temporary soil erosion and sedimentation control measures until permanent soil erosion control measures are in place and the area is stabilized.

EXHIBIT 07c



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF
ENVIRONMENT, GREAT LAKES, AND ENERGY
AIR QUALITY DIVISION



PHILLIP D. ROOS
DIRECTOR

July 22, 2026

Brian Hayes, Operations Manager
Ann Arbor Sand & Gravel, Inc.
6400 Holdridge
Holly, Michigan 48442

Dear Brian Hayes:

This letter is in reference to your General Permit to Install application for a nonmetallic mineral crushing facility located at 42.251456, -83.810592. This application, identified as No. PKG-0001271, has been determined to be complete by the Air Quality Division (AQD). As a result, installation and operation of the nonmetallic mineral crushing facility is approved subject to the terms and conditions of this General Permit, identified as No. GenPTI000037 v1.0.

This approval is based upon your certification that the equipment to be installed meets the necessary criteria for applicability and that you will comply with the terms and conditions of the general permit to install. The terms and conditions, which are necessary to assure that the process will operate in compliance with all applicable requirements for air pollution control, are available on your MiEnviro Portal site. *Please review these conditions thoroughly so that you may take the actions necessary to ensure compliance with all of these conditions.*

Please note that Special Condition No. 1.8 requires all equipment subject to the federal New Source Performance Standards, Subpart OOO, for Nonmetallic Mineral Processing plants, be tested to demonstrate compliance with visible emission and particulate emission limits. If it is determined that any equipment has not been previously tested, you are required to schedule testing upon start-up of the plant.

Brian Hayes
Page 2
July 22, 2026

Please note, a general permit to install may be revised or updated for various reasons, including making minor administrative changes, clarifying instructions or permit language, or correcting an underlying applicable requirement. The most recent version of the general permit is available on the Internet and all revisions are summarized in the general permit to install background document. If an owner/operator has applied for and been granted coverage under a general permit to install, compliance with the most recent published version is required. This information can be found on the [AQD General Permit web page](#).

Please contact the AQD District Office or me if you have any questions regarding this permit.

Sincerely,



Evan Hamp, Department Technician
Permit Section
Air Quality Division
517-899-6252
HampE1@Michigan.gov

cc: Scott Miller, EGLE

ATTACHMENT A

GENERAL CONDITIONS

1. The process or process equipment covered by this general permit to install shall not be reconstructed, relocated, or modified unless a Permit to Install pursuant to Rule 201 authorizing such action is issued by the Department, or an application for coverage under a General Permit to Install pursuant to Rule 201a, is submitted to and approved by the Department. For the purpose of a general permit to install, the permittee is defined as any person who owns or operates a process or process equipment at the source for which coverage under the general permit has been granted.
2. Operation of any process or process equipment shall not result in the emission of an air contaminant which causes injurious effects to human health or safety, animal life, plant life of significant economic value, or property, or which causes unreasonable interference with the comfortable enjoyment of life and property. (R 336.1901)
3. Operation of this equipment shall not interfere with the attainment or maintenance of the air quality standard for any air contaminant. (R 336.1207(1)(b))
4. The permittee shall provide notice of an abnormal condition, start-up, shutdown, or malfunction that results in emissions of a hazardous or toxic air pollutant which continue for more than one hour in excess of any applicable standard or limitation, or emissions of any air contaminant continuing for more than two hours in excess of an applicable standard or limitation, as required in Rule 912, to the Department. The notice shall be provided not later than two business days after start-up, shutdown, or discovery of the abnormal condition or malfunction. Written reports, if required, must be filed with the Department within 10 days after the start-up or shutdown occurred, within 10 days after the abnormal conditions or malfunction has been corrected, or within 30 days of discovery of the abnormal conditions or malfunction, whichever is first. The written reports shall include all of the information required in Rule 912(5).
5. Coverage under this general permit to install does not exempt the permittee from complying with any future regulation, which may be promulgated under Part 55 of 1994 PA 451.
6. Coverage under this general permit to install does not obviate the necessity of obtaining such permits or approvals from other units of government as required by law.
7. The permittee shall notify any public utility of any excavation, tunneling and discharging of explosives or demolition of buildings which may affect said utility's facilities in accordance with Act 53 of the Public Acts of 1974, being sections 460.701 to 460.718 of the Michigan Compiled laws and comply with each of the requirements of that Act.
8. The restrictions and conditions of this general permit to install shall apply to any person or legal entity which now or shall hereafter own or operate the equipment for which coverage under this general permit to install is issued. A written request to the Department for a change in ownership or operational control of the process or process equipment shall be made pursuant to Rule 219.

9. If the installation of the equipment for which coverage under this general permit to install has been issued, has not commenced within, or has been interrupted for, 18 months, then the general permit to install shall become void unless otherwise authorized by the Department as a condition of the permit. Furthermore, the permittee shall notify the Department via the Supervisor, Permit Section, Air Quality Division, Michigan Department of Environment, Great Lakes, and Energy, through the appropriate MiEnviro Portal schedule and/or form, if it is decided not to pursue the installation or construction of the equipment allowed by this general permit to install. (R 336.1201(4))
10. Except as provided in subrules (2) and (3) or unless the special conditions of the general permit to install include an alternate opacity limit established pursuant to subrule (4) of R 336.1301, the permittee shall not cause or permit to be discharged into the outer air from a process or process equipment a visible emission of a density greater than the most stringent of the following. The grading of visible emissions shall be determined in accordance with R 336.1303. (R 336.1301(1))
- a) A six-minute average of 20 percent opacity, except for one six-minute average per hour of not more than 27 percent opacity.
 - b) A visible emission limit specified by an applicable federal new source performance standard.
 - c) A visible emission limit specified as a condition of this general permit to install.
11. Collected air contaminants shall be removed as necessary to maintain the equipment at the required operating efficiency. The collection and disposal of air contaminants shall be performed in a manner so as to minimize the introduction of contaminants to the outer air. Transport of collected air contaminants in Priority I and II areas requires the use of material handling methods specified in R 336.1370(2). (R 336.1370)
12. The Department may require the permittee to conduct acceptable performance tests, at the permittee's expense, in accordance with R 336.2001 and R 336.2003, under any of the conditions listed in R 336.2001. (R 336.2001)
13. Any required testing protocol shall conform to a format acceptable to the AQD. (R 336.2003(1))
14. Any required test results, which must be submitted to the AQD, shall conform to a format acceptable to the AQD. (R 336.2001(4))
15. Any air cleaning device shall be installed, maintained, and operated in a satisfactory manner and in accordance with the Michigan Air Pollution Control rules and existing law. (R 336.1910)
16. For a stationary source that becomes a major source, as defined by R336.1211(1)(a), upon receipt of approval for coverage under this general permit to install, an administratively complete application for a renewable operating permit shall be submitted not more than 12 months after the stationary source commences operation as a major source. Commencing operation as a major source occurs upon commencement of trial operation of the new or modified process or process equipment that increased the potential to emit of the stationary source to more than or equal to the applicable major source definition specified in R 336.1211(1)(a).
17. For a stationary source that is already a major source with an existing renewable operating permit, the source shall notify the Department of the installation of the process or process equipment covered by this general permit, pursuant to R 336.1215(3) or apply for a modification pursuant to R 336.1216(2) prior to commencing operation. The notification or application to modify the renewable operating permit shall be made using a form approved by the Department.

