City of Plainwell

Kevin Hammond, Chair
Rachel Colingsworth, Vice Chair
Stephen Bennet, Member
Jay Lawson, Member
Elizabeth Raich, Member
Susan Charkowski, Member
Lori Steele, Council Representative

"The Island City"

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
Wednesday, November 18, 2026 @ 6:30PM
Plainwell City Hall Council Chambers

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Approval of Minutes** – 08/19/2026 Regular Meeting
5. **Public Comment**
6. **Recommendations and Reports:**

   A. Public Hearing – Special Use Permit application (SUP 2026-03) submitted by Shed Time, LLC.
   The Planning Commission will hold a public hearing to receive comment on a Special Use Permit application for outdoor portable shed sales to be located on the following property zoned vacant C2, City of Plainwell, more specifically described as 601, 611 and 623 Allegan Street with the following parcel numbers:
   55-190-056-00 (601 Allegan St.)
   55-190-058-00 (611 Allegan St.)
   55-190-059-00 (623 Allegan St.)

   Motion to open the Public Hearing
   1. Review of SUP 2026-03 and Site Plan
   2. Review of City Manager Memorandum
   3. Applicant question and answer session
   4. Public Comments
   5. Commissioner questions

   Motion to close the Public Hearing

   B. Motion to recommend to City Council **(approval / approval with conditions / denial / tabling)** of SUP 2026-03 for outdoor portable shed sales submitted by Shed Time, LLC. based on the findings outlined in the memorandum for the parcels identified as 55-190-056-00, 55-190-058-00 and 55-190-059-00 located at 601, 611 and 623 Allegan St.
   C. Motion to recommend to City Council **(approval / approval with conditions / denial / tabling)** of Site Plan for outdoor portable shed sales submitted by Shed Time, LLC. based on the findings outlined in the memorandum for the parcels identified as 55-190-056-00, 55-190-058-00 and 55-190-059-00 located at 601, 611 and 623 Allegan St.

7. **Communications:** City Council meeting minutes 08/10/2026, 08/24/2026, 09/02/2026, 09/14/2026, 10/12/2026 and 10/26/2026.
8. **Public Comments**
9. **Staff Comments**
10. **Commissioner Comments**
11. **Adjournment**

Agenda Subject to Change
Note: All public comment limited to two minutes, when recognized please rise and give your name and address.
Plainwell is an equal opportunity provider and employer

MINUTES
Plainwell Planning Commission
August 19, 2026

1. Chair Hammond called the regular meeting to order at 6:30pm in City Hall Council Chambers.
2. Pledge of Allegiance was given by all present.
3. Roll Call: Present: Chair Kevin Hammond, Vice Chair Rachel Colingsworth and Commissioners Stephen Bennett, Susan Charkowski, Jay Lawson, Elizabeth Raich and Lori Steele. Support Staff: City Manager Justin Lakamper, Williams & Works Senior Planner Nathan Mehmed and Clerk JoAnn Leonard
   Excused: None.
4. Approval of Minutes:
   A motion by Steele, seconded by Lawson, to accept and place on file the Planning Commission meeting minutes of the 07/15/2026 regular meeting. On a voice vote, all voted in favor. Motion passed.
5. Public Comment: None.
6. Recommendations and Reports:
   A. Special Use Permit application SUP 2026-02 submitted by Bex Farms, Inc.
   A motion by Steele, seconded by Lawson, to open a Public Hearing at 6:32pm to hear comments regarding Special Use Permit application 2026-02 for a Redi-Mix cement plant submitted by Bex Farms, Inc. pertaining to parcel number 55-020-056-03, otherwise known as 830 Miller Road, Plainwell, MI 49080. On a voice vote, all in favor. Motion passed.

   1. City Manager Lakamper discussed SUP 2026-02, providing an overview of the site plan. He discussed the Special Use Permit application and site plan review process, stating that the Planning Commission would review the site plan and SUP from a zoning and ordinance standpoint, and provide a recommendation to City Council, who will make the final decision.
   2. The Williams & Works and City Manager memorandums were presented.
   3. Public Comment – Verbal
      a. Jim Turley of 948 Industrial Pkwy.- asked if the entrance and exit would be from 8th St., what the hours of operation would be, and the number and type of trucks to be used.
      b. Bill McNair of 449 8th St- spoke in opposition
      c. Kurt Vanbruggen of 455 8th St- spoke in opposition
      d. James Wheaton of 443 8th St.- spoke in opposition
      e. Jacob Mahoney of 779 Miller Rd.- spoke in opposition
      f. Peter Dams of 876 Miller Rd. – asked if trucks would use Miller Rd.
      g. Robert Hollin of 777 Miller Rd.- spoke in opposition
      h. Louise Hollander of 8th St.- spoke in favor of a higher berm, and asked about noise levels
      i. Jim Turley of 948 Industrial Pkwy.- asked if trucks would use jake braking, if loaders and trains would be used, and if a traffic light had been considered for 8th St. access.
      j. Bill McNair of 449 8th St.- reminded Planning that they are not Ordinance enforcers, cautioning against what is said versus what is done
      k. Brad Keeler of 345 W. 1st Ave- spoke in favor
      l. Cyndi Hollin of 777 Miller Rd.- spoke in opposition
      m. Jim Turley of 948 Industrial Pkwy.- asked who would own the property
   4. Public Comment – Written
      a. Email communication from Meg Gernaat
      b. Email communication from Robert and Cynthia Hollin
   5. Commissioner questions and comments
      a. Charkowski asked how many Redi-Mix plants Bex Farms, Inc. owns
      b. Colingsworth asked how close the other plants were to residential areas, and if any complaints or issues had been noted.
      c. Steele asked if the first truck leaves around 6:30am, when would the last truck leave? She noted that in her experience, dust and noise from concrete plants are minimal, stating that currently concrete in Plainwell comes from Allegan and is expensive, and she is in favor of a Redi-Mix plant in Plainwell.
      d. Colingsworth asked about environmental studies.

DRAFT

e. Lakamper stated that environmental impact is regulated by the State of Michigan, EGLE, the SPA and OSHA and is not the purview of the City.
f. Mehmed noted that that there is a complaint portal available online through EGLE and resident complaints are taken seriously and investigated if needed.
g. Turley asked what the 5-10 year business plan looked like and where raw materials are sourced.
h. Raich stated that dust will be controlled, and the berm and trees will block light and sound.

6. Bex Farms representatives answered questions asked during public comment and Commissioner questions and comments.

A motion by Steele, seconded by Bennett, to close the Public Hearing at 7:50pm. On a voice vote, all in favor. Motion passed.

B. General Discussion:

- Hammond stated that storm water management included two retention ponds, lighting would be required to be directed away from residential areas, and that the applicant would have to follow the Ordinances concerning noise. He stated that truck traffic is a concern, but any business will have traffic. He noted that according to the applicant, Saturdays are generally not full days.
- Lawson asked if the Redi-Mix plant goes under, who is responsible for site cleanup and management? Lakamper answered the property owner is liable to meet environmental standards set by EGLE and EPA, and responsible for any remediation required.
- Turley asked if additional property development would require a new review, and Lakamper answered yes.

A motion by Steele, seconded by Charkowski, recommending SUP 2026-02 submitted by Bex Farms, Inc. for a Redi-Mix Concrete Operation based on the findings of fact outlined in the Williams & Works memorandum dated August 11, 2026 on the parcel identified as #55-020-056-03, located at 830 Miller Road, subject to the following conditions:

1. **The applicant will increase the berm height to 8 feet.**
2. **The applicant will increase the number of trees planted on the site by seven.**
3. **The applicant will remove the proposed private well from the site plan.**

On a roll call vote, Steele, Raich, Colingsworth, Charkowski and Hammond in favor. Bennet and Lawson opposed. Motion passes, five to two.

A motion by Steele, seconded by Raich, recommending the site plan submitted by Bex Farms, Inc. for a Redi-Mix Concrete Operation based on the findings of fact outlined in the Williams & Works memorandum dated August 11, 2026 on the parcel identified as #55-020-056-03, located at 830 Miller Road, subject to the following conditions:

1. **The applicant will increase the berm height to 8 feet.**
2. **The applicant will increase the number of trees planted on the site by seven.**
3. **The applicant will remove the proposed private well from the site plan.**

On a roll call vote, Steele, Raich, Charkowski and Hammond in favor. Colingsworth, Bennet and Lawson opposed. Motion passes, four to three.

7. Communications:
A motion by Raich, seconded by Lawson, to accept and place on file the City Council Meeting Minutes from 06/22/2026, 07/13/2026 and 07/27/2026. On a voice vote, all voted in favor. Motion passed.

8. Public Comments:
a. Jim Turley of 948 Industrial Pkwy.- asked how long it would take to build the plant.
b. Jacob Mahoney of 779 Miller Rd.- discussed light and noise pollution and his concern that it may negatively impact his family

9. Staff Comments:
a. Lakamper stated that this will go to the City Council on Monday, and that Council can add additional conditions if needed.

