

**MUSKEGON CHARTER TOWNSHIP
PLANNING COMMISSION MINUTES
PC-23-01
January 4, 2023**

CALL TO ORDER

Chairperson Bouwman called the meeting to order at 6:30 p.m.

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

Excused:

Absent:

**Also Present: Recording Secretary Andria Muskovin, Planner
Werschem, Building Official Steven Sheldon, Fire Chief Dave
Glotzbach, Fire Inspector Jack Wydeck and 6 guests.**

Approval of Agenda

**Motioned by Singerling supported by Hower to approve the Agenda
for the January 4, 2023 Special Planning Commission meeting.**

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

Nays: None

Motion carried.

New Business –

1. PC 23-01 Site Plan

**Name: Gilbane/Cytiva
Address: 1740 Whitehall Rd.
PP#: 61-10-006-100-0037-00
Zoning: Industrial Park (IP)**

**Purpose: Site Plan for 2 new structures and site
modifications**

Planner Werschem introduced the members from Sidock Group, Tom Winer 379 W Western, and Bill Frazier 379 W Western, as well as members from Gilbane, Santos Herrera 1740 Whitehall Rd, Aaron Mayes 1740 Whitehall Rd and Mary Slamkowski 1740 Whitehall Rd.

Planner Werschem explained that Cytiva will be adding two new buildings to the location, one being an office building and also a laboratory. Significant renovations to all other buildings and infrastructure as well.

Chief Glotzbach explained that the overall footprint is the same, with some roads being widened for fire truck allowance as well as fire hydrants.

A state grant was recently approved to widen Whitehall Rd to just before (south of) River Rd. for this project. Not sure of the time frame for road widening as there are other factors that need to take place first. (i.e. moving electrical poles)

A utility building will be added to include tanks for purified water, electrical, a brine tank to put salt for softeners, transformers. They will be redoing the pipe in the pipe racks and adding pumps. The roads will also be extended for trucks to move around easier.

A laboratory (Lygen) building will be added. It is constructed in China from 42 modules of different dimension that will be assembled on a foundation and connected. This building will be used to ferment a protein to help purify vaccines. It is the same product that they produce in Sweden, this would be a second location.

A 2 story office building will be constructed. The main floor will be used with future use of the 2nd floor. Solar panels will be used and the storm water will be under the parking lot. There will be walkways in safe areas to cross, some posts to hold up solar panels, EV charging stations (12) that will be up against the building with room for more. There will also be a EV charging station in a handicap spot.

ARTICLE VIII. - SITE PLAN REVIEW

Sec. 58-486. - Standards for approval.

- (a) The intent of the planning commission is to minimize any adverse impacts that a proposed site plan may have on the neighboring properties, the neighborhood in general and its character, and the community as a whole.**

(b) Each site plan shall conform to all applicable provisions of this chapter and the following standards:

- (1) All elements of the site plan shall be designed to take into account the site's topography, the size and type of the lot, the character of adjoining property and the type and size of buildings. The site shall be developed so as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this chapter.

PC determined all elements of the site plan are designed to take into account the site's topography, the size and type of the lot, the character of adjoining property and the type and size of buildings. The site is to be developed so as not to impede the normal and orderly development or improvement of surrounding property for uses permitted in this chapter.

- (2) The landscape shall be preserved in its natural state, insofar as practical, by removing only those areas of vegetation or making those alterations to the topography which are reasonably necessary to develop the site in accordance with the requirements of this chapter. Landscaping shall be preserved and/or provided to ensure that proposed uses will be adequately buffered from one another and from surrounding public and private property.

PC determined the landscape is being preserved in so far as practical.

- (3) Stormwater and erosion protection.

- a. Appropriate measures shall be taken to ensure that removal of surface waters will not adversely affect neighboring properties, the public stormwater drainage system, or nearby bodies of water.

PC determined that the proposed stormwater system retains all stormwater onsite and is adequate.

- b. Provisions shall be made to accommodate stormwater, prevent erosion and the formation of dust.

PC determined that provisions have been made to accommodate stormwater, prevent erosion and the formation of dust.

- c. The use of detention/retention ponds may be required.

PC determined the detention / retention are required and proposed.

- d. Surface water on all paved areas shall be collected at locations so that it will not obstruct the flow of vehicular or pedestrian traffic or create standing water that may interfere with this traffic.

PC determined that surface water on all paved areas are being collected so that it will not obstruct the flow of vehicular or

pedestrian traffic or create standing water that may interfere with this traffic.

- e. Areas of natural drainage such as swales, wetlands, ponds, or swamps shall be protected and preserved insofar as practical in their natural state to provide areas for natural habitat, preserve drainage patterns and maintain the natural characteristics of the land.

