

TOWNSHIP OF FREMONT
COUNTY OF TUSCOLA
MAYVILLE, MICHIGAN 48744
Planning Commission Meeting SLU Meeting

May 19, 2026

Board Present: Greg Eggert, Dwight Uhl, Henry Wymore, Rose Laskowski, Brandon Blatt, Kim Vaughan, and Tyler Ireland. **Board Absent:** None

Guest Present: Amy Prill (recording secretary), Matt Blatt (Twp. Supervisor), Brian Garner (Township Attorney), Jerry White (Twp. Zoning Administrator), Michael Humphries (SLU Applicant), Michael & Rita Palmer (Property Owner), Jamie Ostrowski (Property Owner), Donna Elledge, Duwilon Elledge, Daniel Elledge, Tim Wingert, Dawn Irvine-Bullard, Chad Williams, and Zach Williams

Meeting was called to order at 7:00 p.m. by G. Eggert.

Minutes:

Motion made by H. Wymore, seconded by D. Uhl to approve the April 21, 2026, minutes as presented - motion carried.

Special Land Use – Mid Thumb Materials, Inc. (Michael Humphries) to extract sand and gravel

G. Eggert read through the procedure for a special land use.

G. Eggert asked Mr. Humphries to explain his request for a special land use. M. Humphries stated that he would like the Planning Commission to approve his special land use request so that he can extract sand and gravel and in the end have a 4.5-acre pond on the Palmer's property and a flat useable area on Ostrowski's property. He stated that he did receive a copy of a haul agreement from the Road Commission and that they are supposed to approve his request at their board meeting on May 21st. He also stated that he is still waiting for a copy of his commercial driveway permit but he has been told that it is approved.

G. Eggert stated that notices have been sent to property owners within 300' of the project location and a notice was placed in the Tuscola County Advertiser on April 29th.

Public Comments:

Public comment was opened at 7:06 p.m.

A property owner wanted to know what they could do if this passed and they did not like what was going on or had problems with noise. G. Eggert stated that if approved and they are violating the special land use conditions that the special land use can be rescinded.

Another property owner asked if they would be only hauling from the location to M46 and Humphries stated that yes they will only haul from Lobdell to M46. G. Eggert asked Mr. Humphries regarding the pond that was to be dug and Mr. Humphries explained the process on the site map. A property owner east of where the gravel pit would be stated that from their research the property values around the pit would drop 15-30% and that should be considered before a decision is made. Another property owner stated that their son and mother-in-law own property near the proposed pit and stated that last year they were already hauling truckloads out of this location after dark and that their mother-in-law could feel the vibrations from the trucks and equipment in her house. This property owner also said that the trucks should not be lined up along the road at 6am. They also stated that they think that the access to the pit should be off of M46 instead of Lobdell Road. G. Eggert stated that if the permit is approved there

would be specific timeframes for operation and if there are trucks hauling outside of those timeframes than the zoning administrator should be notified. The Zoning Administrator stated that if the permit is approved and anyone wants to file a complaint that they should get pictures or videos of the violation so that there is a date and timestamp.

Public comment was closed at 7:35 p.m.

Board Discussion:

G. Eggert stated that property value is a concern. K. Vaughan questioned as to how far from other people's property the digging would occur and Mr. Humphries stated that they would be at least 50' from all property lines of other parcels that are not included in the permit. G. Eggert mentioned that the haul agreement with the Tuscola County Road Commission is not signed. Mr. Humphries stated that the Road Commission meets on the 21st and it should be signed then. The Township Attorney mentioned that in the conditions it should be stated that the Township receives copies of the signed haul agreement and driveway permit as well as a copy of the mining ID. B. Blatt questioned if the township had a copy of both property owners lease agreements. He feels that we should have a copy of both since the permit is tied to both properties in order to meet the minimum land requirement. H. Wymore asked how long the lease was for and G. Eggert stated that the lease is for a total of 12 years but split into a 2 year, 5 year, and 5 year timeframes.

Motion made by D. Uhl, seconded by K. Vaughan to approve the special land use to excavate sand and gravel with the following conditions:

1. Hours of operation 7am-5pm Monday thru Friday, 8am-5pm Saturday, and no Sundays
2. No backhauling with the exception of clean uncontaminated topsoil & clay for lining reclamation.
3. Dust control, berms, and landscaping to mitigate blowing sand and dust.
4. Provide lease agreement for both property owners involved within 60 days
5. Do not penetrate ground water
6. Speed limit on haul road posted at 15 mph
7. Gated road entrance
8. Provide township with haul agreement with Tuscola County Road Commission along with a copy of the approved driveway permit within 60 days
9. All gravel pit traffic will use Lobdell Road to and from M46
10. \$200,000 road bond for Lobdell Road provided to Fremont Township within 60 days
11. No equipment storage on site other than what is being used
12. Special land use is granted until June 30, 2027 and then an affidavit needs to be received that is signed by both property owners showing the 5 year extension thru June 30, 2032, and then another affidavit to be signed for the remaining 5 year extension thru June 30, 2037.
13. At any time if the lease of the property falls under the 40 acre requirement in the zoning ordinance all activity except for reclamation will stop
14. \$500,000 reclamation bond will be provided to Fremont Township in case for any reason reclamation is not started
15. The Township can inspect the property at any time with a minimum of 24-hour notice
16. No deviation from the site plan
17. Provide the Township with approved mining ID within 60 days
18. Reclamation must take place per the township ordinance of 3 to 1 and to level the berm

B. Blatt asked if we should add to the motion that there should be no trucks parking on the side of the road. D. Uhl stated that he was willing to add that to the motion if K. Vaughan was ok with that. K. Vaughan did not agree so there was no additions to the motion and the motion stood as originally made.

Roll call vote: B. Blatt-no, R. Laskowski-yes, T. Ireland-yes, H. Wymore-yes, K. Vaughan-yes, D. Uhl-yes, G. Eggert-yes. Motion carried.

Meeting recessed at 8:02 pm in order to complete the approval paperwork. Meeting resumed at 8:19 pm and copies of the approved special land use were given to the applicant and property owners. Motion made to adjourn the meeting by B. Blatt, seconded by T. Ireland – motion carried.

Meeting adjourned at 8:21 p.m.

The next regular meeting is scheduled for July 7, 2026, at 7:00 p.m.

Respectfully submitted by
Amy L. Prill
Recording Secretary