

City of Plainwell

Kevin Hammond, Chair
Rachel Colingsworth, Vice Chair
Stephen Bennet, Member
Jay Lawson, Member
Elizabeth Raich, Member
Dale Burnham, 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, May 20, 2026 - 6:30PM

Plainwell City Hall Council Chambers

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of Minutes – 01/21/2026 Regular Meeting
5. Public Comment
6. Chairperson’s Report
7. Recommendations and Reports:
 - A. Upcoming Projects: A General Update and Discussion
8. Communications: City Council meeting minutes from 1/12/2026, 1/26/2026, 2/09/2026, 2/23/2026, 3/09/2026, 3/23/2026, 4/13/2026 and 4/27/2026.
9. Public Comments
10. Staff Comments
11. Commissioner Comments
12. 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
January 21, 2025

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, and Commissioners Stephen Bennett, Dale Burnham, Elizabeth Raich, Jay Lawson, and Lori Steele. Support Staff: Clerk JoAnn Leonard
Excused: Vice Chair Rachel Colingsworth, City Manager Justin Lakamper,
4. Approval of Minutes:
A motion by Steele, seconded by Lawson, to accept and place on file the Planning Commission Meeting Minutes of the 11/05/2025 regular meeting. On a voice vote, all voted in favor. Motion passed.
5. Public Comment: None.
6. Chairperson's Report: None.
7. Recommendations and Reports:
 - A. **A motion by Steele, seconded by Raich, to open a Public Hearing at 6:34pm to hear comments regarding a Special Use Permit (SUP) Application for an Accessory Dwelling Unit (ADU). On a voice vote, all in favor. Motion passed.**

Clerk Leonard discussed Special Use Permit Application (SUP) 2026-01, submitted by Amanda and Stephen Czarnecki for an Accessory Dwelling Unit (ADU) located on Parcel #55-380-002-00, legally described as LOT 2 ALSO E ½ LOT 3 VAN HORN'S ADDITION, commonly known as 413 W. Bridge St.

The Commission reviewed the following:

1. Staff Report dated January 21, 2026 (Exhibit A)
2. Special Use Permit Application 2026-01 (Exhibit B)

This parcel is zoned R1B. The ADU is preexisting, and located within a detached carriage house on the property. It has 520sq.ft. of living space, with a bathroom, kitchen and sleeping area suitable for no more than 2 people. The exterior of the carriage house matches that of the primary residence, and is in harmony with the character of the neighborhood. The application has met all of the relevant Ordinance requirements but two- the first being an Occupancy Permit, and the second being a Statement of Conditions filed with the Allegan County Register of Deeds.

Commissioner Comment:

1. Commissioner Burnham asked if the ADU Ordinance applies City wide, or just for this property?
 - a. Clerk Leonard answered that it is a City-wide Ordinance, allowing anyone in the City limits to apply for an Accessory Dwelling Unit. All Ordinance requirements would apply, and, as an ADU is considered a Special Use, the application would come to the Planning Commission first.
2. Commissioner Burnham asked when PCI would provide the Occupancy Permit? Does that need to be done first before recommending this Special Use Permit (SUP) to City Council?
 - a. Clerk Leonard answered that the SUP can be recommended to Council with conditions, the conditions being an Occupancy Permit and a Statement of Conditions filed at the County. When those two items are received, the SUP application would be complete, and would go to City Council for consideration.
3. Commissioner Bennett asked - So, we would just put that in the conditions, and it will be unmet? Until when?
 - a. Clerk Leonard answered until she received the Occupancy Permit and Statement of Conditions.
4. Commissioner Burnham - This was started in July of 2025, and we had a Planning meeting in November. I was under the assumption that it was a goal for November. Now we're back here, doing it again. Or is this a follow up from November?
 - a. Clerk Leonard answered that yes, Amanda first approached the City in July. At that time, ADUs were not allowed. The City had to have their law firm draft an Ordinance amendment, and then follow the legal process to have the new Ordinance approved by Planning and adopted by Council. It is a slow process.
5. Commissioner Burnham - So the next person who comes along, it is not going to take 7 months?
 - a. Clerk Leonard - No, because the Ordinance and the frame work is now in place.
6. Commissioner Burnham - So this will go to Council on Monday?
 - a. Clerk Leonard - It won't go to Council Monday because Amanda needs time to get the Occupancy Permit and Statement of Conditions filed. The timeline for sending this SUP to Council will be based on when those two documents are received.

Chair Hammond opened the floor for public comment.

MINUTES
Plainwell Planning Commission
January 21, 2025

Public comment:

1. Karen Miller of 440 W. Bridge St. stated that the Czarnecki family had a done a beautiful job with the site, and had offered tours of the property to neighbors. They have answered everyone's questions, and she has no concerns with the proposed use. She supports them, and it happy to have this opportunity in her neighborhood. She hasn't spoken to any other neighbors who have concerns.
2. Jeremy Sanderson of 414 W. Bridge St., directly across the street, states that he toured the site a couple of times, and that it is tastefully decorated and pays tribute to the history of the home and district. The addition of one family, and one car will have no negative impact.
3. Amanda Czarnecki of 413 W. Bridge St., property owner, shared that she will be living in the main residence with her family, and that the ADU is a small studio style apartment.
 - a. Commissioner Bennett asked Amanda what the primary motivation for the ADU was. Is it a historic thing, or income producing?
 - i. Amanda answered that it started during Covid. She works in health care, and noticed a need for traveling healthcare worker lodging. The ADU is set up with everything a traveling healthcare worker requires. Now that Covid is less of a concern, she is considering using it as a short- or long-term rental unit, available to anyone who may need it. She notes that the apartment has been upgraded, and is very nice inside.
 - b. Commissioner Raich asked if there were special considerations due to it being a historic home.
 - i. Clerk Leonard stated that part of the Ordinance requirements is that the ADU exterior design be in harmony with that of the primary residence.

A motion by Steele, seconded by Lawson, to close the public hearing at 6:51pm. On a voice vote, all voted in favor. Motion passed.

A motion by Burnham, seconded by Steele, recommending Special Use Permit Application 2026-01 from Stephen and Amanda Czarnecki for an Accessory Dwelling Unit (ADU) under Sec. 53-127 of the City of Plainwell Code of Ordinance to City Council for consideration, based on the findings of fact outlined in the staff report dated January 21, 2026 on the parcel identified as #55-380-002-00, 413 W. Bridge St., subject to the following conditions:

1. **The applicant shall meet all provisions of the Housing Code, Building Code, and any other applicable codes adopted by the City of Plainwell, and obtain an Occupancy Permit prior to use of unit.**
2. **The applicant shall sign a Statement of Conditions in a form acceptable to the Zoning Administrator and/or the Planning Commission containing a legal description of the subject property and specifying the restrictions on the accessory dwelling set forth in this Section as well as any other conditions imposed by the Planning Commission in granting Special Approval for the accessory dwelling. No building or zoning permits for the accessory dwelling shall be issued until the City Zoning Administrator is provided with satisfactory proof that the fully executed Statement of Conditions has been recorded with the Register of Deeds of Allegan County.**

On a voice vote, all voted in favor. Motion passed.

8. Communications:

A motion by Steele, seconded by Lawson, to accept and place on file the City Council Meeting Minutes from 10/27/2025, 11/10/2025, 11/24/2025, 12/08/2025, and 12/22/2025. On a voice vote, all voted in favor. Motion passed were reviewed.

9. Public Comments: None.

10. Staff Comments: None.

11. Commissioner Comments:

- A. Chair Hammond apologized for the process taking this long.
- B. Commissioner Steele thanked the Czarnecki family for hanging in there, so we can get this done right.
- C. Commissioner Burnham discussed a social media post that has since been removed. He encouraged attendance at Council meetings, as they provide firsthand, accurate information. He stated we need a better way to share information and get the word out. The timelines that our City takes to do simple tasks, it's not called for. We have a City Manager that works for us, can he make any decisions without discussing them with a lawyer? Is there a way to shorten these timelines? The Mill has been going on for 25 years- enough is enough. He also stated that that the two gals who work the counter at City Hall get chewed out often over things that are out of their control. That's not right, and anyone with concerns should bring them to the City Council, the City Manager or the Mayor. He stated that both Mayor Keeler and Mayor-Pro Tem Steele do a great job answering questions and taking the heat, and thanked them for that.

MINUTES
Plainwell Planning Commission
January 21, 2025

- D. Commissioner Bennett asked Mayor Keeler and Mayor Pro Tem Steele for an update on the Mill redevelopment. Mayor Pro Tem Steele shared that the Mill development is a topic of discussion at Monday night's Council meeting, and encouraged attendance. Clerk Leonard added that Agenda packets and meeting minutes for all the Boards and Commissions are available on Plainwell's website, and are a valuable resource for what's happening in the City.
- E. Commissioner Bennett asked if the City gets pushback, sharing that he has been asked 'Why retail?' as opposed to more housing on. Mayor Keeler answered that the Master Plan calls for mixed use, both residential and commercial.

The Commission as a whole discussed how there are several different development plans happening on the mill site, and it is easy to forget that and focus on just one of the projects. There is a lot of land available, though interest in the land and development is lacking. The City can't develop the property, we don't have the money. We have to work with those companies and people who are interested. There was a discussion about traffic entry and exit from the Mill site, and if it might increase congestion. Commissioner Steele shared that traffic control was part of the plan.

12. Adjournment:

A motion by Steele, seconded by Lawson, to adjourn the meeting at 7:12pm. On a voice vote, all voted in favor. Motion passed.

Minutes respectfully submitted by:
JoAnn Leonard, City Clerk

DRAFT

Exhibit A



"The Island City"

MEMORANDUM

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

TO: Planning Commission
FROM: JoAnn Leonard, Zoning Administrator
DATE: January 21, 2026
SUBJECT: Special Use Permit Application

REQUEST: Special Use Permit Application – Accessory Dwelling Unit

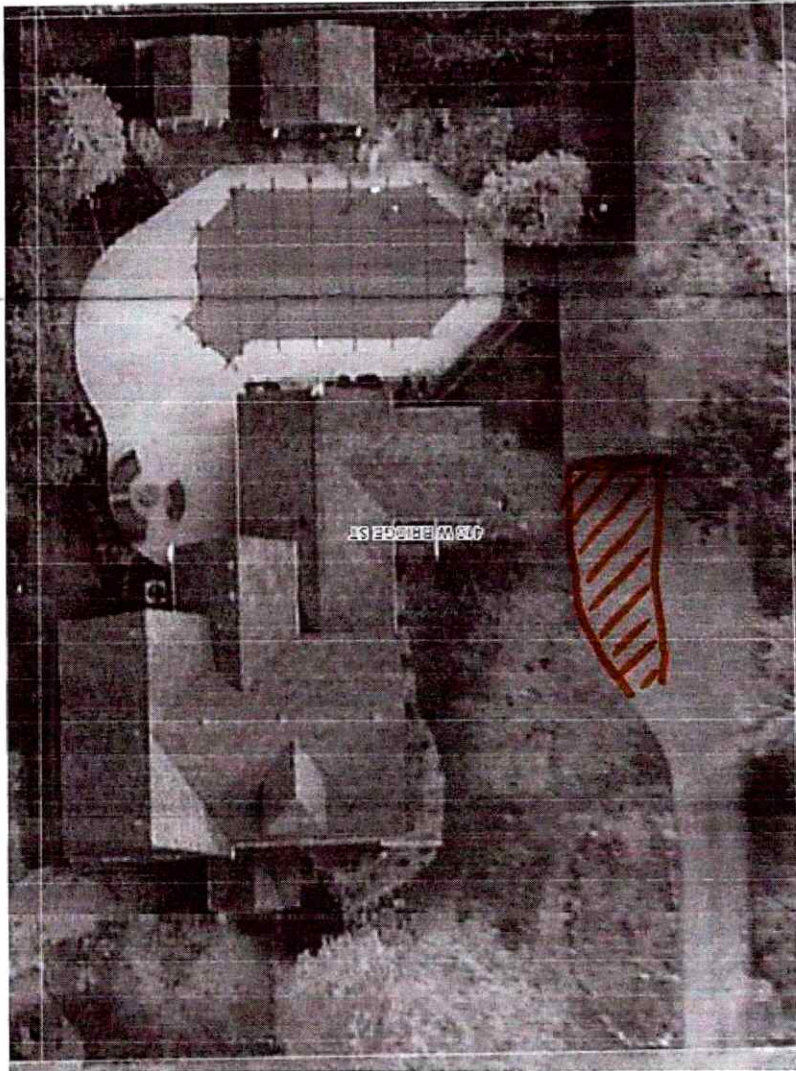
(SUP 2026-01) Stephen and Amanda Czarnecki are requesting permission to use an existing Accessory Dwelling Unit (ADU), under Sec. 53-127, on parcel #55-380-002-00, legal description LOT 2 ALSO E 1/2 LOT 3 VAN HORN'S ADDITION, commonly known as 413 W. Bridge St., in a Residentially Zoned district (R1B), within the City of Plainwell, Allegan County, MI.

Staff has limited review to those ordinance standards directly affected by the proposed special use.

Aerial View:



Site Plan:



/// = Guest Parking

RELEVANT ORDINANCES:

Sec. 53-8. PERMITTED USES AFTER SPECIAL APPROVAL

- L. Accessory Dwelling Unit, subject to the requirements of Sec. 53-127

Sec. 53-12. PERMITTED USES AFTER SPECIAL APPROVAL

- H. Accessory Dwelling Unit, subject to the requirements of Sec. 53-127

Sec. 53-127. DWELLING UNIT CONVERSIONS & ACCESSORY DWELLING UNITS (ADUs)

- A. Dwelling Unit Conversions – N/A
- B. Accessory Dwelling Units (ADUs)

1. Intent. Accessory dwelling units are intended to accommodate the needs of family members residing upon a single parcel, but who desire separate quarters, as well as to provide additional attainable housing options for community residents.
2. Accessory dwelling units shall be permitted as special approval use in the R-1A, R- 1B Single-Family Residence Zoning District and R-1C, Single- and Two-Family Residence District, subject to the requirements of Sec. 53-130 and the following standards:
 - a. The application shall include front and side elevations.
REMARK: WAIVED - Unit already exists
 - b. Accessory dwelling units shall not be located within the footprint of an existing single-family dwelling unit and shall only be permitted if constructed as a separate building or as an expansion of an existing accessory building. The conversion of existing single-family dwellings into two (2) or three (3) dwelling units within the footprint of the existing single-family dwelling shall be considered a dwelling unit conversion and regulated in accordance with subsection A above.
REMARK: MET - ADU is located in a detached carriage house
 - c. No more than one (1) accessory dwelling unit shall be permitted on a single parcel, and it shall not be located on a parcel with more than one dwelling unit.
REMARK: MET – There is one ADU on this parcel
 - d. The property owner shall occupy either the principal structure or the accessory dwelling unit as their primary residence.
REMARK: MET – The property owner will occupy the primary residence
 - e. The accessory dwelling unit shall include, at a minimum, a kitchen, a bathroom, and a sleeping area separate from the primary residence, and shall meet all provisions of the Housing Code, Building Code, and any other applicable codes adopted by the City of Plainwell.
REMARK: PARTIALY MET – Will be a condition of approval Inspection by PCI for Code compliance and Occupancy Permit required before use of unit. (Refer to **Sec. 53-130 K**. Inspection)
 - f. The exterior design of an accessory dwelling unit, whether attached or detached to a building or structure, shall be compatible with the principal dwelling and any other accessory buildings or structures on the parcel. The building form, construction materials, dimensions, and landscaping shall remain consistent with the principal structure and in harmony with the character and scale of the surrounding neighborhood.
REMARK: MET – Carriage house exterior matches that of primary residence
 - g. The owners of the subject property shall sign a Statement of Conditions in a form acceptable to the Zoning Administrator and/or the Planning Commission containing a legal description of the subject property and specifying the restrictions on the accessory dwelling set forth in this Section as well as any other conditions imposed by the Planning

Commission in granting Special Approval for the accessory dwelling. No building or zoning permits for the accessory dwelling shall be issued until the City Zoning Administrator is provided with satisfactory proof that the fully executed Statement of Conditions has been recorded with the Register of Deeds of Allegan County.

