

Yankee Springs Township Planning Commission  
Planned Mineral Removal Ordinance  
General Background and Development Summary

The Yankee Springs Township Planning Commission (Commission) has developed an amendment to Article XII of the township Zoning Ordinance for Planned Mineral Removal; commonly referred to as the mining ordinance. The commission recognizes the value and importance of mineral material and the removal process which provides the mineral resource to support the needs of the applicant or the community which is served by the applicant. While recognizing the value of this resource the commission also recognizes its responsibility to develop a zoning ordinance which protects the safety, health and welfare of the public of Yankee Springs Township. In accordance with the Michigan Zoning Enabling Act (MZEA) the commission has considered the interest of the entire community in development of the Planned Mineral Removal (PMR) ordinance to ensure the commission receives adequate information in an application to allow for the evaluation of "very serious consequences" from proposed mining activities and the impact to the public. The commission has developed comprehensive conditions and operational requirements for a PMR such that the commission can grant a "special exception land use" without any "Very serious consequences" to the community.

In accordance with the MZEA, the commission may consider multiple areas for "very serious consequences" and may deny an application if it is determined that a very serious consequence may result from a proposed PMR. The commission has determined that all the areas identified by MZEA for consideration of "very serious consequences" will be evaluated for each PMR application. The areas of consideration for "very serious consequences" include:

1. The relationship of the extraction and associated activities with existing land uses.
2. The impact on existing land uses in the vicinity of the property.
3. The impact on property values in the vicinity of the property and along the proposed hauling route serving the property, based on credible evidence.
4. The impact on pedestrian and traffic safety in the vicinity of the property and along the proposed hauling route serving the property.
5. The impact on other identifiable health, safety, and welfare interests in the local unit of government; and
6. The overall public interest in the extraction of specific natural resources on the property.

The commission may consider other areas of concern separate from the evaluation of “very serious consequences” for approval of a PMR permit and establish additional operational requirements to resolve concerns for permit approval.

The commission has identified several items to be submitted with a PMR application to aid in the commission’s evaluation for approval of the PMR application. In addition to many of the standard application requirements, the commission has identified several studies and analysis specific to the PMR, such as:

1. Narrative description of the PMR operations and activities.
2. Description of the type and quantity of the amount of material at the site.
3. Detailed listing and description of potential serious adverse consequences that may result from the PMR activities.
4. Phased planning of the operation for mineral removal and processing.
5. Detailed site Rehabilitation Plan.
6. Detailed Hydrogeological Study.
7. Detailed Topographic and Geological Analysis.
8. Noise/Vibration Study.
9. Traffic impact Study.
10. Air Quality Analysis/Dust Control Study.
11. Endangered Species Impact Analysis; and
12. Economic Analysis/Study.

The required studies and analysis along with other required information and any other requested information should enable the commission to evaluate if “very serious consequences” will result from the PMR and allow for the commission to fully consider the safety, health and welfare of the Yankee Springs community.

The commission has identified several specific requirements within the amended ordinance that you should recognize:

1. The PMR may only be located on property zoned R-AG Rual Agricultural, shall not be closer than two hundred (200) feet from adjacent road right-of-way or adjacent property line. The PMR shall not be closer than one thousand (1000) feet from any occupied dwelling or any RSF, RLF, GLRLF, SR, RR, RFM, or MHC zoning district, or Residential PUD district. In developing these location requirements, the commission reviewed over ten (10) other township ordinances to see if any sort of standard location criteria could be obtained. No standard location criteria could be determined as locations varied by township from as little as 150 feet to as much as 1,600 feet from a boundary line or dwelling. The commission further

reviewed several studies related to noise and dust considerations from mining operations with no specific recommendations being identified by the studies. The commission understood from the studies that many factors must be considered that are very site specific when trying to determine specific location requirements. The commission also looked for any specific site location requirements identified by the state and could not identify any specific requirements after multiple internet searches. In the absence of any consistent criteria from other ordinances or direct requirements/recommendations from the state, the commission considered the findings of various studies/articles that indicated that airborne particulates impacted the health of residents up to 500m or more from mining sites. These studies addressed particulates of various sizes and content (silica being the most common). The 500m distance was where many found that the health impacts to residents started to decrease. The commission discussed the fact that there are many factors that could increase or decrease this distance. This was the starting point for our discussions. Through many discussions, the commission settled on establishing the distance of 1,000 feet from any residence or residential zoning district. A few of the articles that were reviewed in this analysis include:

*Danger in the Air | Environmental Working Group*, [www.ewg.org/research/danger-air](http://www.ewg.org/research/danger-air). Accessed 18 Feb. 2026.

Nemer, Maysaa, et al. "Lung Function and Respiratory Health of Populations Living Close to Quarry Sites in Palestine: A Cross-Sectional Study." *International Journal of Environmental Research and Public Health*, U.S. National Library of Medicine, 20 Aug. 2020, [pmc.ncbi.nlm.nih.gov/articles/PMC7504702/#:~:text=It%20has%20been%20found%20that,away%20from%20the%20quarry%20sites](https://pubmed.ncbi.nlm.nih.gov/articles/PMC7504702/#:~:text=It%20has%20been%20found%20that,away%20from%20the%20quarry%20sites).

"Particulate Matter Information." *Pima County, AZ*, [www.pima.gov/504/Particulate-Matter-Information](http://www.pima.gov/504/Particulate-Matter-Information). Accessed 17 Feb. 2026.

2. PMR hours of operation are specified as not earlier than 7:00am to 5:30pm Monday through Friday. No operations on Saturday, Sunday or legal holidays of New Years Day, Independence Day, Labor Day, Thanksgiving Day or Christmas Day. Further, if Labor Day or Independence Day falls on a weekend then there are no operations on the legal holiday of the Monday or Friday of the holiday weekend. Included is a provision that with the commission's approval the hours of operation may be modified for emergencies or unusual circumstances for a period of 14 days by vote of the commission. In consideration of the hours of operation the commission considered the general characteristics of the township and the tourist nature of the community. Specific concern and discussion were held concerning the weekends and holiday timeframe and the significant increase in the community activities and increased population in the area throughout the summer months and on the weekends and holidays.

3. Some specific operational requirements identified include noise and dust monitoring at the site boundary, specific fencing and posting on the site perimeter, site gate requirements and perimeter berm requirements, on-site truck staging with no truck staging on public road, truck tire washing pit or similar tire washing operation to prevent sediment from public roads, limit on amount of property that can be mined at one time, specific site reclamation standards, restriction that no off-site material may be brought on site, and site /inspection access by the township. The commission considered that noise and dust monitoring at the perimeter is necessary to ensure compliance with the applicant's plan to control dust emissions and noise emissions to the surrounding properties. The commission established site fencing requirements to protect the safety of the public from inadvertently coming into an active PMR operation and the associated hazards. The commission held many conversations about the conditions and impact to the public roads from PMR operations. The commission considered public comments from residents that lived next to past mining activities in the township when considering the requirements for staging trucks and the wheel washing of trucks for sediment on the public roads.

4. The commission provided a timeframe that an approved PMR permit is valid for and a renewal process for an existing approved PMR permit including public hearing requirements for a permit renewal. Additional Performance Bond, escrow and fee requirements are specified for the PMR permit applicant.

The commission developed the amended zoning ordinance for Planned Mineral Removal by starting with a draft of a Planned Mineral Removal ordinance being worked on by Barry County and the commission's Consultant for planning development. The final PMR ordinance was developed during multiple public meetings in which, changes and additions were identified to the public and made available for comment by posting drafts of the working document to the township website. The commission took into consideration the recommendations and input of all commission members, public comments, review comments of our planning consultant and the township attorney. The commission believes that the PMR ordinance has been developed to balance the interest of property owners wishing to conduct valuable mineral removal from their property while protecting the safety, health and welfare of the Yankee Springs Township community.