10. Commissioner Comments: None.

11. Adjournment:
    A motion by Raich, seconded by Bennett, to adjourn the meeting at 8:09pm. On a voice vote, all voted in favor. Motion passed.

Minutes respectfully submitted by:
JoAnn Leonard, City Clerk

DRAFT

From: Meg Gernaat
To: JoAnn Leonard
Subject: Questions Regarding Operation at 830 Miller Road
Date: Friday, August 7, 2026 11:44:18 AM

Ms. Leonard,

I am writing regarding the August 19 public hearing for the proposed special-use approval of a ready-mix concrete operation at 830 Miller Road.

I recognize that the property is zoned for industrial development and that the proposed operation may offer economic benefits to the City. However, a ready-mix facility can also create traffic, noise, dust, and environmental impacts. I believe the community—and the Planning Commission—should have clear, documented answers to the following questions before a recommendation or decision is made, particularly given the proximity of homes, agricultural land, Kenyon Park and youth soccer facilities:

1. What are the anticipated operating, loading and delivery hours—including Saturdays—and how many mixer trucks and material-delivery trucks are expected each day and during peak hours?
2. What haul routes will trucks use? Will the City require an independent traffic-impact and road-condition assessment, particularly considering nearby homes, Kenyon Park and youth soccer facilities?
3. What distances are proposed between the nearest homes and recreational facilities and the batching equipment, cement silos, aggregate stockpiles, truck routes and washout areas? Has a complete site plan been submitted, and will it be made available before the hearing?
4. Has the applicant provided an assessment addressing prevailing winds and the potential effects of dust, particulate emissions, and noise on nearby homes and outdoor recreational facilities? What controls—including paving, filtration, dust suppression, road cleaning and limitations on idling or off-site queuing—will be required?
5. How will concrete wash water, stormwater and spilled materials be contained and managed? Will the City require closed-loop process-water and truck-washout systems, and what EGLE air, stormwater or wastewater permits will be required?
6. Will crushing, screening, concrete recycling, aggregate mining or similar activities be prohibited unless separately reviewed and approved through a new public process?
7. What conditions will be included in the approval, who will monitor compliance, how will public complaints be addressed, and what enforcement measures will apply if violations are repeated? Will those conditions remain binding if the property or operation is later sold?
8. If material questions regarding traffic, setbacks, environmental controls and operating conditions remain unanswered after the hearing, will the Planning Commission defer its recommendation until sufficient information has been provided and made available to the public?

Please confirm receipt and distribute this correspondence to all members of the Planning Commission. I would also appreciate having it entered into the public record for the August 19 hearing.

I appreciate the City's review process and its efforts to support development that strengthens Plainwell's local economy and tax base. As someone who works in the construction industry, I understand the important role ready-mix facilities play in supporting construction, infrastructure investment and economic growth throughout our city and region. I also recognize that, given its industrial zoning and access to major roadways, this property may be the most logical location for such an operation within Plainwell. At the same time, the community deserves a clearer understanding of the nuts and bolts of this proposal—how the facility will operate, how its potential impacts will be managed, and what specific, measurable and enforceable protections will be put in place.

Thank you for your time and for helping the community better understand what is being proposed.

Sincerely,
Meg Gernaat

Robert and Cynthia Hollin
777 Miller Rd
Plainwell MI 49080

August 10, 2026

JoAnn Leonard
City Clerk
Plainwell City Hall
211 N Main Street
Plainwell MI 49080

RE: Special Use Permit Application at 830 Miller Rd Plainwell MI

To Whom It May Concern,

As homeowners located very near 830 Miller Road, we strongly oppose allowing a Redi-Mix concrete operation in our neighborhood.

Our concerns include environmental impacts, noise, pollution, increased traffic, and the possibility that this plant would undermine efforts to revitalize Plainwell's small, beautiful community.

The environmental risks are significant. Runoff from a ready-mix plant can contain high-pH concrete washout, fine sediments, and chemical admixtures that may threaten local soil and storm drains. The operation would also involve release agents, including petroleum- and vegetable oil-based compounds used in mixer drums to prevent sticking; muriatic acid used to remove hardened concrete from trucks, chutes, and tools; and other chemicals such as plasticizers, accelerators, retarders, and air-entraining agents.

The noise from heavy truck traffic would also be disruptive to nearby residents, including engine noise from heavily loaded trucks, backup alarms throughout the day, and jake brakes.

Pollution is a major health concern. Short-term exposure can cause eye, nose, and throat irritation, coughing, wheezing, and shortness of breath. Long-term exposure to airborne silica particles may increase the risk of serious conditions such as silicosis, COPD, and reduced lung function.

We are also concerned about dust accumulating on our home, vehicles, patio, and landscaping. Although we live near a farm and understand that dust and chemicals may

occur once or twice a year, a daily, full-time Redi-Mix operation would create a much greater and more constant impact. The farm was already here when we moved in, and we expected those conditions; we never expected a Redi-Mix operation in our area.

We respectfully ask that every effort be made to prevent this type of business from operating near our residential property.

Sincerely,

Robert and Cynthia Hollin

"The Island City"

City of Plainwell
Special Use Permit Application

Fee: $300.00

permit # 2026-03

Plainwell City Hall
211 N. Main Street
Plainwell, MI 49080
Phone: 269-685-6821
Fax: 269-685-7282
www.plainwell.org

Owner/Applicant Information:

Name: Shed Time LLC DBA Trupoint Backyards

Address: 6550 W 900N
Ligonier IN 46767

Phone Number: 260-960-6352

Email Address: Wayne@printer.direct

Request is for a special permit to (specify use): Portable Shed Sales location

Legal Description of Property:

Address of Property: 601 - 611 & 623 W Allegan St.

Present Use and Zoning of Property: vacant - C2

Attach an accurate drawing showing the following:

1. Property boundaries
2. Existing structures
3. Location of abutting streets
4. Existing zoning on adjacent properties
5. Locations of buildings on adjacent properties
6. Proposed new structures

Names and addresses of all other persons, firms or corporations having a legal interest in the property:

Applicant/Owner Signature: Wayne Eash **Date:** 5- -26

Administrative Use Only:

Date of Application. May, 2026

Fee Amount: $ 300.00 Date: 10/01/2026

Council Action: _____ Date: _____

Effective Date: _____

The City of Plainwell is an equal opportunity provider and employer.

Plainwell 601, L.L.C.

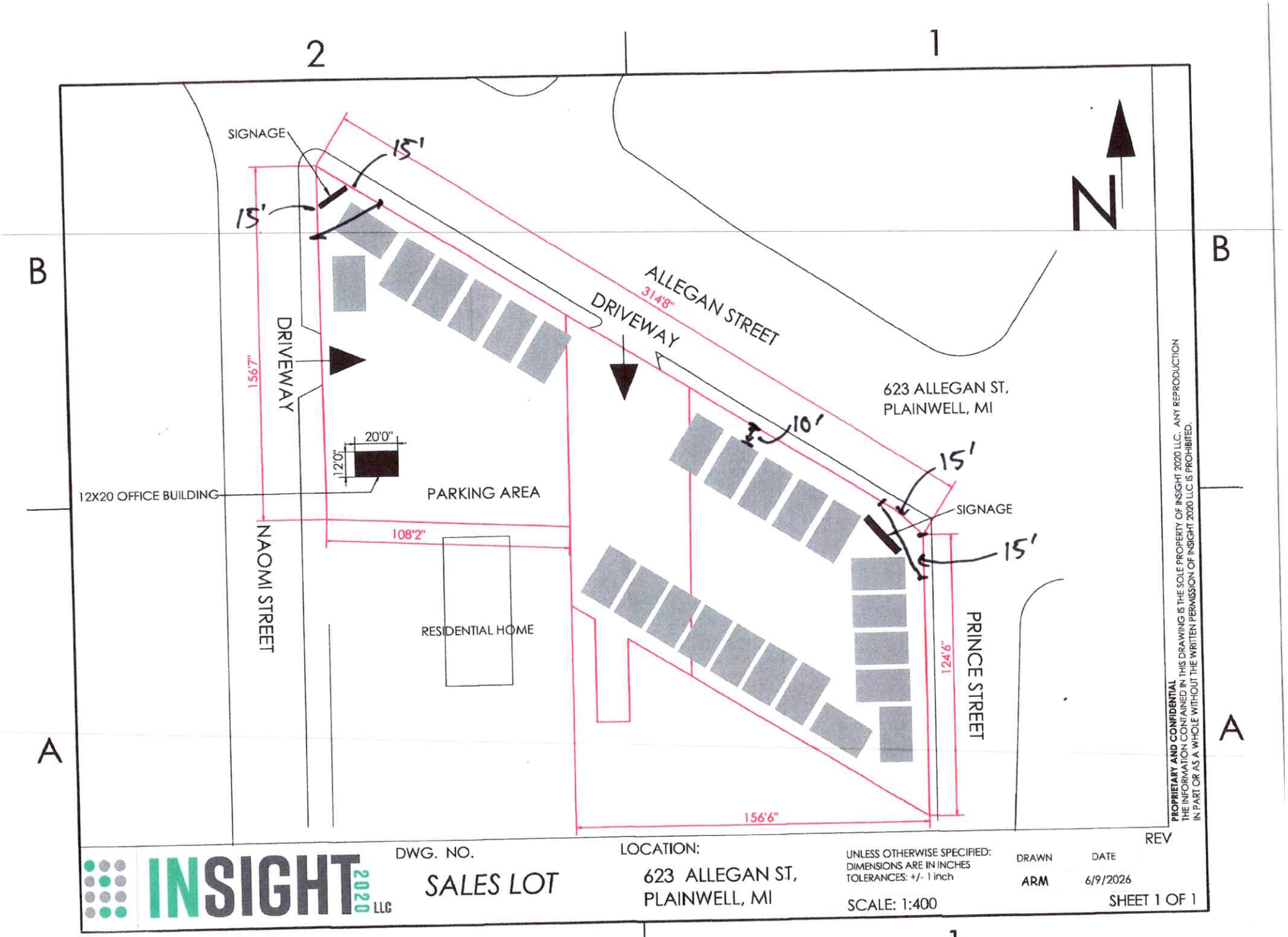
3313 Stadium Drive
Kalamazoo, MI 49008
Phone: (269) 375-9843
Fax: (269) 375-1491