REMARK: UNMET – This is a condition of final approval by Council

- h. Unit Floor Area. Accessory dwelling units shall have a minimum floor area of no less than four hundred (400) square feet. An accessory dwelling unit shall not exceed the gross floor area of the principal dwelling.

REMARK: MET – The ADU is 520 sq. ft.

- i. The accessory dwelling unit shall comply with setback, height, and other applicable dimensional requirements for accessory buildings, as applicable, of the R-1A, R-1B Single-Family Residence District and R- 1C, Single- and Two-Family Residence District.

REMARK: MET – Unit contained within existing carriage house.

- j. Accessory dwelling units and any accessory buildings to which they may be attached are exempt from the requirement that detached accessory buildings be located a minimum of ten (10) feet from any main building.

REMARK: MET

- k. At least one (1) off-street parking space shall be provided for the accessory dwelling unit; and such parking spaces shall be in addition to the off-street parking required for the principal dwelling.

REMARK: MET – See site plan

- l. If a detached accessory building larger than two hundred (200) square feet exists on the property, an accessory dwelling unit shall be attached to the detached accessory building. The conversion of an accessory building or garage into an accessory dwelling unit shall comply with all applicable building codes for dwelling units.

REMARK: MET

Sec. 53-130. SPECIAL APPROVAL USE PROCEDURE, SPECIAL APPROVAL USE PERMITS.

In order that this chapter be flexible and reasonable, special approval uses are provided for in various zoning districts and require special approval use permits granted by the City Council after the body has received a written recommendation from the City Planning Commission. Conformance to special approval use standards is required in addition to all other requirements of this chapter. All uses are declared to possess characteristics of the unique and distinct form that each specific use shall be considered on an individual case. The granting of a special use permit does not negate the requirements for any other required permit(s).

A. *Standards for the consideration of special approval uses.* The review of a special approval use shall consider the following:

- 1. The general safety, health and welfare of the community-at-large; this shall include:
 - a. Accessibility of the property in question to fire and police protection;
 - b. Traffic conditions, creating or adding to a hazardous situation;

c. Transportation design requirements, if any, which will be needed to accommodate any traffic impact for the use intended; and

d. Appropriateness of the location, nature and height of the proposed use to the size, type and kind of buildings, uses and structures in the vicinity and adjacent properties, including the safety and convenience of people therefrom.

REMARK: MET

2. Any potential decrease in the market value of adjacent buildings, uses and structures which are permitted by right under current zoning, if the proposed use is granted;

REMARK: MET – No negative impact on surrounding residences is expected

3. Harmony with the Land Use Planning Program of the city. This considers whether the location and size of the proposed use, the nature and intensity of the activities involved, the size of the site with respect to existing and future streets (giving access to it), parks and drainage systems will be in harmony with the Land Use Plan of the city and the character of land use which is intended by the Land Use Plan for the area or district in question;

REMARK: MET

4. Impact from the applicant's proposed use, its location and intensity and the height of its buildings, walls, fences and other structures upon the appropriate character of development intended for the area as deemed desirable by the city's Land Use Plan;

REMARK: MET

5. Any hazards arising from storage and use of inflammable fluids; and/or

REMARK: DOES NOT APPLY

6. The operations in connection with any special approval use shall not be environmentally objectionable to nearby properties by reason of noise, fumes, pollution, vibration or lights to an extent which is more than would be the operations of any use permitted by right for that district wherein the special use is proposed.

REMARK: MET

STAFF COMMENTS: Amanda Czarnecki approached the City in July 2025, sharing that she was interested in renting out a one-bedroom apartment located within a detached carriage house on her property. The apartment had been used by the previous owners for family members and guests, but not as a rental unit. Plainwell's Code of Ordinance did not allow Accessory Dwelling Units, and Amanda's request began the process of working with Planning and the City to update the Ordinance. Amanda has worked closely with the City throughout the process, and has met all the requirements but two- and Occupancy permit and a Statement of Conditions filed with Allegan County. It is my opinion that this Special Use Permit Application be recommended to City Council for consideration with conditions, as shown in the suggested motion below.

ATTACHMENT(S):

Special Use Permit Application 2026-01

OPTION FOR MOTIONS:

If the Planning Commission determines that the standards have not been met, revisions are necessary or more information is needed, this request could be denied or tabled.

If the Planning Commission concurs that the standards of the ordinance have been met, the following motions are offered:

SUGGESTED MOTION: I motion to [recommend / recommend with conditions / deny / table] Special Use Permit Application 2026-01 from Stephen and Amanda Czarnecki for an Accessory Dwelling Unit (ADU) under Sec. 53-127 of the City of Plainwell Code of Ordinance to City Council for consideration, based on the findings of fact outlined in the staff report dated January 21, 2026, on the parcel identified as #55-380-002-00, 413 W. Bridge St., subject to the following conditions:

1. The applicant shall meet all provisions of the Housing Code, Building Code, and any other applicable codes adopted by the City of Plainwell, and obtain an Occupancy Permit prior to use of unit.
2. The applicant shall sign a Statement of Conditions in a form acceptable to the Zoning Administrator and/or the Planning Commission containing a legal description of the subject property and specifying the restrictions on the accessory dwelling set forth in this Section as well as any other conditions imposed by the Planning Commission in granting Special Approval for the accessory dwelling. No building or zoning permits for the accessory dwelling shall be issued until the City Zoning Administrator is provided with satisfactory proof that the fully executed Statement of Conditions has been recorded with the Register of Deeds of Allegan County.



"The Island City"

City of Plainwell Special Use Permit Application

Fee: \$100.00

Permit #
2026-01

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: Amanda Czarnecki

Address: 413 W Bridge St, Plainwell MI 49080 #55-380-002-00

Phone Number: 269-420-6273

Email Address: amanda.p.ridenour@gmail.com

Request is for a special permit to (specify use): _____

Use of carriage house apartment for rental.

Legal Description of Property: _____

Family home with detached ADU apartment

Address of Property: 413 W Bridge St, Plainwell MI 49080

Present Use and Zoning of Property: 2nd floor apartment not being rented, 1st floor storage

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:

Steven Czarnecki 413 W Bridge St Plainwell, MI 49080

Applicant/Owner Signature:

Date: 12/17/25

Administrative Use Only:

Date of Application: _____

Fee Amount: _____ Date: _____

Council Action: _____ Date: _____

Effective Date: _____



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

S:\Administration\Permits\Special Use Permits\Special Use Permit Application.docx

413 W. Bridge St. Carriage House Apartment

About the Apartment:

Our 1869 home includes a carriage house that is about 1,040sq ft. The 2nd floor of the carriage house is an apartment that is 520sq ft. This apartment is self contained with its own entrance, a kitchen, lavatory, and a living/studio style bedroom. Our unit is 1 bed, 1 bath, and only large enough to house 2 people. All of the buildings on the property have been maintained to keep the historical charm and integrity that we have come to appreciate in our beloved historical district.



Bathroom



Entrance (private)



1 Bed (studio style living)



Dining (eat in kitchen)

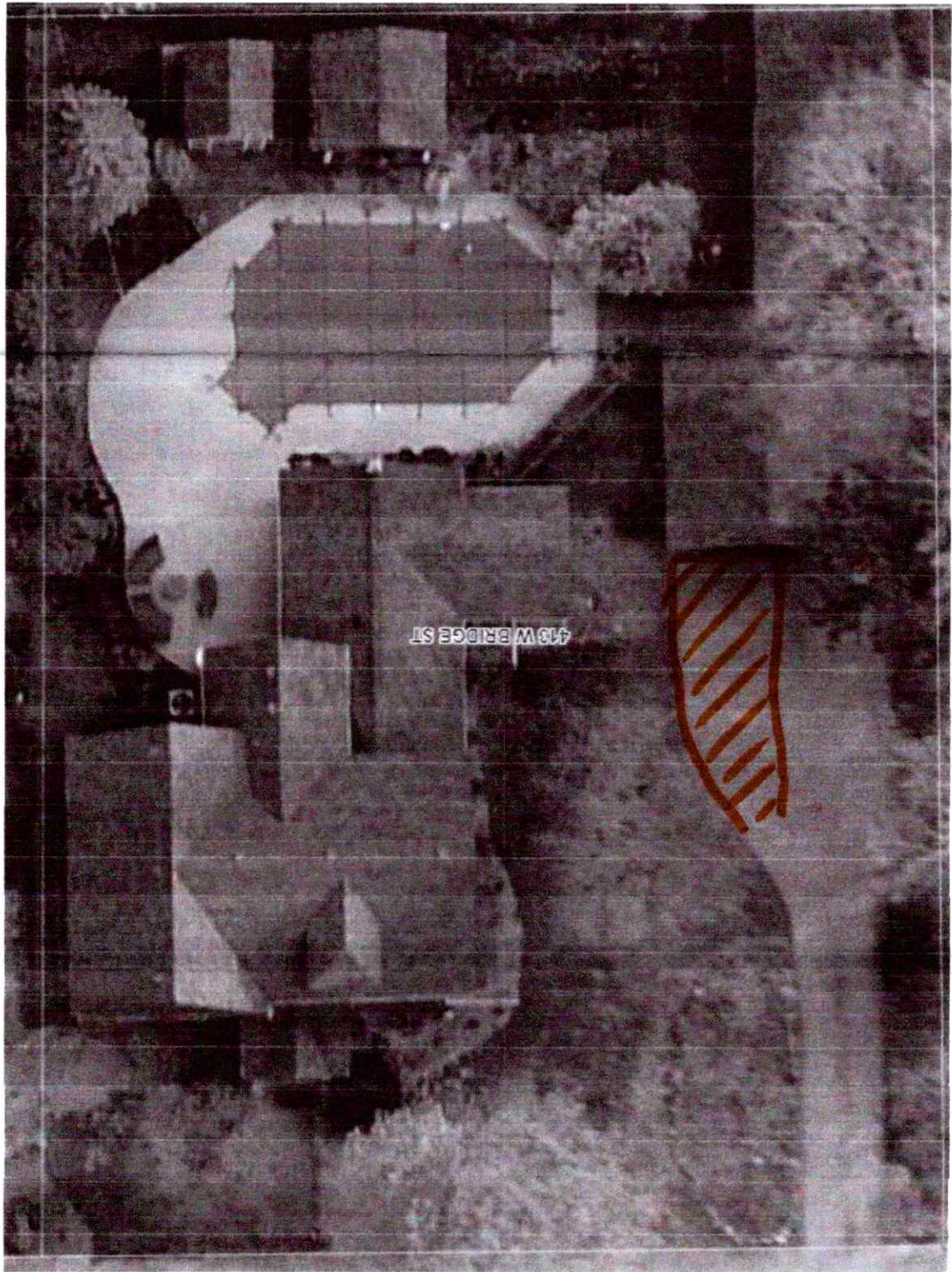


Livingroom (studio style living)



Kitchen

There are no employees. The unit is 1 bed and can have 1 single person or a couple (2 guest max)



/// = Guest Parking

SITE PLAN



“The Island City”

MEMORANDUM

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

TO: Planning Commission
FROM: JoAnn Leonard, City Clerk/Zoning Assistant
DATE: May 20, 2026
SUBJECT: Upcoming Planning and Zoning Projects

Commissioners,

First and foremost, I'd like to thank you for volunteering to serve the residents of Plainwell as a Planning Commissioner.

Plainwell has some exciting projects coming our way. From development of the Mill property, to business expansions in the Industrial Park, to updating the Master Plan—the Planning Commission is at the heart of all of this and more.

Apart from Item #1 – Property Rezone on N. Main St., all items listed below are currently in draft form and are being actively worked on by both City staff and Williams & Works, Plainwell's planning and zoning firm. As such, the information included in tonight's agenda packet is provided for discussion and awareness only.

Items Under Review

1. Property Rezone – N. Main St.
Public Hearing scheduled for the Planning Commission meeting on June 3, 2026 at 6:30pm
2. Ordinance 406 (DRAFT) – 204 S. Main St. (Old Clark Gas Station)
Proposed zoning ordinance amendment to allow a new land use in the Central Business District (CBD)
3. Site Plan Review - 554 W. Allegan St. (Sweetwater's Donuts)
Proposal for a drive-through ATM
4. Site Plan Review - 355 12th St.
Proposal for an Adult Foster Care facility
5. Site Plan Review / Special Use Permit Review – 830 Miller Rd.
Proposal for a Ready-Mix plant in the Industrial Park expansion

Thank you for your continued community service and interest in Plainwell's future. Your hard work and dedication are appreciated.

City of Plainwell



“The Island City”

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

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

City of Plainwell Planning Commission Notice of Public Hearing

Please take notice that a Public Hearing will be held on Wednesday, June 3, 2026 at 6:30pm, local time, at Plainwell City Hall, 211 N. Main Street, Plainwell, Michigan.

The Planning Commission will consider a rezoning of approximately 7-acres of a 71.29-acre parcel on North Main Street from R1A, Single Family, to C1, Local Commercial.

Legal Description:

THAT PART SE ¼ SE ¼ LYING SW'LY OF N.Y.C. R.R. ALSO COM 476.66' N OF NE COR OF SW ¼ SE ¼ TH W TO E LIN OF PENN CTL R.R. R/W TH NWLY ALG SD E LIN TO ELY LIN OF US-131 TH SLY ALG SD R/W TO SLY BANK OF KALAMAZOO RIV TH SELY ALG SD RIV TO S LIN OF SEC TH E TO SE COR OF W ½ SE ¼ TH N TO POB ALSO EX COM 209.22' W OF SE COR OF SEC TH W 434.33' TH N 477.26' TO SW'LY LIN OF PEN CTL R.R. R/W TH ALG SD R/W S 42 DEG 06'54" E 646.94' TO POB SEC 19 T1N R11W TAX MAP: 71.29 AC (96)

And, such other and further matters as may come before said public hearing.