ATTACHMENT A
SPECIAL CONDITIONS
FLEXIBLE GROUP IDENTIFICATION

Flexible Group ID	Flexible Group Description
FGCRUSHING	A nonmetallic mineral crushing facility consisting of crusher(s) and associated process equipment including grinding mills, drills, screening operations, bucket elevators, belt conveyors, loading and bagging operations, storage bins, enclosed truck or railcar loading stations and any other material handling equipment operated at the site. Each crusher and screen shall be equipped with a water spray. A baghouse dust collector may alternatively be installed in lieu of water spray for any particular piece of equipment. Operation of the control equipment is required only when necessary to meet applicable emission limits. (R 336.1201a(1), R 336.1205, R 336.1301, R 336.1303, R 336.1331, R 336.1901, and R 336.1910)

Changes to the equipment described in this table are subject to the requirements of R 336.1201, except as allowed by R 336.1278 to R 336.1290.

The following conditions apply to: FGCRUSHING

EMISSION LIMITS

- 1.1 The particulate matter (PM) emissions from each baghouse dust collector portion of FGCRUSHING shall not exceed 0.04 pound per 1,000 pounds of exhaust gases, calculated on a dry gas basis. (R 336.1331)

Visible Emission Limits

- 1.2 Visible emissions from FGCRUSHING shall not exceed the limits in the following table:
(R 336.1205, R 336.1301, R 336.1901, 40 CFR 60.670)

Equipment	Opacity Limit (%)
1.2a Any equipment enclosed within a building	No visible emissions
1.2b All crushers	15
1.2c Screens	10
1.2d Rock drills	5
1.2e Conveyors/Transfer points	10
1.2f Wash screens and all subsequent equipment downstream up to the next crusher or storage bin	No visible emissions
1.2g All equipment controlled by a baghouse dust collector	7
1.2h Wheel loaders and truck traffic	5
1.2i Material storage piles	5
1.2j Any other process equipment which is part of the nonmetallic mineral crushing facility or related processes	10

Material Usage Limits

- 1.3 The permittee shall not process more than 2,000,000 tons of any non-metallic mineral through FGCRUSHING per year per site. (R 336.1205)

1.4 The annual production limit of 2,000,000 tons per year per site shall not apply if FGCUSHING is operated at a location that is covered by a site specific air use permit. At such a location, the annual material processed shall be in conjunction with the production limit contained in the permit for that location. All other conditions and restrictions of this permit shall apply when operating at such location. (R 336.1201, R 336.1205, R 336.1901)

1.5 The permittee shall not crush any asbestos tailings or asbestos containing waste materials, as defined by the National Emission Standard for Hazardous Air Pollutants regulations, in FGCUSHING. (40 CFR 61.141)

Process/Operational Limits

1.6 The permittee shall not operate FGCUSHING unless the program for continuous fugitive emissions control for all facility roadways, the facility yard, all storage piles, and all material handling operations specified in Appendix A has been implemented and is maintained. (R 336.1205, R 336.1371, R 336.1901)

Equipment

1.7 Each crusher and screen shall be equipped with a water spray. A baghouse dust collector may be installed in lieu of water spray for any particular piece of equipment. The control equipment shall be properly operated as necessary to comply with all emission limits. (R 336.1205, R 336.1301, R 336.1303, R 336.1331, and R 336.1910)

Testing

1.8 Within 60 days after achieving maximum production rate, but not later than 180 days after initial startup of FGCUSHING, verification of visible emission rates and particulate emission rates from all NSPS subject crushers, screens, all transfer points on conveyors, and all other miscellaneous equipment associated with FGCUSHING and covered by the NSPS Subpart 000, by testing at owner's expense, in accordance with 40 CFR Part 60 Subparts A and 000, will be required. No less than 14 days prior to the anticipated test date, visible emission observation procedures must be approved by the District Supervisor. Also, no less than 7 days prior to the anticipated test date, the permittee shall notify the District Supervisor of the test date. If after the anticipated test date has been submitted to the District Supervisor, there is a delay in conducting the test, the permittee shall submit to the District Supervisor notice of the new test date. This notification shall be done a minimum of 3 days prior to the rescheduled test taking place. Verification of visible emissions includes the submittal of a complete report of opacity observations to the AQD within 30 days following the last date of the test. (R 336.1301, R 336.2001, 40 CFR Part 60 Subparts A & 000)

Monitoring

1.9 The permittee shall keep, in a satisfactory manner, daily and annual records of the amount of material processed for each site at which the facility operates. All records shall be kept on file for a period of at least five years and made available to the Department upon request. (R 336.1201a(1), R 336.1205)

Recordkeeping/Reporting/Notification

1.10 The permittee shall notify the AQD, within 15 days after initial startup of FGCUSHING, of the actual date of initial startup. (R 336.1201, 40 CFR Part 60 Subpart A)

Permit Dates

- 1.11 The permittee shall label all equipment associated FGCRUSHING within 45 days of initial start up according to the company IDs specified in the application (Form EQP5756). Labels shall be in a conspicuous location on the equipment. (R 336.1201, 40 CFR 60.670)

