

Danby Township  
Ionia County

Danby Township Hall 13122 Charlotte Hwy. Sunfield MI 48890

Special Use Application

This application must be completed in full and approved by the Township Zoning Board before beginning any construction, excavation or use regulated by the Danby Township Zoning Ordinance.

Proposed Special Use Request

NORTHERN EXPANSION OF MACKENZIE Co. GRAND RIVER AVE.  
SAND EXTRACTION PIT ON TO THE GRANT PROPERTY ON  
PEAKE ROAD.

Property Information

Address 2 VACANT PARCELS ON PEAKE RD.  
Parcel Number 34-040-011-000-001-22 & 34-040-012-000-006-20  
Legal Discription SEE ATTACHED

Applicant Information

Name MACKENZIE RECYCLING CORP.  
Address 4248 W. SAGINAW HWY.  
City GRAND LEDGE State MI Zip 48837  
Phone Numbers (517) 622-2117 (517) 627-8408

Property Owner Information (if different from applicant)

Name GRANT, RONALD & BOBBIE  
Address 10980 PEAKE ROAD  
City PORTLAND State MI Zip 48875  
Phone Numbers (517) 647-4509

Affidavit

I certify and affirm that I am the property or building owner or the owner's authorized agent and that I agree to conform to applicable zoning laws of Danby Township. I also certify and affirm that this application is accurate and complete to the best of my knowledge, I hereby give permission for Township representatives to visit this location.

Signature Ron Grant Bobbie Grant Date 9/5/18  
Ronald W. Clark, AGENT MACKENZIE RECYCLING CORP. 9-5-18

Special Use Application (page 2)

Present Zoning District

RURAL RESIDENTIAL

Present Use of the Property

VACANT RESIDENTIAL

Site Plan

Include a site plan showing the location of the proposed Special Use, any existing structures or the proposed location of any new construction or additions. Site plans must contain all of the information required in Chapter 11 of the Danby Township Zoning Ordinance

Zoning Administrator Use

Fee paid \$300.00 Old National Bank # 008259 Date 9-18-18

Application Approved \_\_\_\_\_ Date \_\_\_\_\_

Conditions of Approval \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Application Denied \_\_\_\_\_ Date \_\_\_\_\_

Reason for Denial \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Zoning Administrator Signature

\_\_\_\_\_ Date \_\_\_\_\_



# E. T. MACKENZIE CO.

## GRAND RIVER AVE. PIT

### PART OF SECTION 11 & 12, T5N, R5W

### DANBY TOWNSHIP, IONIA COUNTY, MICHIGAN

LANDOWNER  
RONALD & BOBBIE GRANT  
10980 PEAKE ROAD  
PORTLAND, MI 48875

LAND OWNER  
MACKENZIE RECYCLING CORP.  
4248 W. SAGINAW HWY  
GRAND LEDGE, MI 48837  
CONTACT: SITE SERVICES, INC.  
(517) 627 - 8408

OPERATOR  
ET MACKENZIE CO  
4248 W. SAGINAW HWY  
GRAND LEDGE, MI 48837  
CONTACT: SITE SERVICES, INC.  
(517) 627 - 8408

CONSUMERS ENERGY COMPANY  
ONE ENERGY PLAZA  
JACKSON MI 49201  
CONTACT: TERRI R. MELCHIORI  
RE: LICENSE FOR DRIVEWAY ONTO  
GRAND RIVER AVE.  
(517) 740 - 7421

DANBY TOWNSHIP  
TOWNSHIP HALL  
13122 CHARLOTTE HWY  
SUNFIELD, MI 48890  
PHONE: (734) 665-2123  
FAX: (734) 665-0825

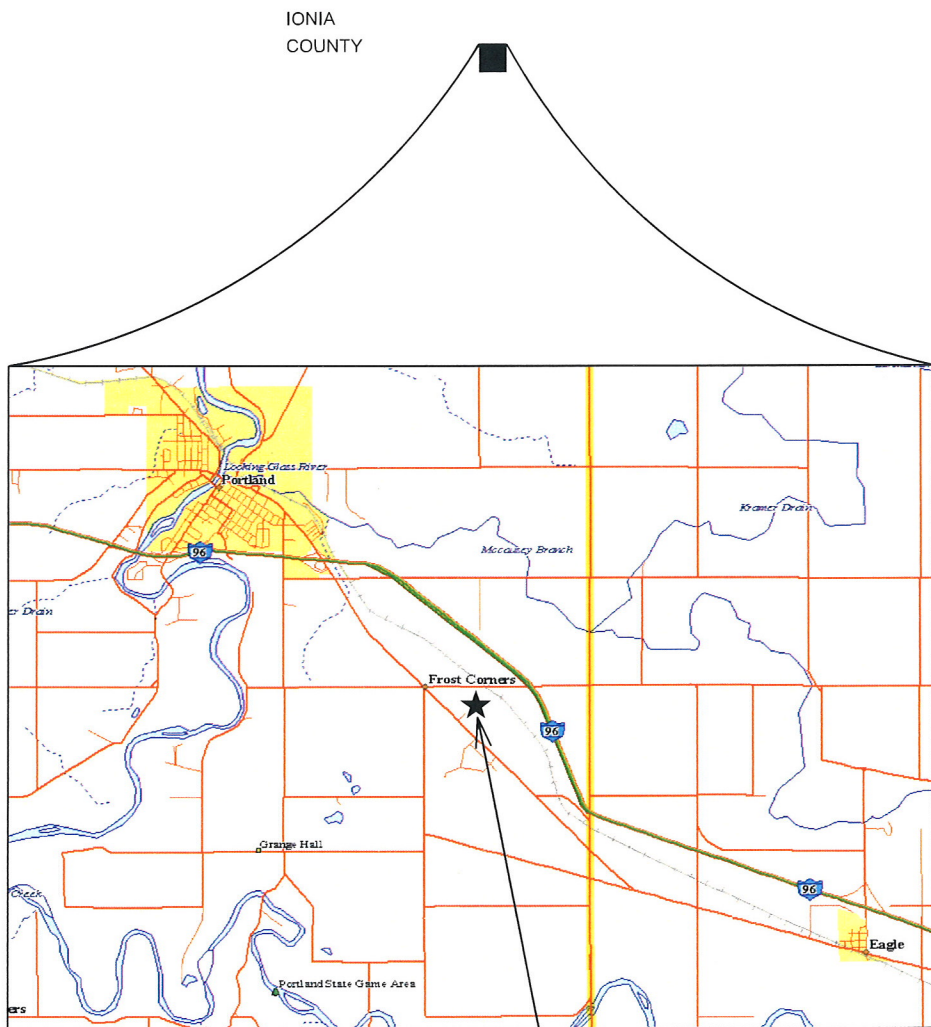
DANBY TOWNSHIP  
SUPERVISOR  
10424 FROST ROAD  
PORTLAND, MI 48849  
CONTACT: RICHARD POHL  
PHONE: (517) 647-6379  
EMAIL: rpohl@danbytwp.org

