

City of Plainwell



“The Island City”

Rick Brooks, Mayor
Lori Steele, Mayor Pro-Tem
Brad Keeler, Council Member
Roger Keeney, Council Member
Todd Overhuel, Council Member

Department of Administration Services
211 N. Main Street
Plainwell, Michigan 49080
Phone: 269-685-6821
Fax: 269-685-7282
Web Page Address: www.plainwell.org

Agenda Planning Commission October 17, 2018 7:00 PM

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of Minutes: 09/19/18 Planning Meeting
5. Chairman’s Report
6. New Business:
 - A. Zoning Variance Request for 133 S. Sherwood Street. Mr. Ron Norwood is requesting a variance to build to line in the R1C District
7. Old Business: None
8. Public Comment
9. Reports and Communications:
 - A. 09/10/18 and 09/24/18 Council Minutes
10. Staff Comments
 - A. City Updates –
11. Commissioners Comments
12. Adjournment

The City of Plainwell is an equal opportunity provider and employer

**CITY OF PLAINWELL
MINUTES
Planning Commission
September 19, 2018**

1. Call to Order at 7:09 p. m. by Sausaman
2. Pledge of Allegiance was given by all present.
3. Roll Call: Present: Jay Lawson, Rachel Colingsworth, Jim Higgs, Gary Sausaman
Excused: Lori Steele, Chris Haas, Diana Lubic
4. Approval of Minutes – 07/18/18
Higgs motioned to approve minutes, as received seconded by Lawson. Minutes approved on an all in favor voice vote.
5. Chairperson’s Report: - None
6. New Business:
A. HyTech Springs Site Plans for new building. **A motion by Higgs to accept the Site Plans and move them forward to City Council for final approval was made and seconded by Sausaman. An all favor vote was passed.**
7. Old Business: None
8. Public Comments – None
9. Reports and Communications:
A. 08/27/18 Council Minutes
10. Staff Comments:
Siegel, Community Development Manager announced the Ribbon Cutting for Passiflora Home Décor on Friday, Sept. 21 at 10 a.m. and that Barbed Wire Café was now opened.
12. Commissioner Comments: Higgs asked for volunteers to help with the sesquicentennial committee.
13. Adjournment:
Sausaman adjourned the meeting at 7:35 p.m.