8/21/2026

This letter serves that Wayne Eash, of Shed Time, has my permission as the property owner of 601, 611, and 623 W Allegan St in Plainwell to submit for a special use permit for the use of setting up a shed sales lot on our properties.

Richard E Schell - Member

Date 8/21/2026


2
1
B
A
SIGNAGE
15'
15'
ALLEGAN STREET
314'8"
DRIVEWAY
DRIVEWAY
156'7"
623 ALLEGAN ST,
PLAINWELL, MI
10'
20'0"
12'0"
15'
12X20 OFFICE BUILDING
PARKING AREA
SIGNAGE
15'
108'2"
NAOMI STREET
RESIDENTIAL HOME
PRINCE STREET
124'6"
156'6"
N
PROPRIETARY AND CONFIDENTIAL
THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF INSIGHT 2020 LLC. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF INSIGHT 2020 LLC IS PROHIBITED.
INSIGHT 2020 LLC
DWG. NO.
SALES LOT
LOCATION:
623 ALLEGAN ST,
PLAINWELL, MI
UNLESS OTHERWISE SPECIFIED:
DIMENSIONS ARE IN INCHES
TOLERANCES: +/- 1 inch
SCALE: 1:400
DRAWN
ARM
DATE
6/9/2026
REV
SHEET 1 OF 1

CITY OF PLAINWELL
211 N MAIN ST
PLAINWELL, MI 49080

Received From:
SHED TIME LLC

Date: 10/01/2026 Time: 3:09:32 PM
Receipt: 344212
Workstation: Drawer: 1

PLAINWELL 601 LLC
SPECIAL USE PERMIT 2026-03

ITEM REFERENCE	AMOUNT
PERMI CITY PERMITS / LICENSES	
SPECIAL USE PERMIT 2026-03	$300.00
TOTAL	$300.00
CHECK 1110	$300.00
Total Tendered:	$300.00
Change:	$0.00

THANK YOU FOR YOUR PAYMENT!
FOR QUESTIONS, PLEASE CALL CITY HALL
AT 269.685.6821 BETWEEN 8AM AND 4PM
MONDAY THRU FRIDAY EXCEPT HOLIDAYS.

"The Island City"

MEMORANDUM

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

TO:	Planning Commission
FROM:	Justin Lakamper, City Manager
DATE:	November 18, 2026
SUBJECT:	SUP 2026-03 Portable Shed Sales

REQUEST Special Use Permit for Portable Shed Sales

Shed Time LLC dba Trupoint Backyards, represented by Wayne Eash, requests Special Use Permit 2026-03 for an outdoor portable shed sales lot at 601, 611, and 623 W. Allegan Street, City of Plainwell, Allegan County, Michigan. The application identifies the property as vacant and zoned C-2 General Commercial. Plainwell 601, L.L.C. is identified as the property owner.

The proposed use appears eligible for special approval as an open air business under Sec. 53-40.G.5, subject to confirmation of the use classification and compliance with applicable development standards. Staff recommends approval with conditions. The site plan technical submission requirements are accepted; the development and operating conditions below remain applicable. Required improvements, permits and inspections shall be completed before operation.

PROJECT SUMMARY

The site plan shows rows of display sheds, a 12-by-20-foot office building (240 square feet), an unstriped parking area, driveway connections along Naomi Street and Allegan Street. The shed displays are models of sheds that customers can purchase. The owner authorization, signed by Richard E. Schell, permits Wayne Eash of Shed Time to apply for the sales lot.

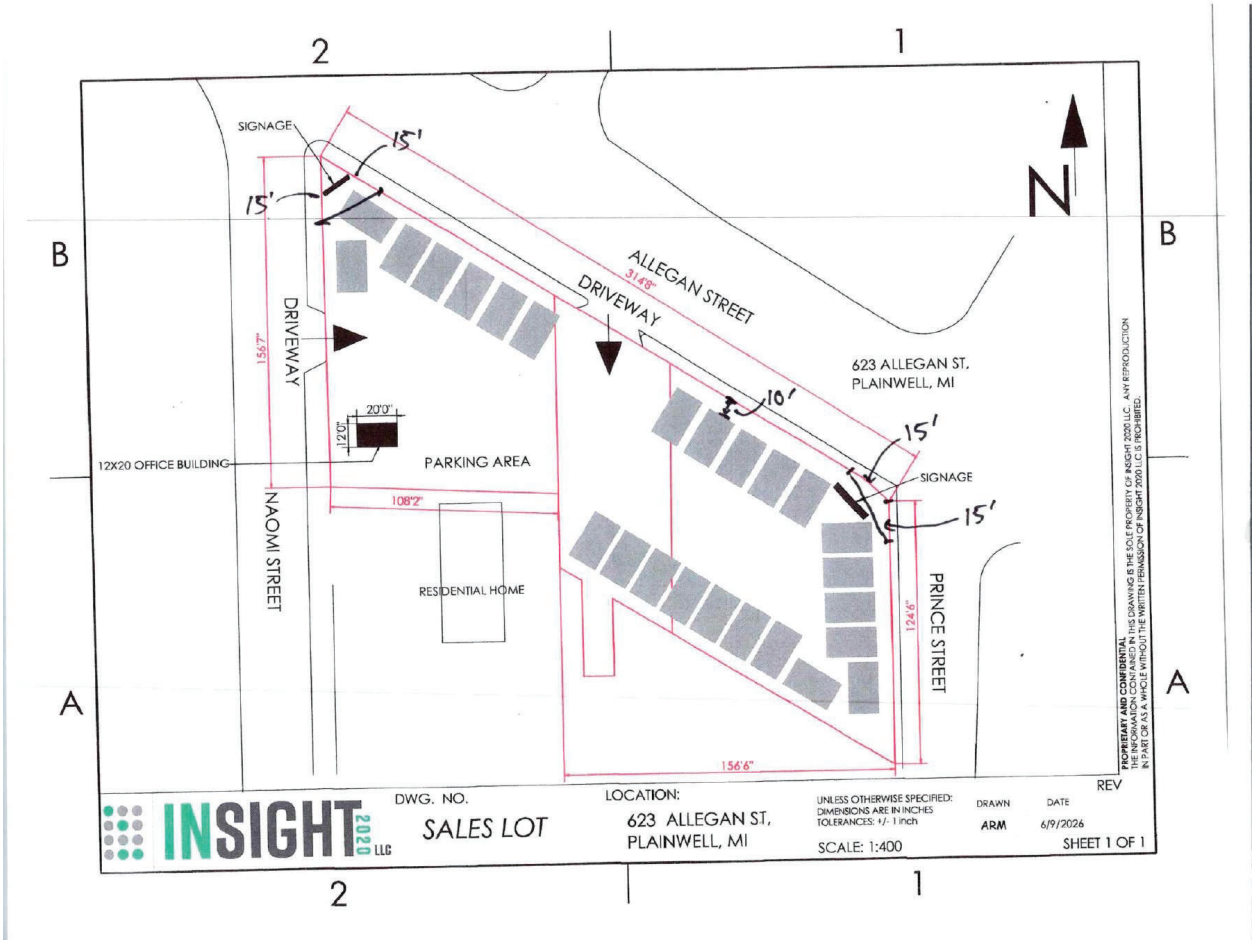
PROPERTY IDENTIFICATION

The application site is 0.75 acres (32,670 square feet).

