



PLANNING COMMISSION REGULAR MEETING

Tuesday, May 20, 2025 at 6:00PM

Saugatuck Township Hall, 3461 Blue Star Highway, Saugatuck, Michigan 49453

<https://us02web.zoom.us/j/88459789039?pwd=bVKwQ9XLgTu15oykWVmAfzFCIOHYC2.1>

Meeting ID: 884 5978 9039

Passcode: 2021

One tap mobile

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1. **Call to Order**
2. **Roll Call, Pledge of Allegiance**
3. **Approval of Agenda**
4. **Approval of Minutes:** April 15, 2025
5. **Public Comment.** The Planning Commission requests that speakers respect the three-minute time limit for individual comments and the five-minute time limit for an individual speaking on behalf of a group. This is not a question and answer session, it is an opportunity to voice your thoughts with the Planning Commission.
6. **New Business**
 - A. Public hearing, to consider a rezoning from C-2 to R-1 on a portion of parcel 20-003-028-00. Parcel is generally located near 65th and 135th as part of the Singapore Retreat PUD request. Applicant: Brian Sova, Agent: Exxel
 - B. Public hearing, to consider a Special Land Use for Mineral Extraction with Waste Management and Recycling located off 134th and 63th on parcel 0320-260-008-00, located in the I-1 Industrial District, Applicant is Brian Timmer, Wooden Iron LLC, Agent: Driesenga
7. **Old Business**
 - A. None
8. **Communications**
 - A. Correspondence
 - B. Planning Commissioner Comments
 - C. Township Board Report
 - D. Staff/Project Updates
 - No updates on Blue Star Brewery (approved October 15, 2024), Best Buds (extended to May 20, 2025), AutoCamp (permit for hotel demo issued)
9. **Second Public Comment**
10. **Adjourn**

****Individuals with disabilities requiring auxiliary aids or services can contact Saugatuck Township for reasonable accommodations. If you require accommodations, please contact Township Manager at least seven (7) days prior to the meeting in writing or by calling the Township Hall at (269) 857-7721.**

**Planning Commission
Regular Meeting Minutes
Tuesday, April 15, 2025 at 6:00 p.m.
Meeting held in person & via Zoom
Saugatuck Township Hall**

Call to Order: Vice Chair Ground called the meeting to order at 6:00 PM.

Roll Call:

Present: Jackie Ground, Denise Webster, Ken Butler, Cindy Osman, Steve McFadden

Absent: Dave Ihle, Gordon Stannis

Also Present: Planning and Zoning Administrator Lynee Wells, Recording Secretary Morgan Coulston, Jon Helmrich, Jane Dickie, Chuck Carlson, Eric Murch (via Zoom).

Approval of Agenda

Ground introduced the agenda.

A **Motion** was made by Butler to approve the agenda as presented. Supported by Osman. Motion carried unanimously.

Approval of Minutes:

Minutes from the March 18, 2025 were reviewed.

A **Motion** was made by Butler to approve the minutes from the March 18, 2025 meeting as presented. Supported by Webster. Motion carried unanimously.

Public Comments:

Ground opened the floor for Public Comment.

- Jane Dickie highlighted her involvement with the Rural Character Committee for the Zoning Ordinance and her service on the Parks Commission, expressing her support for the Land Conservation and Public Access Plan.

Ground closed Public Comment.

New Business:

1. Public hearing to consider an ordinance to amend sections 8.20, 12.70, 18.20, & 22.10 of the Saugatuck Township Zoning Ordinance to clarify the definition of "structure" and correct miscellaneous typos.

Wells provided a summary of the proposed ordinance amendment.

Ground opened the Public Hearing at 6:10 PM for public comment. There was none. Ground closed the Public Hearing at 6:11 PM.

A **Motion** was made by Webster to approve the recommendation to the Township Board for a zoning ordinance amendment to amend sections 8.20, 12.70, 18.20, & 22.10 of the Saugatuck Township Zoning Ordinance to clarify the definition of "structure" and correct miscellaneous typos. Supported by Butler.

Roll Call Vote:

Yes: Ground, Webster, Butler, Osman, McFadden

No:

Discussion: None

Motion carried unanimously via roll call vote.

2. Public hearing to consider an ordinance to amend section 3.40 of the Saugatuck Township Zoning Ordinance to change the side setback in the R-3 zoning district from 10 feet to 15 feet.

Wells outlined the key provisions of the proposed ordinance amendment.

Ground opened the Public Hearing at 6:13 PM for public comment. There was none. Ground closed the Public Hearing at 6:14 PM.

A **Motion** was made by Webster to approve the recommendation to the Township Board for a zoning ordinance amendment to amend section 3.40 of the Saugatuck Township Zoning Ordinance to change the side setback in the R-3 zoning district from 10 feet to 15 feet. Supported by Butler.

Roll Call Vote:

Yes: Ground, Webster, Butler, Osman, McFadden

No:

Discussion: None

Motion carried unanimously via roll call vote.

3. Public hearing to consider an ordinance to amend section 14.60 of the Saugatuck Township Zoning Ordinance to provide that Township's low impact development standards apply to all developments requiring site plan review.

Wells presented an overview of the proposed changes to the ordinance.

Ground opened the Public Hearing at 6:15 PM for public comment. There was none. Ground closed the Public Hearing at 6:16 PM.

A **Motion** was made by Webster to approve the recommendation to the Township Board for a zoning ordinance amendment to amend section 14.60 of the Saugatuck Township Zoning Ordinance to provide that Township's low impact development standards apply to all developments requiring site plan review. Supported by Butler.

Roll Call Vote:

Yes: Ground, Webster, Butler, Osman, McFadden

No:

Discussion: None

Motion carried unanimously via roll call vote.

4. Public hearing to consider an ordinance to amend sections 8.180 and 8.300 of the Saugatuck Township Zoning Ordinance to modify the special use criteria for mineral extraction and mobile food units.

Wells reviewed the details of the proposed ordinance amendment.

Ground opened the Public Hearing at 6:20 PM for public comment. There was none. Ground closed the Public Hearing at 6:21 PM.

A **Motion** was made by Webster to approve the recommendation to the Township Board for a zoning ordinance amendment to amend sections 8.180 and 8.300 of the Saugatuck Township Zoning Ordinance to modify the special use criteria for mineral extraction and mobile food units with modifications. Supported by Butler.

Roll Call Vote:

Yes: Ground, Webster, Butler, Osman, McFadden

No:

Discussion: None

Motion carried unanimously via roll call vote.

5. Public hearing to consider an ordinance to amend section 7.120 of the Saugatuck Township Zoning Ordinance to private streets that are required to be paved must use MDOT 21A specification aggregate.

Wells delivered a briefing on the proposed amendment to the ordinance.

Ground opened the Public Hearing at 6:22 PM for public comment.

- Jane Dickie inquired whether alternative grade levels could be considered or if the ordinance language could be revised to allow greater flexibility.

Ground closed the Public Hearing at 6:24 PM.

A **Motion** was made by Butler to approve the recommendation to the Township Board for a zoning ordinance amendment to amend section 7.120 of the Saugatuck Township Zoning Ordinance to private streets that are required to be paved must use MDOT 21A specification aggregate with modifications. Supported by Osman.

Roll Call Vote:

Yes: Ground, Webster, Butler, Osman, McFadden

No:

Discussion: None

Motion carried unanimously via roll call vote.

6. Public hearing to consider an ordinance to add a new section 7.140 to the Saugatuck Township Zoning Ordinance to require and establish standards for the review of grading plans.

Wells explained the intent and scope of the proposed ordinance amendment.

Ground opened the Public Hearing at 6:27 PM for public comment. There was none. Ground closed the Public Hearing at 6:28 PM.

A **Motion** was made by Webster to approve the recommendation to the Township Board for a zoning ordinance amendment to add a new section 7.140 to the Saugatuck Township Zoning Ordinance to require and establish standards for the review of grading plans. Supported by Butler.

Roll Call Vote:

Yes: Ground, Webster, Butler, Osman, McFadden

No:

Discussion: None

Motion carried unanimously via roll call vote.

7. Use Determination, Blue Star Bend LLC, 5500 sf. office building, parcel 20-003-039-00 on a 2.19 acre lot in the C-1 district. Applicant: Andrew Murch.

Applicant Eric Murch presented an overview of the revised site plan, highlighting modifications made in response to prior feedback from both the public and the Planning Commission. He emphasized that the primary use of the building was for office space.

The Planning Commission discussed the proposed use, focusing on the definition of the use category, the function of the attached garage, and the overall intended use of the building.

A **Motion** was made by Webster to determine that the proposed 5,500 sq. ft. office building and storage garage by Blue Star Bend LLC, located on parcel 20-003-039-00 (2.19 acres) in the C-1 district, was not consistent with the intent or permitted uses of the C-1 district zoning classification as their global business model does not serve the local community and storage is not a permitted use. Supported by Butler.

Roll Call Vote:

Yes: Webster, Butler, McFadden

No: Ground, Osman

Discussion: None

Motion carried 3-2 via roll call vote.

Old Business:

1. Consideration of a Planned Unit Development for a proposed 30 unit development comprised of 10 duplex buildings (20 units total) and 2 townhome buildings (12 units total) on parcel: 20-003-028-00. Item postponed on February 11, 2025.

Wells provided an update based on her memo, outlining the revisions made to the project and highlighting key concerns for the Planning Commission to consider.

The project engineer presented the updated plans and explained the changes made since the previous review.

The Planning Commission discussed several aspects of the proposal, including available sewer capacity, the potential need for a rezoning request, clarification of open space as public or private, compliance with density bonus requirements, the inclusion of pickleball courts, pedestrian infrastructure such as sidewalks and trails, the revised architectural styles, the location of the retention pond, and applicable setbacks.

A **Motion** was made by Butler to postpone the consideration of a Planned Unit Development for a proposed 30 unit development comprised of 10 duplex buildings (20 units total) and 2 townhome buildings (12 units total) on parcel: 20-003-028-00 based on the criteria in the planner's memo. Supported by Osman.

Voice Vote: 5-0

Discussion: None

Motion carried unanimously via voice vote.

Communications

- A. Presentation on Land Conservation Plan: Postponed until the May meeting.

- B. Correspondence: None.

- C. Commission Comments:

Webster states that her and Planning and Zoning Administrator Wells would be meeting to review the bylaws and create a list of them to review at one of the upcoming meetings.

- D. Township Board Report: Osman gave a brief overview of the Township Board meeting.

- E. Staff Updates: No updates were provided on Blue Star Brewery (approved October 15, 2024) or Best Buds (extension granted until May 20, 2025). AutoCamp received a demolition permit for part of the hotel, and the first building permit for Barno on Warner Drive was issued.

Public Comments:

Ground opened the floor for Public Comment.

- Jon Helmrich thanked the Planning Commission for its thoughtful discussion of the PUD proposal and emphasized the importance of maintaining the tree buffer—a concern shared by neighboring residents. He expressed support for the proposed rezoning of the C-2 portion of the property and commended the Commission for choosing to postpone its decision to allow for further consideration.

Ground closed Public Comment.

Adjourn:

A **Motion** was made by Butler to adjourn at 8:09 PM. Supported by Webster. Motion carried unanimously by voice vote.

MOTIONS

1. A **Motion** was made by Butler to approve the agenda as presented. Supported by Osman. Motion carried unanimously.
2. A **Motion** was made by Butler to approve the minutes from the March 18, 2025 meeting as presented. Supported by Webster. Motion carried unanimously.
3. A **Motion** was made by Webster to approve the recommendation to the Township Board for a zoning ordinance amendment to amend sections 8.20, 12.70, 18.20, & 22.10 of the Saugatuck Township Zoning Ordinance to clarify the definition of "structure" and correct miscellaneous typos. Supported by Butler.
Roll Call Vote:
Yes: Ground, Webster, Butler, Osman, McFadden
No:
Discussion: None
Motion carried unanimously via roll call vote.
4. A **Motion** was made by Webster to approve the recommendation to the Township Board for a zoning ordinance amendment to amend section 14.60 of the Saugatuck Township Zoning Ordinance to provide that Township's low impact development standards apply to all developments requiring site plan review. Supported by Butler.
Roll Call Vote:
Yes: Ground, Webster, Butler, Osman, McFadden
No:
Discussion: None
Motion carried unanimously via roll call vote.
5. A **Motion** was made by Webster to approve the recommendation to the Township Board for a zoning ordinance amendment to amend section 14.60 of the Saugatuck Township Zoning Ordinance to provide that Township's low impact development standards apply to all developments requiring site plan review. Supported by Butler.
Roll Call Vote:
Yes: Ground, Webster, Butler, Osman, McFadden
No:
Discussion: None
Motion carried unanimously via roll call vote.
6. A **Motion** was made by Webster to approve the recommendation to the Township Board for a zoning ordinance amendment to amend sections 8.180 and 8.300 of the Saugatuck Township Zoning Ordinance to modify the special use criteria for mineral extraction and mobile food units with modifications. Supported by Butler.
Roll Call Vote:
Yes: Ground, Webster, Butler, Osman, McFadden
No:
Discussion: None
Motion carried unanimously via roll call vote.
7. A **Motion** was made by Butler to approve the recommendation to the Township Board for a zoning ordinance amendment to amend section 7.120 of the Saugatuck Township Zoning Ordinance to private streets that are required to be paved must use MDOT 21A specification aggregate with modifications. Supported by Osman.
Roll Call Vote:

Yes: Ground, Webster, Butler, Osman, McFadden

No:

Discussion: None

Motion carried unanimously via roll call vote.

