



Bell Site Development <bellsitedevelopmentinc@gmail.com>

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**P1360- 5100 Hudson Rd Waterford MI**

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Bell Site Development <bellsitedevelopmentinc@gmail.com>

Tue, Oct 1, 2024 at 11:10 AM

To: HoweJ1@michigan.gov, "Zhu, Joyce (EGLE)" <ZHUJ@michigan.gov>

Cc: "Jaskowski, Joseph (EGLE)" <JaskowskiJ@michigan.gov>

Good Morning,

Just wanted to reach out and let everyone know that our installation has been completed at the location listed above. All equipment has been labeled and I have reached out to 3 consultants to schedule visible emissions test just waiting on them to call me back. Is there anything else that needs to be done at this time?

Thank you

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Nichole Jewell  
248-623-6100  
5289 Dixie Hwy, Suite A  
Waterford, MI 48329

BOARD OF TRUSTEES  
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# WATERFORD TOWNSHIP

5200 Civic Center Drive  
Waterford, Michigan 48329-3773  
Telephone: (248) 674-6238 Fax: (248) 674-4097  
www.waterfordmi.gov

## DEVELOPMENT SERVICES DEPARTMENT

Jeffrey M. Polkowski, AICP  
Director  
Dave Hills  
Superintendent of Building  
Division  
Scott Alef  
CDBG Coordinator

April 29, 2024.

Bell Site Development  
5289 Dixie Hwy, Suite A  
Waterford Twp, MI 48329  
bellsitedevelopmentinc@gmail.com

RE: Special Approval # PRSA 24-04-01 / Site Plan # PSP 24-1486  
Bell Site Development Materials Processing and Bulk Soil Resource Establishment  
5100 Hudson Rd, Parcel # 13-09-401-006

To Whom It May Concern,

Your request for special approval and site plan review for the property referenced above has been granted Conditional Approval by the Planning Commission as of their meeting on April 23, 2024. **This does not authorize the proposed business to begin operating on site prior to completing the remaining requirements outlined in this letter. Final site plan approval is conditional upon addressing the comments from all departments attached to this letter and applicable conditions imposed upon your approval by the Planning Commission.** Once the site plans have been approved, you must submit (1) digital and (2) full size copies of the revised site plan. For reference, the full staff report, department comments, and relevant conditions from the April 23, 2024 Planning Commission meeting are attached to this letter.

Once your site plan has received approval, you must then apply for Engineering Review with the Township Engineer and apply for all applicable permits with the Building Department. Once the Engineering and Building plans have been approved you must schedule a Pre-Application Meeting with the Township Engineer prior to beginning work on site. Once the improvements to the property have been completed you must schedule the inspections to finalize your business registration process. Once all departments have signed off on your business registration you will receive your Certificate of Occupancy. Only then may the business begin operating on the property.

In accordance with Waterford Township Zoning Ordinance Section 4-003.5, once final approval has been granted, the improvements identified on the approved plan shall be lawfully commenced within 12 months and continue without interruption. If you find that after ten months from the date of final approval identified improvements will not be commenced, you may request an extension in accordance with Waterford Township Zoning Ordinance Section 4-003.5.

As you continue to work to complete the improvements required by this site plan and associated building code requirements, please stay in contact with the Townships Building and Engineering Department regarding all necessary permit inspections. Upon timely completion of all improvements required by this site plan and issuance of the final certificate of occupancy, the above-referenced site plan will become active and enforceable. If you have any questions regarding your responsibilities during the construction phase, please do not hesitate to contact our offices at (248) 674-6238.

Sincerely,



Justin Dwymon  
Planning & Zoning Administrator  
CC: PRSA 24-04-01 / PSP 24-1486

**With us there are no boundaries**

**Planning Commission Conditions of Approval:**

1. Staff may coordinate and finalize site plan details.
2. Crushing operations may only take place between 7 am to 5 pm.
3. The Planning Commission reserves the right to modify or revoke this Special Approval following complaints, safety concerns, or site plan violations.
4. Hours of operation are limited to 7 am to 7 pm Monday through Saturday.
5. The crushing operations are limited to the northern half of the proposed project area.
6. A landscaping performance bond will be posted for 3 years.
7. Crushing operations will not take place when wind speeds exceed 25 mph.
8. Additional evergreen trees planted will be minimum of 6-8 feet tall.

**Planning Comments**

1. Please see the staff report for full Planning comments but note that all Planning comments on the report have been addressed by the Planning Commission's conditional approval.
2. As discussed with the Planning Commission at the Planning Commission meeting, revise the site plan to show the 10 ft berm with evergreen trees planted on top extended along the northern property line 200 ft.
3. While no additional comments are anticipated it is possible that new Planning comments will arise with subsequent site plan revision submittals addressing other department's required revisions.