Minutes submitted by Denise Siegel, Community Development Manager



133 South
Sherwood Avenue

S Sherwood Ave

S Sherwood Ave

S Sherwood Ave

S Sherwood Ave

Orchard St

District Library

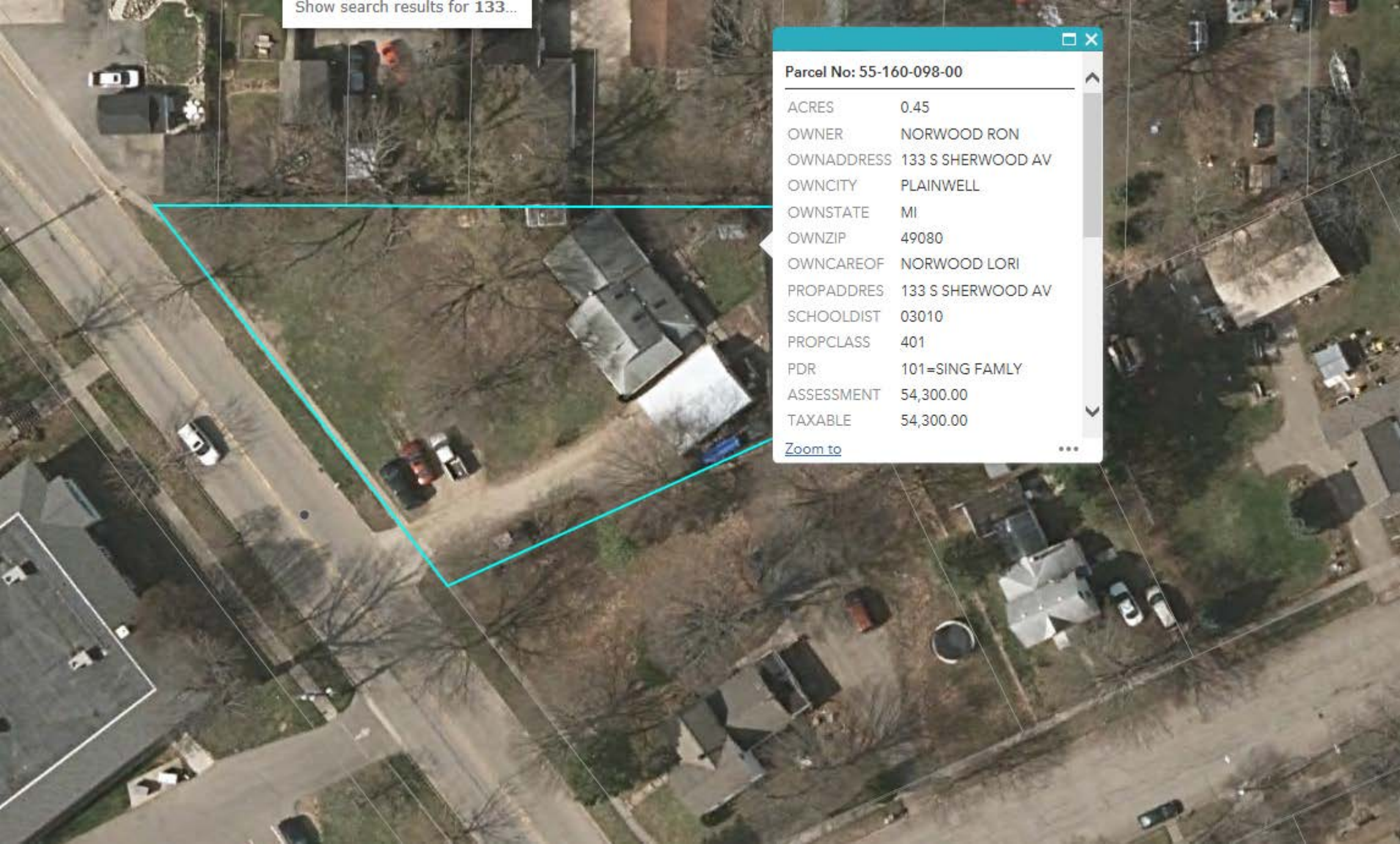
Google

Show search results for 133...

Parcel No: 55-160-098-00

ACRES	0.45
OWNER	NORWOOD RON
OWNADDRESS	133 S SHERWOOD AV
OWNCITY	PLAINWELL
OWNSTATE	MI
OWNZIP	49080
OWNCAREOF	NORWOOD LORI
PROPADDRESS	133 S SHERWOOD AV
SCHOOLDIST	03010
PROPCLASS	401
PDR	101=SING FAMILY
ASSESSMENT	54,300.00
TAXABLE	54,300.00

[Zoom to](#) ...





City of Plainwell Zoning Variance Application

211 N Main Street
Plainwell, MI 49080
Phone: 269-685-6821
Fax: 269-685-7282

Date: 10-2-18

Fee: \$100.00

Property Address: 133 South Sherwood Parcel ID #: 03-55-160-098-00

Owner: Ron Norwood Phone Number: 269 655-9582

Applicant's Name, Address, and Phone (if different): _____

In order to grant a variance, the applicant must satisfy one or more of the following conditions.

Please circle the applicable number(s): See attached

1. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in same vicinity.
2. That literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same vicinity under the terms of this ordinance.
3. That the special conditions and circumstances do not result from the actions of the applicant, notwithstanding other provisions of this Ordinance.
4. That granting the variance will not confer on the applicant any special privilege that is denied by this Ordinance to other lands, structures, or buildings in the same vicinity.

Please Describe Variance Request: I would like to build a lean-to on my garage within the ordinance limits of my property line. Full permission has been given from the adjacent property owner. (Brad Boone) 269 207-5691

Attach an accurate drawing of the site showing: (a) property boundaries (b) existing and proposed buildings (c) distance from the lot lines of each existing or proposed building (d) Unusual physical features of the site (e) abutting streets.

The above criteria has been explained to me and I understand that I must demonstrate that I satisfy one or more of these criteria in order to be granted a variance from the City of Plainwell's Zoning Ordinance. Additionally, I understand that if the requested variance is granted, I am in no way relieved from all other applicable requirements of the City of Plainwell Zoning Ordinance.