LOT SIZE REQUIREMENT MET: The site exceeds the 10,000-square-foot minimum under Sec. 53-122.A. The parcel identification, application boundary and site plan technical information are accepted for this review.

SITE PLAN

The drawing title identifies 623 Allegan Street; the permit application and owner authorization identify all three addresses.



The submitted drawing and its technical presentation, including size, scale and dimensional information, are accepted for this review. Applicable development and operating conditions are addressed below.

The site plan is accepted as the technical basis for review of the proposed use. This reproduction is for reference.

RELEVANT ORDINANCES

Sec. 53-40.G.5 Open air business classification

The C-2 special approval list includes outdoor display and sale of garages, swimming pools and similar uses. Portable shed display and sales is reasonably reviewed as a similar use in this category.

REMARK: ELIGIBLE SUBJECT TO CONFIRMATION - Eligibility for special approval does not establish compliance with the site standards.

Sec. 53-122 Open air business requirements

A. Site area minimum: 10,000 square feet; actual site: 0.75 acres (32,670 square feet) - MET. B. Street frontage must be at least 100 feet. C. A five-foot fence or wall must surround the site, except at entrances, exits and sides enclosed by buildings. D. Lighting must avoid traffic hazards and direct illumination onto adjoining property. E. City and county sanitation and health rules apply.

REMARK: LOT SIZE MET - The application site totals 0.75 acres, or 32,670 square feet (0.75 x 43,560), exceeding the 10,000-square-foot minimum in Sec. 53-122.A by 22,670 square feet.

REMARK: FRONTAGE AND SITE DETAILS PENDING - The plan labels 314 feet 8 inches along Allegan Street, suggesting sufficient frontage if that entire boundary serves the approved site. No perimeter fence or wall, lighting plan, or sanitation arrangement is identified. Add these details; display sheds do not establish compliance with the enclosure requirement.

Secs. 53-175 through 53-177 Off-street parking

Sec. 53-176.3.n requires one parking space for each 600 square feet of lot area for an open air business. Required parking must remain available for vehicles rather than shed display. A parking area label alone does not demonstrate the required supply.

REMARK: PARKING LAYOUT PENDING - Using 32,670 square feet, the open air business ratio produces 54.45 spaces. Sec. 53-175.A.2 disregards fractions up to one-half, resulting in 54 required spaces. Show the stall count, dimensions, aisles, accessible facilities and pedestrian route; document any shared parking or access arrangements.

Sec. 53-177 requires at least 170 square feet per stall and 300 square feet per space including access lanes, concrete or bituminous surfacing for parking, drives and aisles, drainage, wheel stops and safe access. The drawing provides no layout or surfacing specification. Compliance cannot be determined.

SITE PLAN AND DEVELOPMENT STANDARDS

Secs. 53-41 and 53-128 Site plan review

A special use site plan requires City Council approval following Planning Commission recommendation. The submitted site plan is acceptable with respect to parcel identification, boundaries, drawing size, scale, dimensions and other technical submission requirements. Approval remains subject to the applicable development and operating conditions in this report.

> **REMARK: MET -** The site plan technical requirements are met. No additional parcel identification, drawing-size or scale corrections are required for this review.

Secs. 53-42, 53-88 and 53-89 Dimensions and setbacks

Under Sec. 53-88, all display sheds and the office shall comply with the C-2 maximum building height of 40 feet and three stories. This height limit is an express condition of approval. Sec. 53-89.I requires a five-foot setback for commercial buildings, parking and loading where the specified side-street residential zoning relationship exists. Sec. 53-89.J requires a ten-foot building setback at a shared residential district boundary without an intervening street or alley. Sec. 53-89.K also addresses rear loading space.

> **REMARK: APPROVAL CONDITIONS -** All display sheds and the office shall not exceed 40 feet in height or three stories and shall comply with applicable district setbacks. These requirements are conditions of approval. The residential home is on a separate parcel outside the application site.

Secs. 53-102 and 53-124 Visibility and landscaping

For nonresidential uses in nonresidential districts, Sec. 53-124.B requires at least 15% landscaping, specified trees and shrubs, living ground cover and at least 33% of required landscape area between buildings and streets. For the known 32,670-square-foot site, the 15% landscape requirement is 4,900.5 square feet. Show that coverage and the required planting calculations; the plan does not identify landscaping.

Sec. 53-124.G identifies 25-foot sight triangles at street intersections and 15-foot triangles at driveway intersections, with visual obstructions within those areas limited to 30 inches. Sec. 53-102 also prohibits intersection view obstructions. Show these areas and relocate signs, sheds, fencing or landscaping as necessary.

Sec. 53-179 Loading

LOADING MET. The loading requirements are satisfied for the proposed shed display and sales operation. Loading and delivery activities shall remain on site and shall not obstruct public streets, sidewalks, required parking or emergency access.

SIGN PERMIT REQUIRED. If the special use permit is granted, the applicant shall obtain a sign permit before installing any proposed signs. Sign design and placement shall comply with Chapter 52, including applicable area, height, setback and illumination requirements.

SPECIAL APPROVAL USE STANDARDS

Sec. 53-130.A requires consideration of the following standards. The following remarks state the compliance findings, applicable conditions and remaining items for review.

1. Community safety health and welfare

REMARK: MET - The Public Safety Director has reviewed the proposed use for community safety, health and welfare and has no concerns.

2. Adjacent property values

REMARK: NOT VERIFIED - No evidence addresses value effects. Evaluate neighboring uses, screening and public testimony before making a finding.

3. Harmony with the City land use plan

REMARK: GENERALLY MET WITH CONDITIONS - Map 4 of the 2023 Master Plan depicts the site between Naomi and Prince Streets as Commercial (p. 35); the zoning plan associates that category with C-2 (p. 41). Shed sales would reuse vacant commercial land within the existing M-89 corridor. The plan calls for improved landscaping, pedestrian connections and coordinated access, specifically addressing curb-cut spacing east of Naomi (pp. 42-45). The use is generally in harmony with the planned commercial designation, subject to the landscaping, visibility, access and site-design conditions. This is a conditional consistency finding, not a finding that the present drawing satisfies every plan policy.

4. Intended development character

REMARK: NOT VERIFIED - Review final shed and office heights, sign design, enclosure and landscaping in relation to the nearby residence and surrounding development.

6. Noise fumes pollution vibration and light

REMARK: MET SUBJECT TO LIGHTING CONDITION - The proposed shed display and sales operation will not produce objectionable noise, fumes, pollution or vibration. Exterior lighting shall be directed away from adjacent properties and shall not create glare or a traffic hazard.

STAFF COMMENTS

The owner authorization and fee payment are documented. The request appears capable of consideration under the C-2 open air business provisions. Staff supports approval with conditions addressing parking, enclosure, landscaping and sight distances. The 0.75-acre site meets the minimum area requirement, and the residential home is on a separate parcel. The remaining development and operating requirements are addressed through the approval conditions.

Planning shall consider approval of the submitted site plan and special use permit with the conditions listed in this report and make the required ordinance findings. Before operation, the applicant shall complete the approved improvements, obtain required permits and pass applicable inspections. If compliance requires material redesign or unresolved relief, the revised proposal shall return to the appropriate reviewing body. Conditional approval does not waive ordinance requirements.

OPTION FOR MOTIONS

Suggested motion to recommend approval with conditions

I move to recommend City Council approval with conditions of Special Use Permit Application 2026-03 submitted by Shed Time LLC dba Trupoint Backyards for portable shed sales at 601, 611, and 623 W. Allegan Street, subject to the following conditions. Approval shall be subject to the development and operating conditions below and the required ordinance findings.

Conditions before final City Council approval

1. All display sheds and the office shall not exceed 40 feet in height or three stories, as required by Sec. 53-88 for the C-2 District, and shall comply with applicable setbacks.

2. Show 54 parking spaces for the 32,670-square-foot site under Secs. 53-176.3.n and 53-175.A.2, unless a reduction is lawfully approved. Show dimensions, compliant paving, aisles, accessible facilities, pedestrian routes, delivery movements and emergency access.

3. Show the required five-foot perimeter fence or wall, subject to ordinance exceptions, and a landscaping plan meeting Sec. 53-124, including the 15% area requirement, planting calculations and street-facing distribution. Preserve required sight triangles.

4. Provide, utility and sanitation arrangements, lighting details and sign specifications, including location, height, area and illumination. Demonstrate compliance with applicable visibility, setback and sign requirements. If the special use permit is granted, obtain a sign permit before installing any proposed signs.

