



**ROBINSON TOWNSHIP**  
Ottawa County  
12010 – 120<sup>th</sup> Avenue, Grand Haven, Michigan 49417

---

**REQUEST FOR EARTH CHANGE – CLASS B**

---

REQUEST FEE: \$1,500.00

For an application to be considered complete, all requested information must be provided. If an item is not applicable to your application, please state “not applicable” and provide an explanation why it is not applicable.

- **Initial Review Body:** Planning Commission
- **Meeting Frequency:** Fourth Tuesday of every month
- **Application Deadline:** Twenty-one (21) calendar days prior to the fourth Tuesday meeting at which you desire your application to be considered.
- **Township Office Review:** Following review by township personnel, if any required materials are deemed missing the applicant will be notified and must provide said material, which must result in a complete application at least seven (7) business days prior to said meeting for consideration.

**DO NOT DISCARD THIS PAGE  
YOU MUST SUBMIT THIS PAGE WITH YOUR APPLICATION**

-----  
For office use

Date Received: \_\_\_\_\_ Payment of: \_\_\_\_\_ Via Check: \_\_\_\_\_ Cash: \_\_\_\_\_

## ARTICLE III

### Section 3 – Classification of Permits

Class B – The volume of an Earth Change exceeds 5,000 cubic yards and is not for a pond used primarily for the irrigation of horticultural or agricultural products, which is located on a “Farm,” as such term is defined in the Robinson Township Zoning Ordinance, as amended.

#### Application Requirements:

Article IV, Section 1 of the Earth Change Ordinance requires the following information for any Earth Change application, whether Class A or Class B.

- A. State the full identification of the owner(s) of the parcel(s) upon which the Earth Change is proposed, including a phone number.

If other than or in addition to the owner(s), state the full identification of the applicant and of all other persons to be involved in the operation or management of the Earth Change if a permit is granted.

- B. State the residence and business addresses of the owner(s), and of the applicant(s) and of the operator(s), if either are different.
- C. State the legal description and permanent parcel number (including street address where applicable) of any parcel(s) upon which the Earth Change is proposed to be done (the legal description of each parcel shall be by a registered civil engineer or land surveyor).
- D. State the specific nature and extent of the proposed Earth Change; the type of ground involved in the proposed Earth Change; and a fair and reasonable estimate of the number of cubic yards of ground involved in the proposed Earth Change.
- E. Provide a detailed description by maps, diagrams or otherwise, of the contour and condition of the lands before commencement of the proposed Earth Change and as the person proposes to leave such lands upon completion of the Earth Change. This description shall include:
- (1) A topographic map drawn with contour intervals of five feet for the Earth Change area and ten feet for the area having a radius extending 300 feet beyond the perimeter or exterior boundaries of the proposed Earth Change, depicting the contours of the land in its existing condition (i.e. before commencement of the proposed Earth Change);
  - (2) A topographic map drawn with contour intervals of two feet for the Earth Change area and ten feet for the area having radius extending 300 feet beyond the perimeter or exterior boundaries of the proposed Earth Change

site, projecting the contours of the land upon completion of the Earth Change;

- (3) A statement of any landscaping to be done or other ground stabilization controls to be employed to insure that the lands are left in a stable, safe and usable condition, and to prevent ground erosion, ground blowing, dust or unsightly conditions;
  - (4) A drainage plan to indicate the anticipated drainage system which would be utilized if the Earth Change is implemented; and
  - (5) Detailed information concerning the groundwater table in the proposed Earth Change area, as well as detailed information concerning the Earth Change's proposed use of the ground water and its possible effect on the ground water, if the Earth Change is implemented.
- F. Provide a statement of the manner in which the Earth Change is to be performed, operated and carried on, including a statement of the slope of the sides and the level of the floor, the finished grade and condition of the property following the completion of the Earth Change, and the kind and amount of equipment proposed to be employed.
- G. State the proposed route which would be used in transporting the ground over the public roads and over any private property.
- H. State the applicant's previous experience in earth changes or similar activities, and the name, address and previous experience of any other person(s) to perform or be in charge of the proposed Earth Change.
- I. State whether or not the applicant has ever filed an Earth Change application with the Township or received an Earth Change permit from the Township. If the applicant has ever had an Earth Change permit denied, revoked or suspended, describe the circumstances.
- J. State the time within which the Earth Change will be commenced after a permit is granted, and the time within which the Earth Change will be completed.
- K. Describe the measures to be taken to control noise, vibration, ground blowing, dust and traffic.
- L. Describe any measures proposed to insure public safety, the exclusion of children from the premises, and the lateral support of adjoining and surrounding lands and structures.