Miscellaneous/Allowed Modification

- 1.12 The permittee shall not replace or modify FGCRUSHING, or any portion of FGCRUSHING, including control equipment, unless all of the following conditions are met: (R 336.1201a(1), 40 CFR Part 60 Subparts A and OOO, R 336.2001)
- a) The permittee shall update the general permit by submitting a new Process Information Form (EQP5756) to the Permit Section and District Supervisor, identifying all existing and new or additional equipment added to the process a minimum of 10 days before the equipment is replaced or modified.
 - b) The permittee shall continue to meet all general permit to install applicability criteria after the replacement or modification is complete.
 - c) The permittee shall keep records of the date and description of the replacement or modification.
 - d) The permittee shall notify the Air Quality Division, within 15 days after startup of any new or additional equipment, of the actual date of initial startup.
 - e) All new or additional equipment that is subject to the federal NSPS Subpart OOO, which has not been previously tested, shall comply with the testing requirements of the NSPS.
- 1.13 The permittee shall not relocate FGCRUSHING to any new geographical site in Michigan unless all the following criteria are met: (Act 451 324.5505(5), R 336.1201, R 336.1205, R 336.1901)
- a) The facility shall have no outstanding unresolved violations of any of the Michigan Department of Environmental Quality Air Pollution Control rules, orders, or permits; or Federal air quality regulations.
 - b) A notice of intent to relocate (Relocation Notice Form EQP5757); a copy of the original general permit forms (EQP5727, EQP5729 and EQP5756); any Process Information forms for previous modifications; and a proposed site plan identifying the proposed new geographical site and the probable duration at the new site shall be provided to the appropriate district office and the Permit Section not less than 10 days prior to the scheduled relocation. All residential or commercial establishments and places of public assembly within 1,000 feet of the proposed facility site shall be clearly identified on the proposed site plan.
 - c) The crusher(s) shall be located a minimum of 500 feet from any residential or commercial establishment or place of public assembly.
 - d) A copy of this general permit and conditions shall be clearly posted in the operator's office or workstation.

APPENDIX A

Fugitive Dust Control Plan

- I. **Plant**
The drop distance at each transfer point throughout the plant shall be reduced to the minimum the equipment can achieve.
- II. **Truck Traffic**
On-site vehicles shall be loaded to prevent their contents from dropping, leaking, blowing or otherwise escaping. This shall be accomplished by loading so that no part of the load shall come in contact within six inches of the top of any sideboard, side panel or tailgate, otherwise, the truck shall be tarped.
- III. **Site Roadways and the Plant Yard**
(a) The dust on the site roadways and the plant yard shall be controlled by applications of water, calcium chloride or other acceptable and approved fugitive dust control compounds. Applications of dust suppressants shall be done as often as necessary to meet an opacity limit of five percent.
(b) All paved roadways and the plant yards shall be swept as needed between applications of dust suppressants.
(c) Any material spillage on roads shall be cleaned up immediately.
(d) A record of all applications of dust suppressants and roadway and the plant yard sweepings shall be kept on file for the most recent five-year period and be made available to the AQD upon request.
- IV. **Storage Piles**
(a) Stockpiling of all nonmetallic minerals shall be performed to minimize drop distance and control potential dust problems.
(b) Stockpiles shall be watered on an as needed basis in order to meet an opacity limit of five percent. Equipment to apply water or dust suppressant shall be available at the site, or on call for use at the site, within a given operating day.
(c) A record of all watering shall be kept on file for the most recent five-year period and be made available to the AQD upon request.
- V. **AQD/EGLE Inspection**
The provisions and procedures of this plan are subject to adjustment by written notification from the AQD, if following an inspection, the AQD finds the fugitive dust requirements and/or the permitted opacity limits are not being met.

①



MERCHANTS NATIONAL BONDING, INC. P.O. BOX 14498, DES MOINES, IA 50306-3498
PHONE: (800) 678-8171 FAX: (515) 243-3854

LICENSE AND PERMIT BOND

Bond No. 101632229

KNOW ALL PERSONS BY THESE PRESENTS:

That we, Ann Arbor Sand and Gravel, State of Michigan, as Principal,
of Melvindale, a corporation duly licensed to do business in the State of
and Merchants National Bonding, Inc., as Surety, are held and firmly bound unto
Michigan, Oblige, in the penal
Lodi Township, sum of Eight Hundred And Twenty Thousand Dollars (\$820,000.00) DOLLARS.

THE CONDITION OF THE ABOVE OBLIGATION IS SUCH, that whereas, the Principal has been licensed
Surface or Strip Mining - Sand and Gravel
Restoration of approximately 89 acres located in the Northwest Quarter of Section 2, T3S R3E (Lodi Township, Washtenaw County, MI
by the Oblige.

NOW THEREFORE, if the Principal shall faithfully perform the duties and in all things comply with the laws
and ordinances, including all Amendments, appertaining to the license or permit applied for, then this obligation
to be void, otherwise to remain in full force and effect for a period commencing on the 15th day of
September, 2025, and ending on the 15th day of September,
2026, unless renewed by Continuation Certificate.

This bond may be terminated at any time by the Surety upon sending notice in writing to the Oblige and to the
Principal, in care of the Oblige or at such other address as the Surety deems reasonable, and at the expiration of
thirty-five (35) days from the mailing of notice or as soon thereafter as permitted by applicable law, whichever is later,
this bond shall ipso facto terminate and the surety shall thereupon be relieved from any liability for any subsequent
acts or omissions of the Principal.

No right of action shall accrue on this bond to or for the use of any person or corporation other than Oblige
named herein.

Dated this 15th day of September, 2025

Ann Arbor Sand and Gravel
Principal

Countersigned (if required):
By: N/A
Merchants National Bonding, Inc.
Principal

By: Lori A King
Lori A King, Attorney-in-Fact

MERCHANTS
BONDING COMPANY, INC.
POWER OF ATTORNEY

Know All Persons By These Presents, that MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., both being corporations of the State of Iowa, and MERCHANTS NATIONAL INDEMNITY COMPANY, an assumed name of Merchants National Bonding, Inc., (herein collectively called the "Companies") do hereby make, constitute and appoint, individually,

Lori A King Clyde

their true and lawful Attorney-in-Fact, to sign its name as such (ies) and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

This Power-of-Attorney is granted and is signed and sealed by facsimile under and by authority of the By-Laws adopted by the Board of Directors of the Companies.

"The President, Secretary, Treasurer, or any Assistant Treasurer or any Assistant Secretary or any Vice President shall have power and authority to appoint Attorneys-in-Fact, and to authorize them to execute on behalf of the Company, and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof."

"The signature of any authorized officer and the seal of the Company may be affixed by facsimile or electronic transmission to any Power of Attorney or Certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligations of the Company, and such signature and seal when so used shall have the same force and effect as if they were in person signed and sealed by the Company."

