

Norway Township Permit Application

Date: November 11, 2025

Property Tax Id (ex: 22053-XXX-XXX-XX) 004-013-033-00

Applicant Name: Payne & Dolan Inc.

Street Box: 801 Clark Drive

City: Gladstone

State/Zip: Michigan 49837

Daytime Phone: Ken Oanes - (262) 399-9722 koanes@walbecgroup.com

Applicant's Interest in Property: Non-metallic Mineral Extraction

Subject Property Address: N2969 North US HWY 2

Current Zoning District: Rural Residential

Current Use of Property: Gravel Pit

Application/ Permit Type—See page 3 info needed with permits

<input checked="" type="checkbox"/> Class A Non-Conforming Designation (\$300)	<input type="checkbox"/> Rezoning (Zoning Map Amendments) (\$300)
<input checked="" type="checkbox"/> Conditional Use Permit (\$300)	<input type="checkbox"/> Sign Permit (\$20)
<input type="checkbox"/> Fence Permit (\$20)	<input type="checkbox"/> Zoning Text Amendment (\$250)
<input type="checkbox"/> Commercial Site Plan Review (\$50)	<input type="checkbox"/> Zoning Compliance Permit (\$20)
Home Occupation:	<input type="checkbox"/> Planned Unit Development (\$300)
<input type="checkbox"/> Class1-Standard Zoning Compliance Permit (\$20)	<input type="checkbox"/> Planned Unit Development Revision (\$300)
<input type="checkbox"/> Class 11-Conditional Use Permit (\$300)	

\*\*\*Notice: Fine for not getting permit = 3X's permit fee\*\*\*

I grant the Zoning Administrator permission to inspect the site and/or take photographs prior to the hearing date.

Owner/Applicant Signature *[Signature]* Date: 11/11/2025

**Official Action**

Approval: *approved* Denied:

Remarks: *CONDITIONS OF operation are based on conditions approved @ the apr. 6, 2026 special meeting of the planning commission*

Approval Signature: *[Signature]* Date Approved: *April 8*

For Administration Use Only: *No crushing or asphalt plant permitted*

File #: *CUP-26-1*

## CONDITIONS FOR GRAVEL PIT ON PARCEL 22-004-013-033-00

The following conditions have been set for issuing a conditional use permit for a gravel pit:

**Crushing:** Not allowed under the Conditional Uses Authorized by Permit in a Rural Residential District.

**Asphalt Plant:** Not allowed under the Conditional Uses Authorized by Permit in a Rural Residential District.

**Dust:** Dust will be controlled in accordance with the Michigan Department of Environment, Great Lakes, and Energy (EGLE) Air Quality Division.

**Noise:** To be limited to 80dB at 500 feet.

**Hours of Operation:** 7am to 6pm Monday through Friday.

**Bonding:** Bonding for reclamation is set at \$5,000.

**Permits:** Payne & Dolan will be responsible for obtaining any required permits.

**Length of Permit:** The Conditional Use Permit will expire one year from the date of granting unless renewed. If the Contractor has no violations of the permit conditions, an abbreviated renewal process will be used instead of going through the entire application process. The Conditional Use Permit can be terminated at any time for violation of these conditions. The Contractor has a right to cure problems as stated in Section 1305, Conditions and Safeguards, paragraph F and Section 1405 Zoning Administrator, paragraph F. Conditional Use Permit can be amended for reasonable cause by the Planning Commission at any time.

**Fueling and Storage of Materials:** This will be done in licensed and approved containers.

**Depth of Mining:** To be limited to within 5 feet of the Ordinary High Water Mark as defined in Article 2, Section 202, Definitions 178 of the Norway Township Zoning Ordinance.

**Site Visits:** The Zoning Administrator can inspect the site at any time.

**Site Plan:** per Section 1104, the site plan shall be certified by a registered land surveyor, professional engineer or architect and a stamped site plan shall be provided to the Planning Commission. Per Section 1108 site plan completion guarantees are required.

**Access thru Turner/County Land:** per Section 1218 Access Management Standards, with the proposed access to continue to be through the Dickinson County Road Commission parcel, per J.4 Access Easement is to be recorded at the County Registrar of Deeds. Provide confirmation that the access easement meets the zoning ordinance requirements.

**Soil Erosion:** per State of Michigan Act 91, a Soil Erosion and Sedimentation Control plan is to be submitted to the appropriate permitting agency. A copy of the approved plan shall be provided to the Planning Commission.

**Buffer Zones:** buffer zones from all adjacent property lines shall be established per Norway Township Zoning Ordinance. Buffer zones shall be staked in the filed and approved by the Norway Township Zoning Officer prior to commencement of any work.

**Clearing and Grubbing of the Property:** Trees and stumps can be used to help establish a berm around the gravel pit instead of having to remove them. Stumps/trees may also be burned as needed.

No commercial or private motor vehicles with a Gross Vehicle Weight Rating (GVWR) exceeding 14,000 lbs. will be used to access the site from Ball Road without cash deposit, certified check, bond, or other financial guarantee in accordance with Norway Township Zoning Ordinance Article XIII Section 1305 Conditions and Safeguards Section E.