All interested parties will be given the opportunity to express their views on the proposed conversion prior to action being taken. Written comments or questions may be directed to JoAnn Leonard, City Clerk at Plainwell City Hall, 211 N Main St, Plainwell, MI 49080.

City of Plainwell
Planning Commission
By: JoAnn Leonard, City Clerk



"The Island City"

City of Plainwell Re-Zoning Application

Fee: \$250.00

Permit #: 2026-01

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: Balkema Excavating - Dan Balkema

Mailing Address: ~~1500 River St.~~ 1500 River St.
Kalamazoo, MI 49048

Phone Number: 269-512-4023

Email Address: JLilge@azoservices.com

Address of Property: N Main St, Plainwell, MI

Parcel #: 55-019-005-00

Legal Description of Property: _____
attached

Describe Request: _____
attached

- Attach an accurate drawing of the site showing:
1. Property boundaries
 2. Existing and proposed buildings
 3. The distance from the lot line of each existing or proposed building
 4. Unusual physical features of the site
 5. Abutting streets

PAID
APR 28 2026
check 14209 \$250.00
City of Plainwell Treasury Office

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

Jeff Lilge - real estate mgr. 269-512-4023
A20 Services - 5300 Miller Rd, Kalamazoo, MI 49048

I understand that if the zoning change is granted, I am in no way relieved from all other applicable requirements of the City of Plainwell Zoning Ordinance.

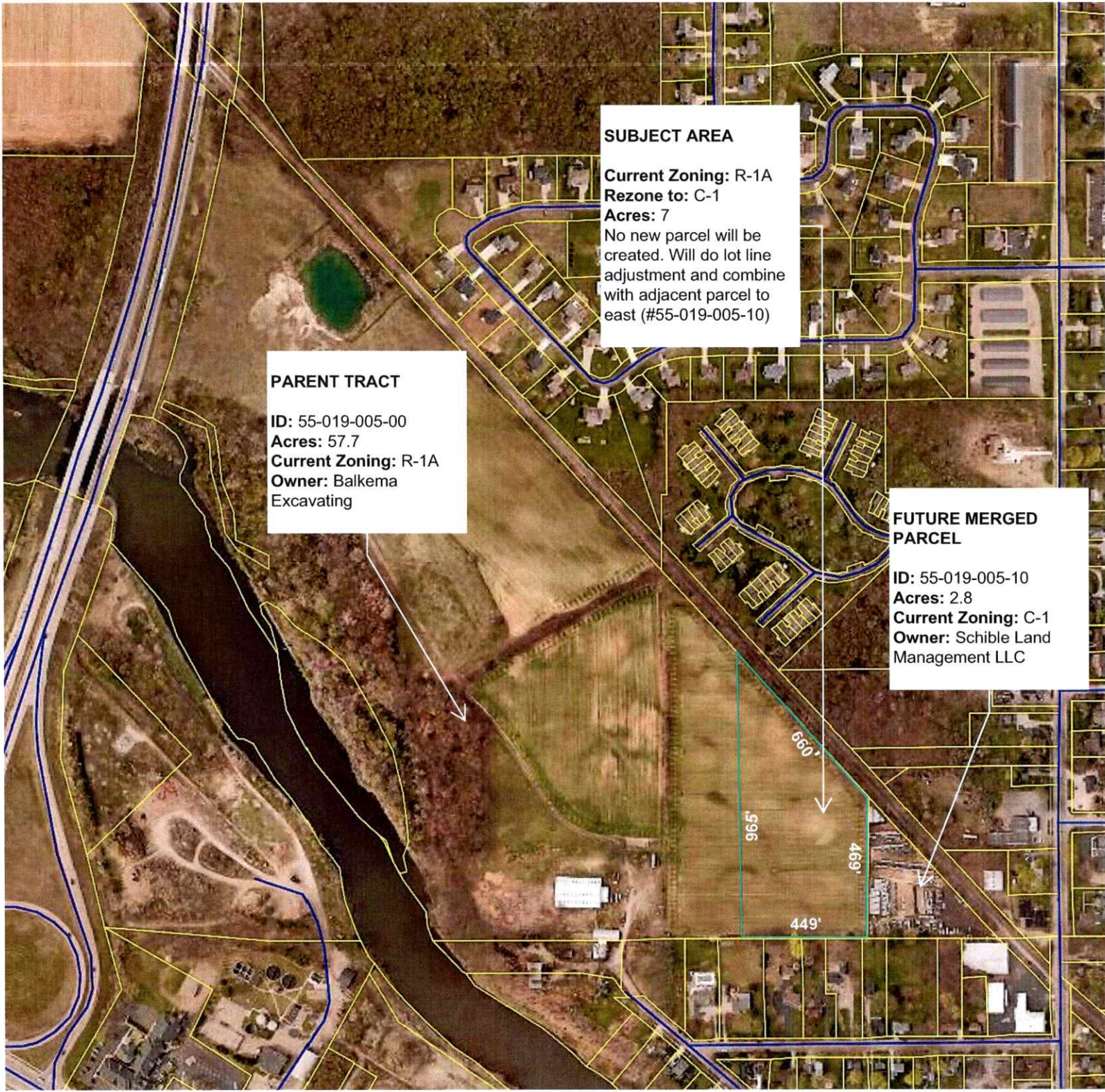
Signature: [Handwritten Signature] Date: 4/23/26

Legal Description

THAT PART SE 1/4 SE 1/4 LYING SW'LY OF N.Y.C. R. R. ALSO COM 476.66' N OF NE COR OF SW 1/4 SE 1/4 TH W TO E LIN OF PENN CTL RR R/W TH NWLY ALG SD E LIN TO E(LY LIN OF US-131 TH SLY ALG SD R/W TO SLY BANK OF KALAMAZOO RIV TH SELY ALG SD RIV TO S LIN OF SEC TH E TO SE COR OF W 1/2 SE 1/4 TH N TO POB ALSO EX COM 209.22' W OF SE COR OF SEC TH W 434.33' TH N 477.26' TO SW'LY LIN OF PEN CTL RR R/W TH ALG SD R/W S 42 DEG 06'54" E 643.94' TO POB SEC 19 T1N R11W TAX MAP: 71.29 AC (96)

Request

Jim Scholle (Golf Carts Plus) desires to purchase 7 acres from Balkema Excavating to expand storage area. We anticipate applying for a parcel / lot line adjustment that would move our shared line to approximately what is depicted in the attached exhibit. NO new tax parcel will be created. Currently, Balkema parcel is zoned R-1A. Scholle parcel is C-1. We are seeking "contingent upon future sale" approval to rezone Balkema's 7-acre tract TO C-1 (only the area depicted in the exhibit). If approved, this rezoning would only be assigned upon successful sale to Scholle.



SUBJECT AREA
Current Zoning: R-1A
Rezone to: C-1
Acres: 7
No new parcel will be created. Will do lot line adjustment and combine with adjacent parcel to east (#55-019-005-10)

PARENT TRACT
ID: 55-019-005-00
Acres: 57.7
Current Zoning: R-1A
Owner: Balkema Excavating

FUTURE MERGED PARCEL
ID: 55-019-005-10
Acres: 2.8
Current Zoning: C-1
Owner: Schible Land Management LLC

**CITY OF PLAINWELL
ALLEGAN COUNTY, MICHIGAN**

ORDINANCE NO. 406

AN ORDINANCE TO AMEND CHAPTER 53 “ZONING” OF THE CITY OF PLAINWELL CODE OF ORDINANCES; TO AMEND SEC. 53-3, TO ADD A DEFINITION FOR AUTOMOBILE SERVICE STATIONS AND PUBLIC GARAGES; TO AMEND SEC. 53-45, PERTAINING TO PERMITTED USES AFTER SPECIAL APPROVAL IN THE CBD DISTRICT; AND TO AMEND SEC. 53-108, PERTAINING TO AUTOMOBILE SERVICE STATIONS AND PUBLIC GARAGES.

CITY OF PLAINWELL, ALLEGAN COUNTY, MICHIGAN, ORDAINS:

Section 1. Amendment of Sec. 53-3. Sec. 53-3 of Chapter 53, “Zoning” of the City of Plainwell Code of Ordinances is amended to include the following definition, which is inserted in alphabetical order:

AUTOMOBILE SERVICE STATIONS AND PUBLIC GARAGES. See “GASOLINE FILLING STATIONS”.

Section 2. Amendment of Sec. 53-45. Sec. 53-45, of Chapter 53, “Zoning” of the City of Plainwell Code of Ordinances is amended to include a new land use in alphabetical order, which reads as follows:

Automobile Service Stations and Public Garages, subject to the requirements of Section 53-108.

Section 3. Amendment of Sec. 53-108. Sec. 53-108 of Chapter 53, “Zoning” of the City of Plainwell Code of Ordinances is amended to include a new subsection J which reads as follows:

- J. Automobile Service Stations and Public Garages located in the Central Business District.
 - 1. Automobile Service Stations and Public Garages are only permitted along the following road segments in the Central Business District:
 - a. Main Street south of Chart Street
 - b. Main Street north of Bannister Street
 - c. Allegan Street west of Island Avenue
 - 2. Materials. A minimum of ninety percent (90%) of the exterior finish material of all building facades visible from the public street, parking lot or adjacent residentially zoned land, exclusive of window areas, shall consist of the following: brick, cut stone, field stone, cast stone, split-face block, wood siding, or similar quality

materials. The remaining maximum ten percent (10%) of the facade may utilize other materials for architectural detailing such as fiberglass reinforced concrete, polymer plastic (fypon), exterior insulation and finishing systems (EIFS) or concrete block. The Planning Commission may permit other materials for facades that are not visible from a public street or parking lot and are adequately screened from adjoining land uses.

- 3. Front Facade. Blank walls shall not face a public street. Walls facing a public street shall include windows and architectural features customarily found on the front facade of a building, such as awnings, cornice work, parapets, edge detailing or other decorative finish materials. Wall massing shall be broken up with vertical pilasters or other architectural elements to reduce scale.
- 4. Pedestrian Orientation. The buildings shall be designed at a pedestrian scale with relationship to the street and sidewalk. Buildings shall include windows that face the sidewalk and street. Sidewalks shall be provided along the site frontage.
- 5. Canopies. Canopies, such as over gasoline pumps or drive-through structures, shall be designed to be consistent with the approved building materials and colors. Any canopy lighting shall be flush with the canopy.

Section 4. Repeal. Any existing ordinance or resolution that is inconsistent or conflicts with this Ordinance is hereby repealed to the extent of any such conflict or inconsistency.

Section 5. Effective Date. This Ordinance is ordered to take effect eight (8) days following publication of adoption in **INSERT LOCAL NEWSPAPER**, a newspaper having general circulation in the City, under the provisions of 2006 Public Act 110, except as may be extended under the provisions of such Act.

ROLL CALL VOTE:

YES:

NO:

Declared adopted on:

Brad Keeler, Mayor

JoAnn Leonard, City Clerk

Consumers North Muskegon Teller+

520 Whitehall Road, North Muskegon, MI



PROJECT SHEET INDEX	
SHEET NUMBER	SHEET NAME
G001T	COVER SHEET
G001	SITE PLAN
G002	SITE GRADING AND LIGHTING PLAN
L001	LANDSCAPE PLAN
A101T	REMOTE ITM FLOOR, ROOF, & CEILING PLANS & SCHED.
A102T	REMOTE ITM EXTERIOR ELEVATIONS
A103T	REMOTE ITM SECTIONS & DETAILS
S100T	REMOTE ITM FOUNDATION PLAN
S201T	REMOTE ITM ROOF FRAMING PLAN
E101T	ELECTRICAL POWER, DATA & LIGHTING PLANS