PC determined that no swales, wetlands, ponds, or swamps exist in the site plan area so this requirement does not apply.

- f. Catch basins or other protective measures may be required to contain oil filters or traps to prevent contaminants from being discharged to the natural drainage system. Other provisions may be required to contain runoff or spillage from areas where hazardous materials are stored, or proposed to be stored.

PC determined that adequate measures will be required by the state, county and local permits to assure proper collection of any waste material.

- g. Compliance with the requirements of [section 58-487](#) shall also be demonstrated.

PC determined the requirements of section 58-487 are demonstrated.

- (4) The site plan shall provide reasonable, visual and sound privacy for all dwelling units located therein. Fences, walks, barriers and landscaping shall be used, as appropriate, for the protection and enhancement of property and for the privacy of its occupants.

PC determined that no dwelling units are proposed so this standard does not apply.

- (5) Every structure or dwelling unit shall have access to a public street, unless otherwise provided in an approved PUD.

PC determined that the entire facility does have access to public streets.

- (6) A pedestrian circulation system which is insulated as completely as reasonably possible from the vehicular circulation system shall be provided.

PC determined the pedestrian circulation system is proposed and is adequate.

- (7) Safe, convenient, uncongested, and well-defined vehicular and pedestrian circulation within the site shall be provided. Drives, streets and other elements shall be designed to promote safe and efficient traffic operations within the site and at its access points.

PC determined that safe, convenient, uncongested, and well-defined vehicular and pedestrian circulation within the site is proposed and adequate.

- (8) The arrangement of public or common ways for vehicular and pedestrian circulation shall be connected to existing or planned streets and pedestrian or bicycle pathways in the area.

PC determined that the arrangement of existing public or common ways for vehicular and pedestrian circulation is connected to existing or planned streets and pedestrian or bicycle pathways in the area.

- (9) All streets shall be developed in accordance with [chapter 42](#), subdivisions and the county road commission specifications.

PC determined that no streets are required so this section does not apply. However, significant modifications are being made to Whitehall Road in cooperation with the Muskegon County Road Commission.

- (10) All buildings or groups of buildings shall be arranged so as to permit necessary emergency vehicle access as required by the fire and police departments.

PC determined that all buildings or groups of buildings are arranged so as to permit necessary emergency vehicle access as required by the fire and police departments. Fire department has approved the layout.

- (11) The site shall be adequately served by water supply and sewage collection and/or treatment.

Municipal water and sewer is required and proposed.

- (12) All loading or unloading areas and outside storage areas, including refuse storage stations, shall be screened from view of the street and/or adjacent properties by a vertical screen consisting of structural or plant materials.

PC determined that all loading or unloading areas and outside storage areas, including refuse storage stations, are screened from view of the street and/or adjacent properties by a vertical screen consisting of structural or plant materials.

- (13) Exterior lighting shall be arranged so that it is deflected away from adjacent properties and so that it does not impede the vision of traffic along adjacent streets.

PC determined that no light trespass will occur from this development.

- (14) Site plans shall conform to all applicable requirements of state and federal statutes and approval must be conditioned on the applicant receiving necessary state and federal permits before final site plan approval or an occupancy permit is granted.

This should be a contingency in any approval.

One of the following motions should be made, adjusted as necessary by the Planning Commission.:

1. Motion to table for further information from the applicant.
2. Motion to deny the Site Plan for Gilbane / Cytiva at 1740 Whitehall Road, parcel 61-10-006-100-0037-00 having not met the following standards of Section 58-486 of the Muskegon Charter Township Code of ordinances: (List the standards unmet)
3. Motion to approve the Site Plan for Gilbane / Cytiva at 1740 Whitehall Road, parcel 61-10-006-100-0037-00 having met the standards 58-486 of the Muskegon Charter Township Code of ordinances with the following conditions:
 - a. Compliance with all federal, state, County and local rules, regulations and ordinances.

Motion by Singerling second by Borushko to approve the site plan at 1740 Whitehall Rd. parcel 61-10-006-100-0037-00 having met the standards of Section 58-486 of the Muskegon Township Code of Ordinances with the following conditions:

- a. **Compliance with all federal, state, county and local rules, regulations and ordinances.**

Roll Call

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

Nays: None

Motion carried.

Announcements: Next Planning Commission meeting will be January 9, 2023.

Motion by Hower supported by Singerling to adjourn the meeting at 7:06 P.M.

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

Nays:

Motion Carried

Respectfully submitted by,

**Joseph Singerling
Secretary**