8. A **Motion** was made by Webster to approve the recommendation to the Township Board for a zoning ordinance amendment to add a new section 7.140 to the Saugatuck Township Zoning Ordinance to require and establish standards for the review of grading plans. Supported by Butler.

Roll Call Vote:

Yes: Ground, Webster, Butler, Osman, McFadden

No:

Discussion: None

Motion carried unanimously via roll call vote.

9. A **Motion** was made by Webster to determine that the proposed 5,500 sq. ft. office building by Blue Star Bend LLC, located on parcel 20-003-039-00 (2.19 acres) in the C-1 district, was not consistent with the intent or permitted uses of the C-1 zoning classification. Supported by Butler.

Roll Call Vote:

Yes: Webster, Butler, McFadden

No: Ground, Osman

Discussion: None

Motion carried 3-2 via roll call vote.

10. A **Motion** was made by Butler to postpone the consideration of a Planned Unit Development for a proposed 30 unit development comprised of 10 duplex buildings (20 units total) and 2 townhome buildings (12 units total) on parcel: 20-003-028-00 based on the criteria in the planner's memo. Supported by Osman.

Voice Vote: 5-0

Discussion: None

Motion carried unanimously via voice vote.

11. A **Motion** was made by Butler to adjourn at 8:09 PM. Supported by Webster. Motion carried unanimously by voice vote.

Respectfully,

Morgan Coulston, Recording Secretary



Saugatuck Township

3461 Blue Star Hwy
P.O. Box 100
Saugatuck, MI 49453

Phone (269) 857-7721
www.SaugatuckTownship.org

REZONING APPLICATION

Fees and Escrow per the Township Consolidated [Fee Schedule](#)

Applicant should complete all of the following information, sign and return the form to the Saugatuck Township Zoning Administrator either in person, by mail, or by email: LWells@saugatucktownship.org.

General Information


Property owner: Brian & Amy Sova Phone: _____
Address: 6540 Singapore Trail City, State, Zip: Saugatuck, MI 49453
Email: _____
Parcel No.: 20-003-028-00
Project information needed: Rezoning from C-2 to R-1 Residential

Agent's Name: Exxel Engineering, Inc. Attn: Todd Stuve Phone: (616) 531-3660
Address: 5252 Clyde Park Avenue, Wyoming City, State, Zip: MI 49509 Email: tstuive@exxelengineering.com

The completed application will be received by the Zoning Administrator 30 days prior to the next regularly scheduled meeting. Application must be complete before being placed on the Planning Commission agenda.

- ☒ Approval by owner to apply
- ☒ 12 Hard copies of plans provided and 1 digital copy.
- ☒ Legal Description of property is attached.
- ☒ A representative for the rezoning will be available at the Planning Commission meeting.
- ☒ Applicant has attached a letter regarding each of the following factors related to the rezoning:

- Reason for the rezoning request (i.e. Conforms to future land use plan.)
- How the proposed zoning change is compatible with the established land use pattern, surrounding uses, and surrounding zoning in terms of land suitability, impacts on the environment, density, nature of use, traffic impacts, aesthetics, and is consistent with the needs of the community.
- The impact on any public utilities, if applicable.

Applicant's signature  Date 4/17/23

Rcv'd by Zoning administrator on _____ Application complete: ☐

Randy Koetje

From: thesovas@comcast.net
Sent: Wednesday, April 16, 2025 9:08 PM
To: Randy Koetje
Subject: Permission to rezone

Hi Randy,

Pursuant to our agreement for your purchase of vacant land located on 135th Avenue in Saugatuck Township legally described as 20-003-028-00, I authorize you to pursue rezoning the area currently zoned as C-2 to R-1.

Regards,

Brian Sova
269-932-2443

Rezoning Narrative

- The property is currently split zoned with the bulk of the 9 acre parcel zoned R-1 Residential. The NW corner of the property triangle in shape (1.5 ac +/-) is zoned C-2 Commercial.
- It is the objective of this rezoning request to have the entire property zoned R-1.
- The master plan shows the bulk of the property is planned for R-1 zoning.
- The adjacent property to the West, East and South is residential use.
- The land is suitable for residential use. There are no environmentally sensitive areas on the property.
- Low density residential use will not create negative impact to the surrounding properties and roadways.
- The rezoning will not have significant negative impacts to the available public utilities.

65th Street

N01°48'57"W 1317.92'

N89°11'23"E 408.71'

135th Avenue

N89°11'23"E 441.10'

P.O.B.

N01°48'57"W 250.00'

AREA TO BE REZONED

N89°11'23"E 200.00'

N01°48'57"W 212.53'

ARC=785.76'
RAD=3319.83'
CHD=S53°02'16"W
783.93'

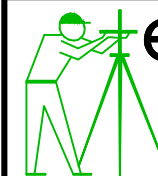
PARCEL 20-003-028-00

Description:

Part of the NE 1/4 of Section 3, T3N, R16W, Suagatuck Township, Allegan County, Michigan, described as: Commencing at the Central 1/4 corner of said Section 3; thence N01°48'57"W 1317.92 feet along the West line of said NE 1/4; thence N89°11'23"E 408.71 feet along the North line of the SW 1/4 of said NE 1/4 to the PLACE OF BEGINNING of this description; thence continuing N89°11'23"E 441.10 feet along said North line to a point that is perpendicular to and 500 feet Southeasterly of the centerline of Blue Star Highway; thence Southwesterly 785.76 feet along a 3319.83 foot radius curve to the left, the chord of which bears S53°02'16"W 783.93 feet (said curve intended to be 500 feet Southeasterly of the centerline of Blue Star Highway); thence N01°48'57"W 212.53 feet; thence N89°11'23"E 200.00 feet; thence N01°48'57"W 250.00 feet to the Place of Beginning.

This area is intended to include that part of current parcel 20-003-028-00 within the C-2 (General Commercial) zoning district

Scale 1" = 100'



exxel engineering, inc.
planners • engineers • surveyors

5252 Clyde Park, S.W. • Grand Rapids, MI 49509
Phone: (616) 531-3660 www.exxelengineering.com

FILE NO.: 241818E

DATE: 04/16/2025

\\FS01\Public\Projects\2024\241818\Drawings\241818-P.dwg-rezone area-kvie

TO: Planning Commission
FROM: Lynee Wells, Township Planner
Date: May 6, 2025
RE: **Rezoning request from C-2 to R-1 on a portion of parcel 20-003-028-00**

OVERVIEW:

Mr. Brian Sova has submitted a rezoning request from C-2 to R-1 on a portion of parcel 20-003-028-00. Parcel is generally located near 65th and 135th as part of the Singapore Retreat PUD request. The parcel is approximately 1.5 acres in area. Section 19.40 includes four considerations for a rezoning request. Below are the standards with staff comment:

1. The request is consistent with the recommendations of the Township Master Plan and the Future Land Use Map.
Comment: The request is consistent with the Future Land Use Map, which depicts the subject site as Residential.
2. The allowable land uses within the proposed zoning district are compatible with nearby land uses and zoning districts.
Comment: The allowable residential uses are compatible with the adjacent uses of lands, which are residential to the west, south and east.
3. The site is adequately served by public or private streets, and the rezoning will not impact the delivery of public services. Additionally, the site can be reasonably served by on-site well and septic systems.
Comment: The site can be served by public services. Water and sewer service is available, and the rezoning will not impact the delivery of such services.
4. There are no natural constraints to the development of land in accordance with the desired zoning district, and the zoning map amendment will not impact sensitive natural resources.
Comment: For the subject site, there are no natural constraints, nor will the rezoning impact sensitive natural resources. There are woodlands on the property.

RECOMMENDATION:

Should the Planning Commission find in favor of the above standards, approval of the rezoning request could be recommended to the Township Board:

1. Recommend to the Township Board a rezoning from C-2 to R-1 on a portion of parcel 20-003-028-00. Parcel is generally located near 65th and 135th

TO: Planning Commission
FROM: Lynee Wells, Township Planner
Date: May 6, 2025
RE: **Wooden Iron, Mineral Extraction and Man-made Inland Lake**

OVERVIEW:

Consider a Special Land Use for Mineral Extraction with Waste Management and Recycling located off 134th and 63th on parcel 0320-260-008-00, located in the I-1 Industrial District, Applicant is Brian Timmer, Wooden Iron LLC, Agent is Driesenga. The site is 10.51 acres in area. The applicant has been working and depositing materials, which was discovered during routine inspection and following a complaint. Note, the subject site is adjacent to the former landfill and digging is proposed below an elevation of where the landfill was/is located. The site is also within the wellhead protection overlay.

The project is being reviewed under Section 8.180 Mineral Extraction, and 11.110, Man-Made Lake, as well as the General Standards for Special Land Use.

The applicant is requesting a Special Land Use to excavate a man-made lake, utilize the excavated sand off-site on construction projects, and to bring soil, concrete, asphalt and spent materials to process once per construction season. The applicant will stockpile the materials. Stockpiles are proposed to be 25' tall, and the means to prevent dust generated from the sand mining, stockpiling and crushing is not provided.

Hours of operation are 7am to 5pm, it is not certain if the operation is 5 days a week or all days.

The applicant is proposing to move 3,000 cubic yards of materials annually, but it is not certain if that includes 1,500 cy brought in and out for a total of 3,000 or 6,000 accounting for the inward and outward migration of material. Additionally, it is not certain if the sand to be extracted is included in the 3,000 cy output. A typical dump truck holds 10-14 cubic yards.

The site will be gated. The Fire District has approved the plan for gating.

Issues to be addressed and discussed with applicant:

1. Setbacks. Note that the applicant is proposing to excavate within the 100' required setback along the City of Saugatuck and Saugatuck Township parcels to the south and within 200' of a residence to the west. To excavate within the setbacks, the applicant would need written approvals from all owners. This has not been provided. Written approvals should be notarized.

2. Potential contamination concerns. Please see the review of the Township Engineer related to the site proximity to the former landfill.
3. Stockpile information has not been provided to detail the dust control methods.
4. Fencing is not shown on the site plan.
5. Visible posts every 50' per section 8.180 C 5. shall be shown on the plans.
6. Site restoration plan has not been provided once mineral extraction and material recycling is complete. It is not clear what activity is ending in 2027, the recycling or the mining, or both? Additionally, a firm deadline is desired.
7. Provide more detail on the crushing, what is a "construction season" and is the crushing one week per material or one week total? What are the hours of the crushing?
8. What is the anticipate truck traffic between now and 2027, and after 2027?

RECOMMENDATION:

The Planning Commission should hold the public hearing, consider the comments and discuss the items outlined in the Engineer Report and included here. Until additional information is provided, a full list of conditions in the form of a resolution cannot be prepared.



Saugatuck Township

3461 BLUE STAR HIGHWAY
P.O. BOX 100
SAUGATUCK, MI 49453
info@saugatucktownshipmi.gov
PHONE (269) 857-7721
www.saugatucktownshipmi.gov

SITE PLAN REVIEW APPLICATION & REQUIREMENTS

See Schedule II of the Saugatuck Township Consolidated [Fee Schedule](#) for appropriate application fees.

Applicant should complete all of the following information, sign and return the form to the Saugatuck Township Zoning Administrator either in person, by mail, or by email: LWells@saugatucktownshipmi.gov

Land developers, engineers, surveyors, and architects and others seeking approval of Subdivisions, Site Condominiums, PUDs, and Site Plan Review from the Saugatuck Township Planning Commission, this letter will be an attachment to all applications requesting the review of any of the above development projects which requires approval from the Saugatuck Township Planning Commission before beginning construction. It is strongly suggested that a pre-application meeting be held with the Zoning Administrator and Planner prior to completion of a preliminary plan to obtain all necessary ordinance sections and application forms that may pertain to the project. Please submit the following:

- 10 – Application form and narrative on 8.5" x 11" paper. Narrative should address all zoning review criteria for the applicable project
- 9 - Site plans on 11" x 17" paper
- 1 - Site Plan on 24" x 36" paper
- 1 - digital copy of all materials

Collated and clipped applications with completed site plan and other required plans such as landscaping, lighting, and drainage must be included in the submittal to be considered complete.

The applicant shall email or transmit a copy of all materials to the Fire District and the Township Engineer by the posted submission deadline. Should a decision be postponed, or tabled, resubmission shall follow the same process and meet the posted deadlines.



