

**MUSKEGON CHARTER TOWNSHIP
PLANNING COMMISSION MINUTES
Special Meeting of the PC-22-9
August 18, 2022**

CALL TO ORDER

Chairperson Singerling called the meeting to order at 5:30 p.m.

**Present: Hower, Singerling, Frein, Borushko, Hughes,
VandenBosch**

Excused: Bouwman

Absent:

**Also Present: Planning / Zoning Administrator Brian Werschem,
Recording Secretary Andria Muskovin and 2 guests.**

Approval of Agenda

**Motioned by Hower supported by Borushko to approve the Agenda for the
August 18, 2022 Planning Commission Special meeting.**

Ayes: Hower, Singerling, VandenBosch, Hughes, Frein, Borushko

Nays: None

Motion carried.

New Business –

1. PC 22-21 Construction Landing Site Review

Name: Cytiva/Gilbane

Address: 1740 Whitehall Road

PP#: 61-10-006-100-0037-00

Zoning: Industrial (I)

**Purpose: Review and PC input on the 4 year construction
landing site for site renovations.**

Planner Werschem explained that Cytiva is planning a \$500 Million construction at the former BASF site by putting in a contractor laydown yard while demolition and construction is going on. The project length is estimated to last 2 ½ - 3 ½ years with the remaining 6 months of the 4 year plan to be used to take the gravel parking lot out and return the property to its natural state with trees.

Bill Frazier, 379 W Western Ave, Muskegon MI 49440 spoke on behalf of the Sidock Group. Mr Frazier discussed the layout of barriers, lighting, storm water, soil erosion, rumble grid to be installed. He stated that there will be approximately 200 people occupying the buildings and that they will have six 5,000 gallon pump out tanks. Water will have a line off Whitehall Rd and a 20" line feeding the buildings.

Aaron Mayes, Project Manager from Gilbane, 1435 Randolph St. Detroit, MI 48226 stated that there will be no fuel oil, fuel storage in the laydown site. They will use existing storage areas on the property. He stated that Cytiva wants this to be the Best in the World. There is only one home to the North of project but it is zoned commercial so there is no issue with having to have a barrier up.

Mr. Mayes took questions from the PC's.

Chairman Singerling asked about Security. Mr. Mayes stated that it is well lit not only on the property, but will be in the new laydown yard. There is a 6 ft. fence with barbed wire on the top, they will use the same security company that was being used by BASF and they will be adding two guard shacks as well.

PC Borushko wanted to know size of structure, how many workers were going to be working at the height of construction and would the workers be staying for the whole project and where are they staying? Mr. Mayes stated that the laydown area is 8 acres and they figure there will be 500 tradesmen while construction of buildings and renovations are being done. Workers could be here for several years. They are hoping to be able to hire local contractors as well. PC Borushko stated that maybe the county could help with finding housing for the workers and for them to not be afraid to ask for help in doing that.

PC Frein wanted to know how much of the acreage was going to be dedicated to building supplies. Mr. Mayes stated that most of it will go to the main site. Minimal supplies will be in the laydown area.

Mr. Mayes mentioned that the laboratory will be shipping over from China to Boston and then delivered to the site.

PC Borushko asked how many employees there would be and Mr. Mayes stated there should be approximately 250 full time employees with great pay. Up from 65 jobs when it was BASF. Some of the engineers are being brought back from BASF.

PC Hughes asked if anyone would be staying in the trailers on site. Mr. Mayes stated there would be no one staying in them, only construction in the trailers.

PC VandenBosch asked about permits and erosion. Mr. Mayes stated they had submitted for the Demolition permit and that there would be someone from their GEO services checking on a weekly basis on the erosion of the gravel in the construction landing site. Because it is a temporary site, the County did not require anything more as there will be no discharge of storm waters.

Motion by Borushko, second by Hower to approve the contractor laydown yard in the northwest area of the Cytiva site located at 1740 Whitehall Road, parcel number 61-10-006-100-0037-00 for temporary contractor parking, field operations trailers and construction material laydown with the following conditions:

- 1. Any and all federal, state, county and local permits and inspections required are obtained.**
- 2. No storage of chemicals, fuel or fuel oil will be within the temporary laydown yard.**
- 3. The site will be returned to a natural state by removal of all equipment, structures and gravel. New topsoil will be placed and the entire area will be seeded within 4 years or upon completion of construction, whichever occurs first.**

Roll Call

Ayes: Borushko, Frein, Hughes, VandenBosch, Singerling Hower

Nays: None

Motion carried.

Motion by Hower supported by Vanden Bosch to adjourn the meeting at 6::12 P.M.

Ayes: Hower, Singerling, VandenBosch, Hughes, Frein, Borushko

Nays:

Motion Carried

Respectfully submitted by,

**Sandra Frein
Secretary**