DANBY TOWNSHIP  
ZONING ADMINISTRATOR  
855 WHITES BRIDGE ROAD  
LOWELL, MI 49331  
CONTACT: JEANNE VANDERSLOOT  
PHONE: (616) 897-4242  
EMAIL: jvandersloot@danbytwp.org

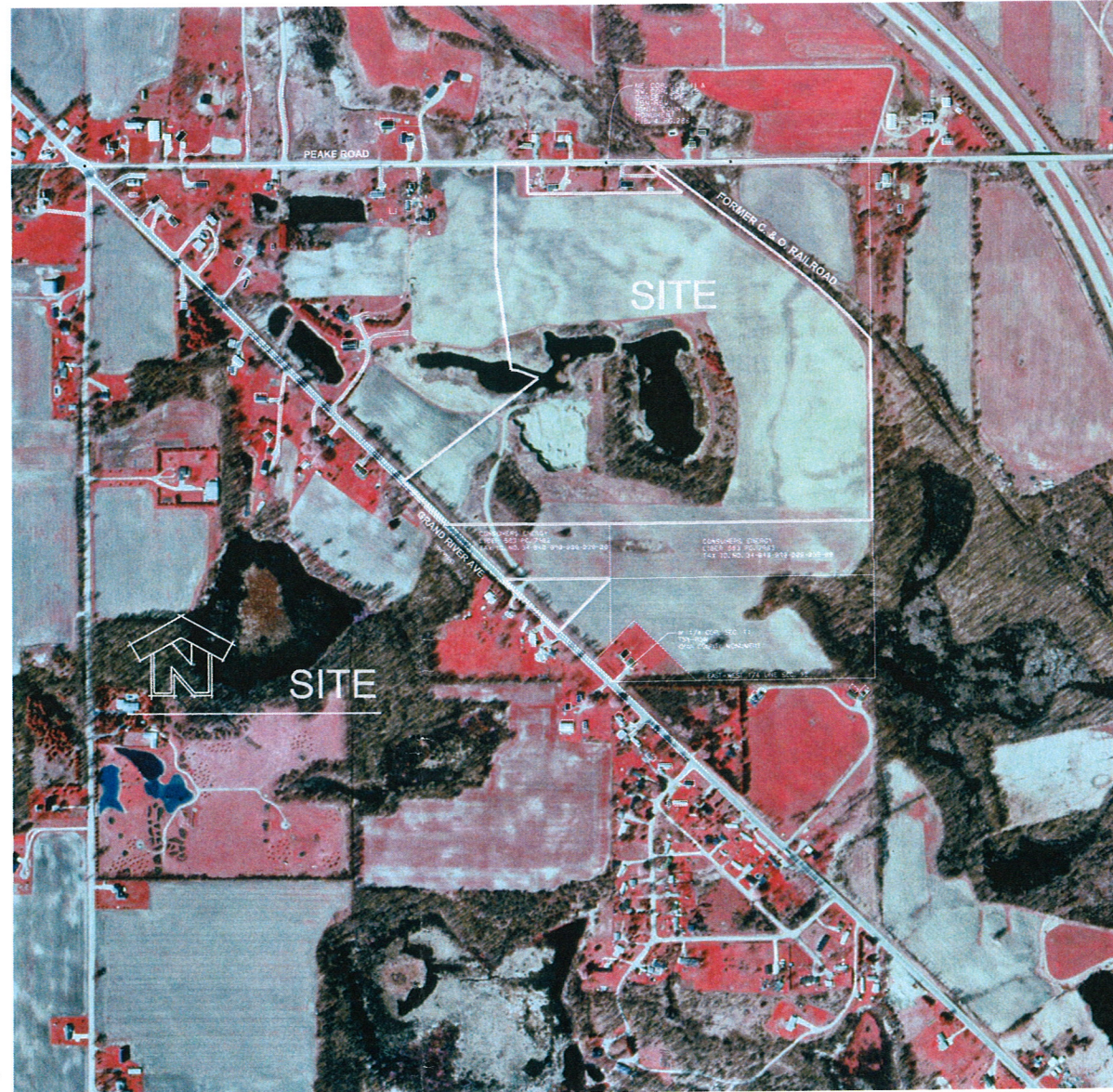
IONIA COUNTY  
DRAIN COMMISSIONER  
100 W. MAIN STREET  
IONIA, MI 48846  
CONTACT: JOHN BUSH,  
DRAIN COMMISSIONER  
PHONE: (616) 527-5373  
FAX: (616) 527-5323