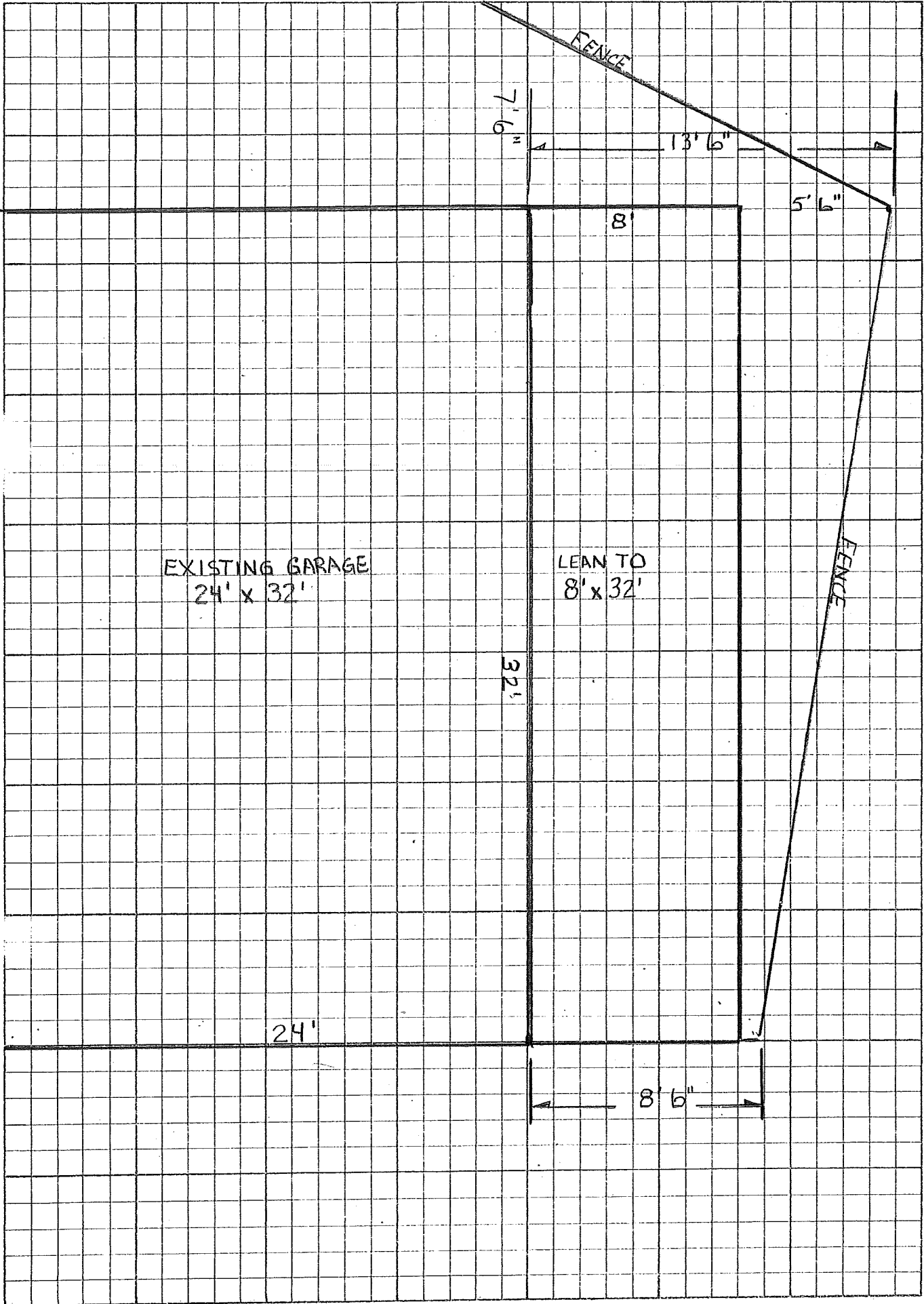
Signature of Applicant(s): Ron Norwood Date of Signature(s): 10-2-18

Office Use Only:	Fee Paid: <u>\$100.00</u> CK# <u>8737</u>
Filing Date:	PAID
Date of Hearing:	OCT 4 2018
Action Taken:	

Parcel #03-55-160-098-00

Explanation of conditions that I satisfy:

1. The special condition and circumstance that applies to my property is the irregular shape and size of this lot and the fact that the structures have been built to the far rear of this lot unlike other properties in my vicinity. This limits my options.
2. Many of the properties in my vicinity are built within the three foot limits of this ordinance. See attached image.
3. These structures existed on the property when purchased in 1989.
4. This variance will not confer any special privileges that have been denied to others in my vicinity, for several adjoining properties have been built within the three foot of property lines. See attached image.