In connection with obligations in favor of the Florida Department of Transportation only, it is agreed that the power and authority hereby given to the Attorney-in-Fact shall not be construed to authorize the execution of any contract or agreement for the construction of any highway or other transportation project by the State of Florida Department of Transportation. It is fully understood that consenting to the State of Florida Department of Transportation making payment of the final estimate to the Contractor and/or its assignee, shall not relieve this surety company of any of its obligations under its bond.

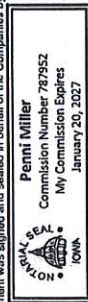
In connection with obligations in favor of the Kentucky Department of Highways only, it is agreed that the power and authority hereby given to the Attorney-in-Fact cannot be modified or revoked unless prior written personal notice of such intent has been given to the Commissioner of the Department of Highways of the Commonwealth of Kentucky at least thirty (30) days prior to the modification or revocation.

In Witness Whereof, the Companies have caused this instrument to be signed and sealed this 15th day of September, 2025.

MERCHANTS BONDING COMPANY (MUTUAL)
MERCHANTS NATIONAL BONDING, INC.
MERCHANTS NATIONAL INDEMNITY COMPANY

By *Lori A King Clyde*
President

STATE OF IOWA
COUNTY OF IOWA, ss.
On this 15th day of September, 2025, before me appeared Larry Taylor, to me personally known, who being by me duly sworn did say that he is President of MERCHANTS BONDING COMPANY (MUTUAL), MERCHANTS NATIONAL BONDING, INC., and MERCHANTS NATIONAL INDEMNITY COMPANY; and that the seals affixed to the foregoing instrument are the Corporate Seals of the Companies; and that the said instrument was signed and sealed in behalf of the Companies by authority of their respective Boards of Directors.



(Expiration of notary's commission does not invalidate this instrument)

I, Elisabeth Sandemfield, Secretary of MERCHANTS BONDING COMPANY (MUTUAL), MERCHANTS NATIONAL BONDING, INC., and MERCHANTS NATIONAL INDEMNITY COMPANY do hereby certify that the above and foregoing is a true and correct copy of the POWER-OF-ATTORNEY executed by said Companies, which is still in full force and effect and has not been amended or revoked.

In Witness Whereof, I have hereunto set my hand and affixed the seal of the Companies on this 15th day of September, 2025.

Elisabeth Sandemfield
Secretary





August 31, 2026

Lodi Township
3755 Pleasant Lake Road
Ann Arbor, MI 48103

RE: Ann Arbor Sand and Gravel
Mining Plan - Review #3

Dear Township Staff and Representatives,

We have reviewed the revised mining plans, received on August 5, 2026, for the proposed extraction of material at the Ann Arbor Sand & Gravel site located at 4095 Scio Church Road. These plans were reviewed with respect to Lodi Township's Ordinance No. 2021-003 and standard engineering practices.

GENERAL INFORMATION

Applicant: Ann Arbor Sand & Gravel, Mike Leoni
Project Name: Ann Arbor Sand & Gravel
Plan Date: 6/12/2025
Location: 4095 Scio Church, Section 2, T3S, R5E
Parcel ID: M-13-02-200-001, M-13-02-200-004, M-13-02-200-002
Action Requested: Extraction of greater than 5,000 cubic yards Permit Review

The applicant is requesting a permit for mineral extraction. The site has been historically mined, however, active mining has not taken place for several years. Activity on the site is currently limited to restoration activities in accordance with the restoration plan approved by the Board of Trustees. Although aggregate resource mining has occurred at the site previously, the requested activity requires full compliance with the current ordinance and other regulatory standards.

The applicant has resubmitted revised plans and supplemental information for review. The submittal package is complete and includes the information required for a complete review.

We recommend the following clarifications be identified as conditions of approval of the extraction permit by the Township Board of Trustees.

1. The restoration plan dated 8.17.2026 has been reviewed and comments are below.
 - a. The area outside of the mining operation that has been historically used for egress on parcel M-13-02-100-006 needs to be shown on the reclamation plan. This area is not part of the mining plan but does need to be restored with the remainder of the site.
 - b. Clarify on the reclamation plan the area where water was enlarged during mining and then filled in during reclamation.
 - c. We note that the reclamation plan includes leaving the access road in its entirety surrounding the site.

OHM Advisors*

3767 RANCHERO DRIVE, SUITE 100
ANN ARBOR, MICHIGAN 48108

T 734.522.6711
F 734.522.6427

OHM-Advisors.com



2. Proposed roads are within the 150-foot setback area required in 2021-003 Division E (Extraction), Part II (Standards), Section 3 (Setback Requirements). We offer the following recommendations:
 - a. The access road being used to reach the export Class II sand pile (which meets setback) needs to be shown in such a way that any trucks accessing the pile will not continue the access road that encumbers Parcel M-13-02-100-006. The turnaround required to accommodate this traffic on the parcels included in the extraction permit application shall be clearly shown on the plan.
3. It appears the provided insurance does meet the requirements per 2021-003 Division E (Extraction), Part II (Standards), Section 9 (Site Insurance). We recommend the insurance information be verified by the Township Clerk and Attorney.
4. Provide JPA permit pre-application letter and the JPA required for the existing water body once approved.

REQUIRED PERMITS/APPROVAL

The following is a list of outside agency reviews and permits that will likely be required for the project. We request that copies of correspondence between the applicant and the review agencies be sent to our office.

- Washtenaw County SESC: Permit no. SESC2022-0191- Permit provided
- EGLE: Provide ground water discharge permit
- EGLE: Provide air quality permit – Permit No. GenPT1000037 v1.0 provided
- JPA permit for the inland lake or letter of no jurisdiction from EGLE per comment 4 above

If you have any questions, please contact me at marcus.mcnamara@ohm-advisors.com or (734) 368-5746.