IONIA COUNTY ROAD COMMISSION  
169 E. RIVERSIDE DRIVE  
P.O. BOX 76  
IONIA, MI 48846  
CONTACT: WAYNE SCHOONOVER  
PHONE: (616) 527-1700  
FAX: (616) 527-8848

MICHIGAN DEPARTMENT OF  
ENVIRONMENTAL QUALITY (MDEQ)  
LAND AND WATER MANAGEMENT DIVISION  
GRAND RAPIDS DISTRICT OFFICE  
4460 44TH STREET S.E., SUITE E  
KENTWOOD, MI 49512  
CONTACT: DEREK HAROLDSON  
PHONE: (616) 356-0269  
FAX: (616) 356-0202



**PROJECT LOCATION**



NO.	SHEET INDEX	REVISED DATE
5	FUTURE LAND USE PLAN	09-10-18
4	PHASING PLAN	09-10-18
3	PROPOSED GRADING PLAN	09-10-18
2	SITE SURVEY/EXISTING CONDITIONS	09-10-18
1	COVER	09-10-18

**E.T. MACKENZIE CO.**  
**GRAND RIVER AVE. PIT**  
**2018 SUP AMENDMENT SUBMITTAL COVER**

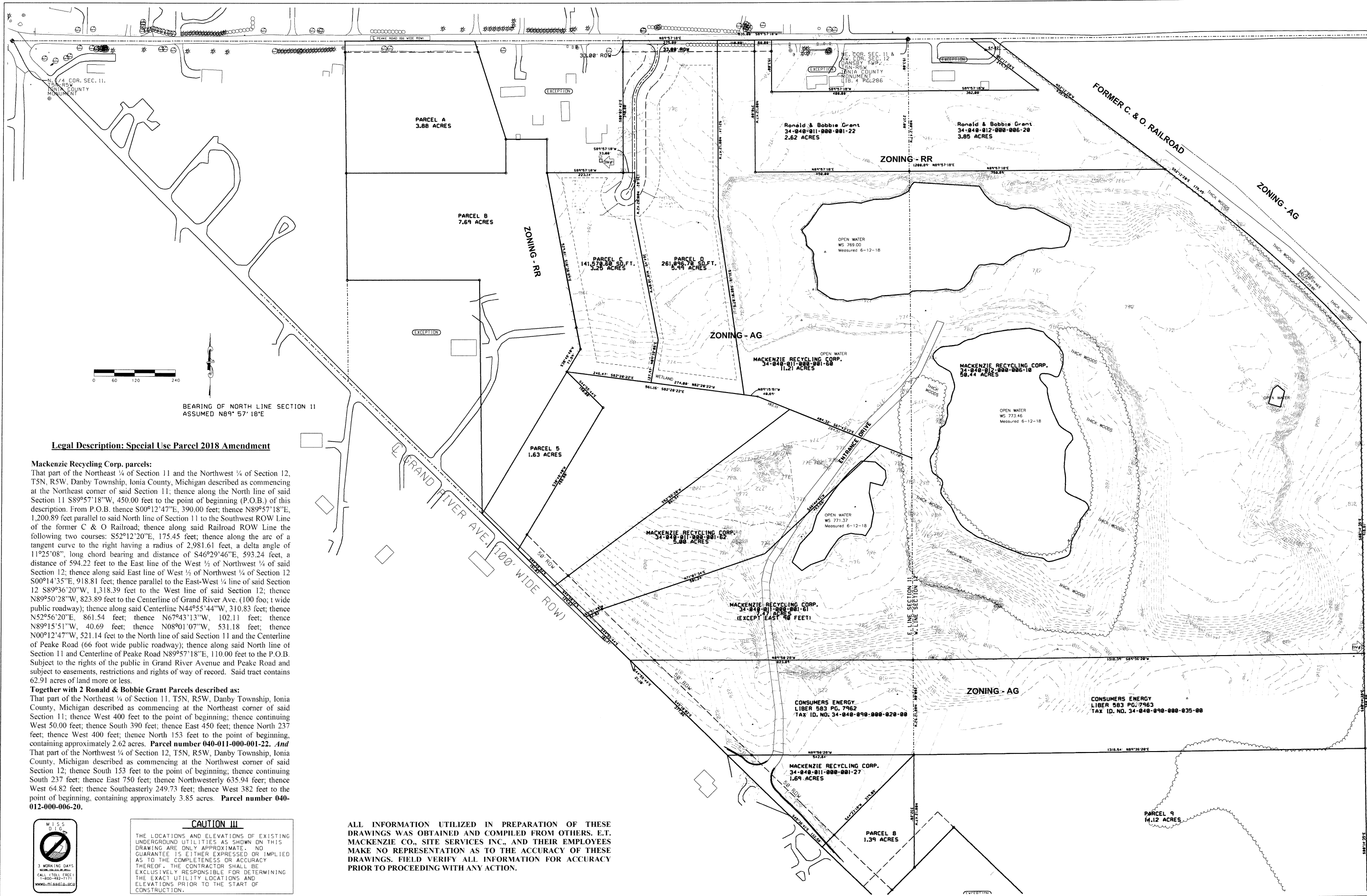
**1**

**SITE SERVICES, INC.**  
Land Development, Civil Engineering, Landscape Architecture & Surveying  
4248 W. Saginaw Hwy Grand Ledge, MI 48837  
Phone: (517) 627-8408 Fax (517) 627-4470