Consumers North Muskegon Teller+

520 Whitehall Road, North Muskegon, MI

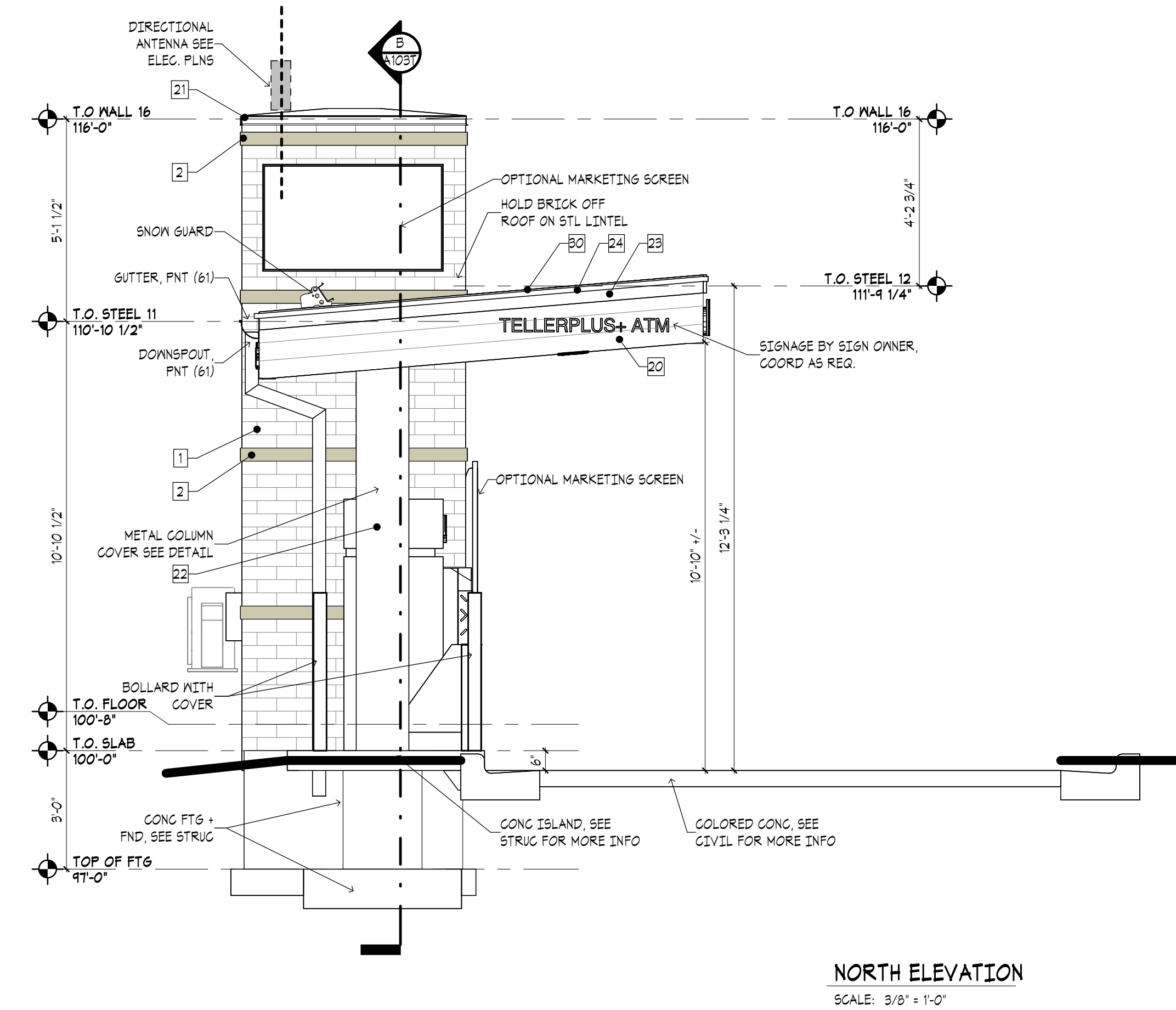
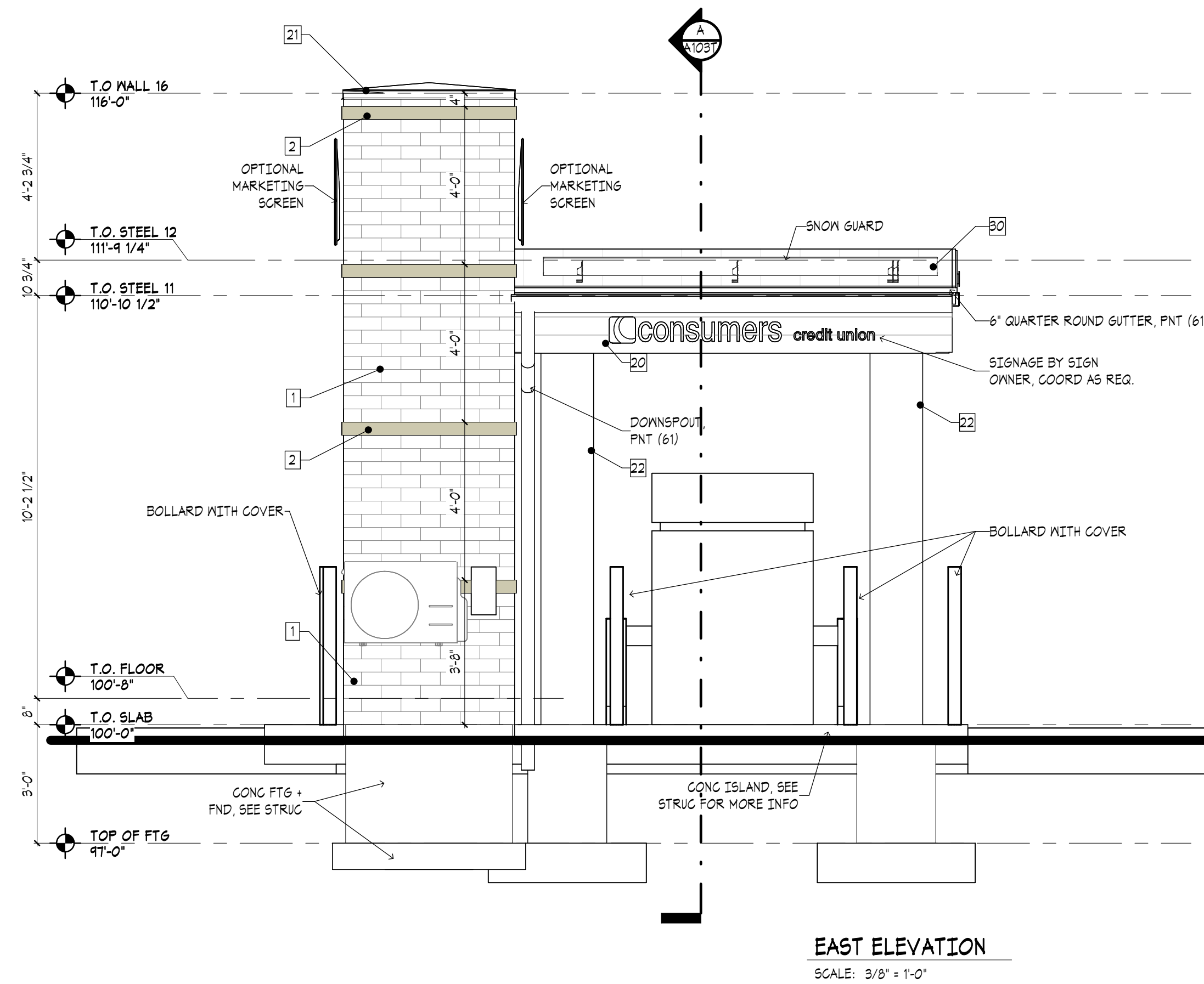
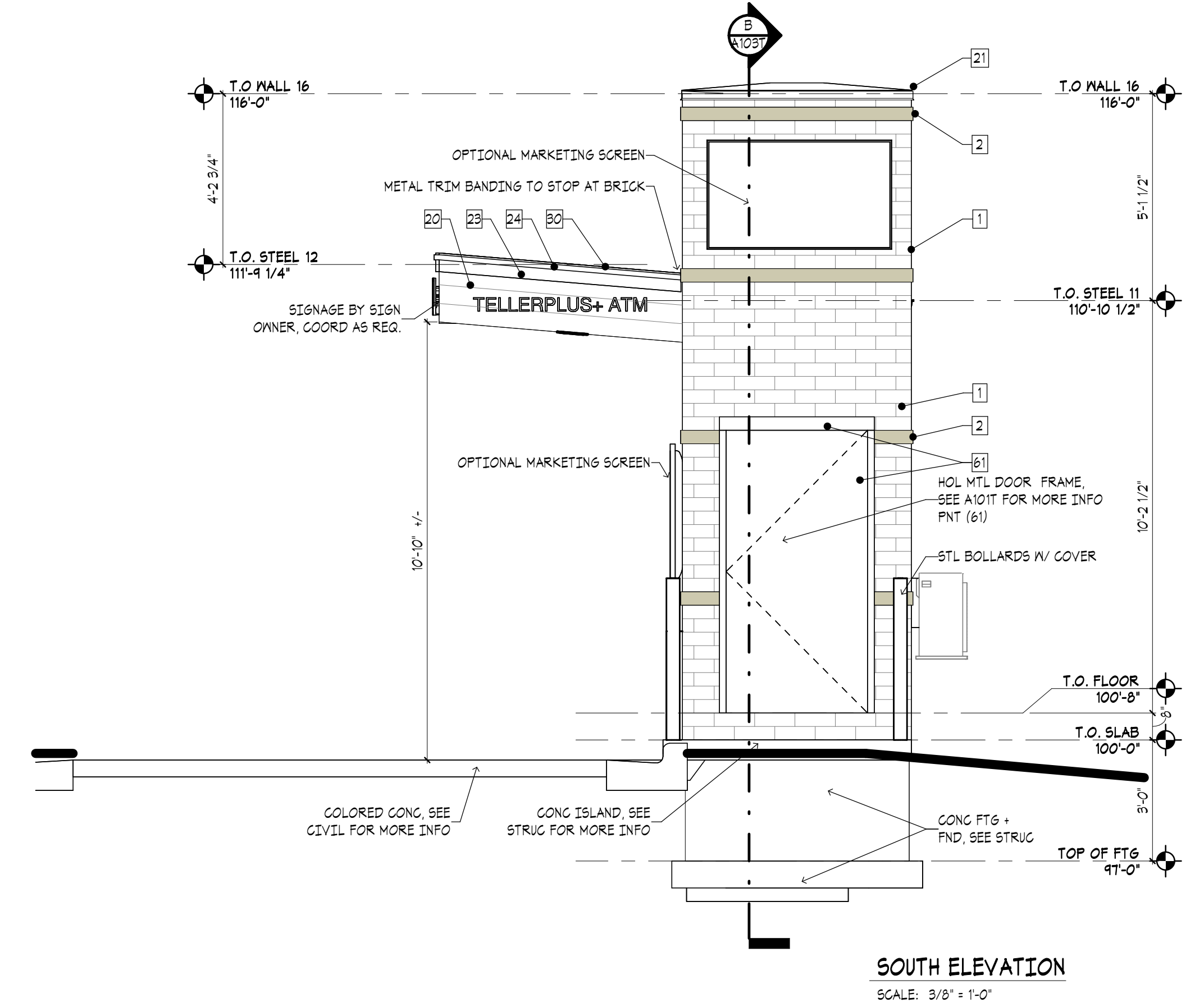
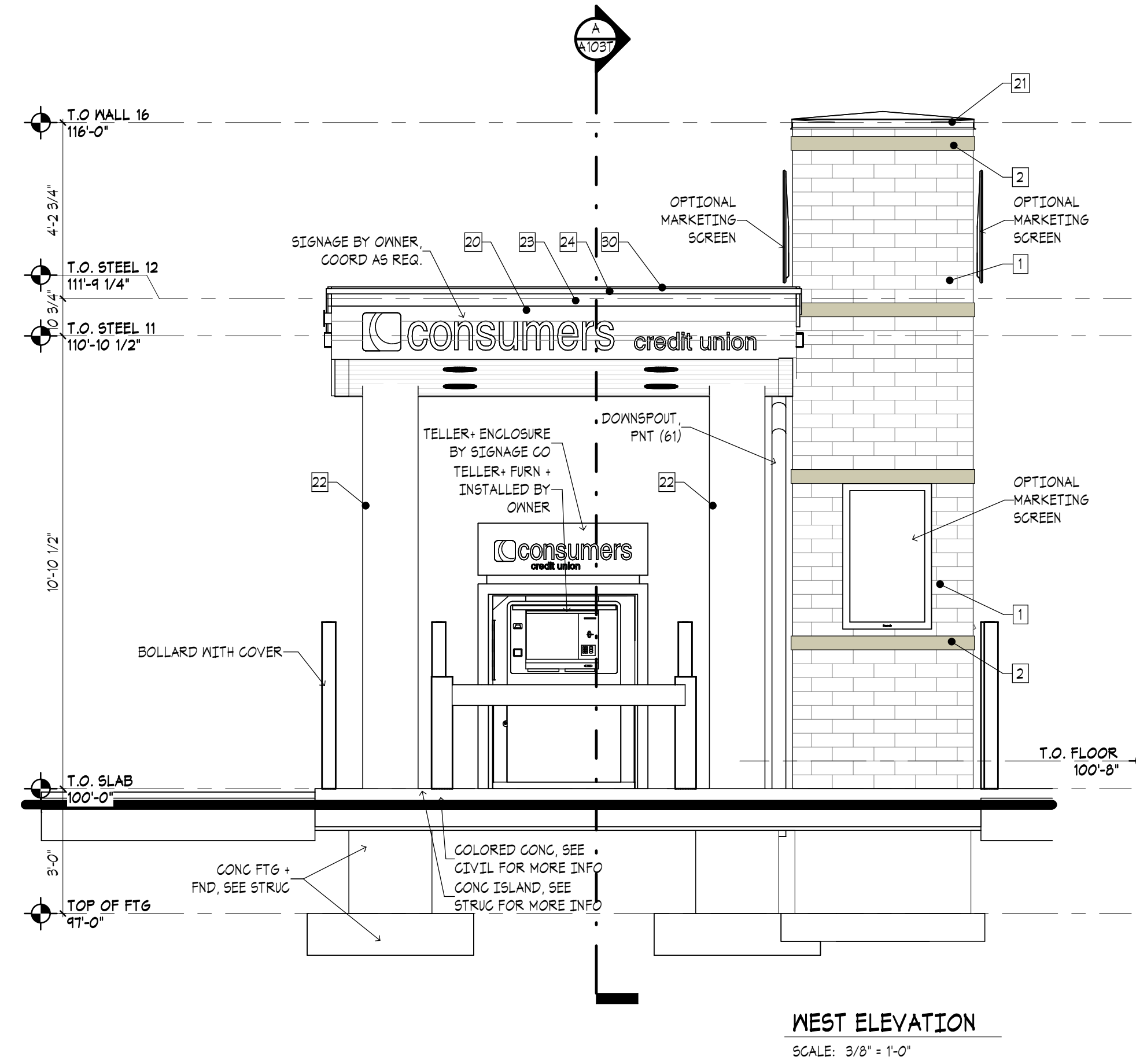
FOR BIDDING/CONSTRUCTION
 2025-09-17
 2025-09-26 REV FOR BID/CONSTRUCTION
 2025-10-29 ADDENDUM #1
 2026-02-13 ADDENDUM #2
 ISSUED

bosch
 ARCHITECTURE
 ENGINEERING & INTERIOR DESIGN

PN 24/041
 2/15/2026 10:42:13 AM
 8045 Vineyard Parkway
 Kalamazoo, MI 49009
 (269) 321-9153
 BoschArch.com

GooiT
 COVER SHEET

EXTERIOR MATERIAL AND COLOR SCHEDULE				
TAG #	MATERIAL	MANUF/STYLE	COLOR	REMARKS
BRICK: (0-9)				
1	FACE BRICK, UTILITY BRICK (TYPE 1)	GLEN GERY	(RED SMOOTH UTILITY - PITTSBURG PLANT)	FINAL APPROVAL BY OWNER, NO SUBSTITUTIONS ALLOWED. 2/3 BOND INSTALL FOR THE BRICK
2	CAST STONE (TYPE 1)	SUPERIOR PRECAST PRODUCTS, 4'X4'X24" @ RUNNING COURSES, + SLOPED CAP	(102 LIMESTONE)	SUPERIOR PRECAST PRODUCTS 1450 RAVINE ROAD, KALAMAZOO, MI, 344-1840. NO SUBSTITUTIONS ALLOWED. 1/2 BOND INSTALL FOR THE CAST STONE
METAL: (20-24)				
20	METAL PANEL FASCIA	FLUSH MALL PANEL WITH ONE PENCIL RIB BY PAC-CLAD, 1 1/2" PROFILE	(SANDSTONE)	
21	METAL CAP	---	(SANDSTONE)	20 GAUGE MTL SLOPE CAP TO ALL SIDES
22	PAC-1000F COLUMN COVERS	PAC-CLAD	FACTORY FINISHED TO MATCH BENJAMIN MOORE HG-150 (NEWBERG GREEN)	
23	6" BANDED TRIM	LINETEC	LT482343 10% (BENJAMIN MOORE HG-150 NEWBERG GREEN)	2 COAT IN HOUSE BLEND, ALTERNATE FOR PAC CLAD OR FIRESTONE COLOR MATCHED TO BENJAMIN MOORE HG-150 NEWBERG GREEN
24	2" METAL COPING/FLASHING	LINETEC	LT482343 10% (BENJAMIN MOORE HG-150 NEWBERG GREEN)	2 COAT IN HOUSE BLEND, ALTERNATE FOR PAC CLAD OR FIRESTONE COLOR MATCHED TO BENJAMIN MOORE HG-150 NEWBERG GREEN
ROOFING: (30-34)				
30	CURVED STANDING SEAM METAL ROOF	SNAP-ON BY PAC-CLAD	(SANDSTONE)	
61	EXTERIOR PAINT	BENJAMIN MOORE	HG-150 (NEWBERG GREEN)	EXTERIOR ACCENT PAINT
EXAMPLE OF TAG # INDICATED ON ELEVATIONS IN SQUARES				

