

City of Plainwell



Brad Keeler, Mayor
Lori Steele, Mayor Pro-Tem
Cathy Green, Council Member
Roger Keeney, Council Member
Randy Wisnaski, Council Member

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“The Island City”

AGENDA

Plainwell City Council

Monday, November 10, 2025 - 7:00PM

Plainwell City Hall Council Chambers

1. Call to Order
2. Invocation
3. Pledge of Allegiance
4. Roll Call
5. Approval of Minutes – 10/27/2025 Regular Meeting
6. Public Comments
7. Presentations – *Allegan Food Alliance*
8. Agenda Approval
9. Mayor’s Report
10. Recommendations and Reports:
 - A. City – Public Hearing – Profielnorm USA, LLC - Industrial Facilities Tax Exemption Application
Council will hold a public hearing to receive comment on an Act 198 Industrial Facilities Tax (IFT) Exemption Certificate Application from Profielnorm USA, LLC.
 - B. City – Ordinance 403, to amend Chapter 53: Zoning as it pertains to Dwelling Unit Conversions and Accessory Dwelling Units (ADUs)
Council will consider adopting Ordinance 403 as presented.
 - C. City – Ordinance 404, to amend Chapter 53: Zoning as it pertains to Zoning Compliance Permits
Council will consider adopting Ordinance 404 as presented.
 - D. City – Plainwell Auto Discussion
Council will discuss the sale of Mill site property to Plainwell Auto.
 - E. DPW – Equipment Upgrade – Hydraulic System on Loader 60A
Council will consider approving a hydraulic system upgrade for Loader 60A by AIS Construction Equipment at a cost of \$13,515.54.
11. Communications: None.
12. Accounts Payable - \$96,921.76
13. Public Comments
14. Staff Comments
15. Council Comments
16. Adjournment

Agenda Subject to Change

Note: All public comment limited to two minutes, when recognized please rise and give your name and address.

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Reports & Communications:

A. City – Public Hearing – Profielnorm USA LLC IFT Application – Resolution 2025-21

Profielnorm USA, LLC has applied for a 12-year Industrial Facilities Tax Exemption Certificate.

Notification was provided to the taxing units, City Assessor and Treasurer, and was published in the Union Enterprise on October 23, 2025 to afford an opportunity to be heard with regard to said application.

Recommended action: Discussion.

B. City – Ordinance 403, to amend Chapter 53: Zoning as it pertains to Dwelling Unit Conversions (DUCs) and Accessory Dwelling Units (ADUs)

An ordinance to amend Chapter 53: Zoning of the City of Plainwell Code of Ordinances; to amend Sec. 53-3, pertaining to definitions; to amend Sec. 53-8, pertaining to permitted uses after special approval in the R-1A and R-1B district; to amend Sec. 53-12, pertaining to permitted uses after Special Approval in the R-1C, single- and two-family residence district; and to amend Sec. 53-127, pertaining to Dwelling Unit Conversions and Accessory Dwelling Units.

Recommended action: Consider adopting Ordinance 403 as presented.

C. City – Ordinance 404, to amend Chapter 53: Zoning as it pertains to Zoning Compliance Permits

An ordinance to amend Chapter 53: Zoning of the City of Plainwell Code of Ordinances; to amend Sec. 53-3, pertaining to definitions; and to amend Sec. 53-195, pertaining to Zoning Compliance permits.

Recommended action: Consider adopting Ordinance 404 as presented.

D. City – Plainwell Auto Discussion

The City has been working with local business owner, David Steffen, for the past year and a half to find approximately one acre of land on M-89 for him to build a new building for his business, Plainwell Auto. MEDC financed architects to design a site plan and the building exterior, with the goal of creating a design that fits into the overall aesthetic of the complex and could be used by another party in the future. That design work is now complete. The new site is located on land that has a commercial designation from the EPA, meaning it cannot be used for anything other than commercial purposes, and is satisfactory to the other parties working on developments on the mill property.

Recommended action: Discussion

E. DPW – Equipment Upgrade – Hydraulic System on Loader 60A

Plainwell has two front end loaders, but only one has the proper hydraulic attachment to be able to run the Tinks Claw. The Claw is utilized by the DPW for loose leaf pickup. Adding this hydraulic system will allow both loaders to use the Claw attachment, and give the City a backup loader in the case that one is out for repair.

Recommended action: Consider approving a hydraulic system upgrade for Loader 60A by AIS Construction Equipment at a cost of \$13,515.54.

Reminder of Upcoming Meetings:

- November 11, 2025 – DDA/BRA/TIFA – 7:30am
- November 11, 2025 – Parks & Trees – 4:00pm
- November 19, 2025 – Planning Commission – 6:30pm
- **November 24, 2025 – City Council – 7:00pm**

Agenda Subject to Change

Note: All public comment limited to two minutes, when recognized please rise and give your name and address.

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