Revisions	Date	By
SITE SUBMITTAL TO TOWNSHIP	01-24-17	ETM
IONIA COUNTY DRAIN COMMISSION	04-24-17	ETM
COMMENTS FROM PUBLIC HEARING & 2ND TWP REVIEW	05-14-16	ETM
REVISED TOPOGRAPHY	05-14-16	ETM
FINAL SUBMITTAL TO TOWNSHIP	09-16-18	ETM

Scale:	Job No.:	Drawn By:	Ch'g By:
N/A	60035	PC	RWC





BEARING OF NORTH LINE SECTION 11  
ASSUMED N89° 57' 18"E

**Legal Description: Special Use Parcel 2018 Amendment**

**Mackenzie Recycling Corp. parcels:**  
That part of the Northeast 1/4 of Section 11 and the Northwest 1/4 of Section 12, T5N, R5W, Danby Township, Ionia County, Michigan described as commencing at the Northeast corner of said Section 11; thence along the North line of said Section 11 S89°57'18"W, 450.00 feet to the point of beginning (P.O.B.) of this description. From P.O.B. thence S00°12'47"E, 390.00 feet; thence N89°57'18"E, 1,200.89 feet parallel to said North line of Section 11 to the Southwest ROW Line of the former C & O Railroad; thence along said Railroad ROW Line the following two courses: S52°12'20"E, 175.45 feet; thence along the arc of a tangent curve to the right having a radius of 2,981.61 feet, a delta angle of 11°25'08", long chord bearing and distance of S46°29'46"E, 593.24 feet, a distance of 594.22 feet to the East line of the West 1/2 of Northwest 1/4 of said Section 12; thence along said East line of West 1/2 of Northwest 1/4 of Section 12 S00°14'35"E, 918.81 feet; thence parallel to the East-West 1/4 line of said Section 12 S89°36'20"W, 1,318.39 feet to the West line of said Section 12; thence N89°50'28"W, 823.89 feet to the Centerline of Grand River Ave. (100 foot wide public roadway); thence along said Centerline N44°55'44"W, 310.83 feet; thence N52°56'20"E, 861.54 feet; thence N67°43'13"W, 102.11 feet; thence N89°15'51"W, 40.69 feet; thence N08°01'07"W, 531.18 feet; thence N00°12'47"W, 521.14 feet to the North line of said Section 11 and the Centerline of Peake Road (66 foot wide public roadway); thence along said North line of Section 11 and Centerline of Peake Road N89°57'18"E, 110.00 feet to the P.O.B. Subject to the rights of the public in Grand River Avenue and Peake Road and subject to easements, restrictions and rights of way of record. Said tract contains 62.91 acres of land more or less.

**Together with 2 Ronald & Bobbie Grant Parcels described as:**  
That part of the Northeast 1/4 of Section 11, T5N, R5W, Danby Township, Ionia County, Michigan described as commencing at the Northeast corner of said Section 11; thence West 400 feet to the point of beginning; thence continuing West 50.00 feet; thence South 390 feet; thence East 450 feet; thence North 237 feet; thence West 400 feet; thence North 153 feet to the point of beginning, containing approximately 2.62 acres. **Parcel number 040-011-000-001-22.** And That part of the Northwest 1/4 of Section 12, T5N, R5W, Danby Township, Ionia County, Michigan described as commencing at the Northwest corner of said Section 12; thence South 153 feet to the point of beginning; thence continuing South 237 feet; thence East 750 feet; thence Northwesterly 635.94 feet; thence West 64.82 feet; thence Southeasterly 249.73 feet; thence West 382 feet to the point of beginning, containing approximately 3.85 acres. **Parcel number 040-012-000-006-20.**



**CAUTION III**  
THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.

ALL INFORMATION UTILIZED IN PREPARATION OF THESE DRAWINGS WAS OBTAINED AND COMPILED FROM OTHERS. E.T. MACKENZIE CO., SITE SERVICES INC., AND THEIR EMPLOYEES MAKE NO REPRESENTATION AS TO THE ACCURACY OF THESE DRAWINGS. FIELD VERIFY ALL INFORMATION FOR ACCURACY PRIOR TO PROCEEDING WITH ANY ACTION.

ZONING - AG

**SITE SERVICES, INC.** Land Development, Civil Engineering, Landscape Architecture & Surveying  
4248 W. Saginaw Hwy Grand Ledge, MI 48837  
Phone: (517) 627-8408 Fax (517) 627-4470