MINUTES
Plainwell City Council
September 10, 2018

1. Mayor Brooks called the regular meeting to order at 7:00 PM in City Hall Council Chambers.
2. Matt Hooper of Lighthouse Baptist Church gave the invocation.
3. Pledge of Allegiance was given by all present.
4. Roll Call: Present: Mayor Brooks, Mayor Pro-tem Steele, Councilman Keeler, and Councilman Overhuel.
Absent: Councilman Keeney.
5. Approval of Minutes/Summary:
A motion by Steele, seconded by Overhuel, to accept and place on file the Council Minutes and Summary of the 08/27/2018 regular meeting and the Council Minutes. On voice vote, all voted in favor. Motion passed.
6. General Public Comments: None
7. County Commissioner Report: None.
8. Presentations:
City Manager Wilson recognized Public Safety Director Bill Bomar on 40 years of service to Plainwell, citing also Mr. Bomar's community service as well as making our department one of the best agencies in the County. Director Bomar thanked Council, the Administration and the community for the opportunities he's had within the department and serving as a coach, a scout leader and on the school board. Director Bomar was presented with a certificate of achievement and a gift certificate.
9. Agenda Amendments: None.
10. Mayor's Report:
Mayor Brooks encouraged all who seek public office to regularly attend public meetings.
11. Recommendations and Reports:
 - A. City Manager Wilson introduced Paul Rizzo from Rizzo Packaging, Inc. which seeks approval for a new building at its site. The plans were reviewed by the Planning Commission, which recommends approval, with all requirements having been satisfied.
A motion by Steele, seconded by Overhuel, to approve the site plan for Rizzo Packaging for a new building at 938 Lincoln Parkway. On a voice vote, all in favor. Motion passed.
 - B. Personnel Manager Lamorandier reported changes to the Organization Chart (eliminated individual names) included within the Title VI Non-Discrimination Plan. The Plan is required for all organizations receiving federal funds.
A motion by Steele, seconded by Overhuel, to accept and place on file the updated Title VI Non-Discrimination Plan. On a voice vote, all in favor. Motion passed.
 - C. City Manager Wilson thanked and praised Airport Manager Virgil Williams for excellent volunteer work over the past 16-plus years making the airport a destination for pilots and tenants, and for making the airport self-sustaining. The current year budget included a painting project. Additional work is recommended to add doors to the existing hangars, with tenants sharing costs. Without the work, the hangars are less attractive to tenants and the city has lost tenants recently due to the lack of doors. Hoyt Builders agreed to work with the city and the tenants to add doors.

A motion by Overhuel, seconded by Keeler, to approve several airport improvement projects at a cost not to exceed \$10,000. On a roll-call vote, all in favor. Motion passed.

- D. Superintendent Nieuwenhuis reported body repairs needed on Truck 20. Bids were solicited and insurance will cover most of the cost of the repair.
A motion by Keeler, seconded by Overhuel, to approve repairs to Truck 20 with H&H Auto Body at a cost of \$6,512.16. On a voice-vote, all in favor. Motion passed

- E. Superintendent Pond reported beginning the construction phase of the screw-pump replacement project and recommends using Fleis & Vandebrook for engineering services at the reduced cost of \$16,000.
A motion by Overhuel, seconded by Steele, to approve the construction engineering project with Fleis & Vandenbrink for a cost of \$16,000.00. On a voice-vote, all in favor. Motion passed.

12. Communications:

- A. **A motion by Steele, seconded by Overhuel, to accept and place on file the August 2018 Investment and Fund Balance Reports and the Planning Commission Draft Meeting Minutes from 09/05/2018. On a voice vote, all in favor. Motion passed.**

13. Accounts Payable:

A motion by Keeler, seconded by Overhuel, that the bills be allowed and orders drawn in the amount of \$295,298.75 for payment of same. On a roll call vote, all in favor. Motion passed.

14. Public Comments None

15. Staff Comments

Superintendent Nieuwenhuis reported the paving on Wedgewood is complete and Chart/Starr is scheduled for this week/weekend.

Community Development Manager Siegel reported the scheduled opening of Barbed Wire Café for September 17 at 6am. She reported the Scarecrow Stroll Contest is underway and voting is underway for the photo contest.

Director Bomar briefed Council on the recent breaking & entering incident with excellent response by Officer Jeff Glerum.