2. Article IV, Section 2 of the Earth Change Ordinance requires the following information, but only for Class B Earth Change permit applications.
- A. A Class B Earth Change permit application must include all of the information requested above.
  - B. Provide a comprehensive Environmental Impact Statement (“EIS”) on the site of the proposed Earth Change, following any guidelines prescribed by Township Board resolution. At a minimum, the following information must be submitted.
    - (1) The EIS must include an aerial photograph of all lands within 1,320 feet of the perimeter or external boundaries of the proposed Earth Change site. The photograph shall show the location of the various existing uses of such lands, the location and type of existing vegetation, existing soils and any other significant features. Appropriate overlays at the scale of the aerial photograph may be used to depict topography, slope, hazards, soils, vegetation, wildlife habitat and any other significant features.
    - (2) The EIS must include a list of the various major ground vegetation found within the proposed Earth Change area, together with an indication of the presence of rare and endangered species.
    - (3) The EIS must describe the impact of the proposed Earth Change on flora, fauna or wildlife habitats in and around the site.
    - (4) The EIS must give a detailed description of any known, anticipated or possible adverse or detrimental effects upon any aspect or element of the environment, both with respect to the site and with respect to surrounding areas.
    - (5) The EIS must describe the effects of the Earth Change on ground water supply and flow.
    - (6) The EIS must describe the effects of the Earth Change on adjacent surface resources.
    - (7) The EIS must include an illustrated landscape plan which presents the visual appearance of the proposed Earth Change area if it is implemented.
    - (8) The EIS must give a descriptive analysis of the grading plan to illustrate the appearance of the Earth Change as various operational stages are completed.
    - (9) The EIS must describe the impact of the Earth Change on the surrounding area.
    - (10) The EIS must describe the compatibility of the Earth Change with adjacent existing land uses and with the Robinson Township Land Use Plan.

- (11) The EIS must describe any traffic control devices, public facilities, or public services which would be required by the Earth Change, and a statement of how and by whom the costs of such would be paid.
  - (12) The EIS must state any alternatives to the proposed Earth Change and the reasons for the choice of the proposed Earth Change site over those alternatives.
- C. Provide a progressive Earth Change and Reclamation Plan for the proposed Earth Change, for both the total project and for each Earth Change unit. At a minimum, the following must be included:
- (1) The method and direction of the Earth Change;
  - (2) Surface overburden and stripping plans;
  - (3) The depth of grade level over the entire site on which the Earth Change will take place;
  - (4) Provisions for grading, revegetation, and stabilization that will minimize ground erosion, sedimentation, and public safety problems;
  - (5) The location of buildings, equipment, stockpiles, roads or other features necessary to the Earth Change and provisions for their removal and restoration of the area at the Earth Change's termination;
  - (6) Provisions for buffer areas, landscaping and screening;
  - (7) The interim use or uses of reclaimed Earth Change units before the cessation of the entire Earth Change; and
  - (8) Provisions for ingress and egress, including proposed routes for all truck and other vehicular travel in connection with the Earth Change.
- D. Provide a 15-year Earth Change Plan which includes, at minimum, the following:
- (1) The location and acreage of ground deposit areas presently subject to an Earth Change, if any;
  - (2) The location and acreage of ground deposit areas not presently subject to an Earth Change, but planned for that purpose, and the amount of ground planned to become subject to an Earth Change; and