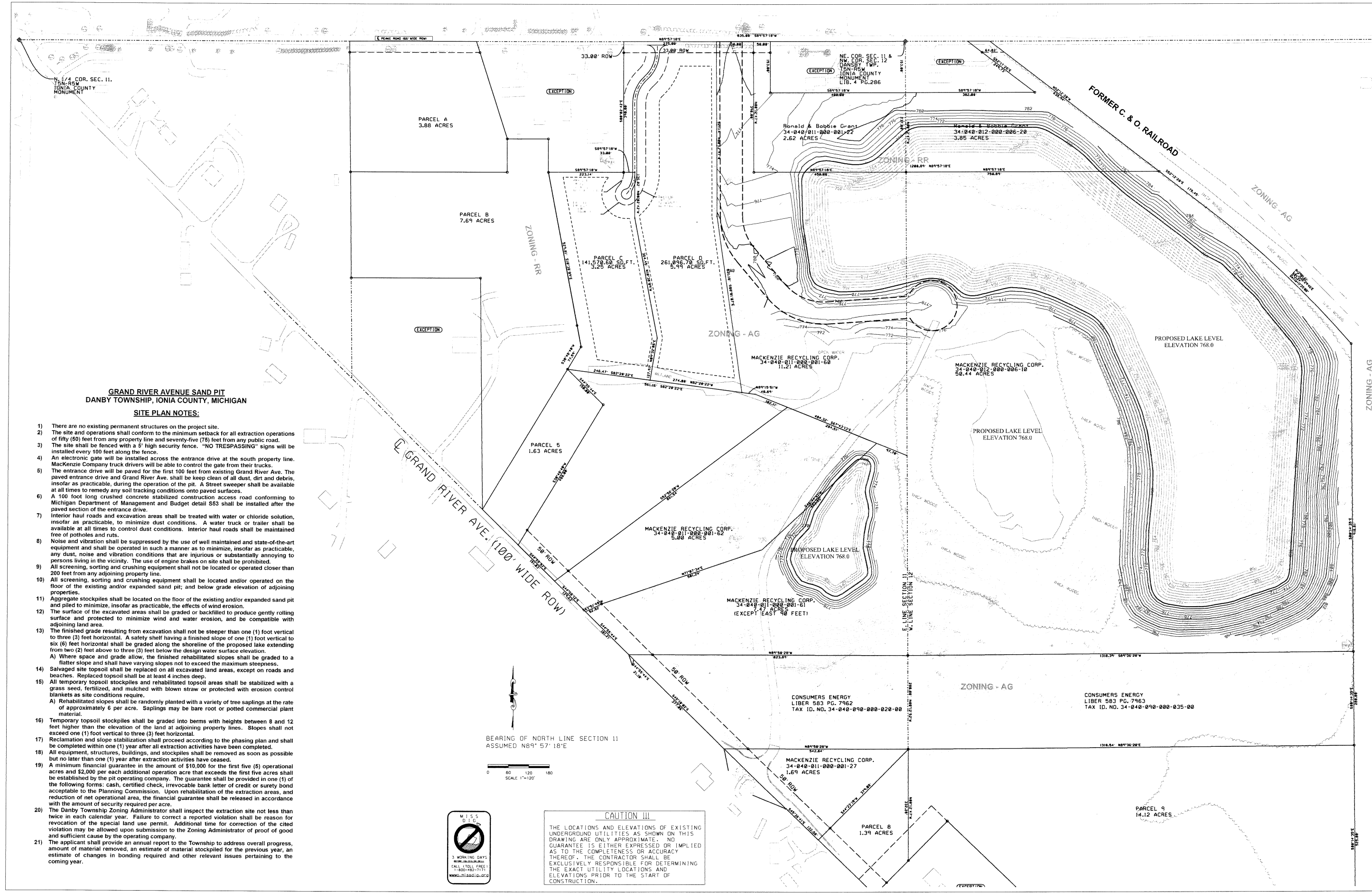
DATE	BY	REVISION
8-24-18	...	...
8-12-18	...	...
5-10-18	...	...

Scale:	1"=120'
Job No.:	60635
Drawn By:	PAC
Checked By:	RWC

**E.T. MACKENZIE COMPANY**  
GRAND RIVER AVE. PIT  
2018 SUP. AMENDMENT EXISTING CONDITIONS

SHEET NO. **2**

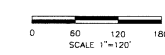
Date:	01-11-16
Revised:	08-30-16
Revised:	07-18-16
Revisions:	
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Job No.:	60635
Drawn By:	PAC
Ch'd By:	RVC



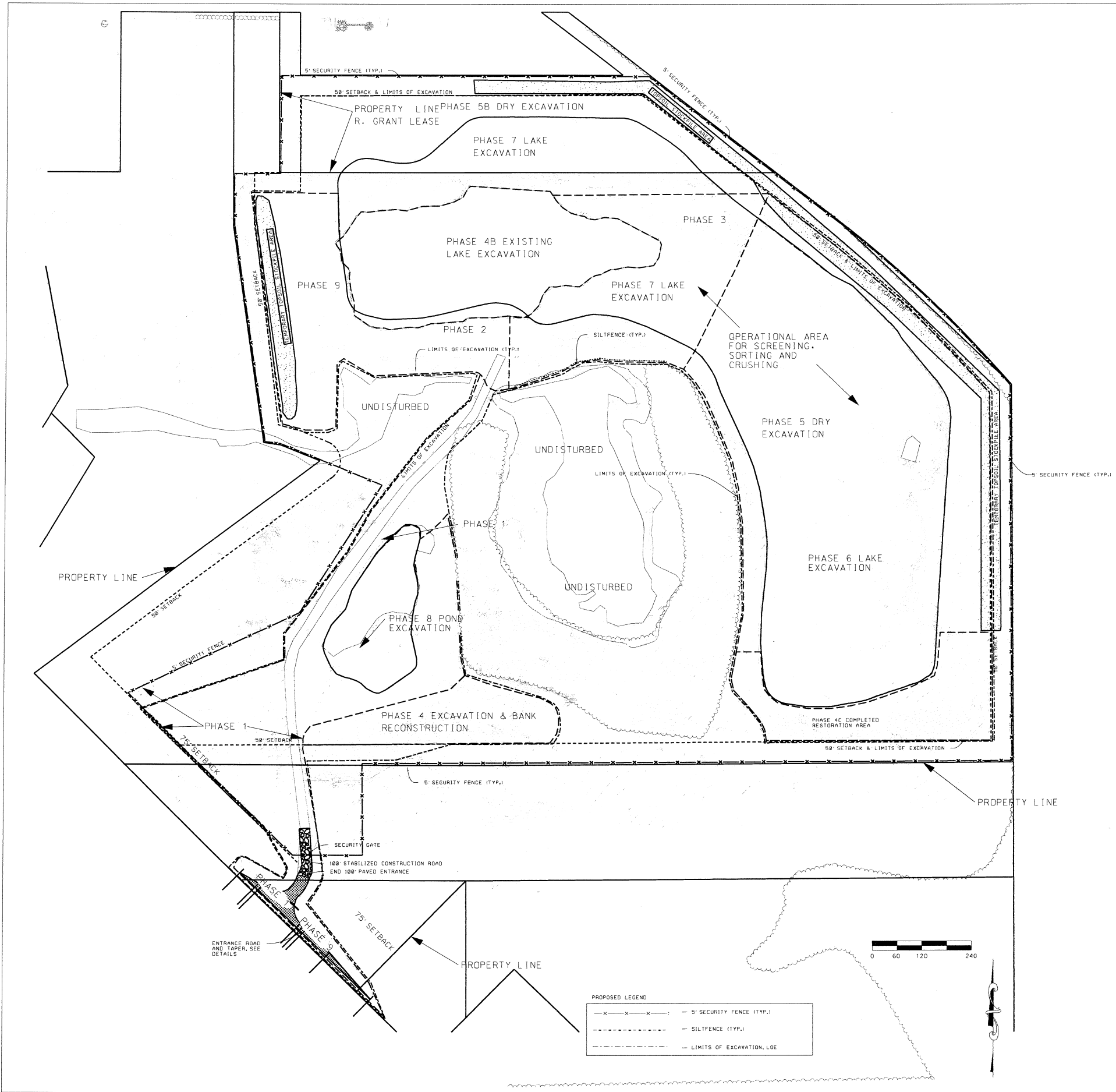
**GRAND RIVER AVENUE SAND PIT**  
 DANBY TOWNSHIP, IONIA COUNTY, MICHIGAN  
**SITE PLAN NOTES:**