MINUTES
Plainwell City Council
August 10, 2026

1. Mayor Keeler called the regular meeting to order at 7:00pm in City Hall Council Chambers.
2. Invocation: None.
3. Pledge of Allegiance was given by all present.
4. Roll Call: Present: Mayor Brad Keeler, Mayor Pro Tem Lori Steele and Councilmembers Randy Wisnaski, Roger Keeney and Cathy Green.
5. Approval of Minutes:
   A motion by Steele, seconded by Wisnaski, to accept and place on file the Council Meeting Minutes of the 07/27/2026 regular meeting. On a voice vote, all voted in favor. Motion passed.
6. Public Comment: None.
7. County Commissioner Report: None.
8. Agenda approval:
   A motion by Steele, seconded by Wisnaski, to approve the Agenda for the August 10, 2026 meeting as presented. On a voice vote, all voted in favor. Motion passed.
9. Mayor's Report: The All School reunion on Saturday was very nice.
10. Recommendations and Reports:
    A. City Manager Lakamper discussed a new 3-year area ambulance agreement with Beacon Health. In the past, Plainwell has partnered with Pipp hospital, Gun Plain Township, Otsego Township, and Otsego, to share the cost of ambulance service in the area.
    Pipp is now owned by Beacon Health, who is asking that each municipality execute a new agreement with updated rates for the next three years. The annual cost to the City of Plainwell is $10,919.00. The cost will increase each subsequent year of the 3-year contract by CPI-U. Each participating municipality pays on a per capita basis.
    Paying for this service in a shared fashion allows for economy of scale that no individual municipality could achieve on their own and allows for two ambulances to operate out of Beacon for the community. They also maintain a third ambulance in Allegan that can be brought down the Plainwell/Otsego area if needed. The City would not be able to contract with a private entity or maintain its own ambulance service for this price. This represents great value for the community.
    A motion by Keeney, seconded by Green, adopting the Plainwell Area Ambulance Agreement. On a roll call vote, all voted in favor. Motion passed.
11. Communications:
    A motion by Steele, seconded by Wisnaski, to accept and place on file the July 2026 Investment and Fund Balance Reports. On a voice vote, all voted in favor. Motion passed.
12. Accounts Payable:
    A motion by Keeney, seconded by Steele, that the bills be allowed and orders drawn in the amount of $274,239.78 for payment of the same. On a roll call vote, all voted in favor. Motion passed.
13. Public Comments: None.
14. Staff Comments:
    A. Finance Director/Treasurer Wilcox had nothing to report.
    B. Personnel Coordinator/Deputy Treasurer Kersten had nothing to report.
    C. Superintendent Keyzer shared that a pump motor had burned out at Cushman lift station.
    D. Director Callahan had nothing to report.

E. Clerk Leonard discussed the August Primary Election, sharing that Plainwell had record turnout, and received excellent marks from the Board of Canvassers.

F. City Manager Lakamper discussed the upcoming Public Hearing to be held at the Planning Commission meeting on August 19, 2026 at 6:30pm here at City Hall. The Public Hearing is to receive comment on Special Use Permit Application received from Bex Farms for a redi-mix concrete plant to be located at 830 Miller Rd. in Plainwell's Industrial Park. We have received lots of public feedback, mostly concerning noise, dust and vibration, which are all regulated by Ordinance.
Closing on the Mill buildings has been pushed back to 8/18/2026, though the closing packet itself has been received and reviewed. Lakamper noted that in addition to the duck logo murals on the front of the building, Classic Auto Mill owner Darius has asked permission to reuse the original paper mill sign. Water and sewer hookup for Classic Auto Mill is happening now.
Last winter, the old William Crispe house suffered water damage. The current owner reached out to share that a company is coming to inspect the property, and restore power.
Mill 17 is in the process of applying for a new Class C Redevelopment Liquor license. The sale of the building has not closed yet, but Mill 17 shared that after closing, work would begin on both the 1st and 3rd floors.
The fire damaged home on S. Main has been demolished, and the owner sold the lot. The insurance company of the fire damaged home on N. Main is working with the City of the fire withholding deposit. The home has cleared probate and should be rebuilt soon.
Consumers Energy has partnered with ReLeaf to offer the City of Plainwell 40 trees to plant in up to two locations. 17 trees will be planted in the downtown area, with the remaining 23 trees planted in the New Orchard, which was heavily impacted by the tornado in April. There will be a volunteer tree planting event held on a Saturday in September or October. Everyone is welcome at this event, and further details will be announced soon.

15. Council Comments:
    A. Steele thanked everyone who came to the All School Reunion, sharing that 3 people have volunteered to continue planning for and hosting the annual event. She thanked City Staff for their hardwork.

16. Adjournment:
    A motion by Steele, seconded by Green, to adjourn the meeting at 7:19pm. On a voice vote, all voted in favor. Motion passed.

Minutes respectfully
submitted by,
JoAnn Leonard
City Clerk

MINUTES APPROVED BY CITY COUNCIL
August 24, 2026

JoAnn Leonard

JoAnn Leonard, City Clerk

MINUTES
Plainwell City Council
August 24, 2026

1. Mayor Keeler called the regular meeting to order at 7:00pm in City Hall Council Chambers.
2. Invocation: Given by Peter Dams of Lighthouse Baptist Church.
3. Pledge of Allegiance was given by all present.
4. Roll Call: Present: Mayor Brad Keeler, Mayor Pro Tem Lori Steele, and Councilmembers Randy Wisnaski and Cathy Green. Absent: Councilmember Roger Keeney
   A motion by Steele, seconded by Wisnaski, to excuse Councilmember Keeney from tonight's proceedings. On a voice vote, all voted in favor. Motion passed.
5. Approval of Minutes:
   A motion by Steele, seconded by Wisnaski, to accept and place on file the Council Meeting Minutes of the 08/10/2026 regular meeting. On a voice vote, all voted in favor. Motion passed.
6. Public Comment: None.
7. County Commissioners' Report: Commissioner Dugan gave an update on happenings throughout Allegan County.
8. Agenda approval:
   A motion by Steele, seconded by Wisnaski, to approve the Agenda for the August 24, 2026 meeting as presented. On a voice vote, all voted in favor. Motion passed.
9. Mayor's Report: It's nice to see progress on the Mill after all these years. Darius is putting a lot of work into it, and it looks nice. I'll be curious to see what it looks like a year from now.
10. Recommendations and Reports:
    A. City Manager Lakamper discussed Special Event Permit application 2026-19 – Joe's Labor Day Bash.
       A motion by Steele, seconded by Wisnaski, to approve SEP 2026-19 as presented. On a roll call vote, all voted in favor. Motion passed.

    B. City Manager Lakamper discussed Special Event Permit application 2026-20 – Plainwell Paper Mill Car Show.
       A motion by Steele, seconded by Wisnaski, to approve SEP 2026-20 as presented. On a roll call vote, all voted in favor. Motion passed.
       The

    C. Superintendent Keyzer discussed the purchase of a new 15HP Wilo pump for use at the Cushman Lift Station.
       A motion by Wisnaski, seconded by Green, approving the purchase of a new Wilo pump from Jett Pump for the Cushman Lift Station at a cost of $20,090.00. On a roll call vote, all voted in favor. Motion passed.

    D. Superintendent Keyzer discussed electrical work needed on the stand-alone generator and the lift station panels to allow the generator to provide back up power at all five Lift Stations. The work will be performed by Esper Electric.
       A motion by Green, seconded by Steele, approving electrical work on the stand-alone generator and pump station panels by Esper Electric at a cost of $12,005.00. On a roll call vote, all voted in favor. Motion passed.

    E. City Manager Lakamper discussed the proposed Concrete Redi-Mix Special Use Permit application and site plan for 830 Miller Road in Industrial Park. He stated that tonight would be a discussion only. This item has been tabled until the next Council meeting, which is on September 14, 2026. He then opened the floor for public comment.
       1. William McNair of 449 8th St. – spoke in opposition.
       2. Scott Sabin of 750 Miller Rd. – spoke in opposition.
       3. Robert Hollin of 777 Miller Rd. – spoke in opposition
       4. Jacob Mahoney of 789 Miller Rd. – spoke in opposition
       5. Stephanie Sabin of 750 Miller Rd. – spoke in opposition.
       6. Aaron Brazier of 325 8th St. – spoke in opposition
       7. Elizabeth Vanbruggen of 455 8th St. – spoke in opposition
       8. James Wheaton of 443 8th St. – spoke in opposition
       9. Beth Raich of 231 Gilkey – sought to address public concerns about the project
       10. Michelle Brazier of 235 8th St. – spoke in opposition
       11. Madison Topp of 341 8th St. – spoke in opposition
       12. Lori Steele of 324 S Sherwood – asked if traffic concerns had been shared with Gun Plain Township
       13. Matthew Bradley of 115 Walnut Woods – discussed rezoning the property to residential
       14. Louise Honderd of 386 8th St. – spoke in opposition

MINUTES
Plainwell City Council
August 24, 2026

15. Brad Keeler of 325 W First Ave. – discussed routing truck traffic through the Industrial Park
16. James Wheaton of 443 8th St. – discussed moving the location of the plant on the parcel
17. Terry Pickett of 124 Floral St. - encouraged Council to listen to the concerns brought up by Township residents.
18. Matthew Bradley of 115 Walnut Woods – noted that the time listed for the Parks & Tree meeting on 9/9/2026 was incorrect. The meeting begins at 5pm, not 4pm.