Saugatuck Township

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P.O. BOX 100
SAUGATUCK, MI 49453
info@saugatucktownshipmi.gov
PHONE (269) 857-7721
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SITE PLAN REVIEW APPLICATION & REQUIREMENTS

Applicant information

Name _____
Mailing Address _____
Telephone _____
Email _____
Person in charge of project _____

Property information

Address _____
Parcel # 0320-260-008-00 Acreage 10.51 ac
Current Zoning _____ Conforming use? Yes ☐ No ☐
Other action required? _____
Variance _____ Rezone _____ Special Approval Use _____

Type of improvement (check as many as possible):

- ☐ New Building ☐ Addition ☐ Alteration ☐ Change of Use ☐ Multi-Family ☐ School ☐ Church
☐ Recreational Facility ☐ Cemetery ☐ Utility ☐ Public Service ☐ PUD ☐ Special Land Use
☐ Other (describe) _____

Engineer or Surveyor information:

Name _____ Address _____
City _____ State _____ Zip _____
Phone _____ License# _____
Email: _____

State proposed use of property: _____

Provide site plan as per Chapter VIII.A of the Saugatuck Township Zoning Ordinance.

Provide a Brief narrative describing the following:

- The overall objectives of the proposed development
- Types and size of structures to be erected
- Timetable regarding stages of project and completion date
- Any objective or subjective information you wish to convey to the Planning Commission.



Saugatuck Township

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P.O. BOX 100
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The Saugatuck Township Consolidated Fee Schedule can be viewed here. [Fee Schedule](#)

I have read and agree to Saugatuck Township Code of Ordinance, Chapter 40, [Article IX](#) Site Plan Review.

Applicant Signature _____ Date _____

SITE PLAN REVIEW APPLICATION & REQUIREMENTS

Applications accepted per the submitted deadlines found on the Township's website. By signing this application, I agree to pay all applicable fees and costs associated with the site plan review process as detailed on the reverse of this application. I hereby authorize the Saugatuck Township Planning Commission members and Township staff to inspect the proposed site at their discretion.

Applicant Signature _____ Date _____

For Office Use: Date Recorded _____ Fee Recorded _____

Fee Amount \$ _____ Hearing Date _____ Remarks _____

For Planning Commission Use:

Hearing Date _____ Disposition _____

2nd Hearing _____ Disposition _____

3rd Hearing _____ Disposition _____

Conditions _____

Chairman
Saugatuck Township Planning Commission

Secretary
Saugatuck Township Planning Commission

Fee Policy – Added at all the pertinent non-refundable fees set for the in the Consolidated Fee Schedule will be the actual cost of planner, engineer, attorney, or other consultant in attendance, and any special reports or special reviews. An escrow fund may be established at the beginning of the project based upon reasonable anticipated costs for such consultants. These costs must be paid whether the project is approved or denied. Any portion of the fund not used for the above purpose will be refunded at the completion of the review process.



Saugatuck Township

3461 Blue Star Hwy
P.O. Box 100
Saugatuck, MI 49453

Phone (269) 857-7721
www.SaugatuckTownship.org

SPECIAL APPROVAL USE APPLICATION

Fees and escrow per the Township Consolidated [Fee Schedule](#)

Name of Applicant: _____

Email: _____

Address: _____

Telephone: _____

Name of Land Owner: _____

Email: _____

Address: _____

Telephone: _____

Parcel ID: _____ Zoning: _____

Location of property on which Special Approval is requested: (street address) _____,
which is on the (___N, ___S, ___E, ___W) side of the street between _____ and _____ streets.

Proprietary interest of Applicant (owner, tenant, lease, etc.)

Legal Description of Property: _____

Nature of use for which Special Approval is requested: (Explain fully) _____



Saugatuck Township

3461 Blue Star Hwy
P.O. Box 100
Saugatuck, MI 49453

Phone (269) 857-7721
www.SaugatuckTownship.org

SPECIAL APPROVAL USE APPLICATION

Applicant should complete all of the following information, sign and return the form to the Saugatuck Township Zoning Administrator either in person, by mail, or by email: LWells@saugatucktownship.org.

Special Approval Use Application Instructions:

1. Fill out the attached application form obtained from the Township office.
2. Fill in each item. The legal description of property is that which appears on the deed and the taxrolls and must be copied exactly.
3. Attach a site plan of the land for which Special Approval is requested, and Plans and Specifications for any construction to be undertaken, as well as other data which may help the Planning Commission on its deliberations.
4. You will be notified as to the time and place of the Hearing. You may bring counsel and/or witnesses to testify on your behalf.
6. The base fee for the Special Approval Use is \$1,300 and is non-refundable unless the application is withdrawn prior to the incurring of any expenses associated with the project. By signing the attached application, I agree to pay all applicable fees and costs associated with the Special Approval Use (SAU) process as detailed in the "Fee Policy" below.
7. Fee Policy – Added to all the pertinent non-refundable fees set forth in the Consolidated [Fee Schedule](#) will be the actual cost of planner, engineer, attorney, or other consultant in attendance, and any special reports or special reviews. An escrow fund shall be established at the beginning of the project abased upon reasonable anticipated costs for such consultants. These costs must be paid whether the project is approved or denied. Any portion of this fund not used for the above purposes will be refunded at the completion of the review process.
8. 12 Hard copies of plans and application + 1 digital copy emailed to Zoning Administrator Lynee Wells: LWells@SaugatuckTownship.org



Saugatuck Township

3461 Blue Star Hwy
P.O. Box 100
Saugatuck, MI 49453

Phone (269) 857-7721
www.SaugatuckTownship.org

SPECIAL APPROVAL USE APPLICATION

Duration of Special Approval Use requested: (permanent, one year, two weeks, etc.)

Will the Special Approval Use be designed, constructed, operated, and maintained in a manner harmonious with the character of the surrounding area?

Will the Special Approval Use change the essential character of the surrounding area?

Will the Special Approval Use be hazardous or involve uses, activities, materials, or equipment which might prove detrimental to the health, safety or welfare of persons or property by reason of traffic, noise, vibration, smoke, fumes, or glare?

Will the Special Approval Use place additional demands on public services and facilities?

Additional comments by Applicant: (May attach separate narrative.)

See [Article VII](#), for specific standards for certain special approval uses. Attach a written response to each standard.

I hereby agree to abide by the terms of the Township Zoning Ordinance, and the terms of the Special Approval Use permit as issued by the Planning Commission should such a permit be granted.

Applicant Signature: _____ Date: _____

Applicant Name Printed: _____

Referred to Planning Commission by: _____

Zoning Administrator: _____ Date: _____



APPLICATION NARRATIVE

D&A #2310856.1A

April 16, 2025

Parcel # 0320-260-008-00

Site Address: 134th Ave, Saugatuck, MI 49453

Project Purpose & Overview

The proposed project involves the development of a seasonal material recycling facility and mineral extraction with construction of a manmade pond at 134th Ave, Saugatuck, MI 49453. This facility is designed to support local construction needs by extracting, stockpiling, processing, and recycling materials for commercial use. The project will include two stockpiles, one designated for asphalt materials, and one for concrete materials.

Site Acreage & Location

The project site spans 10.51 acres and is situated within Saugatuck Township, Allegan County, Michigan. It is classified under the Industrial-1 (I-1) zoning district, requiring a Special Use Permit to operate as a sand mining and processing facility.

Existing Conditions

The site contains an existing gravel driveway, and is vacant and undeveloped. Two existing stockpiles of asphalt and concrete materials are on-site in anticipation of planned material processing operations. No machinery or temporary processing facilities are on-site.

Proposed Structures & Facilities

The development will include the following key elements:

Excavation/Pond Area: The proposed pond will be constructed as part of a mineral extraction operation, namely for sand to be excavated and removed from the site for use in construction projects. The surface area of the pond is estimated to be 59,010 sft at a normal pool elevation of 618.0, as noted on the plans, encompassing 12.9% of the total land area. Setbacks to the excavation area are 50' on the south and west sides (given the landfill to the south and west, and owner consent to the northwest), and 100' on the east side per Section 8.180. All side slopes are proposed to be 1 foot vertical to 5 feet horizontal. No overhead electrical lines exist within 10 feet horizontally from the proposed pond. An as-built survey will be provided upon completion of the pond construction. All other applicable permits will be obtained. Restoration will be per the attached restoration plan, and the pond will be maintained free from invasive species or mosquito breeding conditions to the maximum extent practicable.

Seasonal/Temporary Processing Plant: Equipment and facilities for material sorting, washing, and recycling of materials. Materials will be stockpiled on-site throughout the year. A mobile processing plant will be brought on-site once per year, generally in the fall, to process the material for use in construction projects the following season.

Stockpiles: Two designated storage areas, each approximately 7,000 square feet and no more than 25' high, one for asphalt materials, the other for concrete materials.



Surface Drainage: Surface drainage will be toward the excavation area, where it will be held on-site in the proposed pond until it infiltrates into the ground, with no discharge of runoff from within the disturbed area off-site. The on-site stormwater management system has been designed to control runoff in accordance with Allegan County Drain Commissioner requirements.

Project Timeline & Phasing

The project is planned to commence in mid/late 2025 and is expected to be completed in 2027. Mineral extraction and material recycling will be carried out in phased operations to ensure efficiency and environmental compliance.

Environmental & Zoning Compliance

This project requires Special Use Approval within the Industrial-1 (I-1) zoning district. It will adhere to all Allegan County Drain Commissioner regulations for stormwater management, as well as Allegan County Health Department regulations for Soil Erosion & Sedimentation Control.

Additionally, the project will be in compliance with local, state, and federal environmental regulations regarding sand mining operations.

The project is within the Groundwater Protection Overlay zone. No prohibited uses as identified in Section 5.50.C are proposed on site. Information regarding wellhead protection requirements as outlined in 5.50.D has been added to sheet C-101 of the plans.

Additional Considerations

Traffic & Infrastructure Impact: The project will not result in adverse impact to public infrastructure. Truck traffic will be occasional and intermittent. The drive approach will be designed and constructed per Allegan County Road Commission requirements.



**DRIESENKA &
ASSOCIATES, INC.**

Engineering • Surveying • Testing

12330 James Street, Suite H80
Holland, Michigan 49424
Ph. (616) 396-0255 • Fax (616) 396-0100
www.driesenga.com

April 16, 2025

Ms. Lynee Wells
SAUGATUCK TOWNSHIP
3461 Blue Star Highway
Saugatuck, Michigan 49543

**Re: Saugatuck Materials Recycling Facility
Revised Submittal**

Dear Ms. Wells:

The enclosed documents have been revised in response to your March 25 email review comments. We've included ten (10) copies of the revised Site Plan and Special Use Applications, ten (10) copies of the Operation and Restoration Plan, ten (10) copies of the completed EGLE Environmental Permits Checklist, nine (9) 11"x17" copies of the site plan drawings, and one (1) 24"x36" copy of the site plan drawings. Each comment has been addressed as follows:

1. *Use: extraction of sand for removal off site is a "Mineral Extraction". This activity would not be considered recycling. Please amend your application to reference:*
 - a. *Mineral extraction, with manmade lake*
 - b. *Waste management and recycling*

The applications and narrative have been revised to identify mineral extraction as a use, in addition to material recycling and construction of a manmade pond.

2. *Please provide written responses and detail related to Section 11.110*

The project narrative has been revised to include all necessary information requested in Section 11.110.

3. *This use is within the Groundwater Protection Overlay. See list of additional requirements for site plans, as well as additional site plan review standards. Provide a response to each.*

No prohibited uses as identified in Section 5.50.C are proposed on the site. Information regarding wellhead protection requirements as outlined in 5.50.D has been added to sheet C-101. A completed EGLE Environmental Permits Checklist is attached.

4. *See Section 8.180, Mining Extraction. Please provide additional information as per the site plan requirements in 8.180.*
 - a. *Operation Plan*
 - b. *Restoration Plan*



- c. Note that creating a pond is only allowable with a mining extraction use, golf course or residential PUD. If there is no mining, a pond cannot be included as part of this application.*

An Operation Plan and Restoration Plan are attached. As noted in the submittal, the pond construction is associated with the proposed sand extraction.

- 5. Please include height of all stockpiles*

The height of stockpiles is now indicated on the plan and in the narrative.

- 6. Excavation setback is 100', and there is excavation for all aspects of a pond, therefore the pond and excavation setback shall be 100'.*

Excavation setbacks on the east side have been increased to 100', as shown on the revised plans. Given the nature of the property to the south and west (City of Saugatuck Landfill, Parcel #20-260-012-00), and the lack of future development potential associated with that property, 100' setbacks are not warranted on those sides. The owner has met with the landowner to the northwest (Roger Poel, Parcel #20-260-010-00) who has expressed his support for this project. Written consent of Mr. Poel for excavation within the 100' setback per Section 8.180.C.2 can be provided prior to Planning Commission review if necessary.