- There are no existing permanent structures on the project site.
- The site and operations shall conform to the minimum setback for all extraction operations of fifty (50) feet from any property line and seventy-five (75) feet from any public road.
- The site shall be fenced with a 6' high security fence. "NO TRESPASSING" signs will be installed every 100 feet along the fence.
- An electronic gate will be installed across the entrance drive at the south property line. Mackenzie Company truck drivers will be able to control the gate from their trucks.
- The entrance drive will be paved for the first 100 feet from existing Grand River Ave. The paved entrance drive and Grand River Ave. shall be kept clean of all dust, dirt and debris, insofar as practicable, during the operation of the pit. A Street sweeper shall be available at all times to remedy any soil tracking conditions onto paved surfaces.
- A 100 foot long crushed concrete stabilized construction access road conforming to Michigan Department of Management and Budget detail S53 shall be installed after the paved section of the entrance drive.
- Interior haul roads and excavation areas shall be treated with water or chloride solution, insofar as practicable, to minimize dust conditions. A water truck or trailer shall be available at all times to control dust conditions. Interior haul roads shall be maintained free of potholes and ruts.
- Noise and vibration shall be suppressed by the use of well maintained and state-of-the-art equipment and shall be operated in such a manner as to minimize, insofar as practicable, any dust, noise and vibration conditions that are injurious or substantially annoying to persons living in the vicinity. The use of engine brakes on site shall be prohibited.
- All screening, sorting and crushing equipment shall not be located or operated closer than 200 feet from any adjoining property line.
- All screening, sorting and crushing equipment shall be located and/or operated on the floor of the existing and/or expanded sand pit; and below grade elevation of adjoining properties.
- Aggregate stockpiles shall be located on the floor of the existing and/or expanded sand pit and piled to minimize, insofar as practicable, the effects of wind erosion.
- The surface of the excavated areas shall be graded or backfilled to produce gently rolling surface and protected to minimize wind and water erosion, and be compatible with adjoining land area.
- The finished grade resulting from excavation shall not be steeper than one (1) foot vertical to three (3) feet horizontal. A safety shelf having a finished slope of one (1) foot vertical to six (6) feet horizontal shall be graded along the shoreline of the proposed lake extending from two (2) feet above to three (3) feet below the design water surface elevation.  
 A) Where space and grade allow, the finished rehabilitated slopes shall be graded to a flatter slope and shall have varying slopes not to exceed the maximum steepness.
- Salvaged site topsoil shall be replaced on all excavated land areas, except on roads and beaches. Replaced topsoil shall be at least 4 inches deep.
- All temporary topsoil stockpiles and rehabilitated topsoil areas shall be stabilized with a grass seed, fertilized, and mulched with blown straw or protected with erosion control blankets as site conditions require.  
 A) Rehabilitated slopes shall be randomly planted with a variety of tree saplings at the rate of approximately 6 per acre. Saplings may be bare root or potted commercial plant material.
- Temporary topsoil stockpiles shall be graded into berms with heights between 8 and 12 feet higher than the elevation of the land at adjoining property lines. Slopes shall not exceed one (1) foot vertical to three (3) feet horizontal.
- Reclamation and slope stabilization shall proceed according to the phasing plan and shall be completed within one (1) year after all extraction activities have been completed.
- All equipment, structures, buildings, and stockpiles shall be removed as soon as possible but no later than one (1) year after extraction activities have ceased.
- A minimum financial guarantee in the amount of \$10,000 for the first five (5) operational acres and \$2,000 per each additional operation acre that exceeds the first five acres shall be established by the pit operating company. The guarantee shall be provided in one (1) of the following forms: cash, certified check, irrevocable bank letter of credit or surety bond acceptable to the Planning Commission. Upon rehabilitation of the extraction areas, and reduction of net operational area, the financial guarantee shall be released in accordance with the amount of security required per acre.
- The Danby Township Zoning Administrator shall inspect the extraction site not less than twice in each calendar year. Failure to correct a reported violation shall be reason for revocation of the special land use permit. Additional time for correction of the cited violation may be allowed upon submission to the Zoning Administrator of proof of good and sufficient cause by the operating company.
- The applicant shall provide an annual report to the Township to address overall progress, amount of material removed, an estimate of material stockpiled for the previous year, an estimate of changes in bonding required and other relevant issues pertaining to the coming year.