Sincerely,
OHM Advisors

Marcus J McNamara

Cc: Jacob Schaible, Lodi Township Supervisor
Christina Smith, Lodi Township Clerk
Jesse O'Jack, Lodi Township Counsel
Mike Leoni, AA Sand and Gravel
Robert Wagner, Midwestern Consulting
Hannah Firlit, OHM
MC Moritz, OHM

File P:\0000_0100\SITE_LodiTwp\2026\0048261010_AA SandMiningPermit



October 9, 2026

Lodi Township
3755 Pleasant Lake Road
Ann Arbor, MI 48103

Attention: Jacob Schaible, Township Supervisor

RE: Ann Arbor Sand and Gravel- Combined Preliminary and Final Site Plan Review, and Extraction Permit Review

Description of Application:	The applicant is proposing to utilize the site for the purposes of mineral extraction. The site has been historically used for this purpose; however, active mining has not taken place for several years. Activity on the site is currently limited to restoration activities in accordance with the approved restoration plan.
Site Location:	4095 Scio Church Rd. Section 2, T3S, R5E Parcels M-13-02-200-001, M-13-02-200-004, M-13-02-200-002 (See enclosed context map)
Applicant:	Ann Arbor Sand and Gravel, Inc. Mike Leoni 2947 Greenfield Rd. Melvindale, MI 48122
Current Zoning:	NR- Natural Resource District
Plan Date:	August 17, 2026

Dear Planning Commissioners,

At your request, we have completed our review of the combined preliminary and final site plan for an extraction use located at 4095 Scio Church Rd. The site has been historically used for extraction purposes; however, active mining has not taken place for several years. Activity on the site is currently limited to restoration activities in accordance with the approved reclamation plan. The applicant is proposing to re-initiate mining and extraction processes, requiring an updated site plan and corresponding approval of a mining permit. The following review considers the applicable regulations of the Lodi Township Zoning Ordinance and Ordinance #103- the Lodi Township Extraction and Filling Regulations.

The opinions in this report are based on a review of the proposed site plan and conformance to the Township Ordinance standards. Please note that the applicant and their design professionals shall be responsible for the accuracy and validity of information presented with the application.



Context Map: Subject property and surrounding zoning.

Process Overview

Mining and Extraction is a permitted use in the NR- Natural Resource Zoning District. The proposed application is a combined preliminary and final site plan. A site plan may be submitted as a combined site plan subject to the applicant's discretion and risk and with approval of the Planning Commission. The Planning Commission has the authority to require submittal of a preliminary site plan separate from a final site plan, where, in its opinion, the complexity and/or size of the development so warrant. (*Section 44.07 Combining Preliminary and Final Site Plans*).

In addition, they have submitted a request for an extraction permit in accordance with Ordinance #103, the Lodi Township Extraction and Filling Regulations, which requires an extraction permit for any application seeking to remove more than 5,000 cubic yards of material. Although the use is not a Special Land Use, all requests for an extraction permit require a public hearing to comply with the requirements of Ordinance #103 (E.I.3).

It should be noted that extraction/ mining of natural resources is a topic addressed by the Michigan Zoning Enabling Act, Section 125.3205. An ordinance shall not prevent extraction unless very serious consequences would



result from the extraction of those natural resources. The burden of demonstrating that the application will not result in very serious consequences falls upon the applicant. With that, because the use is a permitted land use in the NR Zoning District and the site was previously used for extraction purposes, it would likely be very difficult to establish that the proposed extraction would result in very serious consequences in a manner that is sufficient to justify denying the application. The Township has already established through its zoning classification and previous approval, that extraction may be an appropriate use for this site.

A determination that very serious consequences exist shall be based upon the standards set forth in *Silva V Ada Township*, 416 MICH(1982), including the following factors:

- a. The relationship of extraction and associated activities with existing land uses.
- b. The impact on existing land uses in the vicinity of the property.
- c. The impact on property values in the vicinity of the property and along the proposed hauling route serving the property, based on credible evidence.
- d. The impact on pedestrian and traffic safety in the vicinity of the property and along the proposed hauling route serving the property.
- e. The impact on other identifiable health, safety, and welfare interests in the local unit of government.
- f. The overall public interest in the extraction of the specific natural resources on the property

We do not recommend denial of an extraction application without substantial evidence that the application would result in Very Serious Consequences. If the Board determines the application may result in very serious consequences, we recommend postponement to provide the applicant the opportunity to offer any additional information or studies which may demonstrate that they have adequately addressed the potential impacts and that very serious consequences would not result from the proposed operation.

Project Overview

1. Existing Conditions

- a. **Zoning Classification.** NR- Natural Resources District
- b. **Existing Site.** The existing site includes 87.05 acres of vacant land, which was previously used for the purposes of sand and gravel extraction. Access is provided to Scio Church Rd. and an internal access drive surrounds the perimeter of the site. The access drive encroaches on to the adjacent property, Parcel M-13-02-100-006, which is zoned AG- Agricultural District. Portions of the site have been restored to lawn/groundcover following the completion of mining activities. A lake, created through previous extraction processes, is located in the center of the site.

2. Project Summary

- a. **Proposed Use.**
The applicant is proposing to reinstate mining activities on the subject property. Excavation and mining is proposed between 2026-2034, with restoration activities occurring concurrently until the end of the mining operation. The applicant will utilize a dry extraction process with no dewatering, and all washing will occur within a closed loop system. There will be no use of explosives.
A narrative description of the mining process should be provided to accompany the application. Describe the method of extraction, the minerals proposed for extraction and the total extraction volume proposed.



b. **Proposed Site Development.**

The proposed removal area will be located in the Southeast corner of the property across 9.1 acres, all located within the required mining setback. The application includes a 200'x50' stockpile zone where processing equipment, including feeders, hoppers, screeners, and conveyers, will be located. An additional sand stockpile is proposed south of the removal area, within the mining setback. Although reclamation activities are proposed to take place on adjacent Parcel M-13-02-100-006, the haul route will be reduced and confined to the subject property.

Sheet 8 identifies the limits of disturbance, but the total area of disturbance is labeled differently in different places. The total limits of disturbance is also labeled differently on Sheet 5. The applicant shall clarify the total area of disturbance and correct all labels to include the same total area.



Summary of Findings

Below is a summary of findings from this review. A detailed review of site plan compliance and a draft motion for consideration is included on the following pages.

1. Items to be addressed administratively

- a. Sheet 8 identifies the limits of disturbance, but the total area of disturbance is labeled differently in different places. The total limits of disturbance is also labeled differently on Sheet 5. The applicant shall clarify the total area of disturbance and correct all labels to include the same total area.
- b. A narrative description of the mining process should be provided to accompany the application. Describe the method of extraction, the minerals proposed for extraction and the total extraction volume proposed.
- c. An after-use plan was not provided. It appears that passive recreation could be a potential future use; the applicant shall clarify and provide a corresponding sketch plan.
- d. The applicant shall provide fence details demonstrating that the minimum 5' height was met.
- e. The applicant shall provide evidence of compliance with the safety signage requirement as a condition of final approval. "Keep out danger" signs should be posted every 200 feet.
- f. The applicant shall describe their plan for annual groundwater monitoring program, consistent with Appendix A: Water Monitoring Standards.
- g. Information on the height, slope, precise location, and groundcover of berms shall be provided. A note shall be added stating that berms will be constructed solely of overburden.
- h. The applicant shall update the hours of operation to 7:00 AM to 1:00 PM on Saturday. A sign stating the hours of operation shall be posted at the entrance to the property (and compliance with the sign requirement shall be noted on the plans).
- i. A note shall be added to the plans stating compliance with all material specifications of Section F.1.a.
- j. An accurate log of all imported materials that described the amount, type, source, and date imported shall be maintained. A note shall be added to the plans stating compliance with the recordkeeping requirement.
- k. Documentation of the applicant's controlling interest in Parcel M-13-02-100-006 shall remain on file with the Township.
- l. The plans shall be updated to identify the parking area and demonstrate compliance with the requirement of 1.5 parking spaces per employee and include an appropriate number of barrier-free spaces. Barrier-free spaces must be paved.
- m. The applicant shall provide the location and enclosure details for trash storage on the site.