Clerk/Treasurer Kelley reported the auditors will be on-site next week to conduct the annual audit.

City Manager Wilson reported continued ongoing negotiations for a School Resource Officer.

16. Council Comments:

Each Councilmember thanked Director Bill Bomar for his service.

17. Adjournment:

A motion by Steele, seconded by Overhuel, to adjourn the meeting at 7:30 PM. On voice vote, all voted in favor. Motion passed.

Minutes respectfully
Submitted by,
Brian Kelley
City Clerk/Treasurer

MINUTES
Plainwell City Council
September 24, 2018

1. Mayor Brooks called the regular meeting to order at 7:02 PM in City Hall Council Chambers.
2. Pledge of Allegiance was given by all present.
3. Roll Call: Present: Mayor Brooks, Mayor Pro-tem Steele, Councilman Overhuel, and Councilman Keeney.
Absent: Councilman Keeler.
4. Approval of Minutes/Summary:
A motion by Steele, seconded by Overhuel, to accept and place on file the Council Minutes and Summary of the 09/10/2018 regular meeting and the Council Minutes. On voice vote, all voted in favor. Motion passed.
5. General Public Comments: None
6. County Commissioner Report:
County Commissioner Black reported two candidates are in the running for County Road Commissioner.
7. Agenda Amendments: None.
8. Mayor's Report:
Mayor Brooks reflected on the summer's good tidings.
9. Recommendations and Reports:
 - A. Plans for a building addition for HyTech Spring were reviewed. The plans have been reviewed by the Planning Commission, which recommends approval, with all requirements having been satisfied.
A motion by Keeney, seconded by Overhuel, to approve the site plan for HyTech Spring for a building addition at 950 Lincoln Parkway. On a voice vote, all in favor. Motion passed.
 - B. Council considered a request from Rose Restaurant Group LLC for a Class C Redevelopment Liquor License at 112 North Main Street.
A motion by Keeney, seconded by Overhuel, to adopt Resolution 18-22 recommending approval of a Class C Redevelopment Liquor License for Rose Restaurant Group LLC at 112 North Main Street. On a voice vote, all in favor. Motion passed.
 - C. Superintendent Nieuwenhuis discussed the paving of the North Anderson Parking lot prior to the winter season.
A motion by Overhuel, seconded by Keeney, to approve the paving project with A-1 Asphalt for the North Anderson Parking Lot for \$6,480.00. On a roll-call vote, all in favor. Motion passed.
 - D. Director Bomar requested permission to sell a 1978 fire truck, 4 tires and a seat from a police car on the My Bid auction site.
A motion by Overhuel, seconded by Keeney, to approve sale of city-owned assets as presented. On a voice-vote, all in favor. Motion passed.
 - E. City Manager Wilson discussed testing water supplies per DEQ requests and the related costs for those extra tests and related contingency planning.
A motion by Overhuel, seconded by Keeney, to confirm purchases in the water fund for

testing and contingency planning. On a voice-vote, all in favor. Motion passed.

10. Communications:

A. A motion by Steele, seconded by Overhuel, to accept and place on file the July 2018 Public Safety Report, the August 2018 Water Renewal Report and the Planning Commission Draft Meeting Minutes from 09/19/2018. On a voice vote, all in favor. Motion passed.

11. Accounts Payable:

A motion by Keeney, seconded by Overhuel, that the bills be allowed and orders drawn in the amount of \$128,885.12 for payment of same. On a roll call vote, all in favor. Motion passed.

12. Public Comments None

13. Staff Comments

Superintendent Nieuwenhuis reported the paving is complete for 2018 except the Anderson Lot and that hydrants are being painted.

Superintendent Pond reported on the replacement of pumps at the water renewal facility and made a slide show of the progress.

Community Development Manager Siegel reported a pending sale on the Ron Jackson building and that the owner of Arlene's is selling the building and there have been three (3) inquiries about it..

Director Bomar reporting working with the schools and the equipment.

City Manager Wilson thanked Jan and Tom from Four Roses.

14. Council Comments:

Mayor Pro-tem Steele thanked Superintendent Nieuwenhuis for paving Starr on a Saturday.

15. Adjournment:

A motion by Steele, seconded by Overhuel, to adjourn the meeting at 7:280 PM. On voice vote, all voted in favor. Motion passed.

Minutes respectfully

Submitted by,

Lori Steele

Mayor Pro-tem