- 7. Please show what is existing since this operation is operating without a permit. Piles are labeled as proposed, when some may be existing*

Concrete and asphalt materials have been brought to the site and stockpiled in anticipation of this project. Drawings have been revised to reflect this. No material processing or mineral extraction have yet occurred, and no machinery or mobile processing facilities are on-site.

- 8. Please describe "seasonal processing". What seasons, what hours, what will be the drop off and pick up hours versus the "processing"?*

It is the owner's intent to stockpile material (concrete/asphalt) throughout the year from local construction projects, and bring in a mobile material processing plant once a year to process the stockpiles, generally in the fall. This material will then be used through the next construction season on the owner's projects. Regarding hours of operation, this facility is not open to the public so there will not be material delivery or sales to other parties. All delivery and removal of material will be by the owner's excavation company, which has business hours of Monday through Friday from 7:00 am to 5:00 pm.

- 9. Please describe processing and the machinery on site or brought to the site for use. Please identify where machinery will be placed on the property*



Ms. Lynee Wells
SAUGATUCK TOWNSHIP
April 16, 2025
Page 3 of 3

Machinery will consist of a mid-size front end loader and excavator, and a mobile processing plant, all of which will be on site intermittently. None of the machinery will be stored on-site year-round.

10. Gates are required to be reviewed and approved by the fire district prior to installation.

The proposed gate drawings have been submitted to the fire district for approval.

Please feel free to contact me at 616-396-0255 or johnt@driesenga.com if you have any questions. Thank you.

Sincerely,

DRISENGA & ASSOCIATES, INC.

John M. Tenpas, P.E.
Director of Civil Engineering

enclosure

pc: Brian Timmer – Wooden Iron LLC

C:\Users\john.tenpas\DAI Dropbox\Holland\Projects\2024\2410856.1A\docs\Municipal-Zoning\2025-04-16 Submittal Response Letter.docx

Saugatuck Material Recycling/Mineral Extraction Facility

134th Avenue, Saugatuck MI 49453

Operational Plan:

- Areas to be mined and proposed phases- The attached drawing shows the areas to be mined for sand(pond) and the location of temporary / seasonal processing plant for crushing / recycling of concrete and asphalt.
- Location of permanent structures – none.
- Location of Storage Pile – both existing and future piles are shown on the drawing, stockpile height will not exceed 25 feet.
- Points of Access to public street – access will be from the existing drive as shown on the drawings, driveway will be improved from existing as indicated on the drawings per Allegan County Road Commission requirements.
- Screen and reclamation plans – we intend to leave the existing 50 foot buffer to the south and to the west, preserving the existing wooded buffer . Following extraction of sand, the intent is to leave a pond within the extraction area, along with continued use of the seasonal concrete / asphalt recycling.
- Hours of operation: As we are not selling products to the public, it will only be used occasionally by our company during our business hours of 7:00am to 5:00pm. While the seasonal crushing plant is being used, it will be used between the hours of 7:30am and 4:00pm. This will occur one time per year, generally in the fall.
- Materials to be Used: Concrete and asphalt are the primary materials that will be brought onto the site, which will then be processed for recycling, then removed from the site for application on ongoing construction sites. We are anticipating an output of 3,000 yards annually. Compliance will be made with all SESC measures during these operations.
 - Sand will be the primary material removed from the site – this will be removed from within the excavation area shown on the plan, which will become a pond upon completion of extraction operations.
- Extraction and Processing Methods: For excavation of the pond (sand) we will use standard excavation equipment and keep a small stockpile of sand on site – given we are not selling sand to the public, we would want to dig the pond over a few years to avoid excessive stockpiling – we are hoping to engage the township in discussion

over this concept. For material processing of the concrete and asphalt - a small mobile material processing plant would be brought in – consisting of staking convertors, front end loaders and excavators.

- Equipment to be placed at the site: We will utilize standard excavating equipment such as loaders and excavators for material handling. During the several days a year of material recycling, a small temporary / mobile material processing plant will be utilized. We anticipate this activity would occur for one week per year.

Restoration Plan:

- For the perimeter of the pond, we will meet the requirements of a MDOT native blend as approved by the township engineer. Topsoil will be friable loam and exceed 4” in depth. The excavation / restoration process will be done in conjunction with the township engineer.



MICHIGAN DEPARTMENT OF ENVIRONMENT, GREAT LAKES, AND ENERGY

PERMIT INFORMATION

Michigan.gov/EGLEPermits

The Michigan Department of Environment, Great Lakes, and Energy (EGLE) has prepared a list of key questions to help identify what EGLE permits, licenses, or approvals of a permit-like nature may be needed. By contacting the appropriate offices indicated, you will help reduce the possibility that your project or activity will be delayed due to the untimely discovery of additional permitting requirements later in the construction process. While this list covers the existence of permits and approvals required from EGLE, it is not a comprehensive list of all legal responsibilities. A useful way to learn whether other requirements will apply is to go through the Self-Environmental Assessment in the Michigan Guide to Environmental, Health, and Safety Regulations, online at: Michigan.gov/EHSGuide. Please call the Environmental Assistance Center at 800-662-9278 to talk with any of the EGLE programs noted below.

How Do I Know that I Need a Construction Permit?

- 1) Will your business involve the installation or construction of any process equipment that has the potential to emit air contaminants (e.g. dry sand blasting, boilers, standby generators)? Air Quality Permit to Install, Air Quality Division (AQD), [Permit Section](#)
☐ Yes ☐ No
- 2) Does the project involve renovating or demolishing all or portions of a building? Notification is required for asbestos removal and required for all demolitions even if the structure never contained asbestos. Asbestos Notification, AQD, [Asbestos Program](#), 517-284-6777
☐ Yes ☐ No
- 3) Please consult the [Permitting at the Land and Water Interface Decision Tree](#) document to evaluate whether your project needs a land and water management permit (i.e., Does the project involve filling, dredging, placement of structures, draining, or use of a wetland?). Land and Water Featured Programs (Water Resources Division - WRD) - [Joint Permit Application](#), 517-284-5567:
 - a. Does the project involve construction of a building or septic system in a designated Great Lakes high risk erosion area?
☐ Yes ☐ No
 - b. Does the project involve dredging, filling, grading, or other alteration of the soil, vegetation, or natural drainage, or placement of permanent structures in a designated environmental area?
☐ Yes ☐ No

c. Does the project propose any development, construction, silvicultural activities or contour alterations within a designated critical dune area?

☐ Yes ☐ No

d. Does the project involve construction of a dam, weir or other structure to impound flow?

☐ Yes ☐ No

4) Does the project involve an earth change activity (including land balancing, demolition involving soil movement, and construction) or does the project involve construction which will disturb one or more acres that come into contact with storm water that enters a storm sewer, drain, lake, stream, or other surface water? [Soil Erosion and Construction Storm Water](#), 269-567-3515, or Local Agency

☐ Yes ☐ No

5) Does the project involve the construction or alteration of a water supply system or sewage disposal system for a manufactured housing project? [Drinking Water & Environmental Health Division](#) (DWEHD), 517-284-6524

☐ Yes ☐ No

6) Does the project involve construction or alteration of any sewage collection or treatment facility? [WRD, Part 41 Construction Permit](#) Program ([staff](#)), 906-228-4527, or [EGLE District Office](#)

☐ Yes ☐ No

7) Public Swimming Pool Construction (Spas/Hot Tubs) Permits: Will your business involve the construction or modification of a public swimming pool, spa or hot tub? [Public Swimming Pool Program](#), 517-284-6541, or [EGLE District Office](#)

☐ Yes ☐ No

8) Does the project involve the construction or modification of a campground? DWEHD, [Campgrounds program](#), 517-284-6529

☐ Yes ☐ No

9) Does the project involve construction of a facility that landfills, transfers, or processes of any type of solid non-hazardous waste on-site, or places industrial residuals/sludge into or onto the ground? Materials Management Division (MMD), [Solid Waste](#), 517-284-6588, or [EGLE District Office](#)

☐ Yes ☐ No

- 10) Does the project involve the construction of an on-site treatment, storage, or disposal facility for hazardous waste? MMD, Hazardous Waste Section, [Treatment, Storage and Disposal](#), 517-284-6562

☐ Yes ☐ No

Who Regulates My Drinking (Potable) Water Supply?

- 11) I am buying water from my community water supply (i.e. city of Detroit or Grand Rapids), Contact Local Water Utility, 517-284-6512

☐ Yes ☐ No

- 12) I have a Non-Community Water Supply (Type II) [Guide, Contact \(District or County\) Local Health Department](#), 517-485-0660

☐ Yes ☐ No

- 13) I am a community water supply (Type I) [Community Water Supply, DWEHD District Office, Community Water Supply Program](#), 517-284-6512

☐ Yes ☐ No

- 14) Do you desire to develop a [withdrawal of over 2,000,000 gallons of water per day](#) from any source including groundwater, inland surface water, or the Great Lakes and their connecting waterways? WRD, Great Lakes Shorelands Unit, Water Use Program, 517-284-5563

☐ Yes ☐ No

Who Regulates My Drinking (Potable) Water Supply?

- 15) NPDES: Does the project involve the discharge of any type of wastewater to a storm sewer, drain, lake, stream, or other surface water? WRD, [EGLE District Office](#), or [National Pollutant Discharge Elimination \(NPDES\) Permit Program](#), 517-284-5568

☐ Yes ☐ No

- 16) Does the facility have industrial activity that comes into contact with storm water that enters a storm sewer, drain, lake, stream, or other surface water? WRD, Permits Section, or [EGLE District Office](#), 517-284-5588

☐ Yes ☐ No

- 17) Does the project involve the discharge of wastewaters into or onto the ground (e.g. subsurface disposal or irrigation)? WRD, [Groundwater Permits Program](#), 517-290-2570

☐ Yes ☐ No

- 18) Does the project involve the drilling or deepening of wells for waste disposal? [Oil, Gas and Minerals Division](#) (OGMD), 517-284-6841

☐ Yes ☐ No

What Operational Permits are Relevant to My Operation and Air Emissions?

- 19) Renewable Operating Permit: Does your facility have the potential to emit any of the following: 100 tons per year or more of any criteria pollutant; 10 tons per year or more of any hazardous air pollutant; or 25 tons per year or more of any combination of hazardous air pollutants? AQD, [Permit Section](#), 517-284-6634

☐ Yes ☐ No

- 20) Does your facility have an electric generating unit that sells electricity to the grid and burns a fossil fuel? AQD, [Acid Rain Permit Program](#), 517-780-7843

☐ Yes ☐ No

What Operational Permits are Relevant to My Waste Management?

- 21) Does the project involve landfilling, transferring, or processing of any type of solid non-hazardous waste on-site, or placing industrial residuals/sludge into or onto the ground? [MMD](#), 517-284-6588 or [EGLE District Office](#)

☐ Yes ☐ No

- 22) Does the project involve the on-site treatment, storage, or disposal of hazardous waste? [MMD](#), [Hazardous and Liquid Waste](#), 517-284-6562

☐ Yes ☐ No

- 23) Does the project require a site identification number (EPA number) for regulated waste activities (used oil, liquid waste, hazardous waste, universal waste, PCBs)? ([Hazardous Waste Program Forms & License Applications](#)) [MMD](#), [EGLE District Office](#), 517-284-6562

☐ Yes ☐ No

- 24) Does the project involve the receipt, possession, manufacture, use, storage, transport, transfer, release, or disposal of radioactive material in any form? MMD, [Radioactive Material and Standards Unit](#), 517-284-6581
- ☐ Yes ☐ No
- 25) Does the project involve decommissioning or decontamination of tanks, piping, and/or appurtenances that may have radioactive levels above background? MMD [Radioactive Material and Standards Unit](#), 517-284-6581
- ☐ Yes ☐ No
- 26) Does the project involve the generation of medical waste or a facility that treats medical waste prior to its disposal? MMD, [Medical Waste Regulatory Program](#), 517-284-6594
- ☐ Yes ☐ No

What Sector-Specific Permits May be Relevant to My Business?

Transporters

- 27) Does the project involve the transport of some other facility's non-hazardous liquid waste? MMD, [Transporter Program](#), 517-284-6562
- ☐ Yes ☐ No
- 28) Does the project involve the transport of hazardous waste? MMD, [Transporter Program](#), 517-284-6562
- ☐ Yes ☐ No
- 29) Do you engage in the business of transporting bulk water for drinking or household purposes (except for your own household use)? DWEHD, [Water Hauler Information](#), 517-284-6527
- ☐ Yes ☐ No
- 30) Does the project involve transport of septic tank, cesspool, or dry well contents or the discharge of septage or sewage sludge into or onto the ground? DWEHD, [Septage Program](#), 517-284-6535
- ☐ Yes ☐ No
- 31) Do you store, haul, shred or process scrap tires? MMD, [Scrap Tire Program](#), 517-284-6586
- ☐ Yes ☐ No

Sectors

- 32) Is the project a dry-cleaning establishment utilizing perchloroethylene or a flammable solvent in the cleaning process? AQD, [Dry Cleaning Program](#), 517-284-6780
- ☐ Yes ☐ No
- 33) Does your laboratory test potable water as required for compliance and monitoring purposes of the Safe Drinking Water Act? [Laboratory Services Certifications](#), 517-284-5424
- ☐ Yes ☐ No
- 34) Does the project involve the operation of a public swimming pool? DWEHD, [Public Swimming Pool Program](#), 517-284-6529
- ☐ Yes ☐ No
- 35) Does the project involve the operation of a campground? DWEHD, [Campgrounds program](#), 517-284-6529
- ☐ Yes ☐ No

What Permits Do I Need to Add Chemicals to Lakes and Streams?