2. Items to be reviewed by the Township Board and Planning Commission

- a. The parking area is unpaved. The Planning Commission/ Township Board shall consider whether alternative paving materials (gravel) are acceptable given the use of the site.
- b. The Township Board may require other performance standards when due to peculiar conditions, they deem it necessary for the health, safety, morals, and well-being of the Township.
- c. The Township Board may impose any conditions for traffic flow, security fencing, or signage to ensure public safety.



Detailed Site Plan Review.

The application was reviewed as a combined preliminary and final site plan application. In addition, information required for an extraction permit, as described in Ordinance #103, was reviewed for compliance.

Ordinance #103 Compliance

1. Required Information (Ordinance #103, E.I.3)

Required Information	Provided	Review
Names and addresses of parties of interest	Provided	Compliant
Full legal description	Provided	Compliant
Detailed statement as to method of operation, type of machinery/equipment, and estimated period of time	Not provided The application includes information on proposed equipment and estimated period of time, but the method of operation (wet/dry) was not described	Additional information required <i>Describe the method of extraction</i>
Detailed statement as to exactly what type of deposit is proposed to be extracted	Not Provided	Additional Information Required <i>Describe the minerals proposed for extraction and the total extraction volume proposed.</i>
Proposed Method of Filling	Provided	Compliant
Topographical Map	Provided	Compliant
Restoration Plan		
Boundary lines, dimensions, bearings, legal description	Provided	Compliant
Location and extent of natural features	Not Applicable	Compliant
The slope of restored areas	Provided	Compliant
Completed topography at 2' intervals	Provided	Compliant
A schedule integrating the areas of progressive restoration with the final restoration plan	Provided	Compliant
Proposed groundcover and other plantings	Provided	Compliant
Methods and materials for site restoration	Provided	Compliant



Sketch plan of the proposed use or uses of the site when restored	Not Provided	Additional information required <i>An after-use plan was not provided. It appears to us that passive recreation would be a potential future use, the applicant should clarify and provide a corresponding sketch plan.</i>
Proposed after-use	Not Provided	
Any other information determined by the Board to be pertinent to review the application		

2. Dimensional Standards. (Ordinance #103)

Ref.		Required	Provided	Review
E.3.I.1.b	Minimum Frontage	250 Feet (on a major or secondary thoroughfare with min. 86' ROW)	1,869.5 Feet 66' ROW	Existing Nonconformity <i>Although the project site has sufficient frontage, Scio Church is 66' Wide. Because this is an existing nonconformity, the use may be permitted.</i>
E.3.II.3	Equipment Setback	300 Feet	>300 Feet (Approximately 511')	Compliant
E.3.II.3	Mining Setback	150 Feet	150 Feet	Compliant
E.3.II.3.a	Scale house Setback	100 Feet from Right-of-Way Centerline 300 Feet from non-participating property line	>100 Feet to Centerline >300 Feet from non-participating property line	Compliant
E.3.II.3.c	Internal Haul Road Setback	100 Feet	59.7'	Existing Nonconformity <i>Although the internal haul road is within the 100' setback area, this is an existing nonconformity which may be permitted.</i>



3. **Pit Operations (E.3.II.1.a).**

The ordinance includes the following operational requirements for extraction uses:

1. **A 5' fence with self-locking gates must be provided surrounding the mining area:**
There is an existing fence which will continue to be used to secure the mining area. The applicant shall provide fence details demonstrating that the minimum 5' height was met. Section 103.E.I.d requires Township Board approval of fencing and allows them to impose any necessary conditions to ensure public safety.
2. **A minimum finished slope of 4:1 along the banks of the mining area:**
Although the site plan indicates steeper slopes within the mining area, the grading and reclamation plan maintain slopes are greater than 4:1. There is a small area along the western boundary where slope is 3:1, but the overall slope remains below the minimum of 4:1.
3. **"Keep Out Danger" signs around the premises not more than 200 feet apart:**
The site currently has safety signage around the perimeter. The applicant shall provide evidence of compliance with this requirement as a condition of final approval. Section 103.E.I.d requires Township Board approval of safety signage and allows them to impose any necessary conditions to ensure public safety.
4. **The Township Board may require other performance standards when due to peculiar conditions, they deem it necessary for the health, safety, morals, and well-being of the Township**
5. **Requirements for Dewatering.**
Not applicable. No dewatering is proposed as part of this application.
6. **Requirements for Washing Operations.**
Not applicable. All washing will be conducted using a closed-loop system, however, a hydrogeological study was provided by the applicant.
7. **Groundwater monitoring. An annual groundwater and surface water monitoring program must be implemented:**
The applicant shall describe their plan for annual groundwater monitoring program, consistent with Appendix A: Water Monitoring Standards.

4. **Berms (E.3.II.3)**

Berms are required to surround the property.

There is insufficient room around the perimeter of the site to construct new berms, and this is acceptable as an existing nonconforming condition. The applicant did include new berming in portions of the western perimeter. Information on the height, slope, precise location, and ground cover of berms shall be provided. A note shall be added stating that berms will be constructed solely of overburden.

5. **Roads for Ingress and Egress (E.3.II.5)**

Roads used for ingress/egress within 300 feet of occupied residences shall be hard-topped with cement, bituminous substance or chemical treatment. A minimum of 800' of asphalt paving is required for trucks leaving the site. *The access point is paved with asphalt (bituminous) for a length greater than 800'.*



6. **Hours of Operation (E.3.II.7)**

The permitted hours of operation shall be 7:00 AM to 5:00 PM Monday through Friday, and Saturday from 7:00 AM to 1:00 PM.