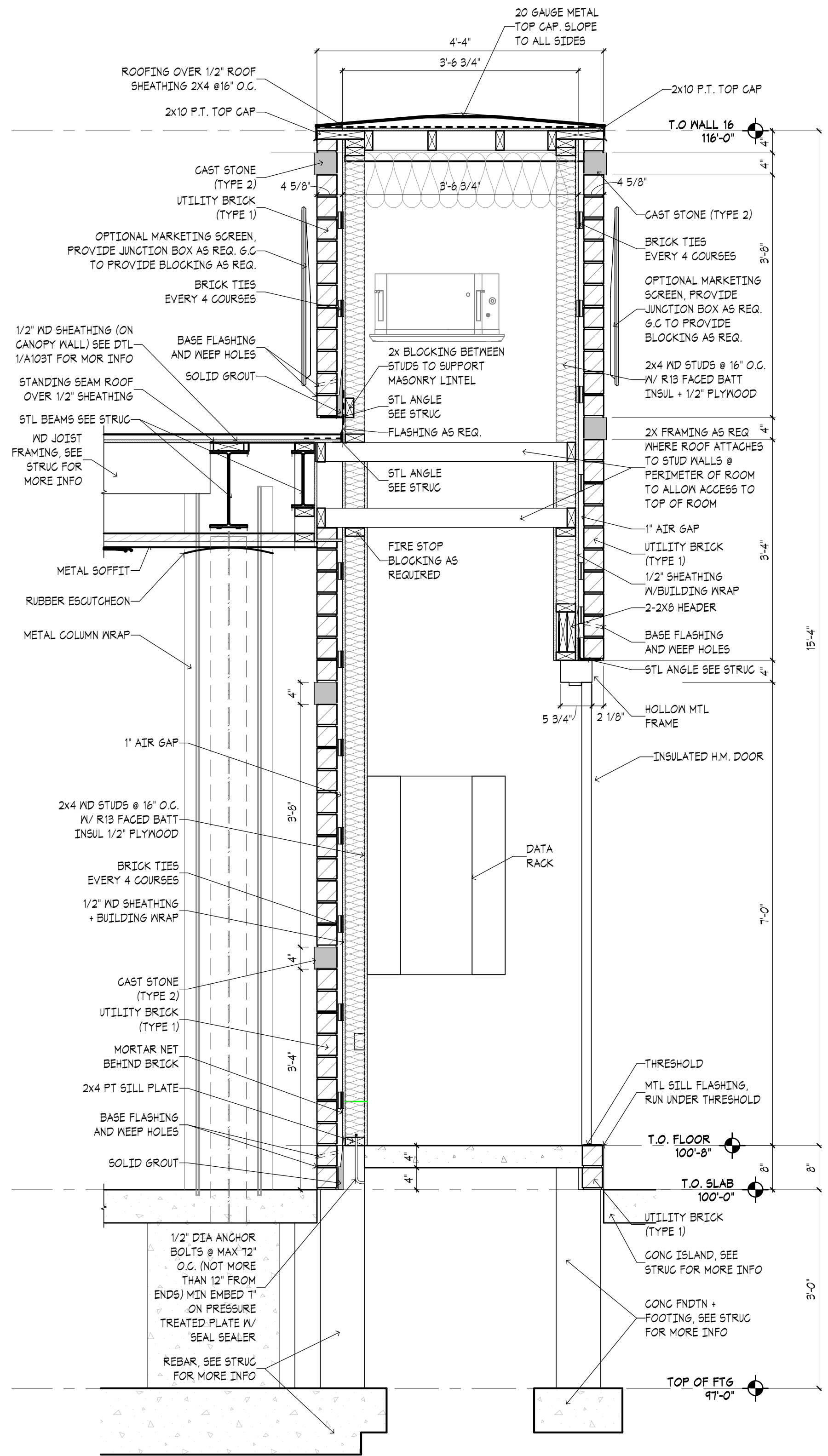


FOR BIDDING CONSTRUCTION:
2025-09-17
REV FOR BID CONSTRUCTION
2025-09-22
2025-10-29
2026-02-13
ADDENDUM #1
ADDENDUM #2
ADDENDUM #3

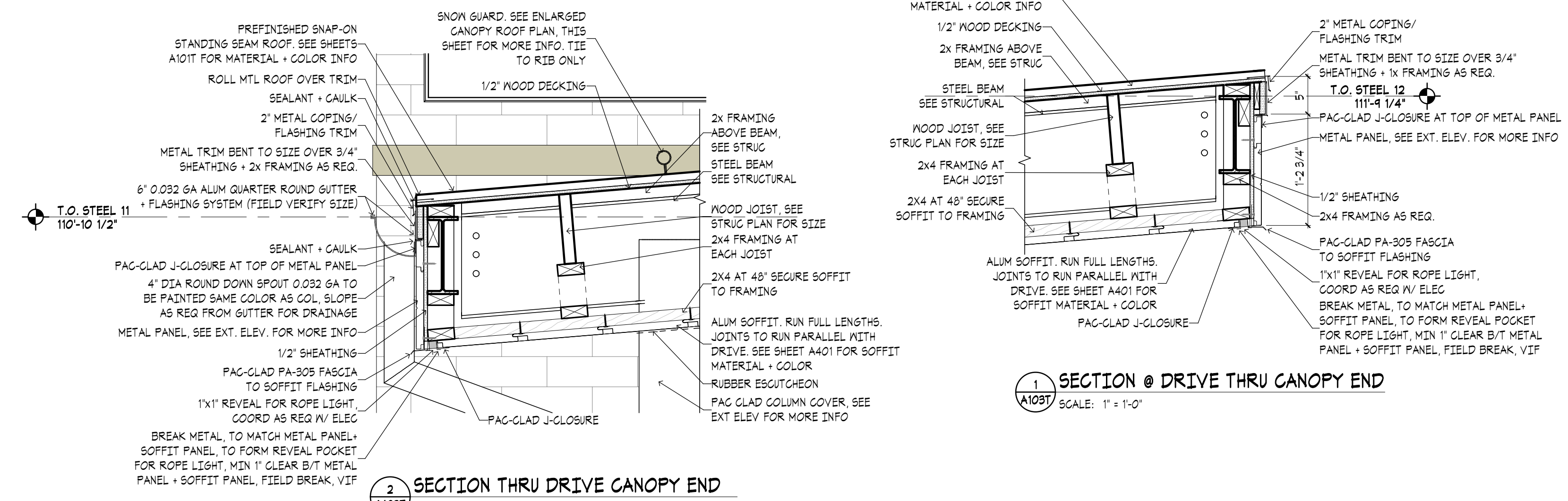
ISSUED



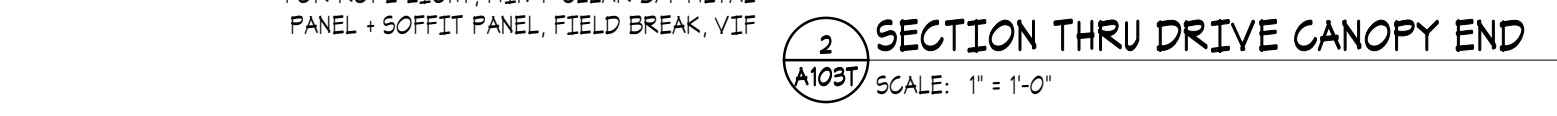
PN 24041
27/07/2025 10:42:14 AM
8486 Westwood Park
Kalamazoo, MI 49009
(269) 321-5151
Boscharch.com



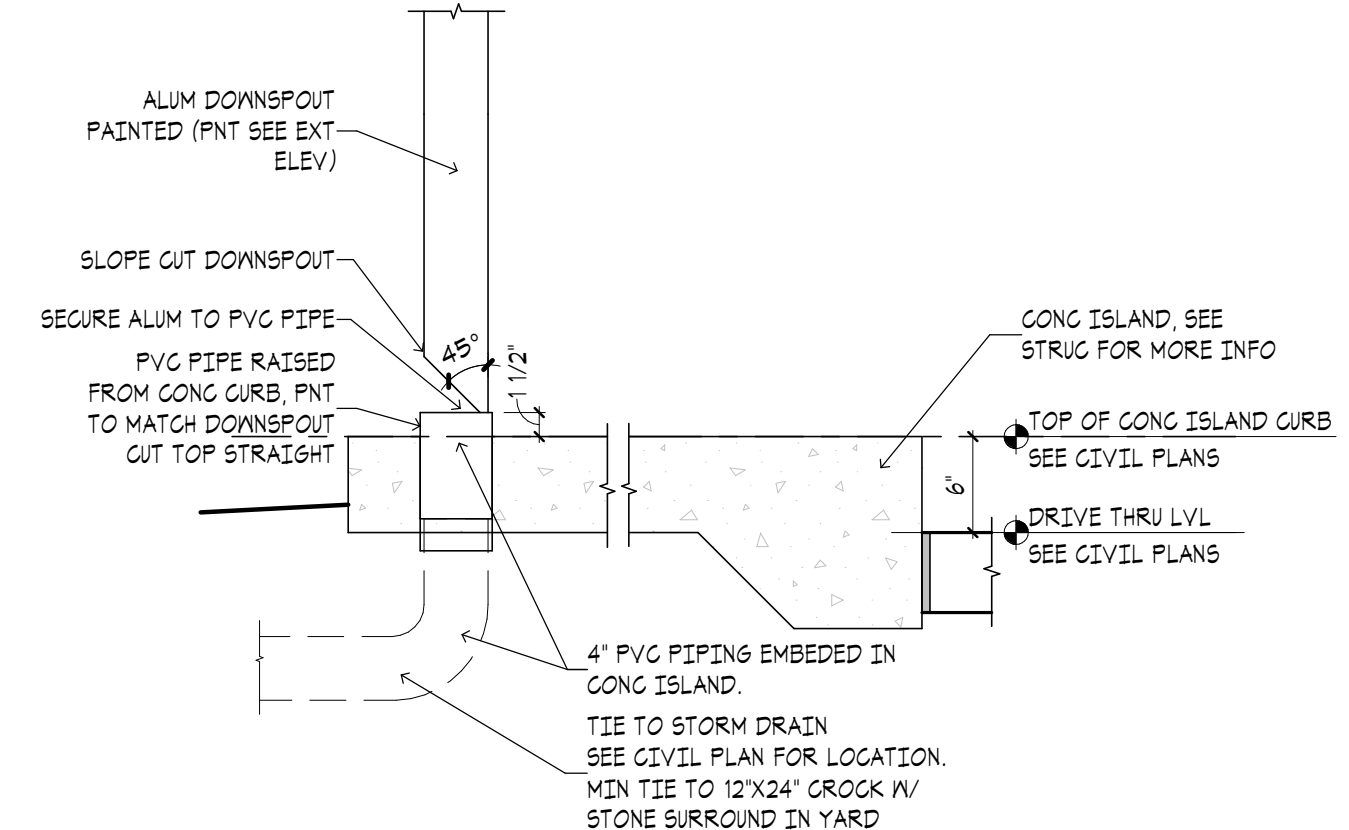
5 DRIVE THRU CANOPY THRU TOWER WALL SECTION
SCALE: 3/4" = 1'-0"



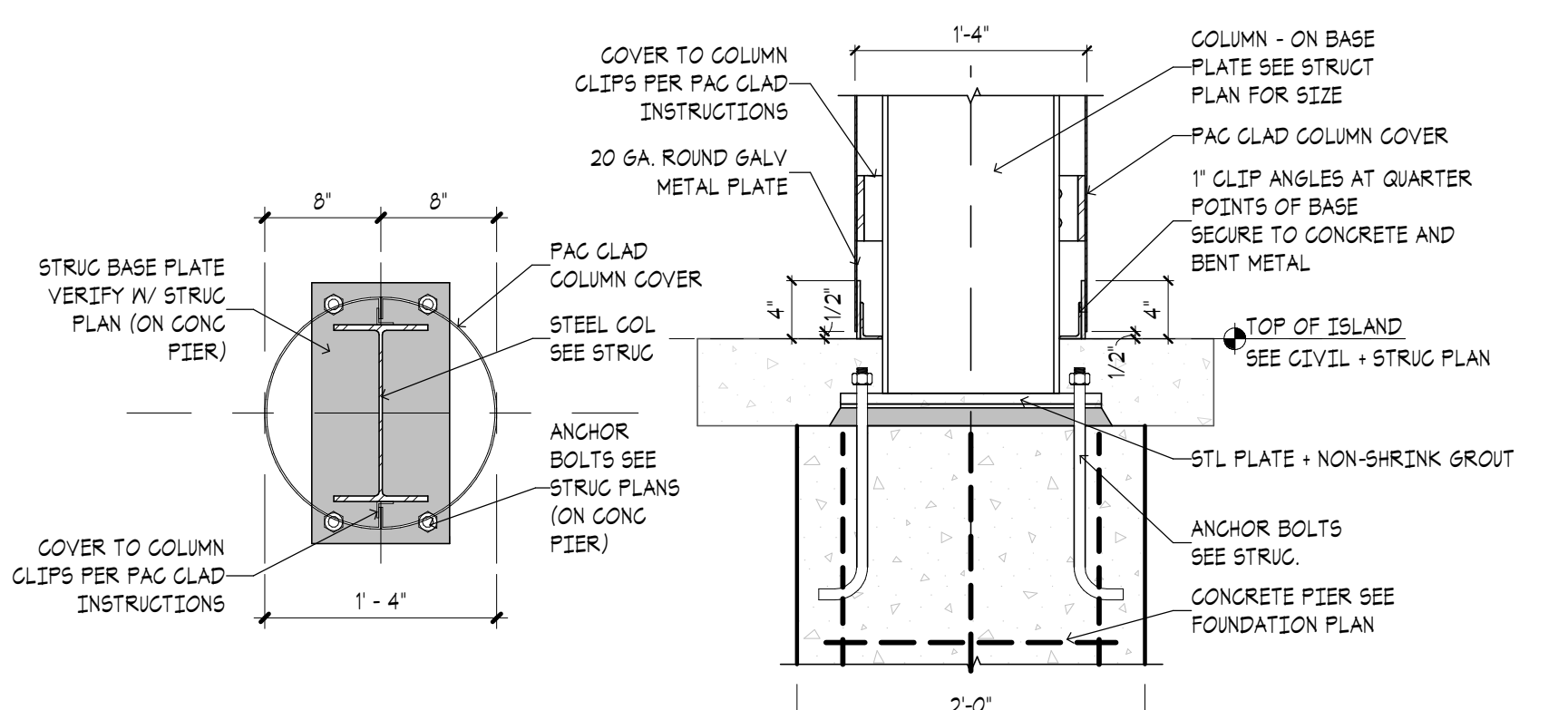
1 SECTION @ DRIVE THRU CANOPY END
SCALE: 1" = 1'-0"



