

March 27, 2025

Temporary Use Application – Additional Information.

Applicant: Whitehill Six, LLC

The Temporary Use Application is for an area of the old Green Carpet Sod Landscaping Business which was used for screening and storage of topsoil.

Whitehill Six, LLC has been approached by Mitch Resetar of Crown Contracting & Industrial to lease its property for the staging of sand which is to be removed from the roadbed of the new I696 Renovation Project. The exact terms of the lease are not yet finalized but the term will match the schedule for the I-696 project (approximately 2 years). No materials other than sand or small amounts of gravel will be staged on this site.

Also note that Crown Contracting has been doing the clearing and grading work on this site for several years. Crown was only present on the site for the duration of their contract and did not operate their business out of this site.

Pursuant to the lease, there will be no permanent structures erected on the property. There will be a temporary office located near the staging area on the west side of the property (see drawing). Crown will install new security lighting and video monitoring of the area around the office. During the day and overnight, vehicles and equipment will be parked near the office. No construction vehicles will be parked on the concrete area at the front of the property.

An 8 foot tall screening wall will be placed as shown on the attached drawing. The current vegetation/tree line to the north of the fence provides screening for those view lines. The fence will be covered with an opaque mesh fabric.

The area shown on the attached drawing for “sand staging” has been cleared as part of prior work and historical use. The vegetation along the south side of the property (adjacent to the office building) has not been cleared and will not be cleared as part of this operation.

The height of the sand will be a maximum of approximately 20 feet which is low enough to minimize wind erosion.

Regarding Dust Control, we will follow industry standard practices for fugitive dust. Those are, but not limited to, applying water to the roads in and out of the property, wetting the piles to keep dust from blowing off of them and ceasing operations in the event of winds over 30 mph. Any other recommendations or requirements made by the city of Madison Heights will be implemented during operations.

We will engage with Oakland County and abide by any necessary requirements to be compliant with their soil erosion practices, and in the event they require us to obtain a soil erosion permit we will do so. If the city of Madison Heights has any requirements or guidelines that we need to follow, we will also meet those requirements and follow those guidelines.

There are no storm drains or catch basins on the property. It is a primarily flat piece of property that has been graded with a gentle slope to the north. In the event of heavy rains over several days, any water run off flows to the north into a wooded area that is part of the property.

Trucks entering the property will have traveled far enough that there should be no sand or mud on their wheels. Trucks leaving the property will travel over 300 feet of an improved gravel road before entering Dequindre. If any sand is left on Dequindre, the contractor has a sweeper on call during the hours of operation and it will be cleaned up promptly.

We will be using the existing curb cut at the south end of the property as shown on the attached drawing. For decades, traffic (including heavy trucks) has used this access for the prior business at this location so the soils are very stable. We have had an initial discussion with the Macomb County Department of Roads and understand they will require a "Standard MDOT" curb cut/approach. A permit will be obtained from the Department of Roads assuming this application is approved.

Operations will be somewhat intermittent during the duration of the project. Trucks would not arrive before 7am or after 5pm. Note that the staging area is not close to any residential areas.