The site plans describe hours of operation as 7:00 AM to 5:00 PM Monday through Saturday. The applicant shall update the hours of operation to 7:00 AM to 1:00 PM on Saturday. A sign stating the hours of operation shall be posted at the entrance to the property (and compliance with this sign requirement shall be noted on the plans).

7. **Material Specifications (F.1.a)**

A note shall be added to the plans stating compliance with all material specifications of Section F.1.a.

8. **Outside Agency Permitting (F.1.b)**

Outside agency permits are required.

A review of all outside agency permits is included in the engineering report corresponding with this application.

9. **Recordkeeping (F.1.c)**

An accurate log of all imported materials that described the amount, type, source, and date imported shall be maintained.

A note shall be added to the plans stating compliance with the recordkeeping requirement.

10. **Bonding.**

The Board of Trustees shall require a financial guarantee in the amount of 100 percent of the cost of removal.

A financial guarantee was provided and shall be reviewed by the Township Attorney.

Zoning Ordinance Compliance

1. **Zoning**

The subject property is Zoned NR and Extraction is a permitted use in the NR Zoning District. However, portions of the reclamation area are located on Parcel M-13-02-100-006 which is zoned AG and Extraction is not a permitted use within the AG Zoning District. The activities on Parcel M-13-02-100-006 shall be limited to reclamation activities. *The applicant has a controlling interest in Parcel M-13-02-100-006 and documentation of this shall remain on file with the Township.*

2. **After Use Plan (Section 41.12)**

The reclamation plan demonstrates the proposed final topography, water bodies, and closing elevations. It does not appear that specific areas within the site are proposed to be partitioned or subdivided for future development. *As noted earlier in this review letter, the applicant did not include a proposed after use plan, however it appears to us that passive recreation would be a potential future use, the applicant should clarify and provide a corresponding sketch plan.*

3. **Parking (Section 51.05)**

The site plan does not show the designated parking area, but there is one presently on the site. *The plans should be updated to identify the parking area and demonstrate compliance with the requirement of 1.5 parking spaces per employee and include an appropriate number of barrier-free spaces. The parking area is unpaved. The Planning Commission shall consider whether alternative paving materials (gravel) are acceptable given the use of the site.*



4. Natural Features (Section 54.08)

Because the site was previously used for extraction, there are no natural features within the development area.

Steep slopes are the result of previous or proposed extraction activities and are not naturally occurring; grading of the site will occur as a part of the reclamation process. Although there are some perimeter trees, they are outside of the development area and no tree removals are proposed as a part of this application. All trees on the site are identified by a canopy line on the plans; because trees are outside of the development area and will not be impacted as a part of this application, a tree survey is not necessary.

5. Trash Storage and Disposal (Section 55.20)

Outdoor trash storage areas are required for nonresidential uses and shall be screened and secured in accordance with Section 55.20.2.

The applicant shall provide the location and enclosure details for trash storage on the site.



Motions for Consideration

The planning commission may consider a motion to recommend approval or denial of the application to the Township Board. If information is determined to be insufficient or additional information is requested, the Planning Commission may choose to postpone action on the application.

▼ Motion to Approve:

Motion for the Lodi Township Planning Commission to recommend approval to the Township Board of the Preliminary and Final Site Plan Application and Extraction Permit for the proposed extraction use located at 4095 Scio Church Road (Parcels M-13-02-200-001, M-13-02-200-04, and M-13-02-200-002), subject to the findings and conditions set forth below:

Findings:

1. The proposed development is a Permitted land use in the NR Zoning District
2. The proposed development generally meets all requirements of the Lodi Township Zoning Ordinance and the Lodi Township Extraction Ordinance (Ordinance #103)
3. A public hearing has been held on the application. The public hearing was noticed in a paper of record and to all neighbors within 300 feet.
4. Choose one:
 - a. Alternative paving materials (gravel) for the parking areas are appropriate due to the use of the site
 - b. Alternative paving materials (gravel) may not be used for the parking areas and the applicant shall provide updated plans showing a parking area that is paved.
5. (Optional) Any additional performance standards required to protect the health, safety, morals, and well-being of the Township
6. (Optional) Any additional conditions for traffic flow, security, or signage to ensure public safety.

Conditions:

7. The applicant will address all administrative corrections identified by the Township Engineer in their report dated August 31, 2026 before final site plan approval shall be granted.
8. The applicant will address all administrative corrections identified in the Planning report dated October 9, 2026 before final site plan approval shall be granted.

▼ Motion to Postpone:

Motion for the Lodi Township Planning Commission to postpone consideration of the Combined Preliminary and Final Site Plan Application and Extraction Permit for the proposed extraction use located at 4095 Scio Church Road (Parcels M-13-02-200-001, M-13-02-200-04, and M-13-02-200-002) to allow the applicant additional time to address the following outstanding issues: (The PC may describe any specific issues they would like to see resolved). The matter shall be placed on a future Planning Commission agenda following receipt and review of the requested information.

▼ Motion to Deny:

A motion to deny an extraction use may only be granted in circumstances where very serious consequences have been identified in accordance with the Michigan Zoning Enabling Act Section 125.3205. The MZEA



establishes standards for consideration of very serious consequences, based on those set forth in Silva V Ada Township, 416 MICH 153 (1982). However, because the use is a permitted land use in the NR Zoning District and the site was previously used for extraction purposes, it would likely be very difficult to establish that the proposed extraction would result in very serious consequences in a manner that is sufficient to justify denying the application. The Township has already established through its zoning classification and previous approval, that extraction may be an appropriate use for this site.

*We do not recommend denial of an extraction application without substantial evidence that the application would result in very serious consequences. If the Board determines the application may result in very serious consequences, we recommend **postponement** to provide the applicant the opportunity to offer any additional information or studies which may demonstrate that they have adequately addressed the potential impacts and that very serious consequences would not result from the proposed operation.*

Motion for the Lodi Township Planning Commission to deny the Preliminary and Final Site Plan Application and Extraction Permit for the proposed extraction use located at 4095 Scio Church Road (Parcels M-13-02-200-001, M-13-02-200-04, and M-13-02-200-002) subject to the findings set forth below:

Findings:

1. The proposed development is a Permitted land use in the NR Zoning District
2. A public hearing has been held on the application. The public hearing was noticed in a paper of record and to all neighbors within 300 feet.
3. The application would result in very serious consequences to the Township, as described in the Michigan Zoning Enabling Act Section 125.3205. This includes:
The Planning Commission must describe any very serious consequences identified as a part of this application review. The standards set forth in Silva V Ada Township, 416 MICH 153 (1982) shall be used to determine whether very serious consequences are present. This includes:
 - a. *The relationship of extraction and associated activities with existing land uses.*
 - b. *The impact on existing land uses in the vicinity of the property.*
 - c. *The impact on property values in the vicinity of the property and along the proposed hauling route serving the property, based on credible evidence.*
 - d. *The impact on pedestrian and traffic safety in the vicinity of the property and along the proposed hauling route serving the property.*
 - e. *The impact on other identifiable health, safety, and welfare interests in the local unit of government.*
 - f. *The overall public interest in the extraction of the specific natural resources on the property*

Sincerely,
OHM Advisors

Julia Upfal
Client Representative

Hannah (Smith) Firlit
Senior Planner

cc: Jacob Schiable, Township Supervisor
Christina Smith, Township Clerk
Marcus McNamara, OHM Advisors
MC Moritz, OHM Advisors



October 14, 2026

Lodi Township
3755 Pleasant Lake Road
Ann Arbor, MI 48103

RE: **Ann Arbor Sand and Gravel**
Mining Plan - Review #4

Dear Township Staff and Representatives,

We have reviewed the response letter and supplemental information dated October 7, 2026, for the proposed extraction of material at the Ann Arbor Sand & Gravel site located at 4095 Scio Church Road. This information was provided in response to our August 31, 2026 review comments.

GENERAL INFORMATION

Applicant:	Ann Arbor Sand & Gravel, Mike Leoni
Project Name:	Ann Arbor Sand & Gravel
Plan Date:	7/27/2026, 9/30/2026
Location:	4095 Scio Church, Section 2, T3S, R5E
Parcel ID:	M-13-02-200-001, M-13-02-200-004, M-13-02-200-002
Action Requested:	Extraction of greater than 5,000 cubic yards Permit Review

The information provided addresses the comments provided in the referenced and previous reviews. The application is ready for consideration by the Township Planning Commission.

If you have any questions, please contact me at marcus.mcnamara@ohm-advisors.com or (734) 368-5746.

Sincerely,
OHM Advisors

A handwritten signature in blue ink, appearing to read "McNamara".

Marcus J McNamara

Cc: Jacob Schaible, Lodi Township Supervisor
Christina Smith, Lodi Township Clerk
Jesse O'Jack, Lodi Township Counsel
Mike Leoni, AA Sand and Gravel
Robert Wagner, Midwestern Consulting
Hannah Firlit, OHM
MC Moritz, OHM

File P:\0000_0100\SITE_LodiTwp\2026\0048261010_AA Sand Mining Permit



E.T. MacKenzie Company

Contracting and Consulting

October 9, 2026

Lodi Township Planning Commission
3755 Pleasant Lake Road
Ann Arbor, MI 48103

Attention: Lodi Township Planning Commission

RE: 4095 Scio Church Road Mineral Extraction Permit Application

To Whom It May Concern:

I am writing to encourage the approval of the Mineral Extraction Permit for Ann Arbor Sand and Gravel at the 4095 Scio Church Road property.

I have worked in the local civil construction industry for twenty-eight years. In the last decade, the Washtenaw County area mineral resource inventory has been significantly reduced due to various factors. As a result, obtaining aggregate materials for construction necessitates a significant logistical burden. Most aggregates required for local construction projects need to be shipped from sources outside of the local area; it is common to haul sand over forty miles in one direction to service construction projects. Ensuring the availability of local sources (of sand and aggregate) will significantly reduce the carbon footprint of the construction industry and reduce the number of driven miles / trips aggregate haulers make on our local roads.

The property located at 4095 Scio Church Road has been operated as a local construction facility well before 1980; it is not a new development. The current Ownership group has endeavored to be a "good neighbor" by implementing significant improvements to the daily operation and maintenance of the facility. In my opinion, the current Owner has been an excellent steward of the property and there is no evidence that their philosophy and level of care would be impacted if minerals were extracted from the site.

Please feel free to contact me if you would like additional information or would like to discuss the property in question.

Sincerely,

John Niemiec
Division Manager
E.T. MacKenzie Company

Christina Smith

From: Leslie Blackburn
Sent: Thursday, October 8, 2026 2:17 PM
To: Cindy Strader; Jacob Schaible; Christina Smith
Subject: Oct 15 and 20th Special meetings

Hi Jacob, Christina, Cindy and fellow board members and planning commission members.

I am writing about the two Special meetings to review the application from Ann Arbor Sand and Gravel and their request for a new extraction permit. I am disappointed that I am unable to be at these two meetings in person. I am writing to share some input and questions I'd like to see asked and answered before a decision is made.

Please include this email in the 10/15 PC and 10/20 BOT packets, and post on the website, for those two meetings.

What will be the projected impact to the neighbors: what numbers of gravel hauler trucks? What times of day and frequency of hauling? Which entrances/exits/routes? What will sound levels will be? How will sound, odor, etc or other impacts from the extraction activity be mitigated?

When (what years) were they last actively extracting? The 1989 Hydrogeo report says that "the project site, which has operated as a sand and gravel pit since 1938, was purchased by the present owner and incorporated as AAS&G in 1988. Presently [1989], sand and gravel is being extracted from the site and the excavated area occupies approximately 30 acres of the site." When did they stop extracting? Was it continuous up until recently? (Note the OHM letter dated August 31, 2026 states "mining has not taken place for several years.")

While a casual observer's view of the Gelman dioxane plume [map](#) may indicate no, can we get a professional opinion on whether there will be any risk to accessing or shifting the Gelman dioxane plume during excavation? Note that the Hydrogeological study does name that groundwater is generally running southeast in the region of the excavation site, and the site is southeast of some of the areas of the plume. Can testing for PFAS be required to establish baseline and monitor results over time?

Note that while the Hydrogeological survey is stamped as received in Lodi Township 2026, the report itself is dated 1989. Does there need to be an updated study? (An item to note: The Gelman dioxane "plume has continued to spread since it was discovered in the 1980s" per [website](#). This 1989 Hydrogeo study makes no mention of it. Was the study done before or after the plume discovery? Is that important information or not?)

What do members of the public/residents have to say?

Do there need to be barricades at the north end of the access road to avoid encumbering parcel Parcel M-13-02-100-006? I see barricades at the south but not along the northernmost of the east edge property line.

Thanks for your consideration.

Respectfully,

Leslie

Leslie Blackburn

Lodi Township Trustee

pronouns: they/them

(why this is important: [pronouns](#))

email: leslie@loditownshipmi.org

loditownshipmi.org