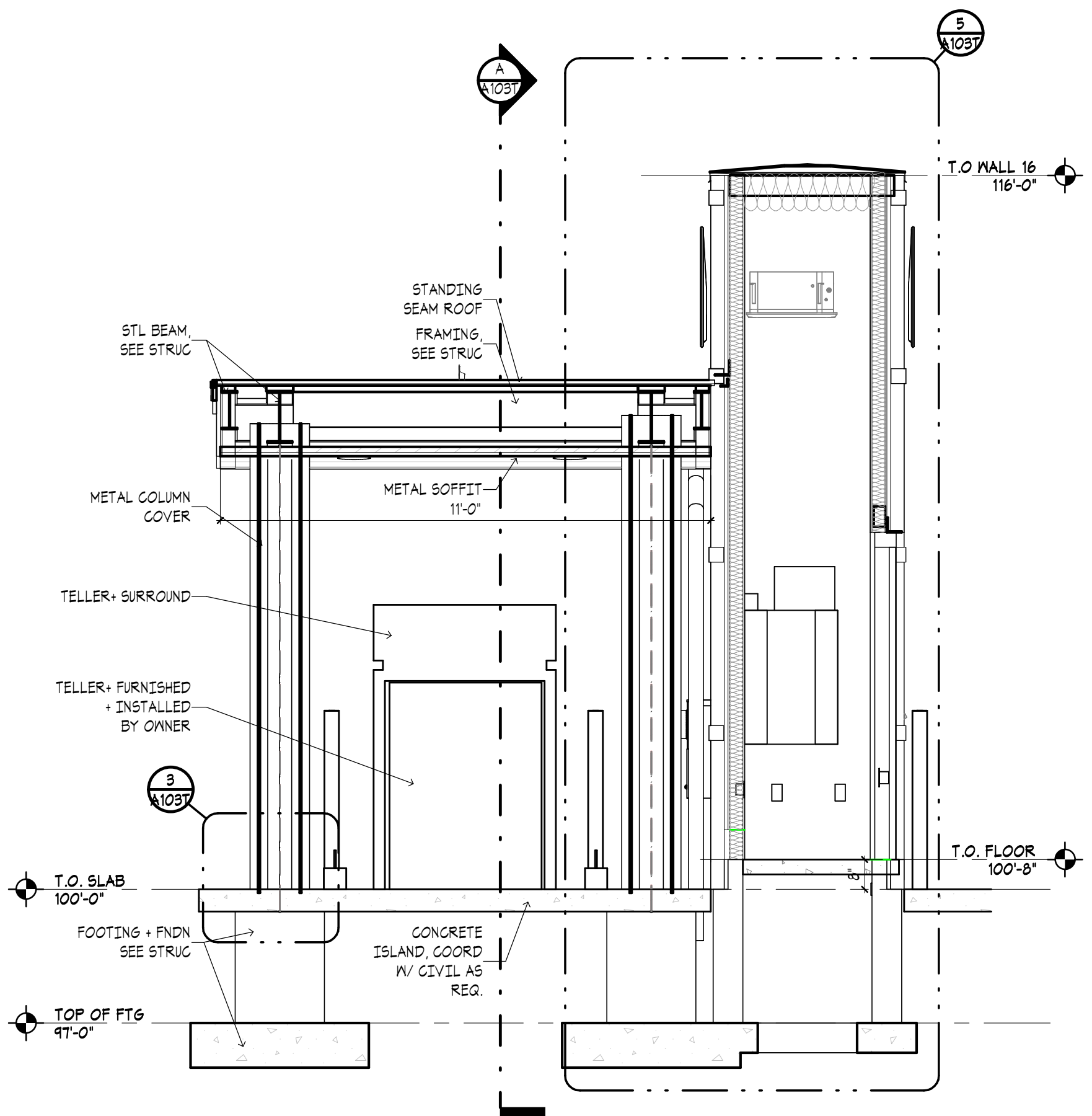
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SCALE: 1" = 1'-0"



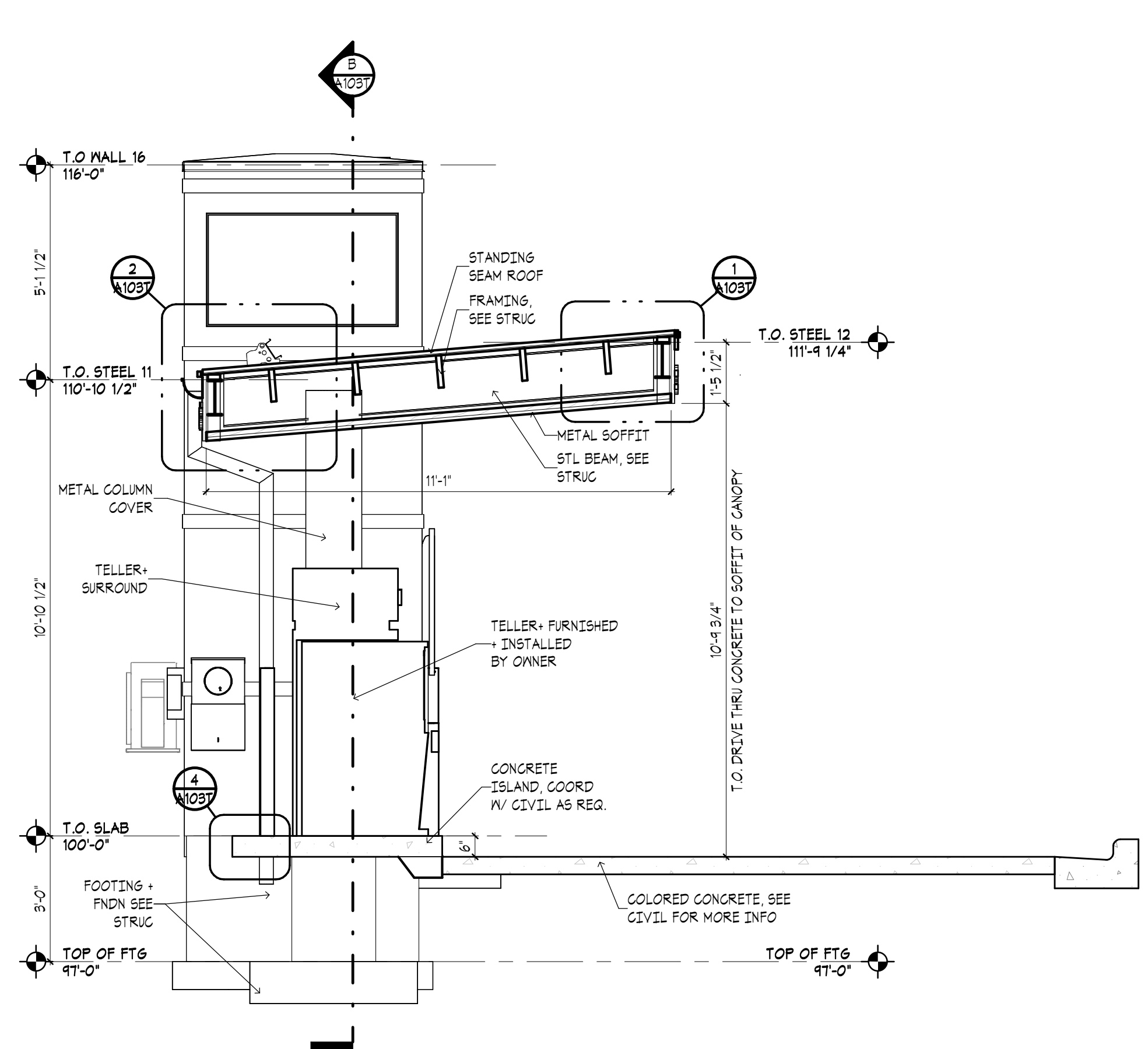
4 DOWNSPOUT @ CONG ISLAND SECTION
SCALE: 1" = 1'-0"



3 ENLARGED PIER @ DRIVE THRU ISLAND
SCALE: 1" = 1'-0"

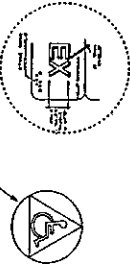
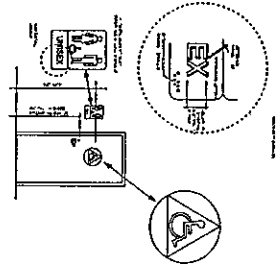
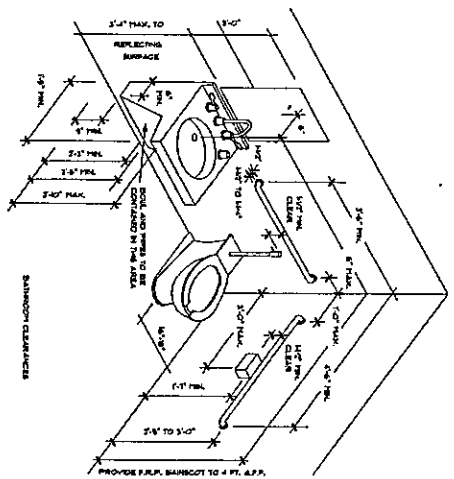
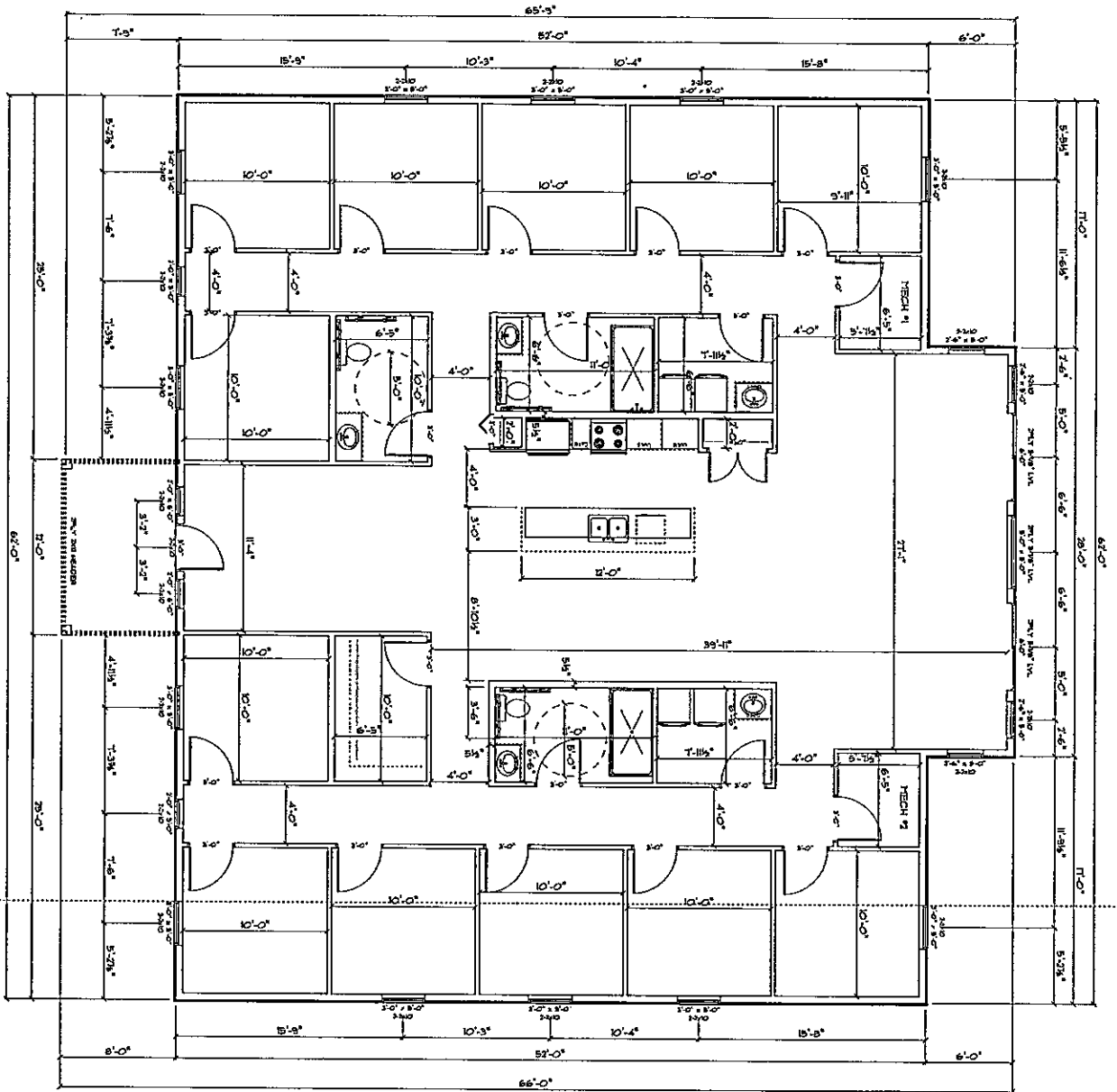


B DRIVE THRU CANOPY THRU TOWER
SCALE: 3/8" = 1'-0"

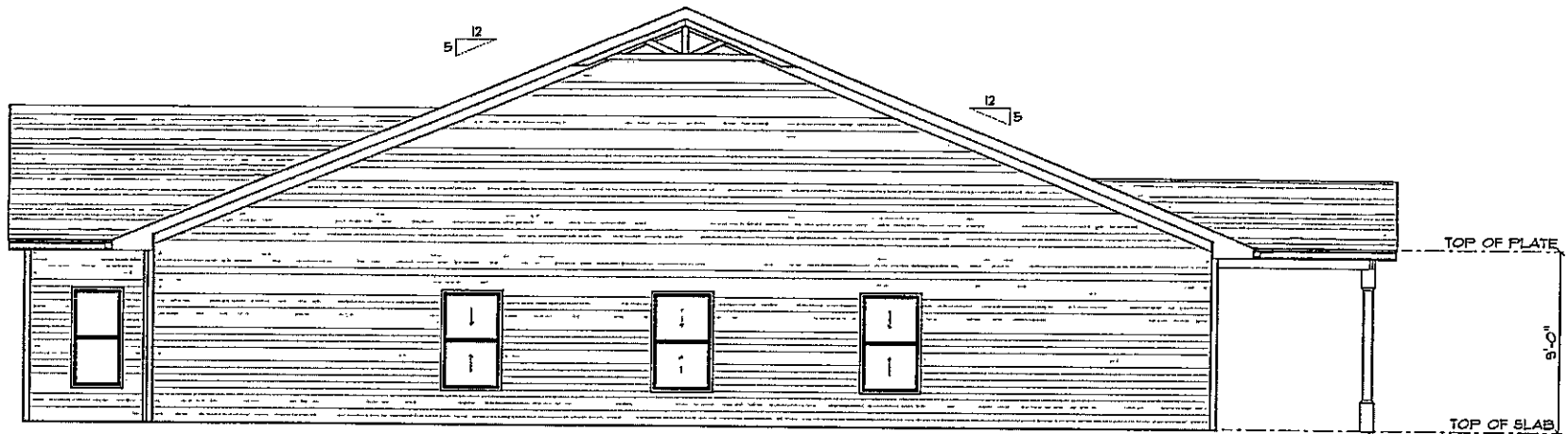


A DRIVE THRU CANOPY SECTION
SCALE: 3/8" = 1'-0"