11. Communications:
A motion by Steele, seconded by Wisnaski, to accept and place on file the July 2026 Department of Public Safety Report, and the 07/14/2026 DDA/BRA/TIFA meeting minutes and the 7/14/2026 Parks & Trees meeting minutes. On a voice vote, all voted in favor. Motion passed.

12. Accounts Payable:
A motion by Wisnaski, seconded by Steele, that the bills be allowed and orders drawn in the amount of $1,162,182.87 for payment of the same. On a roll call vote, all voted in favor. Motion passed.

13. Public Comments: None.

14. Staff Comments:
Finance Director/Treasurer Wilcox stated that the outgoing payment amount was high because of property taxes being dispersed.

Deputy Superintendent Keyzer had nothing to report.

Clerk Leonard had nothing to report..

City Manager Lakamper shared that the sale of the Mill buildings to Classic Auto Mill was complete. Closing paperwork was signed on August 18, 2026.
He noted that the new playground equipment had been installed at Thurl Cook Park
He discussed an upcoming volunteer tree planting event being held on Saturday, October 10th, 2026. Consumer's Energy has donated 40 trees to Plainwell to replace some of trees lost in the storm in April.
He noted that the building sale to Mill 17 from GHD should be finalized mid-September.

15. Council Comments:
   A. Councilmember Wisnaski thanked the public for coming and commenting. He stated the concerns had been noted, and he is here to listen.
   B. Mayor Pro Tem Steele thanked DPW and WR for removing the diseased plants. She stated that the Council was here to listen. She noted that it is an Industrial Park, and any decision made would be a business decision, and is not personal.
   C. Councilmember Green thanked everyone who came to the meeting and expressed their opinion. That's what she thinks should be listened to when decisions are made. She shared her appreciation for them coming.

16. Adjournment:
A motion by Steele, seconded by Wisnaski, to adjourn the meeting at 8:44pm. On a voice vote, all voted in favor. Motion passed.

Minutes respectfully
submitted by,
JoAnn Leonard
City Clerk

MINUTES APPROVED BY CITY COUNCIL
September 14, 2026
JoAnn Leonard
JoAnn Leonard, City Clerk

MINUTES
Plainwell City Council
September 02, 2026

1. Mayor Keeler called the special meeting to order at 2:00PM.

2. Roll Call: Present: Mayor Brad Keeler, Mayor Pro Tem Lori Steele and Councilmember Randy Wisnaski, and Parks & Tree Commissioners Matthew Bradley and Terry Pickett
   Absent: Councilmembers Roger Keeney and Cathy Green

3. Approval of Agenda:
   A motion by Wisnaski, seconded by Steele, to approve the agenda for the Workshop as presented. On a voice vote, all in favor. Motion passed.

4. New Business:

   City Council, City Manager Lakamper and the Parks & Trees Commissioners toured the grounds, buildings and water retention ponds at Peterman Concrete. While there, Council watched a front-end loader scoop raw materials and place them on a conveyer, which moved the materials into the plant. Once inside the plant, a large vacuum system turns on to collect dust particles. Questions were asked about noise levels, and the group used a decibel meter to take readings of the following:
   A. An idling truck spinning concrete – 65 decibels at 20 yards away
   B. A truck being loaded (reading from behind) – 55-60 decibels at 150 feet away
   C. A truck being loaded (reading from front) – 74 decibels at 150 ft
   D. A truck being loaded (reading from front) – 68-74 decibels at 200 ft

5. Public Comment: None.

6. Staff Comments: None.

7. Council Comments: None.

8. Adjournment:
   A motion by Steele, seconded by Wisnaski, to adjourn the meeting at 3:20PM. On a voice vote, all voted in favor. Motion passed.

Minutes respectfully
Submitted by,
JoAnn Leonard
City Clerk

MINUTES APPROVED BY CITY COUNCIL
September 14, 2026

JoAnn Leonard

JoAnn Leonard, City Clerk

MINUTES
Plainwell City Council
September 14, 2026

1. Mayor Keeler called the regular meeting to order at 7:00pm in City Hall Council Chambers.
2. Invocation: Given by Joeseph Smith-Risk from Lighthouse Baptist Church.
3. Pledge of Allegiance was given by all present.
4. Roll Call: Present: Mayor Brad Keeler, Mayor Pro Tem Lori Steele and Councilmembers Randy Wisnaski and Roger Keeney. Absent: Councilmember Cathy Green
5. Approval of Minutes:
   A motion by Steele, seconded by Wisnaski, to accept and place on file the Council Meeting Minutes of the 08/24/2026 regular meeting and the 09/02/2026 workshop meeting. On a voice vote, all voted in favor. Motion passed.
6. Public Comment:
   A. Joeseph Smith-Risk shared that Lighthouse Baptist Church is seeking donations.
7. County Commissioner Report: None.
8. Agenda approval:
   A motion by Steele, seconded by Wisnaski, to approve the Agenda for the September 14, 2026 meeting as presented. On a voice vote, all voted in favor. Motion passed.
9. Mayor's Report: None.
10. Recommendations and Reports:
    A. City Manager Lakamper discussed Special Use Permit 2026-02 submitted by Bex Farms, Inc. for a Redi-Mix concrete plant to be located at 830 Miller Road. Dan Balkema discussed the project and answered questions from the audience and Council.
       A motion by Steele, seconded by Wisnaski, approving Special Use Permit 2026-02 and site plan with the following conditions: no private well, installation of an 8-foot-tall berm, additional 7 trees planted on property, ingress and egress from Lincoln Parkway and Miller Road instead of 8th Street and shifting the loading bay opening to the North or West to further limit noise. On a roll call vote, all voted in favor. Motion passed.
    B. Superintendent Nieuwenhuis discussed sending three pieces of unneeded DPW equipment to auction.
       A motion by Wisnaski, seconded by Steele, approving the sale of three pieces of equipment from DPW at auction. On a roll call vote, all voted in favor. Motion passed.
    C. Superintendent Keyzer discussed a 3-year life station cleaning proposal.
       A motion by Keeney, seconded by Steele, approving a 3-year contract with GFL for lift station cleaning at a cost of $17,600.94 per year. On a roll call vote, all voted in favor. Motion passed.
    D. Superintendent Keyzer discussed the emergency purchase of two Hach Samplers which were damaged by a lightning strike in a recent storm.
       A motion by Keeney, seconded by Steele, approving the purchase of two Hach samplers from USA Bluebook at a cost of $17,583.54. On a roll call vote, all voted in favor. Motion passed.
    E. Personnel Coordinator/Deputy Treasurer Kersten discussed the annual budget amendment encumbrance rollover. This housekeeping item moves purchases approved and budgeted for in the 2025/2026 fiscal year into the 2026/2027 fiscal year budget.
       A motion by Wisnaski, seconded by Keeney, approving the budget amendment as presented. On a roll call vote, all voted in favor. Motion passed.

F. Mayor Pro-Tem Steele discussed Special Event Permit application 2026-22 submitted by Classic Auto Mill for a Grand Opening Event to be held on Saturday, October 3, 2026 from Noon until 9pm on the Mill Site.

A motion by Steele, seconded by Wisnaski, approving Special Event Permit 2026-22 as presented. On a roll call vote, all voted in favor. Motion passed.

11. Communications:

A motion by Steele, seconded by Keeney, to accept and place on file the August 2026 Investment and Fund Balance Reports. On a voice vote, all voted in favor. Motion passed.

12. Accounts Payable:

A motion by Keeney, seconded by Wisnaski, that the bills be allowed and orders drawn in the amount of $320,134.24 for payment of the same. On a roll call vote, all voted in favor. Motion passed.

13. Public Comments: None.

14. Staff Comments:
    A. Personnel Coordinator/Deputy Treasurer Kersten had nothing to report.
    B. Superintendent Nieuwenhuis reported
    C. Superintendent Keyzer had nothing to report.
    D. Detective Varley had nothing to report.
    E. Clerk Leonard had nothing to report.
    F. City Manager Lakamper discussed the volunteer tree planting day hosted by ReLeaf in conjunction with Consumers Energy. This event is scheduled for Saturday, October 10th from 8:45am until noon. If interested, please sign up online at www.releafmichigan.org/rsvp or contact Matthew Bradley at mcbrad61@gmail.com for more information.