- 36) Are you applying a chemical treatment for the purpose of aquatic nuisance control (pesticide/herbicide etc.) in a water body (i.e. lake, pond or river)? WRD, [Aquatic Nuisance Control](#), 517-284-5593
- ☐ Yes ☐ No
- 37) Are you applying materials to a water body for a water resource management project (i.e. mosquito control treatments, dye testing, or fish reclamation projects)? WRD, [Surface Water Assessment Section](#), 517-331-5228
- ☐ Yes ☐ No

Why would I be subject to Oil, Gas and Mineral Permitting?

- 38) Do you want to operate a central production facility (applies to oil and gas production facilities where products of diverse ownership are commingled)? OGMD, [Petroleum Geology and Production Unit](#), 517-284-6826
- ☐ Yes ☐ No

- 39) Does the project involve the removal of sand from a sand dune area within two (2) miles of a Great Lakes shoreline? OGMD, Minerals and Mapping Unit, [Sand Dune Mining Program](#), 517-284-6826

☐ Yes ☐ No

- 40) Does the project involve decommissioning or decontamination of tanks, piping, and/or appurtenances that may have radioactive levels above background? MMD, [Radioactive Protection Programs](#), 517-284-6581

☐ Yes ☐ No

[Petroleum and Mining](#), OGMD, 517-284-6826

- 41) Does the project involve the diversion and control of water for the mining and processing of low-grade iron ore?

☐ Yes ☐ No

- 42) Does the project involve the surface or open-pit mining of metallic mineral deposits?

☐ Yes ☐ No

- 43) Does the project involve the mining of nonferrous mineral deposits at the surface or in underground mines?

☐ Yes ☐ No

- 44) Does the project involve mining coal?

☐ Yes ☐ No

- 45) Does the project involve changing the status or plugging of a mineral well?

☐ Yes ☐ No

- 46) Does the project involve the drilling or deepening of wells for brine production, solution mining, storage, or as test wells?

☐ Yes ☐ No

[Permits and Bonding](#), OGMD, 517-284-6841

- 47) Do you want to change the status of an oil or gas well (i.e. plug the well)?

☐ Yes ☐ No

48) Does the project involve drilling of oil, gas, brine disposal, secondary recovery, or hydrocarbon storage wells?

☐ Yes ☐ No

If you need further assistance, please fill out the information below and email the form to EGLE-assist@Michigan.gov.

Requestor Information

First and Last Name: _____

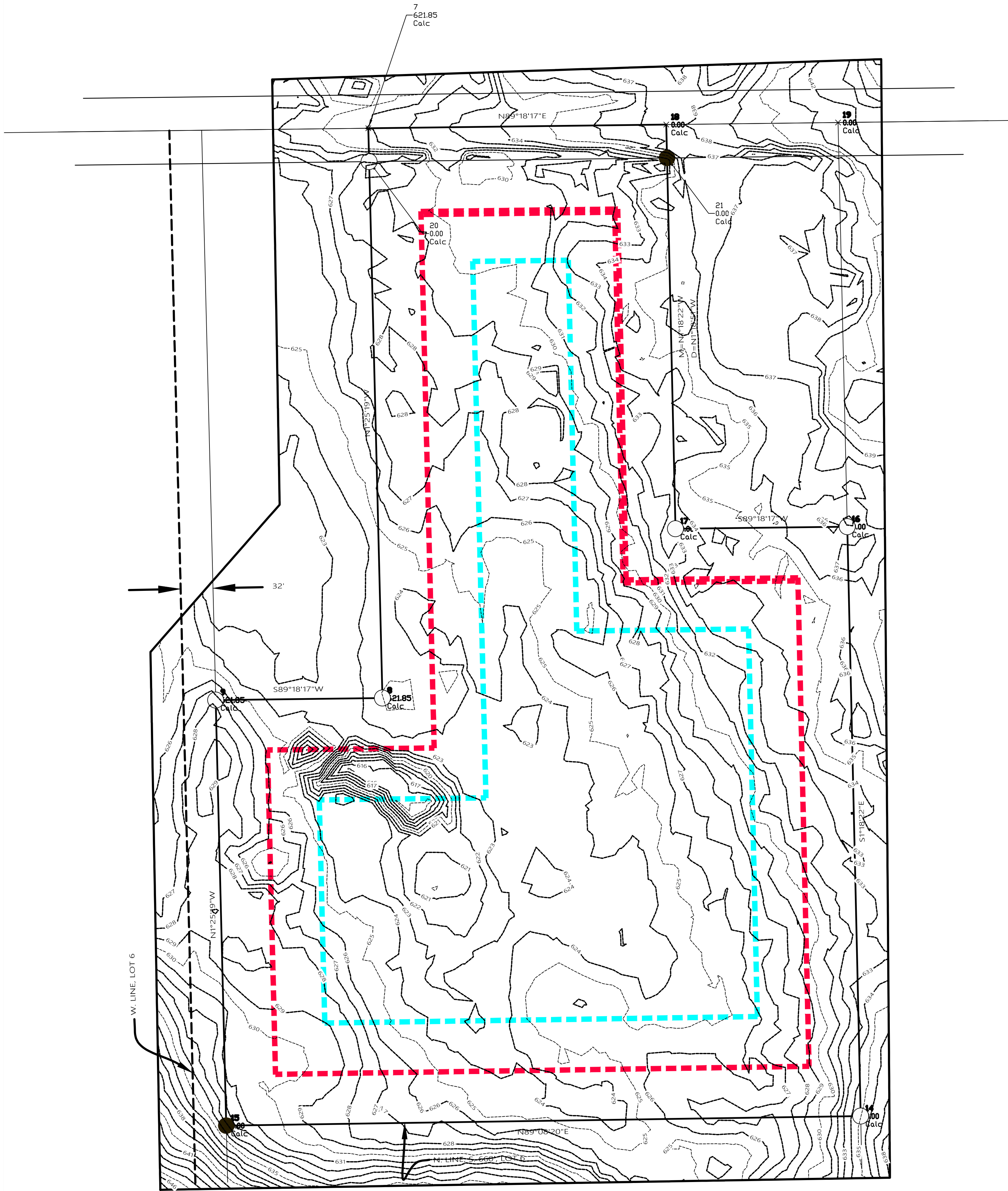
Requestor Phone Number: _____

Requestor E-Mail: _____

If you need this information in an alternate format, contact EGLE-Accessibility@Michigan.gov or call 800-662-9278.

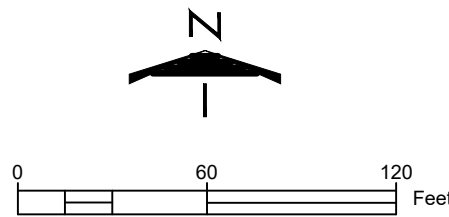
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This form and its contents are subject to the Freedom of Information Act and may be released to the public.



SETBACKS:
MINERAL EXTRACTION
100 FT FROM RIGHT OF WAY
100 FT FROM PROPERTY LINES
200 FT FROM PROPERTY LINE FOR PROCESSING PLANT
POND EXCAVATION
50 FT FROM RIGHT OF WAY
50 FT FROM PROPERTY LINES

LEGAL DESCRIPTION:
LOT 6 OF OTIS R. JOHNSON'S PLAT OF THE NORTHWEST 1/4 OF SECTION 11, TOWN 3 NORTH, RANGE 16 WEST, EXCEPT THE SOUTH 660 FEET THEREOF; AND ALSO EXCEPT THE WEST 32 FEET OF THE NORTH 990 FEET OF SAID LOT; AND ALSO EXCEPT THE FOLLOWING: COMMENCING 32 FEET EAST OF THE NORTHWEST COMER OF SAID LOT 6; THENCE EAST 165 FEET; THENCE SOUTH 264 FEET; THENCE WEST 65 FEET; THENCE SOUTH 60 FEET; THENCE WEST 100 FEET; THENCE NORTH TO THE PLACE OF BEGINNING (LIBER 2961 PAGE 296); AND ALSO EXCEPT THE FOLLOWING: PART OF LOT 6 OF OTIS R. JOHNSON'S PLAT OF THE NORTHWEST 1/4 OF SECTION 11, TOWN 3 NORTH, RANGE 16 WEST, DESCRIBED AS: BEGINNING AT A POINT ON THE NORTH LINE OF SECTION 11, DISTANT NORTH 89 DEGREES 18 MINUTES 17 SECONDS EAST 1153.86 FEET FROM THE NORTHWEST CORNER OF SECTION 11 AND PROCEEDING THENCE NORTH 89 DEGREES 18 MINUTES 17 SECONDS EAST 170.00 FEET ALONG THE NORTH LINE OF SECTION 11; THENCE SOUTH 01 DEGREES 18 MINUTES 51 SECONDS EAST 400.00 FEET ALONG THE EAST LINE OF LOT 6; THENCE SOUTH 89 DEGREES 18 MINUTES 17 SECONDS WEST 170.00 FEET; THENCE NORTH 01 DEGREES 18 MINUTES 51 SECONDS WEST 400.00 FEET TO THE POINT OF BEGINNING (LIBER 1475 PAGE 608); AND ALSO EXCEPT THE FOLLOWING: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION; THENCE NORTH 89 DEGREES 18 MINUTES 17 SECONDS EAST 661.89 FEET ALONG THE NORTH LINE OF SAID SECTION TO THE NORTHWEST CORNER OF SAID LOT 6; THENCE NORTH 89 DEGREES 18 MINUTES 17 SECONDS EAST 197.00 FEET ALONG SAID NORTH LINE; THENCE SOUTH 01 DEGREES 25 MINUTES 19 SECONDS EAST 264.00 FEET; PARALLEL WITH THE WEST LINE OF SAID LOT 6 TO THE POINT OF BEGINNING; THENCE SOUTH 01 DEGREES 25 MINUTES 19 SECONDS EAST 300.00 FEET; THENCE SOUTH 89 DEGREES 20 MINUTES 06 SECONDS WEST 165.00 FEET; THENCE NORTH 01 DEGREES 25 MINUTES 19 SECONDS WEST 239.93 FEET ALONG A LINE PARALLEL WITH AND 32.00 FEET EAST OF THE WEST LINE OF SAID LOT 6; THENCE NORTH 89 DEGREES 18 MINUTES 17 SECONDS EAST 100.00 FEET; THENCE NORTH 01 DEGREES 25 MINUTES 19 SECONDS WEST 60.00 FEET; THENCE NORTH 89 DEGREES 18 MINUTES 17 SECONDS EAST 65.00 FEET TO THE POINT OF BEGINNING.