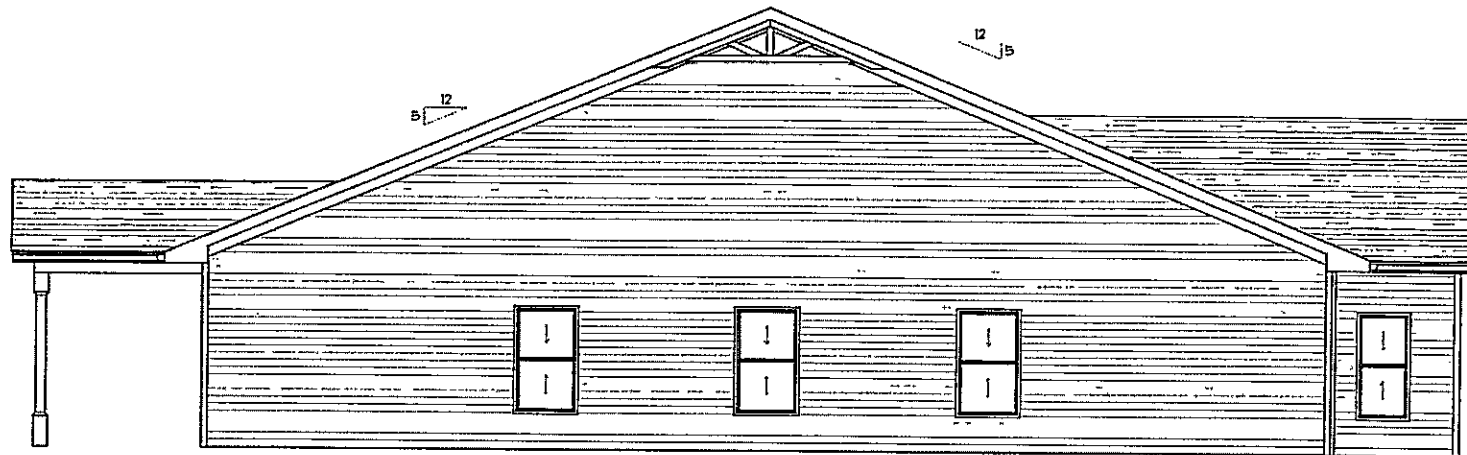
MAIN FLOOR
SCALE: 3/16" = 1'-0"



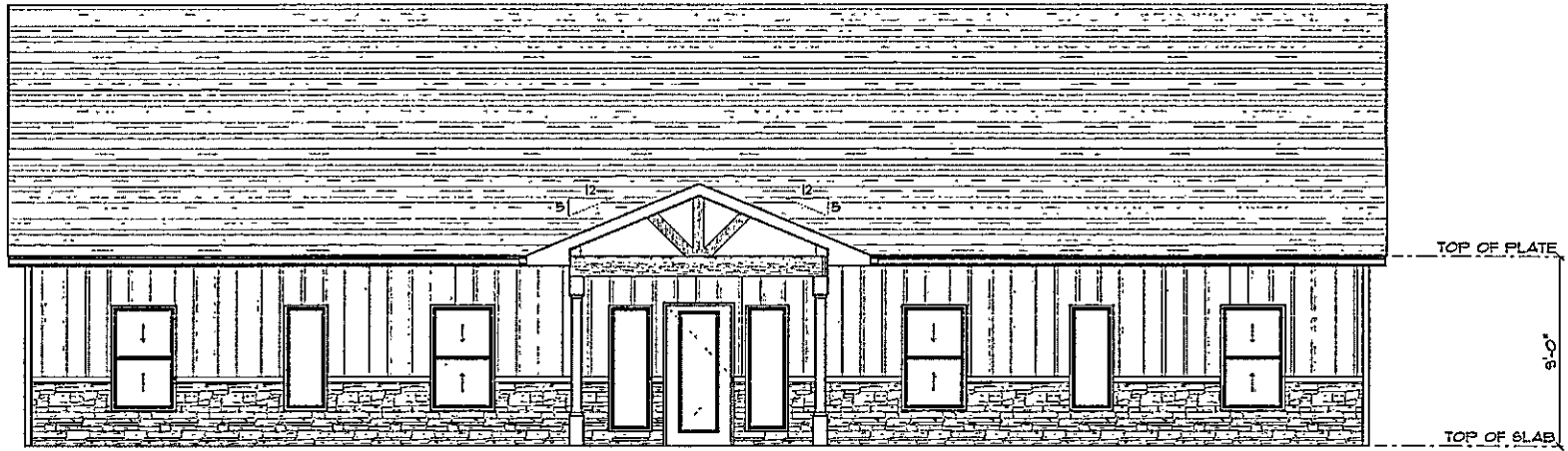
SEE SCHEDULE FOR FINISHES



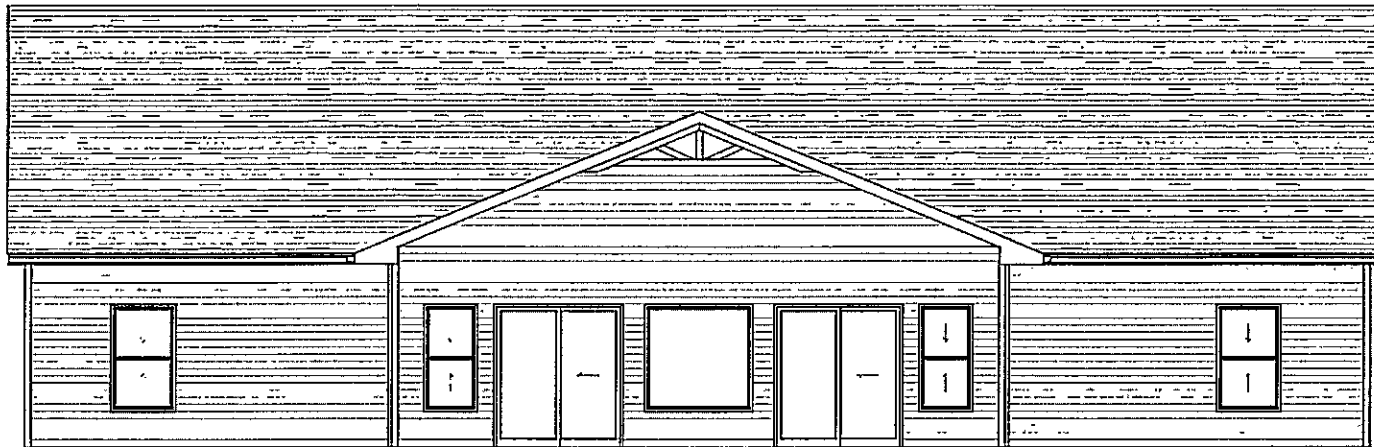
LEFT Elevation
SCALE: 1/4" = 1'-0"



RIGHT Elevation
SCALE: 1/4" = 1'-0"

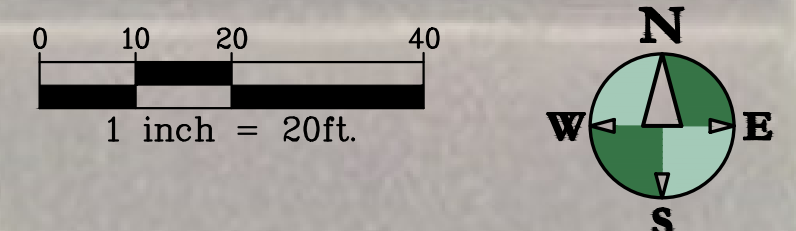
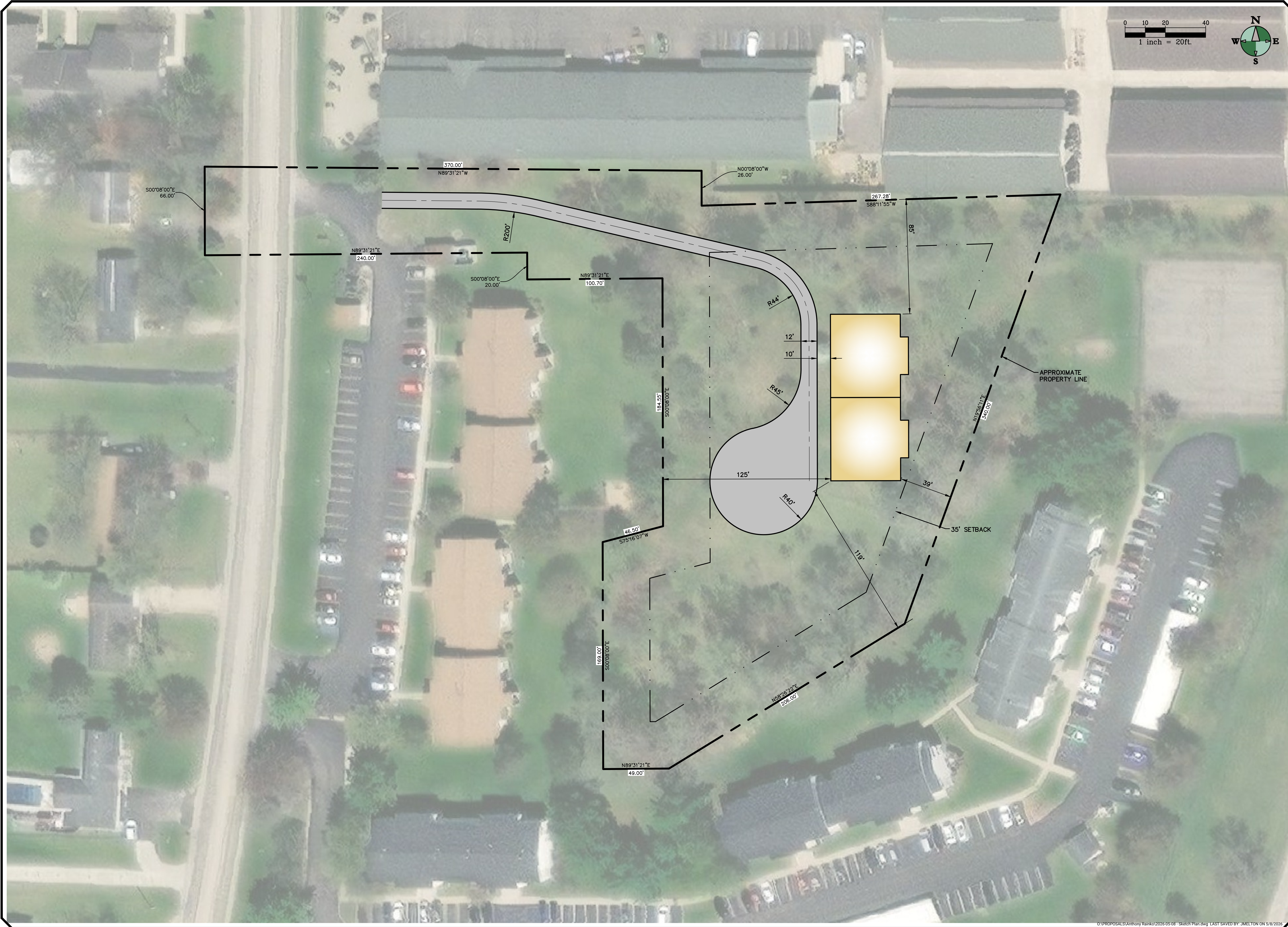


FRONT Elevation
SCALE: 1/4" = 1'-0"



REAR Elevation
SCALE: 1/4" = 1'-0"






hurley & stewart
 hurley & stewart, llc
 main: 269.552.4960
 fax: 269.552.4961
 www.hurleystewart.com
 2800 s. 11th street
 401 hall st. sw. ste. 213
 grand rapids, michigan 49503
 kalamazoo, michigan 49009

ISSUED FOR:
 1. 1-DESCRIPTION
 2. 2-DESCRIPTION
 3. 3-DESCRIPTION
 4. 4-DESCRIPTION
 5. 5-DESCRIPTION
 Job No: ##### • PM: ##### • Designer: ##### • QA/QC: #####
 COPYRIGHT © of Hurley & Stewart, LLC

ISSUED FOR	REVISIONS
1. 1-DESCRIPTION	01/00/00
2. 2-DESCRIPTION	02/00/00
3. 3-DESCRIPTION	03/00/00
4. 4-DESCRIPTION	04/00/00
5. 5-DESCRIPTION	05/00/00

SITE SKETCH PLAN
355 12TH STREET
ANTHONY RAINKO
 Sheet Title:
 Project:
 Client:
 05/13/26
 Sheet
1

MINUTES
Plainwell City Council
January 12, 2025

1. Mayor Keeler called the regular meeting to order at 7:00pm in City Hall Council Chambers.
2. Invocation: Given by Scott Fenner 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, Roger Keeney and Cathy Green.
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 12/22/2025 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 Keeney, to approve the Agenda for the January 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. Clerk Leonard shared that several board members' terms end on December 30, 2025. She has confirmed with each candidate their willingness to serve for another term. Appointments are made by the Mayor, and subject to confirmation from Council.
A motion by Keeney, seconded by Wisnaski, confirming the Mayor's appointment of several community members to various Boards and Commissions. On a roll call vote, all voted in favor. Motion passed.
 - B. Superintendent Nieuwenhuis discussed the purchase of four new tires for the newer front loader. The removed set of tires from the newer loader will be installed on the older front loader, because the older loader's tires are in poor condition. Swapping out the tires will allow both loaders to be available for use as needed.
A motion by Wisnaski, seconded by Green, approving the purchase and installation of four new tires on the newer front loader, and having the removed set of tires installed on the older front loader by Meekhof Tire/Bauer Built at a cost of \$13,540.00. On a roll call vote, all voted in favor. Motion passed.
 - C. City Manager Lakamper discussed an offer from Balkema Excavating to purchase the entirety of remaining parcel at 830 Miller Rd. (26.98 acres) for the full asking price of \$674,500. Balkema Excavating would like to open a concrete ready-mix plant, similar to the one near Preferred Plastics that is no longer in business. A concrete ready-mix plant requires a Special Use Permit, and the sale of the property will be contingent on approval.
A motion by Steele, seconded by Wisnaski, approving the sale of approximately 26.98 acres of real property located at 830 Miller Road, Plainwell, MI 49080, parcel ID 55-020-056-00, and authorizing the City Manager and City Clerk to enter into a purchase/sale agreement for the property subject to final approval by the City Manager and City Attorney. Further authorize the City Manager and City Clerk to execute documents or other agreements as necessary to close on the sale of the property, subject to final review by the City Manager and Attorney, and authorize the City Manager and City Attorney to take any steps necessary to effectuate the sale of the property subject to this motion. On a roll call vote, Steele, Keeney, Wisnaski and Keeler voted in favor. Green voted not in favor. On a 4 in favor to 1 not in favor vote, motion passed.