**Engineering Comments**

1. The site plans must be revised to show the proposed retention basins that the design engineer has indicated they will use instead of the originally proposed retention basins that the design engineer has indicated they will use instead of the originally proposed leaching basins.
2. The Infiltration Report must be sealed by the engineer who prepared it.
3. Engineering Construction Plan review and a subsequent pre-construction meeting is required for this project.
4. Please see the attached letter for full Engineering comments.

**Fire Comments**

1. The proposed site plans are approvable for the Fire Dept.
2. Please see the attached letter for full Fire Dept comments.

**DPW Comments**

1. The proposed site plans are approvable for the DPW.
2. Please see the attached letter for full DPW comments.



Bell Site Development <bellsitedevelopmentinc@gmail.com>

**Re: Bell Site Development Inc**

2 messages

Fred Abdou <fjabdou@yahoo.com>

Wed, Oct 2, 2024 at 11:54 PM

To: Nichole Jewell <Bellsitedevelopmentinc@gmail.com>

Hello Nicole,

Thank you, and your interest with ABF Environmental. Also, we received your voicemail message. At this time, we are too busy to take on any additional work.

Thank you.

Sent from my iPhone

> On Oct 1, 2024, at 11:29 AM, ABF Environmental <nick@chooseignite.com> wrote:

>

> Name: Nichole Jewell

> Email: Bellsitedevelopmentinc@gmail.com

> Phone: 248-623-6100

> Message:

> Good morning. I have been informed by EGLE that we will need an evaluation on our crusher. I believe they are looking for visible emissions testing to be completed. Please call me when you can. Thank you.

Bell Site Development <bellsitedevelopmentinc@gmail.com>

Thu, Oct 3, 2024 at 10:23 AM

To: Fred Abdou <fjabdou@yahoo.com>

Ok, thank you for getting back to me:

[Quoted text hidden]

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Nichole Jewell  
248-623-6100  
5289 Dixie Hwy, Suite A  
Waterford, MI 48329



STATE OF MICHIGAN  
 DEPARTMENT OF  
 ENVIRONMENT, GREAT LAKES, AND ENERGY  
 WARREN DISTRICT OFFICE



GRETCHEN WHITMER  
 GOVERNOR

PHILLIP D. ROOS  
 DIRECTOR

October 16, 2024

VIA E-MAIL AND U.S. MAIL

Mike Reis  
 Bell Site Development  
 5100 Hudson Road  
 Waterford, MI 48329

SRN: P1360, Oakland County

Dear Mike Reis:

**VIOLATION NOTICE**

On October 15, 2024, the Department of Environment, Great Lakes, and Energy (EGLE), Air Quality Division (AQD), conducted an inspection of Bell Site Development located at 5100 Hudson Road, Waterford, Michigan. The purpose of this inspection was to determine Bell Site Development's compliance with the requirements of the federal Clean Air Act; Part 55, Air Pollution Control, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (Act 451); the Air Pollution Control Rules; and the conditions of Permit to Install (PTI) number 59-23.

During the inspection, staff observed the following:

Process Description	Rule/Permit Condition Violated	Comments
EU-PROCESS	PTI 59-23, Section V.1 NSPS, 40 CFR 60, Subparts A and OOO	Bell Site Development has not conducted a visible emissions performance test within 180 days of commencement of trial operation.

Please initiate actions necessary to correct the cited violation and submit a written response to this Violation Notice by November 6, 2024 (which coincides with 21 calendar days from the date of this letter). The written response should include: the dates the violation occurred; an explanation of the causes and duration of the violation; whether the violation is ongoing; a summary of the actions that have been taken and are proposed to be taken to correct the violation and the dates by which these actions will take place; and what steps are being taken to prevent a reoccurrence.

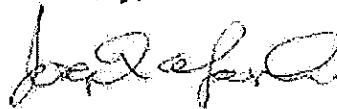
Mike Reis  
Bell Site Development  
Page 2  
October 16, 2024

Please submit the written response to Joseph A. Jaskowski at EGLE, AQD, Warren District, at 27700 Doanld Court, Warren, Michigan 48092 or [jaskowskij@michigan.gov](mailto:jaskowskij@michigan.gov) and submit a copy to Jenine Camilleri, Enforcement Unit Supervisor at EGLE, AQD, P.O. Box 30260, Lansing, Michigan 48909-7760 or [camillerij@michigan.gov](mailto:camillerij@michigan.gov).

If Bell Site Development believes the above observations or statements are inaccurate or do not constitute violations of the applicable legal requirements cited, please provide appropriate factual information to explain your position.

Thank you for your attention to resolving the violation cited above and for the cooperation that was extended to me during my inspection of Bell Site Development. If you have any questions regarding the violation or the actions necessary to bring this facility into compliance, please contact me at the number listed below.

Sincerely,



Joseph A. Jaskowski  
Environmental Quality Analyst  
Air Quality Division  
734-564-6724

cc: Annette Switzer, EGLE  
Christopher Ethridge, EGLE  
Brad Myott, EGLE  
Jenine Camilleri, EGLE  
Joyce Zhu, EGLE