BEARING OF NORTH LINE SECTION 11  
 ASSUMED N89° 57' 18"E



**CAUTION !!!**  
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**PHASING PLAN NOTES 2018 SUP AMENDMENT:**

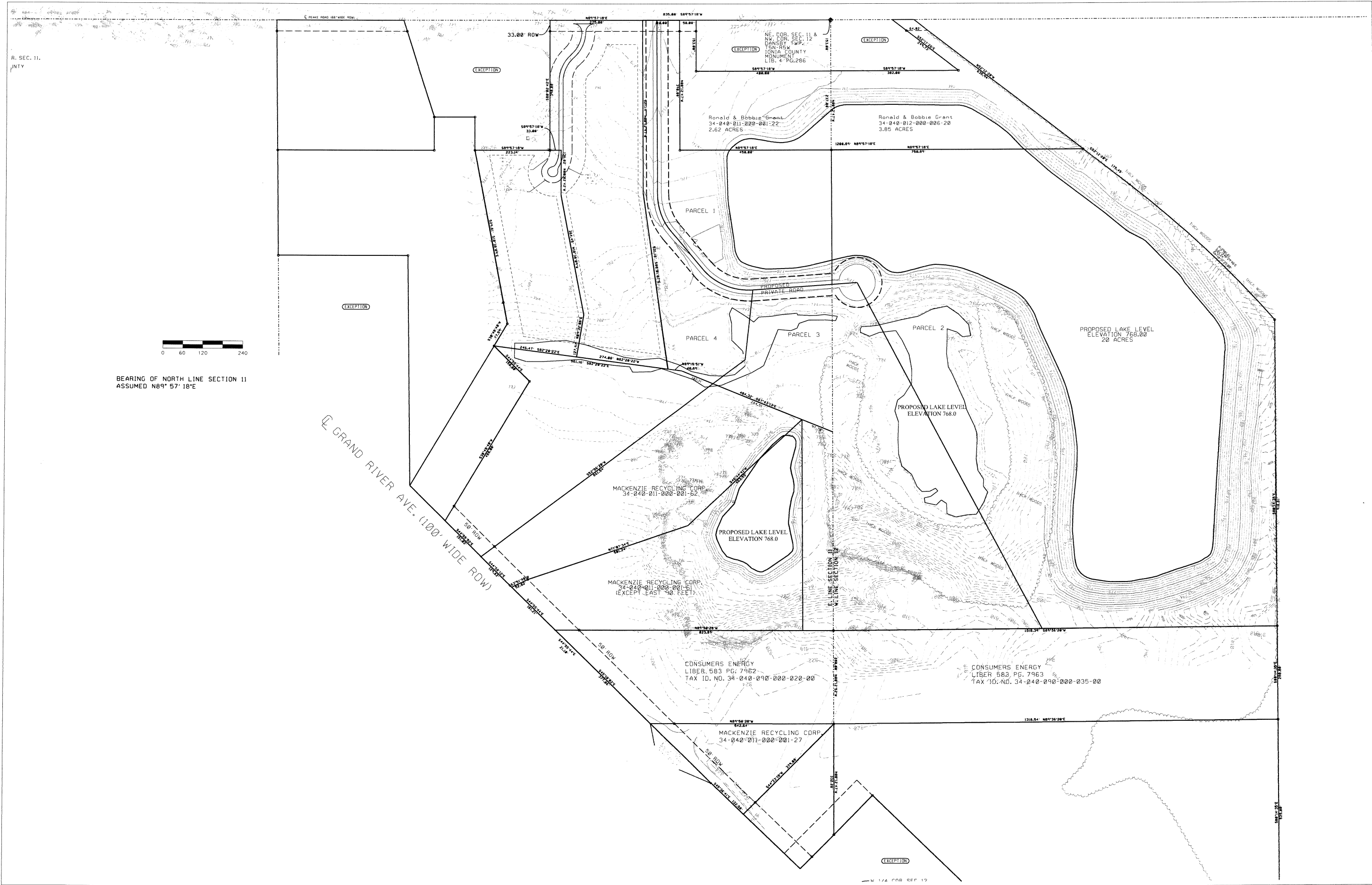
- The following permits shall be obtained prior to the commencement of extraction activities: Soil Erosion & Sedimentation Control and Commercial Driveway permits from appropriate county agencies. The site shall be fenced per the approved plans prior to the commencement of extraction activities. **COMPLETED.**
- Soil erosion control methods and devices shall be in place prior to start of construction and extraction activities for each active phase area.
- Phase 1 will include brush and tree removal; constructing commercial driveway entrance; stripping and stockpiling topsoil along western property line for screening berm; on-site haul route construction; reslaping existing sand pit area to accommodate parking area and tarping area; topsoil, seeding and mulching entrance area into pit. The bottom of the pit in Phase 1 remains active through Phase 8 of the project. **COMPLETED.**
- Phase 2 includes stripping topsoil; building screening berm along western setback line; excavating sand; material sorting and stockpiling; loading trucks; re-spreading topsoil over disturbed area; applying seed, fertilizer and mulch to screening berm. **COMPLETED.**
- Phase 3 includes stripping topsoil; building screening berm along northern setback line; excavating sand; material sorting and stockpiling; loading trucks; re-spreading topsoil, applying seed, fertilizer and mulch to north screening berm. **COMPLETED.**
- Phase 4 is the expansion of the existing pit along the southern boundary of the project. Work includes brush and tree removal; stripping topsoil and stockpiling along the southern setback line; excavating sand down to elevation 4 feet above water table; material sorting, crushing, stockpiling; loading trucks; re-spreading topsoil on bank along southern boundary; applying seed, fertilizer and mulch to bank areas. The bottom of the pit in Phase 4 remains active through Phase 8. **COMPLETED.**
- Phase 4B is the extraction of sand below the water table in the former Phase 2 area by the use of a dragline. Approximately one acre of water surface will be exposed by excavation. **COMPLETED.**
- Phase 4C is the restoration of the banks on the southeastern end of the future lake. **COMPLETED** in 2017.
- Phase 5 includes stripping topsoil; building screening berm along northeastern and eastern setback line; excavating sand; material sorting and stockpiling; loading trucks; re-spreading topsoil and applying seed, fertilizer and mulch to screening berm. Excavation will continue down to approximately 2-3 feet above the water table over the entire area and proceed from south to north creating the bank along the eastern setback line.
- Phase 5B is the addition of the Grant Lease property in the project. Work includes relocating the 5' tall security fence to the Lease line; stripping topsoil; building screening berm along the east end of the north Grant Lease line and eastern setback line extension; excavating sand; material sorting and stockpiling; loading trucks; and applying seed, fertilizer and mulch to new Stockpile/screening berm. Excavation will continue down to approximately 2-3 feet above the water table over the entire area & proceed from western end of the Grant Lease area to the east end.
- Phase 6 is the start of the lake excavation at the south end of the proposed lake. MDEQ lake permit will be obtained prior to any excavation below the water table in the Phase 5 areas. Work includes excavating sand from below the water table using a dragline; material sorting, crushing, stockpiling; loading trucks; grading and shaping safety shelf along southern shoreline of the lake; applying seed, fertilizer and mulch to disturbed areas for final restoration of banks and shoreline areas. Excavation and lake creation will proceed from south to north.
- Phase 7 is the expansion of the lake excavation along the northern boundary of the project and within the former Phase 2, Phase 3 and Phase 5B areas. Work includes excavating sand from below the water table; material sorting, crushing, stockpiling; loading trucks; re-spreading topsoil as needed; grading and shaping safety shelf along shoreline of the lake; applying seed, fertilizer and mulch to disturbed areas for final restoration of banks and shoreline areas. Relocation of all sorting equipment to the bottom of the pre-existing pit in the Phase 1 area. Connection to the pond created in Phase 4B and completion of all lake shorelines.
- Phase 8 is the possible pond excavation at the bottom of the pre-existing old sand pit within the former Phase 1 area. Work includes excavating sand from below the water table; material sorting, crushing, stockpiling; loading trucks; re-spreading topsoil as needed; grading and shaping safety shelf along shoreline of the pond; applying seed, fertilizer and mulch to disturbed areas for final restoration of banks, pit bottom and shoreline areas of the pond.
- Phase 9 is the shaping and re-grading of the western end of the proposed lake and the construction of the proposed private road for the land divisions of the future use plan. The possible removal of the commercial drive entrance within the ROW of Grand River Ave. Work includes re-spreading topsoil as needed; grading and shaping of safety shelf along shoreline of lake; applying seed, fertilizer and mulch to disturbed areas for final restoration of banks and shoreline areas. Removal of sorting, crushing and other related equipment. Removal of electronic gate and certain fence sections. Removal of unnecessary soil erosion control measures. Close-out inspections by Danby Township Zoning Administrator and Ionia County Drain Commissioner.

