

THE SENTINEL

AMERICA'S HEARTLAND NEWS



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COMMUNITY UPDATES

Local Events, Traditions & American Values

Thank You, Residents!

A big shout-out to our neighbors in Springfield, Rose, White Lake, and Groveland Townships who attended the Planning Commission meeting on June 23rd. Several residents spoke during public comment, bringing new information and strong voices to the table regarding the proposed Levy mine. And, while there is no data center application before the commission at this time, residents also offered valuable feedback on the proposed ordinances.

Not only are our residents showing up at meetings, but they're also going the extra mile by spreading the word and garnering the attention of local news. A big thank you to **Stephanie, Kara, Hannah, and Mike**, who spoke with passion and well-informed clarity about the very serious consequences posed by the Levy mine proposal. You can watch the segment here: [Springfield Twp on WXYZ Detroit](#)

A number of public comments at the June 23rd meeting centered on **property value impact**, so let's take a closer look at that issue.

Levy's Property Value Study: Why It Doesn't Apply to Our Community

As the public became increasingly aware of the proposed sand and gravel mine on Ormond Road, residents were told that independent studies would be conducted to evaluate its true impacts — including effects on property values. Instead, **the only property value study made public was one paid for and controlled by Levy.**

A licensed Michigan appraiser who reviewed Levy's study concluded that it is fundamentally flawed and would not hold up under serious scrutiny. The report was structured around assumptions and parameters set by Levy, not by an independent analysis of our specific rural, residential community.

This becomes especially clear when examining some of the report's most confident — and questionable — conclusions. Levy's consultant repeatedly states that proximity to mining

operations and truck routes has **"NO IMPACT"** on residential property values. On page 7, the report claims:

*"Overall analysis of potential impact of proximity to a truck hauling route is clearly statistically insignificant, indicating **NO IMPACT.**"*

On page 11, it similarly concludes:

*"...the data in this matched pair control group is statistically insignificant and shows **NO IMPACT** due to proximity to a mining operation."*

These sweeping "no impact" claims stand in stark contrast to independent research and real-world experience in other Michigan communities. Studies on aggregate mining operations have documented **property value reductions ranging from 10% to 25%** for homes located near sand and gravel mines, with some properties in closest proximity experiencing declines as high as **30%**.

In **Sharon Township**, property value concerns were a major factor in residents' successful opposition to a large gravel mine. Similar concerns have been raised in **Metamora Township** and the **Irish Hills / Norvell Township** area. Here in Springfield Township, long-time appraiser Louise Braun documented warning signs even a year ago, noting that several listings had taken price reductions and that a mine of this scale would likely further depress values — especially for higher-priced homes in subdivisions east of the proposed site.

Despite the Supervisor's public commitment that "every study and recommendation will be reviewed by qualified experts who have no ties to the applicant," **we have yet to see any truly independent property value analysis.** The only technical reviews available on the township website were paid for by Levy.

Residents deserve better than a study written to the applicant's specifications. We deserve an honest, independent assessment of how this mine would affect the value of our homes — the largest investment most of us will ever make.

Stay Engaged

Please attend the next Township Board meeting on July 9 and the Planning Commission meeting on July 28. All meetings begin at 7:00 pm at the Springfield Township Civic Center.

Wear your red “Stop the Gravel Pit” t-shirts and bring that community spirit that never quits! Our signature red t-shirts and yard signs are always available for purchase in the parking lot before township meetings.

And, yet another reason to contact the county:

Coincidentally, Oakland County recently received recognition for its commitment to environmental excellence and protecting natural resources. At the same time, a large-scale sand and gravel mine is being considered that would generate significant silica dust, withdraw millions of gallons of groundwater, and send 160 heavy trucks per day down narrow rural roads that serve homes and schools. These two realities are difficult to reconcile. If you believe this mine is incompatible with Oakland County’s stated environmental values, **we encourage you to share your concerns directly with county officials.** You can use the contact form at the bottom of the article linked here: [Oakland County News](#)

Upcoming STEP Events

- July — Visit our booth at the Oakland County 4-H Fair
- October — Community Chili Cook-Off
- December — Community Pancake Breakfast

Contact Stephanie at snananahas7@gmail.com for more info or to be included on our email distribution.

Stay Connected

Website: ProtectSpringfield.org

Facebook: [Mining Paradise – Springfield Twp](#)

Let’s stay united to protect the beautiful community we love.