15. Council Comments:
    A. Mayor Pro-Tem Steele thanked Peterman Concrete for providing a tour of the Watervliet plant, noting that the dust collection system worked well and the plant was quiet.

16. Adjournment:

A motion by Steele, seconded by Wisnaski, to adjourn the meeting at 7:55pm. On a voice vote, all voted in favor. Motion passed.

Minutes respectfully
submitted by,
JoAnn Leonard
City Clerk

MINUTES APPROVED BY CITY COUNCIL
September 28, 2026

JoAnn Leonard

JoAnn Leonard, City Clerk

MINUTES
Plainwell City Council
September 28, 2026

1. Mayor Keeler called the regular meeting to order at 7:00pm in City Hall Council Chambers.
2. Invocation: Given by County Commissioner Gale Dugan.
3. Pledge of Allegiance was given by all present.
4. Roll Call: Present: Mayor Brad Keeler, Mayor Pro Tem Lori Steele, and Councilmember Randy Wisnaski.
   Absent: Councilmembers Cathy Green and Roger Keeney
   A motion by Wisnaski, seconded by Steele, to excuse Councilmembers Green and Keeney from tonight's proceedings. On a voice vote, all voted in favor. Motion passed.
5. Approval of Minutes:
   A motion by Steele, seconded by Wisnaski, to accept and place on file the Council Meeting Minutes of the 09/14/2026 regular meeting. On a voice vote, all voted in favor. Motion passed.
6. Public Comment:
   1. Matthew Bradley of 115 Walnut Woods – shared that the upcoming Parks & Tree meeting on Wednesday 10/14 at 5pm will be held at Kenyon Park.
7. Presentation – MACP Agency Accreditation for the Plainwell Department of Public Safety
8. County Commissioners' Report: Commissioner Dugan gave an update on happenings throughout Allegan County.
9. Agenda approval:
   A motion by Steele, seconded by Wisnaski, to approve the Agenda for the September 28, 2026 meeting as presented. On a voice vote, all voted in favor. Motion passed.
10. Mayor's Report: None.
11. Recommendations and Reports:
    A. City Manager Lakamper discussed Special Event Permit application 2026-23 – Pumpkins in the Park.
    A motion by Steele, seconded by Wisnaski, to approve SEP 2026-23 as presented. On a roll call vote, all voted in favor. Motion passed.

    B. City Manager Lakamper discussed Special Use Permit application 2026-01 – Accessory Dwelling Unit
    A motion by Wisnaski, seconded by Steele, to approve SUP 2026-01 as presented. On a roll call vote, all voted in favor. Motion passed.

    C. City Manager Lakamper discussed Ordinance 409, which amends Ordinance 199 – Establishing the Plainwell Parks & Tree Commission by removing the Department of Public Works Superintendent from the Commission.
    A motion by Steele, seconded by Wisnaski, to adopt Ordinance 409 as presented. On a roll call vote, all voted in favor. Motion passed.

    D. Superintendent Nieuwenhuis discussed the purchase of blocks to repair the retaining wall at Sherwood Park.
    A motion by Wisnaski, seconded by Steele, to approve the purchase of blocks from Oldcastle Infrastructure at a cost of $6,320.00. On a roll call vote, all voted in favor. Motion passed.

    E. Superintendent Nieuwenhuis discussed a blanket purchase order request for Ed's Truck Repair.
    A motion by Steele, seconded by Wisnaski, to approve a blanket PO to Ed's Truck Repair in the amount of $5,000.00. On a roll call vote, all voted in favor. Motion passed.

    F. Superintendent Nieuwenhuis discussed preapproval to purchase a one-ton dump truck for use at the Department of Public Works.
    A motion by Wisnaski, seconded by Steele, to approve the purchase of a one-ton dump truck for DPW at a price not to exceed $30,000.00. On a roll call vote, all voted in favor. Motion passed.

    G. Superintendent Nieuwenhuis discussed a 3-year contract for preventative maintenance covering the City generators.
    A motion by Steele, seconded by Wisnaski, to approve a 3-year generator preventative maintenance service contract with Cummins Sales and Service for $22,389.67. On a roll call vote, all voted in favor. Motion passed.

H. Detective Varley discussed hiring On-Call Firefighter (OCFF) Tanner Callahan.
A motion by Wisnaski, seconded by Steele, to approve the hire of OCFF Tanner Callahan, pursuant to Section 6.8(b) of the Plainwell City Charter. On a roll call vote, all voted in favor. Motion passed.

12. Communications:
A motion by Steele, seconded by Wisnaski, to accept and place on file the August 2026 Department of Public Safety Report, and the 08/11/2026 DDA/BRA/TIFA meeting minutes and the 8/11/2026 Parks & Trees meeting minutes. On a voice vote, all voted in favor. Motion passed.

13. Accounts Payable:
A motion by Wisnaski, seconded by Steele, that the bills be allowed and orders drawn in the amount of $258,575.44 for payment of the same. On a roll call vote, all voted in favor. Motion passed.

14. Public Comments: None.

15. Staff Comments:
Superintendent Nieuwenhuis discussed the volunteer tree planting event planned for Saturday, October 10th from 8:45am until noon. We need about 40 volunteers and currently have 12. If interested, please sign up online at www.releafmichigan.org/rsvp or contact Matthew Bradley at mcbrad61@gmail.com for more information. Hydrant flushing will occur this Thursday night/Friday morning. He congratulated DPS on receiving accreditation.

Detective Varley thanked Council for hiring OCFF Callahan, stating he is a great fit for the department.

Director Callahan shared that the tree planting event is scheduled for the same day as Pumpkins in the Park, and volunteers could take advantage of the Food Trucks available at Hicks Park for lunch. The DPS received a $2,000 grant from MGU to purchase a gas meter, allowing the department to measure carbon dioxide levels and other dangerous gases. The DPS will be available to support the Classic Auto Mill Grand Opening Event planned for this Saturday 10/03 at the Mill Complex. He thanked Detective Varley for his hard work over the past two years to get accreditation for the Plainwell Public Safety Department. He reminded everyone about AI generated emails from scammers that pretend to be from the City of Plainwell. Please contact City Hall directly at 269-685-6821 if you are unsure of the authenticity of an email communication.

Clerk Leonard shared that absentee ballots are available and can be picked up in person at City Hall Monday through Friday from 8am until 4pm. For those on the permanent absent voter list, ballots will be mailed out by this Friday 10/02/2026.

City Manager Lakamper shared that closing for property sale of one acre to Plainwell Auto happened last Friday. NAPA intends to begin building in the spring. He reminded everyone of the Classic Auto Mill Grand Opening being held this Saturday from noon – 9pm. There is a ribbon cutting planned for 2pm, and CAM has invited Council to participate.

16. Council Comments:
    1. Councilmember Wisnaski congratulated DPS on accreditation.
    2. Mayor Pro Tem Steele thanked PSO Bruce for his quick response to a situation in her neighborhood, and congratulated DPS on receiving accreditation. She thanked all City employees for their hard work and dedication to Plainwell.

17. Adjournment:
A motion by Steele, seconded by Wisnaski, to adjourn the meeting at 7:48pm. On a voice vote, all voted in favor. Motion passed.

Minutes respectfully
submitted by,
JoAnn Leonard
City Clerk

MINUTES APPROVED BY CITY COUNCIL
October 12, 2026
JoAnn Leonard
JoAnn Leonard, City Clerk

MINUTES
Plainwell City Council
October 12, 2026

12. Accounts Payable:
A motion by Keeney, seconded by Wisnaski, that the bills be allowed and orders drawn in the amount of $179,077.24 for payment of the same. On a roll call vote, all voted in favor. Motion passed.

13. Public Comments:
    A. Darius Grigaliunas thanked Council for approving the roof reimbursement.

14. Staff Comments:
    A. Personnel Coordinator/Deputy Treasurer Kersten had nothing to report.
    B. Superintendent Nieuwenhuis congratulated Darius and his family, stating that the building looks great and the grand opening was a success. He discussed the tree planting event in the downtown and New Orchard subdivision, sharing that everything went well, the trees look great and offering a big thank you to all the volunteers that helped make the event possible.
    C. Superintendent Keyzer stated that the notice had been posted for Plainwell's new water permit that will be active November 1st. Sampling is occurring over the next two weeks. More information can be found on EGLE's website.
    D. Director Callahan stated that that the grand opening event at Classic Auto Mill went well, and lots of people came. He likes the new signs on the building. He shared that retired Plainwell Police Chief Bill Bomar participated in this year's Homecoming Parade.
    E. Clerk Leonard shared that Early Voting for the upcoming November General election begins Saturday, October 24th and runs through Sunday, November 1st. Polls are open from 8am until 4pm each day. Election day is Tuesday, November 3rd and polls are open from 7am until 8pm.
    F. City Manager Lakamper shared that the City closed on the 1-acre land sale to NAPA Auto on the Mill site and the 25-acre land sale in Industrial Park to Bex Farms. He stated that the tree planting event went well, with about 20 volunteers and 4 arborists participating. He thanked DPW staff for digging holes, moving the trees to their locations, and making sure mulch was available for each planting site. This preparation work made the event much smoother. Mill 17 has closed on the building purchase, and construction is already underway. Lakamper shared that he had talked with Watt's Homes about beginning work on parcel 2 of the Mill site, while waiting for parcel 5 to become workable. Lakamper stated that in the absence of a Finance Director/Treasurer, Deputy Treasurer Amanda Kersten and contracted employee Brian Kelley will fulfill those duties for the City. Lakamper thanked Darius and Rimante for all they have done. He shared that the mums around City Hall had been provided by Mayor Pro-Tem Steele and thanked her.