MINERAL EXTRACTION SETBACK
POND EXCAVATION SETBACK



— www.driesenga.com

WOODEN IRON LLC
PO BOX 45, ZEELEND, MI 49464

ISSUED FOR:

- | | |
|------------------|-------------------|
| Project Manager: | JOHN TENPAS, P.E. |
| Project # | 2410856.1A |
| Sheet Title: | |

Sheet

C-101
3 of 5



PROJECT SUMMARY

- | PARCEL INFORMATION | | I-1 LIGHT INDUSTRIAL DISTRICT AND WP WELLHEAD PROTECTION OVERLAY DISTRICT | |
|---|----------------------|---|--|
| CURRENT ZONING: | | 134 TH AVE | |
| SITE ADDRESS: | | 0329-260-008-00 | |
| PARCEL NUMBER: | | | |
| | REQUIRED | PROVIDED | |
| MIN. LAND AREA: | 30,000 SF (0.688 AC) | 10.51 AC | |
| MIN. LOT WIDTH: | 100 FT | 295 FT | |
| 2. <u>BUILDING</u> | | | |
| MAX. BUILDING HEIGHT: | REQUIRED 35 FT | PROVIDED N/A | |
| MAX. BUILDING SIZE: | N/A | N/A | |
| MAX. LOT COVERAGE: | 40% | N/A | |
| 3. <u>SETBACKS</u> | | | |
| BUILDING | REQUIRED | PROVIDED | |
| FRONT (MIN.) | 75 FT | 195 FT | |
| SIDE (MIN.) (NON RESIDENTIAL) | 25 FT | 63 FT | |
| REAR (MIN.) (NON RESIDENTIAL) | 25 FT | 234 FT | |
| MAN-MADE LAKE EXCAVATION | | | |
| FRONT (MIN.) | 75 FT | 75 FT | |
| SIDE (MIN.) | 50 FT | 50 FT | |
| REAR (MIN.) | 50 FT | 50 FT | |
| MINERAL EXTRACTION | | | |
| ROW / PROPERTY LINE | 100 FT | 100 FT | |
| OFF-SITE RESIDENCE | 200 FT | 266 FT | |
| MINERAL PROCESSING | 200 FT | 266 FT | |
| 4. <u>PARKING</u> | | | |
| | REQUIRED | PROVIDED | |
| DIMENSIONS | N/A | N/A | |
| TOTAL SPACES = | N/A | N/A | |
| ADA SPACES = | N/A | N/A | |
| 5. <u>REGULATORY APPROVALS</u> | | | |
| THE PROJECT WILL REQUIRE THE FOLLOWING APPROVALS, AT A MINIMUM (OTHER PERMITS/APPROVAL MAY ALSO BE REQUIRED) | | | |
| <ul style="list-style-type: none"> • SAUGATUCK TOWNSHIP SITE PLAN • SAUGATUCK TOWNSHIP FIRE DEPARTMENT • ALLEGAN COUNTY DRAIN COMMISSIONER STORM WATER MANAGEMENT • ALLEGAN COUNTY SOIL EROSION & SEDIMENTATION CONTROL PERMIT • ALLEGAN COUNTY ROAD COMMISSION ROW/DRIVEWAY | | | |
| 6. <u>IMPACT ON PUBLIC SERVICES</u> | | | |
| PROJECT WILL NOT RESULT IN ADVERSE IMPACT TO PUBLIC SERVICES, INCLUDING POLICE & FIRE PROTECTION, UTILITIES, TRAFFIC OR ROADWAYS. | | | |
| 7. <u>IMPACT TO SURROUNDING PROPERTIES</u> | | | |
| USE OF PROPERTY WILL BE CONSISTENT WITH OTHER USES IN THIS ZONING DISTRICT AND IN THE SURROUNDING AREA. USE OF PROPERTY WILL NOT GENERATE ADVERSE LEVELS OF NOISE, VIBRATION, SMOKE, LIGHT, GLARE, OR OTHER PROBLEMATIC CONDITIONS. | | | |
| 8. <u>SIGNAGE</u> | | | |
| NO SIGNAGE PLANNED AT THIS TIME. ANY FUTURE SIGNAGE TO COMPLY WITH TOWNSHIP REQUIREMENTS. | | | |
| 9. <u>STORM WATER MANAGEMENT</u> | | | |
| STORM WATER WILL BE COLLECTED IN A SERIES OF DITCHES AND ROUTED TO A PROPOSED RETENTION BASIN. RETENTION BASIN WILL STORE RUNOFF UNTIL IT INFILTRATES INTO THE GROUND PER ALLEGAN COUNTY DRAIN COMMISSIONER STANDARDS. | | | |
| 10. <u>WATERS/SEWER SERVICE</u> | | | |
| NO WATER OR SEWER SERVICES ARE REQUIRED AT THIS TIME. | | | |
| 11. <u>WETLANDS</u> | | | |
| THERE ARE NO KNOWN REGULATED WETLANDS ON THE SUBJECT PROPERTY. | | | |
| 12. <u>FLOODPLAINS</u> | | | |
| THERE ARE NO KNOWN REGULATORY FLOODPLAINS ON THE SUBJECT PROPERTY, PER FEMA FIRM MAP CN: 26005C0166G. | | | |
| 13. <u>LANDSCAPING</u> | | | |
| NO LANDSCAPING PLANNED AT THIS TIME. ANY FUTURE LANDSCAPING TO COMPLY WITH TOWNSHIP REQUIREMENTS. | | | |
| 14. <u>SITE LIGHTING</u> | | | |
| "NO NIGHTTIME OPERATIONS WILL OCCUR. LIGHTING WILL BE LIMITED TO SECURITY PURPOSES AND WILL BE SHIELDED TO PREVENT SPILLOVER ONTO ADJACENT PROPERTIES" | | | |
| 15. <u>LOADING/UNLOADING OPERATIONS</u> | | | |
| LOADING/UNLOADING AREAS ARE INDICATED ON THE PLAN. DELIVERY/SHIPMENT OF MATERIALS WILL BE DONE USING STANDARD GRAVEL TRAIN TRUCKS. DELIVERIES/SHIPMENTS WILL OCCUR DURING NORMAL BUSINESS HOURS | | | |
| 16. <u>REFUSE MANAGEMENT</u> | | | |
| THIS PROJECT WILL IMPLEMENT A STRUCTURED WASTE MANAGEMENT PROGRAM IN COMPLIANCE WITH ALLEGAN COUNTY AND MICHIGAN STATE ENVIRONMENTAL REGULATIONS. WASTE WILL BE SEGREGATED, COLLECTED, AND DISPOSED OF PROPERLY, WITH HAZARDOUS MATERIALS HANDLED ACCORDING TO REGULATORY STANDARDS. THE OPERATOR IS COMMITTED TO MAINTAINING A CLEAN AND ENVIRONMENTALLY RESPONSIBLE SITE, ENSURING THAT ALL WASTE IS MANAGED EFFICIENTLY AND WITHOUT NEGATIVE ENVIRONMENTAL IMPACT. | | | |
| 17. <u>HOURS AND DAYS OF OPERATION</u> | | | |
| THE OPERATOR ACKNOWLEDGES AND AGREES TO COMPLY WITH ALL APPLICABLE REGULATIONS OUTLINED IN THE TOWNSHIP ZONING ORDINANCE REGARDING TO: NO OPERATION SHALL BE CONDUCTED ON SUNDAYS, LEGAL HOLIDAYS, OR DURING MEMORIAL DAY, LABOR DAY WEEKENDS, OR INDEPENDENCE DAY IF JULY 4 FALL ON MONDAY OR FRIDAY. | | | |
| 18. <u>CONSTRUCTION SCHEDULE</u> | | | |
| CONSTRUCTION IS ANTICIPATED TO START IN MAY, 2025 AND BE COMPLETED IN AUGUST, 2025. | | | |

KEY NOTES:

- (A) GRAVEL DRIVE SECTION (SEE DETAIL)
- (B) SWING ARM GATE (SEE DETAILS)
- (C) 24" CURB & GUTTER - MDOT F4 MODIFIED (SEE DETAIL)
- (D) ASPHALT PAVEMENT-HEAVY DUTY (SEE DETAIL)

WELLHEAD PROTECTION INFORMATION:

1. THERE ARE NO EXISTING OR PROPOSED DEED RESTRICTIONS ON THE PROPERTY.
2. THERE ARE NO EXISTING OR PROPOSED SEPTIC TANKS OR DRAIN FIELDS ON THE PROPERTY.
3. THERE ARE NO PROPOSED STRUCTURES WITH FLOOR DRAINS.
4. THERE ARE NO EXISTING OR PROPOSED PUBLIC OR PRIVATE WELLS ON THE PROPERTY.
5. THERE ARE NO EXISTING OR PROPOSED HAZARDOUS SUBSTANCES TO BE STORED, USED OR GENERATED ON -SITE.
6. THERE ARE NO EXISTING OR PROPOSED ABOVE GROUND OR UNDERGROUND STORAGE TANKS ON THE PROPERTY.



1. CONTRACTOR SHALL OBTAIN ALL NECESSARY LOCAL, STATE AND FEDERAL PERMITS REQUIRED.
2. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF AUTHORITIES HAVING JURISDICTION.
3. CALL "MISS DIG", 811, 72 HOURS PRIOR TO THE START OF ANY EXCAVATION.
4. EXISTING UNDERGROUND UTILITIES ARE SHOWN BASED ON AVAILABLE RECORDS AND/OR TOPOGRAPHIC SURVEY DATA. THIS PLAN MAY NOT SHOW UTILITIES IN THEIR EXACT LOCATION AND MAY NOT SHOW ALL UTILITIES IN THE AREA.
5. CONTRACTOR SHALL MAINTAIN UTILITY SERVICES AT ALL TIMES. ANY INTERRUPTION IN SERVICES TO THIS SITE OR ADJACENT SITES MUST BE SCHEDULED WITH THE OWNER, UTILITY PROVIDER, AND AFFECTED PROPERTIES 48 HOURS PRIOR TO THE INTERRUPTION.
6. CONTRACTOR SHALL PROTECT ALL EXISTING AND NEW CONSTRUCTION FROM DAMAGE. SHOULD ANY DAMAGE OCCUR, CONTRACTOR SHALL MAKE ALL NECESSARY REPAIRS AT NO COST TO THE OWNER.
7. IF ANY DISCREPANCIES OR CONFLICTS ARE FOUND, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY PRIOR TO CONSTRUCTION OF AFFECTED WORK TO DETERMINE COURSE OF ACTION.
8. CONTRACTOR SHALL COORDINATE THEIR WORK WITH OTHER CONTRACTORS ON OR ADJACENT TO THE PROJECT SITE.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING AND COORDINATING THEIR WORK WITH ALL UTILITY PROVIDERS PRIOR TO CONSTRUCTION.
10. PROVIDE BARRIERS OR OTHER PROTECTION TO KEEP VEHICULAR AND PEDESTRIAN TRAFFIC AWAY FROM CONSTRUCTION AREA AND OFF NEWLY PAVED AREAS.

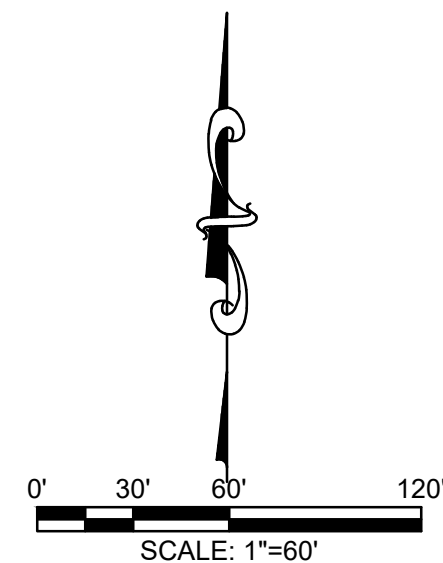
LAYOUT NOTES:

1. CONTRACTOR SHALL REVIEW AND VERIFY SITE LAYOUT PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL ENGAGE A LICENSED SURVEYOR TO PERFORM ALL CONSTRUCTION LAYOUT AND STAKING AS NECESSARY.
3. ALL COORDINATE POINTS AND DIMENSIONS GIVEN, UNLESS OTHERWISE NOTED, ARE TO BACK OF CURB AND FACE OF BUILDING WALL.
4. REFER TO ARCHITECTURAL AND STRUCTURAL DRAWINGS FOR BUILDING DIMENSIONS.
5. INSTALL EXPANSION JOINTS AT ALL LOCATIONS WHERE NEW CONCRETE MEETS EXISTING CONCRETE OR BITUMINOUS PAVEMENT.

LEGEND

LEGEND		EXISTING	PROPOSED
BENCHMARK			
STORM SEWER MANHOLE			
CATCH BASIN			
FLARED END SECTION			
SANITARY SEWER MANHOLE			
CLEANOUT			
WELL HEAD			
FIRE HYDRANT			
FIRE DEPARTMENT CONNECTION			
SPRINKLER CONTROL VALVE			
SPRINKLER HEAD			
VALVE (WATER & GAS)			
GAS METER			
UTILITY RISERS			
UTILITY POLE			
LIGHT POLE			
GUY ANCHOR			
TRANSFORMER			
HAND HOLE (ELECTRIC)			
ELECTRIC METER			
GROUND MOUNTED LIGHT			
SIGN			
SOIL BORING			
BOLLARD POST			
POST			
GATE			
FENCE LINE			
OVERHEAD UTILITIES			
UNDERGROUND ELECTRIC			
COMMUNICATIONS			
TELEPHONE			
FIBER OPTIC			
GAS LINE			
EXISTING WATER LINE			
PROPOSED WATER LINE			
EXISTING STORM SEWER			
PROPOSED STORM SEWER			
EXISTING SANITARY SEWER			
PROPOSED SANITARY SEWER			
EXISTING BITUMINOUS SURFACE			
PROPOSED BITUMINOUS SURFACE			
EXISTING CONCRETE SURFACE			
PROPOSED CONCRETE SURFACE			
GRAVEL SURFACE			
CONIFEROUS TREE			
DECIDUOUS TREE			
ORNAMENTAL BUSH			