- (3) A schedule indicating when the Earth Change will begin in each ground deposit area and the probable termination date of the Earth Change in each area.
3. NOTE: The Earth Change Ordinance gives discretion to the Planning Commission and/ or the Township Board to require the submission of additional information.
4. By way of example only, Article VII, Section 1 of the Earth Change Ordinance requires the following general conditions and provisions (including A through F below) to apply to both Class A and Class B Permits. Article VII, Section 1 contains additional requirements as well for Class A and Class B permits, which requirements are applicable even though not repeated here.
  - A. Trees and other vegetation or ground cover shall not be stripped off any ground landform so as to unnecessarily expose areas of ground that are prone to wind or water erosion that will cause ground or dust to be carried by wind or water onto adjoining or surrounding properties, or onto public or private roads, or to create a nuisance thereby.
  - B. All topsoil shall remain on the project site. Sufficient subsoil and/ or overburden shall be stockpiled on the project site for reclamation purposes. The applicant shall state in the reclamation plan the methods and specifications by which the topsoil and subsoil and/ or overburden shall be redistributed over the site. The reclamation plan shall specify the combination of topsoil and/ or overburden which shall be conducive to the establishment of a suitable ground cover and/ or the growth of vegetation. In the event, however, that Earth Change operations within an Earth Change unit continue for a period longer than 30 days, the person shall, to the extent possible and practical, reclaim the completed Earth Change areas as the operation progresses.
  - C. Where project operations result in a body of water, the person shall place appropriate “Keep Out - Danger” signs around the body of water, not more than 200 feet apart. Such signs shall be maintained at least until all Earth Change activity is completed and the slopes of any banks comply with the provisions of subsection (E) below.
  - D. The project site shall be landscaped or stabilized as the replacement of topsoil occurs at least to the extent necessary to eliminate any ground erosion by wind or water.
  - E. The final slopes of the banks of any Earth Change project involving any excavation shall in no event exceed a minimum of three feet horizontal to one foot vertical. Where ponded water results from the project or operations, this slope shall be maintained and extended into the water to a depth of five feet.
  - F. No Earth Change shall occur closer than 50 feet from the nearest street or highway right-of-way nor closer than 50 feet from the nearest property line. The Township Board may prescribe more strict requirements in order to give sub-lateral support to surrounding property where soil or geographic conditions warrant it. The Township

Board may, in its discretion, prescribe less strict requirements upon written consent of the adjoining property owner. Under no circumstances, however, shall the Township Board permit a minimum less than that contained in such written consent.

5. By way of example only, Article VII, Section 2 of the Earth Change Ordinance requires the following general conditions and provisions (including A through F below) to apply only to Class B Permits. Article VII, Section 2 contains additional requirements as well for Class B permits, which requirements are applicable even though not repeated here.
  - A. The cost of dust control shall be borne by the person or persons to whom the Earth Change permit is granted.
  - B. No part of any ground processing equipment (such as crushers, mixers, separators, etc.), excluding transporting equipment, shall be operated closer than 500 feet from the nearest adjacent parcel not owned by the person, or closer than 300 feet from any adjacent road right-of-way or adjacent property line. The Township Board may, in its discretion, prescribe less strict requirements upon written consent of the adjoining property owner.
  - C. No Class B Permit shall be issued except on an earth change unit basis; no Class B Permit shall be issued for a project which contains less than six earth change units; and no earth change unit shall exceed 20 acres.
  - D. Note that a surveillance fee will be charged by the Township. See Article VII, Section 2(f) of the Earth Change Ordinance for complete details.
  - E. Refer to Article VII, Section 2(g) of the Earth Change Ordinance for bonding requirements.
  - A. No more than three Earth Change units may be open at any one time. See Article VII, Section 2(h) of the Earth Change Ordinance for further details.

Date: \_\_\_\_\_

\_\_\_\_\_  
(Signature of Applicant or Applicant's  
Authorized Representative)

Phone: \_\_\_\_\_

STATE OF MICHIGAN     )  
  ) ss.  
COUNTY OF OTTAWA     )

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Notary Public  
Ottawa County, Michigan  
My Commission expires: \_\_\_\_\_