15. Council Comments:
    A. Councilmember Wisnaski thanked Classic Auto Mill for helping the City.
    B. Mayor Pro-Tem Steele offered condolences to a local family for their loss. She thanked the Grigaliunas family for bringing the Mill back. She thanked the volunteers and consumers energy staff who came for the tree planting, as well as DPW, stating that DPW staff went above and beyond to help. She shared that Pumpkins in the Park was a success.
    C. Councilmember Green thanked Benedictus Grigaliunas and family for their work on the Mill.
    D. Councilmember Keeny thanked Darius for the sign, sharing that he had a great time at the grand opening. He offered condolences to a local family.

16. Adjournment:
A motion by Steele, seconded by Wisnaski, to adjourn the meeting at 7:40pm. On a voice vote, all voted in favor. Motion passed.

Minutes respectfully
submitted by,
JoAnn Leonard
City Clerk

MINUTES APPROVED BY CITY COUNCIL
October 26, 2026

JoAnn Leonard

JoAnn Leonard, City Clerk

MINUTES
Plainwell City Council
October 12, 2026

1. Mayor Keeler called the regular meeting to order at 7:00pm in City Hall Council Chambers.
2. Invocation: Given by Brian Warren from Lighthouse Baptist Church.
3. Pledge of Allegiance was given by all present.
4. Roll Call: Present: Mayor Brad Keeler, Mayor Pro Tem Lori Steele and Councilmembers Randy Wisnaski, Cathy Green and Roger Keeney. Absent: None
5. Approval of Minutes:
   A motion by Steele, seconded by Wisnaski, to accept and place on file the Council Meeting Minutes of the 09/28/2026 regular meeting. On a voice vote, all voted in favor. Motion passed.
6. Public Comment:
   A. Joeseph Smith-Risk shared that Lighthouse Baptist Church is seeking donations of sleeping bags, clothing and toiletries for local unhoused persons.
   B. Darius Grigaluinas shared the Classic Auto Mill grand opening was a huge success. Restaurant venues, a fitness club, and a detailing shop have all expressed interest in the Mill complex and even toured the facility. He stated that Classic Auto Mill will become a destination location for Plainwell and invited City Council and staff to visit anytime.
7. County Commissioner Report: None.
8. Agenda approval:
   A motion by Steele, seconded by Wisnaski, to approve the Agenda for the October 12, 2026 meeting as presented. On a voice vote, all voted in favor. Motion passed.
9. Mayor's Report: None.
10. Recommendations and Reports:
    A. Superintendent Nieuwenhuis discussed this year's road salt purchase.
       A motion by Keeney, seconded by Green, approving the annual purchase of road salt from Detroit Salt (early delivery) and Compass Minerals (regular delivery) at a total cost of $14,504.00. On a roll call vote, all voted in favor. Motion passed.
    B. Director Callahan discussed replacing and updating Public Safety's radio and equipment.
       A motion by Keeney, seconded by Steele, approving the purchase of EF Johnson/Kenwood portables and software upgrades to mobile radios, including programming, activation fees, and radio pouches, for $54,086.42. On a roll call vote, all voted in favor. Motion passed.
    C. City Manager Lakamper discussed a roof damage settlement with Classic Auto Mill covering damage to Building 10.
       A motion by Green, seconded by Keeney, approving the Insurance Proceeds and Roof Claims Settlement Agreement with Classic Auto Mill, LLC; authorize the City Manager to execute the agreement on behalf of the City; and authorize payment of $24,450 from the related insurance proceeds. On a roll call vote, all voted in favor. Motion passed.
    D. Director Callahan discussed the purchase of three sets of fire gear.
       A motion by Wisnaski, seconded by Steele, approving the purchase of three sets of fire gear from MES at a cost of $6,153.84 to replace existing gear that is at its end of usable service life. On a roll call vote, all voted in favor. Motion passed.
11. Communications:
    A motion by Steele, seconded by Wisnaski, to accept and place on file the September 2026 Investment and Fund Balance Reports. On a voice vote, all voted in favor. Motion passed.

MINUTES
Plainwell City Council
October 26, 2026

1. Mayor Keeler called the regular meeting to order at 7:00pm at the Department of Public Safety Building.
2. Invocation: Given by Ken Frits of Lighthouse Baptist Church.
3. Pledge of Allegiance was given by all present.
4. Roll Call: Present: Mayor Brad Keeler, Mayor Pro Tem Lori Steele, and Councilmembers Cathy Green, Roger Keeney and Randy Wisnaski.
   Absent: None
5. Approval of Minutes:
   A motion by Steele, seconded by Wisnaski, to accept and place on file the Council Meeting Minutes of the 10/12/2026 regular meeting. On a voice vote, all voted in favor. Motion passed.
6. Public Comment: None
7. County Commissioners' Report: Commissioner Dugan gave an update on happenings throughout Allegan County.
8. Agenda approval:
   A motion by Steele, seconded by Wisnaski, to approve the Agenda for the October 26, 2026 meeting as presented. On a voice vote, all voted in favor. Motion passed.
9. Mayor's Report: None.
10. Recommendations and Reports:
    A. City Manager Lakamper and Personal Coordinator/Deputy Treasurer Kersten discussed the purchase of a new copy machine for use at City Hall.
    A motion by Steele, seconded by Green, approving the purchase of a Ricoh IMC3510 Copier from Applied Innovation for $7,770.00 and authorizing a budget amendment to add funds into the capital outlay line item, 101-900-971.00, to cover the purchase. On a roll call vote, all voted in favor. Motion passed.
11. Communications:
    A motion by Steele, seconded by Green, to accept and place on file the September 2026 Department of Public Safety Report and the 09/08/2026 DDA/BRA/TIFA meeting minutes. On a voice vote, all voted in favor. Motion passed.
12. Accounts Payable:
    A motion by Keeney, seconded by Wisnaski, that the bills be allowed and orders drawn in the amount of $140,841.33 for payment of the same. On a roll call vote, all voted in favor. Motion passed.
13. Public Comments: None.
14. Staff Comments:
    Superintendent Keyzer discussed upcoming generator maintenance for all seven of the City's generators. This will take place over the next week or so.

    Personal Coordinator/Deputy Treasurer Kersten reported that job applications for a part-time DPW position are being accepted.

    Clerk Leonard shared that Early Voting is going well. Attendance is higher than August, with over 100 voters coming in so far.

    City Manager Lakamper added to Personal Coordinator/Deputy Treasurer Kersten's report on the part time DPW position, sharing that offering a part-time position (32 hours) saves not only hourly pay, but also the cost of benefits. He stated that an application for Plainwell's conversion dams will be submitted to the State of Michigan soon, even though the City doesn't have landowner support. He is hopeful that after State input, the landowners will be more open to discussion. The main that supplies water to City Hall and Mill 17 is exposed where it crosses the Mill race and there is a risk of it freezing. Lakamper is working with Fleis & Vandenbrink on an option for a new 12' main installation, which could then supply water to Classic Auto Mill, and any new construction on the Mill site. Fleis & Vandenbrink are also looking into funding sources to help with the Trestle Bridge. The Planning omission will hold a public hearing on November 18, 2026 to receive community input on a Special Use application for the sale of premade sheds. The City's new web page is almost ready. The new web site was designed by a local resident, and the process has been smooth and savings over a traditional municipal web site designer are significant. The City's recycling pick up day will change on January 1, 2027, moving from Thursday pick up to Tuesday pickup for all City residents. Republic will mail out notices to City residents. The Industrial Park paving project bid process will begin next week.
15. Council Comments:

1. Councilmember Keeney noted that the new playground equipment at Thurl Cook park is a hit and is consistently in use.
2. Councilmember Green wished everyone a great and safe Halloween.

16. Adjournment:
A motion by Steele, seconded by Wisnaski, to adjourn the meeting at 7:32 pm. On a voice vote, all voted in favor. Motion passed.

Minutes respectfully
submitted by,
JoAnn Leonard
City Clerk

MINUTES APPROVED BY CITY COUNCIL
November 09, 2026
JoAnn Leonard
JoAnn Leonard, City Clerk