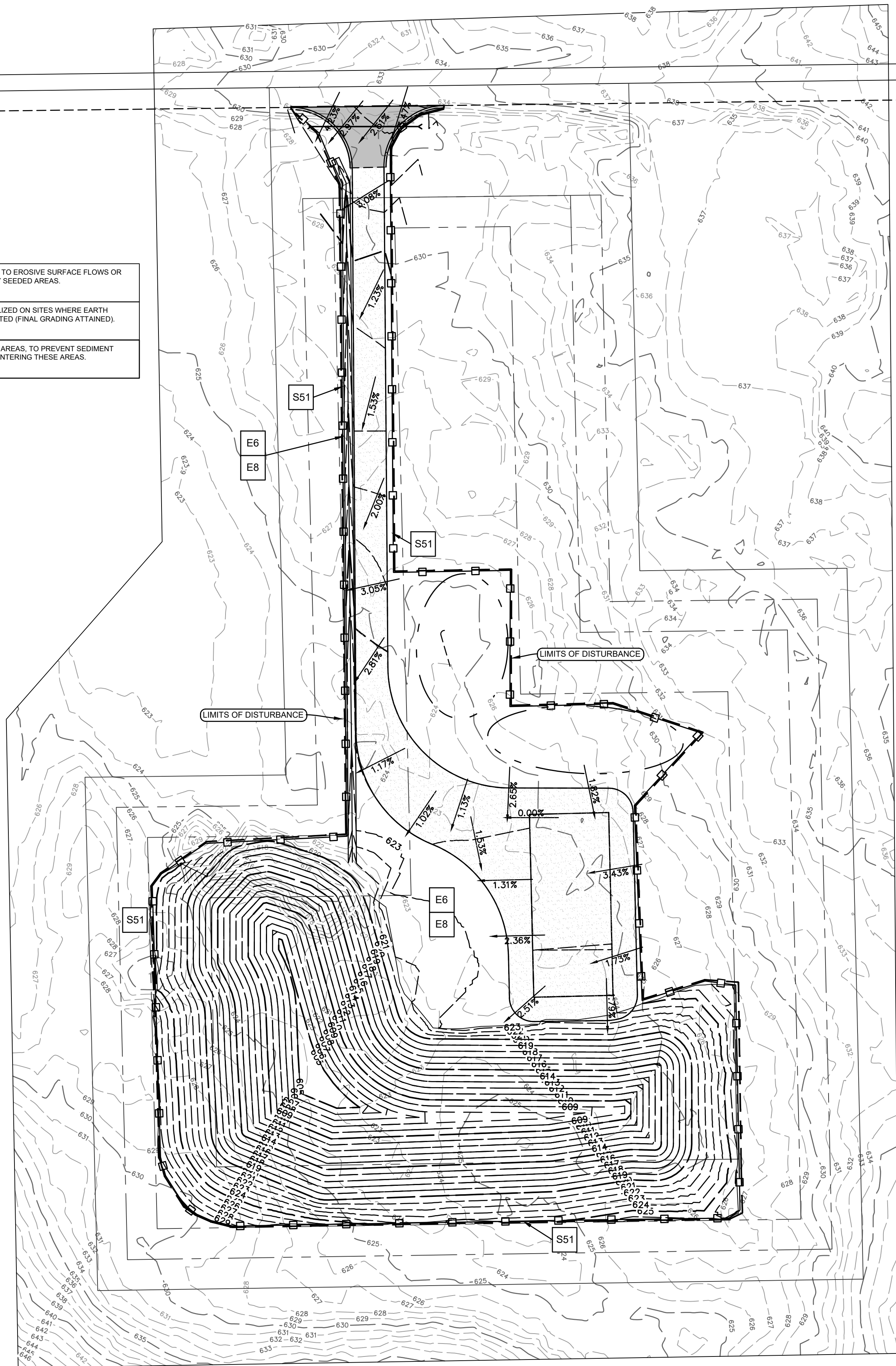
PRELIMINARY
NOT FOR CONSTRUCTION





Know what's below.
Call before you dig.

E6	MULCH		FOR USE IN AREAS SUBJECT TO ERODIVE SURFACE FLOWS OR SEVERE WIND OR ON NEWLY SEEDED AREAS.
E8	PERMANENT SEEDING		STABILIZATION METHOD UTILIZED ON SITES WHERE EARTH CHANGE HAS BEEN COMPLETED (FINAL GRADING ATTAINED).
S51	SILT FENCE		USE ADJACENT TO CRITICAL AREAS, TO PREVENT SEDIMENT LADEN SHEET FLOW FROM ENTERING THESE AREAS.



CONTINUED MAINTENANCE OF PERMANENT SESC MEASURES:

PROPERTY OWNER SHALL BE RESPONSIBLE TO MAINTAIN PERMANENT SESC MEASURES.

PAVING:
REPAIR CRACKED OR DAMAGE PAVEMENT AS NEEDED.

SEEDING:
INSPECT NEWLY SEEDED AREAS SUBSEQUENT TO ANTICIPATED GERMINATION DATE AND AFTER EACH SIGNIFICANT RAINFALL EVENT THAT PRODUCES RUNOFF UNTIL AREAS ARE STABILIZED.

REPAIR ERODED AREAS, APPLYING SUPPLEMENTAL SEED, MULCH AND WATER AS NEEDED.

IF SEED DOES NOT ESTABLISH, CONDUCT SOIL TESTS, AMEND SOILS AS NEEDED, AND REAPPLY SEED AND/OR MULCH DURING THE RECOMMENDED GROWING SEASON.

TO ASSIST IN THE ESTABLISHMENT OF NATIVE SPECIES REMOVE UNWANTED COMPETING VEGETATION IN THE FIRST YEAR. MOWING CAN BE USED PERIODICALLY TO DISCOURAGE WEEDS.

SESC SITE SUMMARY:

- NATIVE SITE SOIL IS CLASSIFIED AS SANDY LOAM PER USDA WEB SOIL SURVEY OR SOIL BORINGS.
- WETLANDS
THERE ARE NO KNOWN REGULATED WETLANDS ON THE SUBJECT PROPERTY.
- FLOODPLAINS
THERE ARE NO KNOWN REGULATORY FLOODPLAINS ON THE SUBJECT PROPERTY, PER FEMA FIRM MAP CN: 26005C0166G.
- AREA OF DISTURBANCE: 10.51 ACRES

GRADING NOTES:

- ALL SURFACES SHALL BE GRADED TO PROVIDE SMOOTH CONTOURING AND POSITIVE SLOPE AWAY FROM BUILDINGS, WITH NO PONDING OF WATER.
- IN ALL AREAS OF NEW CONSTRUCTION, GRADING, OR MATERIAL STOCKPILE AREAS, STRIP AND STOCKPILE EXISTING TOPSOIL PRIOR TO OTHER CONSTRUCTION ACTIVITIES.
- UNLESS OTHERWISE INDICATED, GRADES AND CONTOURS SHOWN REPRESENT FINISHED GRADE, AFTER PLACEMENT OF PAVEMENT, TOPSOIL, AND OTHER SURFACE IMPROVEMENTS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE ADJUSTMENT OF ALL EXISTING MANHOLES AND CATCH BASINS, FRAMES AND COVERS, VALVE BOXES, AND CLEAN-OUTS TO MEET FINISHED GRADE.

CONSTRUCTION SEQUENCE	OPERATION TIME SCHEDULE - (2025-2025)											
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
SITE CLEARING AND INSTALL CONTROLS												
ROUGH GRADE SITE												
INSTALL UTILITIES												
BUILDING CONSTRUCTION												
FINAL GRADING												
PAVING												
SEEDING & STABILIZATION												

RESTORATION NOTES:

- EXISTING ONSITE TOPSOIL MAY BE USED IF APPROVED BY ENGINEER. IF NOT APPROVED, IMPORTED TOPSOIL MEETING PROJECT SPECIFICATIONS SHALL BE USED.
- RETENTION BASIN, IF PRESENT, SHALL BE RESTORED WITH 3" OF LOOSE SANDY TOPSOIL, SEED, FERTILIZER, AND MULCH ON BASIN BOTTOM. RETENTION BASIN SIDESLOPES SHALL BE RESTORED WITH 3" OF LOOSE SANDY TOPSOIL, SEED, FERTILIZER, AND EROSION CONTROL BLANKET, NORTH AMERICAN GREEN DS150 OR EQUAL. SEED MIX SHALL BE JFNEW STORMWATER SEED MIX OR EQUAL ON BASIN BOTTOM AND 2 FEET VERTICALLY UP SIDESLOPE, AND SUITABLE GRASS SEED MIX ABOVE 2 FOOT LEVEL.
- DETENTION BASIN, IF PRESENT, SHALL BE RESTORED WITH 4" (MIN) TOPSOIL, SUITABLE GRASS SEED MIX, FERTILIZER, AND MULCH ON BASIN BOTTOM. DETENTION BASIN SIDESLOPES SHALL BE RESTORED WITH 4" (MIN) TOPSOIL, SUITABLE GRASS SEED MIX, FERTILIZER, AND EROSION CONTROL BLANKET, NORTH AMERICAN GREEN DS150 OR EQUAL.
- ALL OTHER SLOPES STEEPER THAN 1 ON 4 SHALL BE RESTORED WITH 4" (MIN) TOPSOIL, SUITABLE GRASS SEED MIX, FERTILIZER, AND EROSION CONTROL BLANKET, NORTH AMERICAN GREEN DS150 OR EQUAL.
- ALL OTHER DISTURBED AREAS SHALL BE RESTORED WITH 4" (MIN) TOPSOIL, SUITABLE GRASS SEED MIX, FERTILIZER, AND MULCH.

UTILITY NOTES:

- CONTRACTOR SHALL OBTAIN CONNECTION PERMIT PRIOR TO INSTALLATION OF ANY PRIVATE WATER, SANITARY, OR STORM CONNECTIONS TO PUBLIC MAIN.
- CONTRACTOR SHALL ENSURE ALL NECESSARY PERMITS ARE OBTAINED FOR ANY PROPOSED PUBLIC WATER MAIN, SANITARY SEWER, OR STORM SEWER. CONTRACTOR SHALL COORDINATE WITH MUNICIPALITY PRIOR TO CONSTRUCTION TO SCHEDULE PRE-CONSTRUCTION MEETING AND TO ENSURE COMPLIANCE WITH INSPECTION/TESTING REQUIREMENTS.
- REFER TO ARCHITECTURAL AND MECHANICAL DRAWINGS FOR EXACT UTILITY CONNECTION LOCATIONS AT BUILDING.
- ALL SITE UTILITIES SHALL BE STUBBED AND PLUGGED TO WITHIN FIVE FEET OF THE OUTSIDE BUILDING FOUNDATION WALL UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL DOCUMENT, AND FURNISH TO OWNER AND ENGINEER, WITNESS DIMENSIONS FOR ALL UTILITY STUBS AND CONDUITS INSTALLED.
- ALL UTILITY WORK SHALL BE COMPLETED, INCLUDING TRENCH BACKFILL AND COMPACTION, PRIOR TO PLACEMENT OF AGGREGATE BASE.

LEGEND

- XXXXXX FINISH GRADE ELEVATION
- WG XXXXXX MATCH EXISTING GRADE ELEVATION
- TL XXXXXX FINISH GRADE ELEVATION AT BACK OF CURB
- FL XXXXXX FINISH GRADE ELEVATION AT FLOW LINE
- TW XXXXXX FINISH GRADE ELEVATION AT TOP OF WALL
- BW XXXXXX FINISH GRADE ELEVATION AT BOTTOM OF WALL AT GROUND
- PROPOSED SWALE
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- 627.00 MINIMUM OPENING ELEV. (M.O.E.)
- 623.60 MINIMUM BASEMENT ELEV. (M.B.E.)