PHASE	AREA	
	SFT	ACRE
1	204,478	4.7
2	247,303	5.7
3	277,156	6.4
4	64,539	1.5
4B	53,303	3.8
4C	88,860	2.0
5	247,238	5.7
5B	246,292	5.7
6	460,619	10.9
7	135,036	5.7
8	49,363	1.1
9	152,460	3.5

**SITE SERVICES, INC.**  
 Land Development,  
 Civil Engineering,  
 Landscape Architecture  
 & Surveying  
 4248 W. Snegmaw Hwy Grand Ledge, MI 48837  
 Phone: (517) 627-8408 Fax (517) 627-4470

Scale: 1"=120'  
 Job No.: 60635  
 Drawn By: PAC  
 Ch'd By: RVC

**E.T. MACKENZIE COMPANY**  
 GRAND RIVER AVE. PIT  
 2018 SUP AMENDMENT PROPOSED PHASING



**SITE SERVICES, INC.** Land Development,  
Civil Engineering,  
Landscape Architecture  
& Surveying  
4248 W. Saginaw Hwy Grand Ledge, MI 48837  
Phone: (517) 627-8408 Fax (517) 627-4470

DATE:	05-24-16
REVISIONS:	08-28-16
	09-16-16
Scale:	1"=120'
Job No.:	60635
Drawn By:	PC
Ch'd By:	RWC

**E.T. MACKENZIE COMPANY**  
GRAND RIVER AVE. PIT  
2018 SUP AMENDMENT FUTURE LAND USE

SHEET NO. **5**