SOIL EROSION & SEDIMENTATION CONTROL (SESC) NOTES:

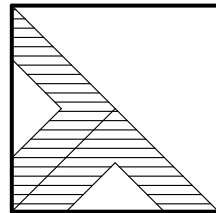
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND COMPLYING WITH THE SESC PERMIT.
- PLACE TEMPORARY SESC MEASURES AS INDICATED ON DRAWING PRIOR TO EARTH MOVING AND GRADING ACTIVITIES.
- CONTRACTOR SHALL AVOID THE UNNECESSARY DISTURBING OR REMOVING OF EXISTING VEGETATED TOPSOIL OR EARTH COVER.
- INSPECT AND MAINTAIN ALL TEMPORARY SESC MEASURES AFTER STORM EVENTS AND AS NECESSARY TO ASSURE PROPER FUNCTION.
- ALL SOIL STOCKPILES LEFT UNDISTURBED FOR MORE THAN 7 DAYS SHALL HAVE PERIMETER SILT FENCE. ALL SOIL STOCKPILES LEFT UNDISTURBED FOR MORE THAN 30 DAYS SHALL BE STABILIZED WITH TEMPORARY SEEDING.
- DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE AND PERMANENTLY STABILIZED WITHIN 30 DAYS SHALL BE STABILIZED WITH TEMPORARY SEEDING.
- TEMPORARY SEEDING SHALL CONSIST OF OATS AND/OR BARLEY AT AN APPLICATION RATE OF 2.0 LBS/1000 SFT MINIMUM APRIL 1 THROUGH AUGUST 31, OR ANNUAL RYEGRASS AT AN APPLICATION RATE OF NOT LESS THAN 2.0 LBS/1000 SFT AUGUST 1 THROUGH NOVEMBER 15. IRRIGATE IF NECESSARY TO ESTABLISH TEMPORARY COVER.
- TEMPORARY SESC MEASURES SHALL REMAIN IN PLACE UNTIL ALL PERMANENT SESC MEASURES ARE INSTALLED, AND VEGETATION IS UNIFORMLY ESTABLISHED. RE-GRADE, RE-SEED AND PLACE ADDITIONAL TOPSOIL IN ERODED AREAS AS NECESSARY UNTIL FINAL LANDSCAPING IS INSTALLED.
- CONSTRUCTION OF SEDIMENT BASINS AND DIVERSION DITCHES SHALL BE COMPLETED PRIOR TO SITE CLEARING AND GRADING.
- INSTALL INLET SEDIMENT TRAPS (SILT SACK OR EQUAL) IN ALL PROPOSED CATCHBASINS AS INDICATED ON THIS DRAWING. CLEAN INLET SEDIMENT TRAPS ON A WEEKLY BASIS AND AFTER RAIN EVENTS AS REQUIRED.
- CONTRACTOR SHALL INSPECT AND CLEAN OUT ALL EXISTING AND PROPOSED STORM SEWER CATCHBASINS AND MANHOLES WITHIN THE PROJECT LIMITS, OR OUTSIDE THE PROJECT LIMITS IF SUBJECT TO CONSTRUCTION SITE RUNOFF, AS NECESSARY DURING CONSTRUCTION AND PRIOR TO FINAL ACCEPTANCE.
- PLACE SILT FENCE ALONG DISTURBED AREAS WHERE SURFACE WATER WILL FLOW INTO EXISTING SWALES, DITCHES AND ADJACENT PROPERTIES. ANCHOR SILT FENCE TO PREVENT UNCONTROLLED RELEASE OF SILT LADEN WATER.
- THE CONTRACTOR IS RESPONSIBLE FOR THE DAILY SWEEPING OF TRACKED MATERIALS FROM ALL ROADWAYS.
- THE SESC MEASURES SHOWN ON THIS PLAN ARE THE MINIMUM MEASURES REQUIRED. DUE TO SITE ACTIVITIES AND SCHEDULES, ADDITIONAL MEASURES WILL LIKELY BE REQUIRED TO MAINTAIN SITE ACCORDING TO APPLICABLE STATE AND FEDERAL GUIDELINES AT NO ADDITIONAL COST TO THE OWNER.
- ONCE SITE IS STABILIZED, ALL TEMPORARY SESC MEASURES SHALL BE REMOVED.

LEGEND

- BENCHMARK
- STORM SEWER MANHOLE
- CATCH BASIN
- FLARED END SECTION
- SANITARY SEWER MANHOLE
- CLEANOUT
- WELL HEAD
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- SPRINKLER CONTROL VALVE
- SPRINKLER HEAD
- VALVE (WATER & GAS)
- GAS METER
- UTILITY RISERS
- UTILITY POLE
- LIGHT POLE
- GUY ANCHOR
- TRANSFORMER
- HAND HOLE (ELECTRIC)
- ELECTRIC METER
- GROUND MOUNTED LIGHT
- SIGN
- SOIL BORING
- BOLLARD POST
- POST
- GATE
- FENCE LINE
- OVERHEAD UTILITIES
- UNDERGROUND ELECTRIC
- COMMUNICATIONS
- TELEPHONE
- FIBER OPTIC
- GAS LINE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING BITUMINOUS SURFACE
- PROPOSED BITUMINOUS SURFACE
- EXISTING CONCRETE SURFACE
- PROPOSED CONCRETE SURFACE
- CONFEROUS TREE
- DECIDUOUS TREE
- ORNAMENTAL BUSH

0' 30' 60' 120'
SCALE: 1"=60'

PRELIMINARY
NOT FOR CONSTRUCTION



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Ypsilanti, MI
734-368-9483

MATERIALS RECYCLING FACILITY
134TH AVE
SECTION 11, T03N, R16W, SAUGATUCK TOWNSHIP, ALLEGAN CO.
-FOR-
WOODEN IRON LLC
PO BOX 45, ZEELAND, MI 49464

ISSUED FOR:

- FOR SITE PLAN APPROVAL
03-19-2025 D: AA C: JMT
- REVISED PER MUNICIPAL REVIEW
04-15-2025 D: AA C: JMT

Project Manager:
JOHN TENPAS, P.E.

Project #
2410856.1A

Sheet Title:
**GRADING AND
SOIL EROSION
CONTROL
PLAN**

Sheet #

C-102
4 of 5

May 13, 2025
2250585

Ms. Lynee Wells
Saugatuck Township Planner
3461 Blue Star Hwy
Saugatuck, MI 49453

RE: 134th Avenue - Special Approval Use for Mineral Extraction, with Man-made Lake and
Waste Management and Recycling
Saugatuck Township – Section 11

Dear Ms. Wells:

On behalf of Saugatuck Township, our office has done an initial review of the site plan drawings and application materials provided via email on April 17, 2025 for the Special Approved Use Application for Wooden Iron LLC on 134th Avenue for creation of water body and removal of sand/soil from the site.

Information received includes:

- Site plans (dated 4/15/25)
- Application for Special Approval Use (dated 4/16/25)
- Application for Site Plan Review (dated 4/16/25)
- EGLE Permit Checklist
- Operational and Restoration Plan
- Application Narrative (dated 4/16/25)
- Revised Submittal Response Letter from John Tempas at Driesenga & Associates (dated 4/16/25)

Our understanding is this site is scheduled to appear before the Planning Commission on May 20, 2025 for consideration for the Special Approval Use.

Our comments are as follows:

1. General

- a. As summarized in the Site Plan Narrative, the nature of the Special Approval Use request is for the extraction of sand to create a man-made lake. The sand would be mined and hauled away over time for construction related purposes by the Owner's excavating company. The site would also include designated areas for stockpiling concrete and asphalt materials and recycled by the owner once every construction season for use on other construction projects.
- b. Is the property in an area of suspected contamination (adjacent to an old landfill) that would warrant soil testing? Is an environmental impact study needed?

- c. Have any soil borings been completed nearby the proposed man-made lake that confirm the usability of the mined soil material? Please provide a geotechnical report.
- d. Contaminated soil is not allowed to be moved from one parcel to another. The proposed sand mining is directly adjacent to an old landfill, which raises concerns of soil and groundwater contamination. How will the developer ensure that contaminated soil is not being hauled off-site?
- e. The developer should describe how groundwater will be addressed during the excavation of the man-made lake. Will it be excavated while wet? Will dewatering be needed? If dewatering is needed, the developer will need to ensure that the groundwater being discharged is not contaminated.
- f. The Operational Plan should describe how the man-made lake will be operated to remain fresh and not stagnant and further describe the specific actions that will be taken to prevent conditions that are hospitable to mosquito breeding.
- g. Are any other materials other than asphalt and concrete to be transported to the site?
- h. The development is responsible for obtaining all permits for construction. An EGLE Part 637: Sand Dune Mining permit may be required.
- i. The Saugatuck Township Fire District must review and approve the proposed access gate.
- j. The proposed driveway connection to 134th Street must be reviewed and approved by the Allegan County Road Commission (ACRC) office.
- k. A Soil Erosion and Sedimentation Control (SESC) permit must be received from the Allegan County Health Department prior to excavation.
- l. An as-built plan, prepared by a professional surveyor registered in the State of Michigan, must be provided to the Township within two months of completion of the man-made lake.
- m. The mine operator shall post a financial guarantee for restoration and stabilization determined by the guarantee. We recommend that the operator provide an estimated construction cost for restoration and stabilization of the site after mining activities are completed.
- n. Upon man-made lake completion, we recommend that certification be provided that the lake was built to the plans and specifications provided.

2. Grading and Plan Details

- a. Proposed spot elevations should be added to the grading plan at the driveway and the temporary processing plant area.
- b. Man-made lake side slopes are proposed to be five (5) feet horizontal to one (1) foot vertical which is in compliance with Section 11.110(C) of the Zoning Ordinance.
- c. It should be noted on the plans where excavated sand is proposed to be temporarily stockpiled during mining operations.

- d. How will the man-made lake be protected from the temporary processing plant operation?
- e. Excavation setback requirements of 100 feet are met on the east and north sides of the property, but are proposed to be 50 feet on the south and west sides due to lack of future development (capped landfill to south and property owner is in support of the project to the west). Final approved excavation limit setback lines must be staked during material extraction.
- f. It is unclear where the normal water level of 618 feet was derived from. This information should be provided including the anticipated elevation of the groundwater table at the man-made lake.
- g. Upon commencement of the mining operations, the active mining area shall be enclosed by a fence adorned with “No Trespassing” signs per Section 8.180 of the Zoning Ordinance. The Township may choose to exclude this requirement given that the proposed side slopes of the man-made lake are relatively gentle (5:1).

3. Wellhead Protection Overlay District

- a. The Special Approval Use is located within the Wellhead Protection Overlay District
- b. Use of oil, waste oil, or similar liquid petroleum-type products are prohibited for dust suppression
- c. We reviewed the completed EGLE Environmental Permits Checklist. The only comments we have are that an SESC permit would be required based on the proposed site usage.
- d. Wellhead protection information is included in the plans on Sheet C-101. Based on the responses provided, we do not have any notable concerns relating to the Wellhead Protection Overlay District based on the proposed site usage.

4. Wastewater Collection and Water Supply

- a. There are no wastewater collection or water supply needs proposed for this development.

5. Site Drainage and Storm Water Management

- a. The site is proposed to be graded such that the surface drains toward the excavated man-made lake, utilizing infiltration to disperse of the stormwater. No off-site discharge of runoff from within the disturbed area is proposed.
- b. Storm water management must be reviewed and approved by the Allegan County Drain Commissioner’s (ACDC) office for this development. Construction plan approval should be obtained from ACDC prior to final approval.

Plan review and construction observation fees for this project are to be paid by the developer based on the actual costs of the fees charged. These fees shall be paid to Saugatuck Township prior to accepting the project.

Ms. Lynee Wells

May 13, 2025

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If you have any questions or comments regarding the above, please call me at 616-394-0200.

Sincerely,

Prein&Newhof



Tyler DeNooyer, P.E.

TDN/tdn

C : Brian Timmer, Developer
 John Tenpas, Driesenga & Associates, Inc.
 Greg Janik, STFD
 Chris Mantels, STFD
 Daniel DeFranco, Saugatuck Township Manager



SAUGATUCK TOWNSHIP FIRE DISTRICT

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3342 Blue Star Highway
Saugatuck, MI 49453
269 857-3000 / Fax: 269 857-1228
E-mail: info@saugatuckfire.org

April 23rd, 2025

Wooden Iron, LLC
c/o Brian Timmer
P.O. Box 45
Zeeland, MI 49464

Re: 20-260-008-00 134th Ave., Saugatuck, MI – Wooden Iron - Entrance Gate at Material Recycling Facility for Driesenga & Associates submittals for Project #2410856.1A submittals dated 04-15-2025, Sheets G-001, C-101, & C-102, C-501

Dear Mr. Timmer,

We are in receipt of the site plan for Entrance Gate at the Wooden Iron Materials Recycling Facility received 3/27/2025. We reviewed the plans using the International Fire Code (IFC) 2015 edition. Please see the result of the fire department review listed **below**.

1. The installation of security gates across a fire apparatus access road shall be approved by the fire chief. Where security gates are installed, they shall have an approved means of emergency operation. The security gates and the emergency operation shall be maintained operational at all times. Electric gate operators, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F 2200. (IFC 503.6) **Gate is shown as 26 feet wide in submittals and complies with the minimum dimension requirements. A Knox Padlock, Model #3781 or #3782, or if electric gate, Knox Key Switch Models #3501 or #3502 is required to be installed on the Gate or Gate Entry Keypad for emergency gate operations. Knox Padlocks and Key Switches can be ordered at www.knoxbox.com.**

Knox Padlock or Key Switch operation shall be tested and verified for proper operation after gate installation, but prior to the gate(s) remaining closed on a permanent basis.

2. Anything omitted in this plan review is subject to field inspection. (IFC 105.4.4)

Please contact us after the Knox Padlock has been received and is ready for installation or when the Key Switch is installed and ready to test the operation. We require a minimum of one-week advance notice to schedule on-site inspections and testing.

You have site plan approval for the Entrance Gate at the Wooden Iron Materials Recycling Facility if you are in agreement with the above-mentioned items. Please ensure you receive the appropriate permits from Saugatuck Township prior to commencement of construction. Please let us know if you have any questions.

Respectfully Yours,

Chris Mantels

Deputy Chief / Fire Inspector

Cc: Greg Janik – Fire Chief (via email)
Lynee Wells – Zoning Administrator (via email)
Leon Lawrence – Code Enforcement (via email)