MINUTES
Plainwell City Council
January 12, 2025

D. City Manager Lakamper discussed Resolution 2026-06, which establishes a Redevelopment Project Area encompassing the City of Plainwell including Industrial Park, and will allow Mill 17 to apply for a Class C Redevelopment Liquor License.
A motion by Steele, seconded by Keeney, adopting Resolution 2026-06 as presented. On a roll call vote, all voted in favor. Motion passed.

E. City Manager Lakamper discussed the development of the Mill property. He shared that the lease agreement with Classic Auto Factory is undergoing final review with an environmental attorney and should be ready for the next Council meeting. Mill 17 is now asking to use the parking lot as is, keeping it gravel, and has offered to pay for snow removal and salt service in the winter. Mill 17 also inquired about moving the Outdoor Farmer's Market. The City is considering Fannie Pell Park as a possible venue for the Farmer's Market.

11. Communications:

A motion by Steele, seconded by Wisnaski, to accept and place on file the December 2025 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 \$1,249,882.50 for payment of the same. On a roll call vote, all voted in favor. Motion passed.

13. Public Comments: Dale Burnham of 201 Prairie Ave. thanked Bob for snow removal, and Kevin for his efforts in resolving a campground situation within the City, and progress made toward taking care of the burned home on Mariette St.

14. Staff Comments:

Superintendent Nieuwenhuis shared that the Christmas decorations have been taken down, and wished everyone a Happy New Year.

Superintendent Keyzer stated that he is working on plant maintenance, doing some valve replacements and painting.

Director Callahan reminded everyone to slowdown for vehicles on the side of the road, sharing that the Chief of Hamilton's Fire Department was struck by a car while responding to call on the side of the road. He passed away from his injuries on Christmas Eve. All the surrounding communities sent Officers to cover Hamilton so the Fire Department could attend the memorial service.

Clerk Leonard reported had nothing to report.

City Manager Lakamper discussed the Plainwell Auto presentation and community feedback event scheduled for the Council meeting on Monday, January 26, 2026 at 7pm. The associated Agenda item will be consideration of whether City Council wishes to move forward with the land sale to Plainwell Auto.

He provided an update on Mill Building #2, sharing that the insurance company has settled on a payout amount of \$589k, which should cover the cost of demolition. The City will put out a bid for demolition, and hopefully will have significant progress made by spring. Councilmember Green asked if the demolition process would include haul away, and Lakamper answered yes.

Lakamper discussed the letter of concern from Weyerhaeuser about the development of the Mill site, stating that Weyerhaeuser hasn't proposed anything other than asking for more time. Their main concern is centered around future regulation changes dealing with PFAS. Watts Homes is aware of the letter, and wants to be sure they are able to develop both parcels. The City Attorney feels that there is no reason to delay development. The City has a new contact at EGLE. There is a meeting scheduled with Weyerhaeuser for the end of the month.

City Manager Lakamper addressed Dale Burnham's concerns with the fire damaged residence on Mariette St., stating that Plainwell's Code of Ordinances requires certain steps be followed. First, a hearing was scheduled and held, but the homeowner did not show up. The issue now goes to the Board, and then to Council for approval to go to court seeking demolition of the remains of the structure. Lakamper noted that Plainwell's Code of Ordinances is out of

MINUTES
Plainwell City Council
January 12, 2025

date, and the City is in the process of updating our Ordinances to adopt the International Property Management Code (IPMC), which is common and used federally. The City has about \$16k from the insurance claim from the fire to cover demolition costs. Progress is slow, but is being made.

Lakamper offered more information about IPMC code enforcement, sharing that it covers everything from grass and brush to demolition of dangerous structures. IPMC is used by communities everywhere, and has extensive case law support to back it.

15. Council Comments:

Mayor Pro Tem Steele and Councilmember Keeney wished everyone a Happy New Year.

16. Adjournment:

A motion by Steele, seconded by Wisnaski, to adjourn the meeting at 7:41pm. On a voice vote, all voted in favor. Motion passed.

Minutes respectfully
submitted by,
JoAnn Leonard
City Clerk

MINUTES APPROVED BY CITY COUNCIL
January 26, 2025



JoAnn Leonard, City Clerk

MINUTES
Plainwell City Council
January 26, 2026

1. Mayor Keeler called the regular meeting to order at 7:00pm in City Hall Council Chambers.
2. Invocation: Given by Dan Martin 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, Roger Keeney and Cathy Green.
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 01/12/2026 regular meeting. On a voice vote, all voted in favor. Motion passed.
6. Presentation – Mill Development
Speakers: City Manager Lakamper, David Steffen of Plainwell Auto, Darius Grigaliunas of Classic Auto Mill and Matt Rubino and Kurt Elliott of Mill 17.
7. Public Comment: Members of the public spoke about the Mill development.
8. County Commissioner Report: Commissioner Dugan gave an update on happenings throughout Allegan county.
9. Agenda approval:
A motion by Wisnaski, seconded by Steele, to approve the Agenda for the January 26, 2026 meeting as presented. On a voice vote, all voted in favor. Motion passed.
10. Mayor's Report: Mayor Keeler discussed a social media post concerning the sale of land in the Industrial Park on the corner of 8th St. and Miller Rd., stating that the post was misleading. City Council voted to sell the property to a Ready-Mix Plant- not a cement plant or gravel pit.
11. Recommendations and Reports:
 - A. City Manager Lakamper discussed the sale of ~1 acre of Mill property to local business owner David Steffen for \$40,000.
A motion by Steele, seconded by Wisnaski, authorizing the City Manager to negotiate the sale of approximately one (1) acre of real property of the parent parcel ID #55-030-076-01 to David Steffen at a price of \$40,000 per acre. On a roll call vote, all voted in favor. Motion passed.
 - B. City Manager Lakamper discussed a purchase agreement with Classic Auto Mill for the remainder of the vacant Mill buildings.
A motion by Keeney, seconded by Steele, approving the sale of buildings located on the permanent parent parcel ID# of 55-030-076-01, subject to surveys, and authorizing the City Manager and City Clerk to enter into a purchase/sale agreement for the property. Further authorize the City Manager and City Clerk to execute any documents or other agreements necessary to close on the sale of the property. Further authorize the City Manager and City Attorney to take any steps reasonably necessary to effectuate the sale of the Property subject to this motion. On a roll call vote, all voted in favor. Motion passed.
 - C. City Manager Lakamper discussed a parking lot use agreement which would allow Mill 17 to have parking in front of buildings 15 and 16.
A motion by Wisnaski, seconded by Keeney, authorizing the City Manager to enter into a use agreement with Mill 17 for the purposes of parking on the Mill property in front of buildings 15 and 16. On a roll call vote, all voted in favor. Motion passed.

MINUTES
Plainwell City Council
January 26, 2026

12. Communications:

A motion by Steele, seconded Keeney, to accept and place on file the December 2025 Department of Public Safety and Water Renewal Reports and the 12/09/2025 DDA/BRA/TIFA meeting minutes. On a voice vote, all voted in favor. Motion passed.

13. Accounts Payable:

A motion by Keeney, seconded by Wisnaski, that the bills be allowed and orders drawn in the amount of \$274,160.09 for payment of the same. On a roll call vote, all voted in favor. Motion passed.

14. Public Comments: A member of the public discussed Plainwell parks.

15. Staff Comments:

Finance Director/Treasurer Wilcox stated she is excited to see these projects move forward.

Personnel Coordinator/Deputy Treasurer Kersten congratulated the three business owners.

Superintendent Nieuwenhuis congratulated the business owners. He reminded City residents not to put their trash container in the road- keep them in the driveway or curb area so the plow trucks don't hit them. Side walk maintenance is the responsibility of the home owner. The freezing temperatures are expected to continue, be aware that pipes may freeze and take appropriate action.

Superintendent Keyzer congratulated the business owners, and shared that the Water Renewal plant is doing fine.

Director Callahan congratulated the business owners, stating the fresh ideas are welcome. He shared that DPS has a mock assessment coming up.

Clerk Leonard thanked everyone for a great meeting.

City Manager Lakamper had nothing to add.

16. Council Comments:

Councilmember Wisnaski thanked the public for coming to the meeting, and congratulated the businesses.

Mayor Pro Tem Steele thanked the public for coming, and congratulated the business owners. She shared how nice it is to have something happening on the Mill site. She noted that during public comment, those wishing for a greenspace or park lived in Gun Plain Township, and that it would be good idea for the Township to have a park for its residents.

Councilmember Green shared how nice it was to have such a large turnout for the meeting, and was glad that everything passed.

Councilmember Keeney thanked everyone for their hard work and congratulated the businesses.

17. Adjournment:

A motion by Steele, seconded by Green, to adjourn the meeting at 9:21pm. On a voice vote, all voted in favor. Motion passed.

Minutes respectfully
submitted by,
JoAnn Leonard
City Clerk

MINUTES APPROVED BY CITY COUNCIL
February 09, 2026


JoAnn Leonard, City Clerk

MINUTES
Plainwell City Council
February 09, 2025

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, Roger Keeney and Cathy Green.
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 01/26/2026 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 Wisnaski, seconded by Keeney, to approve the Agenda for the February 09, 2026 meeting as presented. On a voice vote, all voted in favor. Motion passed.
9. Mayor's Report: Mayor Keeler shared that he is ready for warmer weather and spring.
10. Recommendations and Reports:
 - A. Clerk Leonard discussed a Special Event Permit application received from Dean's Ice Cream. The application requests permission to close Sherwood St between Sterling and Oak from 4pm-8pm every Monday night beginning April 13, 2026 through October 5, 2026 for a car show.
A motion by Green, seconded by Keeney, approving Special Event Permit application 2026-01 as presented. On a roll call vote, all voted in favor. Motion passed.
 - B. City Manager Lakamper discussed the City's Other Post-Employment Benefit (OPEB) trust contribution. The City maintains a Trust Fund for its Retiree Medical Plan, which is an "other post-employment benefit" (OPEB) offered to members of the POLC and SEIU labor groups. The City recognizes liabilities on its annual financial statements for future costs associated with the Plan, which are determined by an annual actuarial valuation. Per Governmental Account Standards, costs associated for covered employees hired after June 30, 2018 are required to be deposited into a separate Trust account to be paid out in the future when the costs are actually incurred.
A motion by Keeney, seconded by Wisnaski, approving a transfer of \$9,711.00 into the OPEB Trust to cover the actuarially determined 'normal cost' for employees covered by the City of Plainwell Retiree Medical Benefit Plan. On a roll call vote, all voted in favor. Motion passed.
 - C. City Manager Lakamper discussed an upgrade to Microsoft Office 365. Plainwell's current email system is run through an exchange server housed at City Hall. This system works with a license from Microsoft for 200 email addresses that were originally issued in perpetuity. Microsoft announced that they are no longer servicing these licenses, leaving us with the option to use Linux based software to host our emails on the exchange server at City Hall, or upgrade to Microsoft 365 or Google Workspace. Both Microsoft 365 and Google Workspace are subscription-based software, meaning you pay per user and include email and all of the other programs in the office suite. Moving to this model will bring both our email functionality and office suite programs up to a modern standard. Our office programs, such as Excel and Word, are all currently purchased on a single user basis, leaving some employees with older versions that do not have all of the latest functionality. A subscription-based model provides the most recent version of every program, with upgraded functionality allowing multiple users to work on a single document at the same time and access documents using a web

MINUTES
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February 09, 2025

browser from any computer. Our IT service provider Clark Technical will perform the email upgrade, which requires all of the existing email accounts to be migrated over to the new system.

A motion by Steele, seconded by Wisnaski, authorizing Clark Technical Services to upgrade the City email system to Microsoft 365 for a total cost of \$9,536.00. On a roll call vote, all voted in favor. Motion passed.

- D. City Manager Lakamper discussed upgrading the City's website. Plainwell's current website is run by a Michigan based company called Muniweb, who specialize in municipal websites. They are phasing out their CMS 1.0 platform, and will no longer be able to host our current website. This is forcing us to either upgrade to their new CMS 2.0 platform, or choose a new provider. We would like to streamline the website and meet ADA requirements. We have reached out two other companies, both of which are located in Michigan and specialize in municipal websites. Muniweb is recommended for this project, based on price and ease of content migration to the new website.

A motion by Wisnaski, seconded by Keeney, approving a contract with Muniweb for the purposes of upgrading and hosting the City website for a cost of \$7,650.00. On a roll call vote, all voted in favor. Motion passed.

- E. Superintendent Keyzer discussed the purchase of Dissolved Oxygen (DO) Controllers and sensors for Water Renewal. The DO sensors are in the MBBR tanks that are the secondary treatment process. They measure the dissolved oxygen in the water and maintain the correct level for the best treatment. They are tied to controllers, allowing the blowers to ramp up or down to control the DO level in the tanks. The original controllers and sensors were installed 2013.

A motion by Keeney, seconded by Steele, approving the purchase of new Hach DO controllers and sensors from USA Bluebook for \$18,959.68. Motion passed.

11. Communications:

A motion by Steele, seconded by Wisnaski, to accept and place on file the December 2025 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 \$500,816.79 for payment of the same. On a roll call vote, all voted in favor. Motion passed.

13. Public Comments: None.

14. Staff Comments:

Superintendent Nieuwenhuis stated he is glad to see some sunshine, and see some snow melting. He asked that anyone who notices discolored water let the City know, and be aware that this can be a sign of freezing pipes.

Superintendent Keyzer stated that he is keeping an eye on the digester valves, noting that they have had to be thawed twice due to the low temperature.

Director Callahan shared that DPS held a mock assessment covering policies, standards and procedures and proof that they are followed prior to the true assessment scheduled for April. The mock assessment went well. He also noted a structure fire on S. Main St. sharing there were no injuries.

Clerk Leonard had nothing to report.

City Manager Lakamper shared that the owners of Classic Auto Mill had signed their purchase agreement just prior to tonight's meeting. He thanked Darius and Rimante, sharing the City is very excited to work with them. CAM will begin their Phase studies right away.

He discussed site plans for the Redi-Mix plant and the old Clark Gas Station. Both site plans need some work, so it will take time before they are ready to be reviewed by the Planning Commission. The Ready-Mix Plant site plan will be reviewed in conjunction with a Special Use Permit (SUP) application. The Planning Commission will review the

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site plan and hold a hearing for the SUP at the same meeting. The site plan for Clark Gas Station shows that the old building will be demolished and a new station built, and the preliminary drawings look good.

Lakamper said that he continues to work on the Plainwell Auto land purchase agreement and hopes to have it ready for the next Council meeting.

He noted that the City had one water service line freeze. The line was thawed, and the other homes on the street were informed and asked to run a thin stream of water to avoid potential freezing.

Lakamper stated that the City Attorneys are drafting an Ordinance amendment to adopt the International Property Maintenance Code (IPMC), sharing that it covers enforcement for everything from grass and brush to blight and demolition of dangerous structures. IPMC is used by communities everywhere, including Otsego. The attorneys will start with the standard IPMC, and will align it with Plainwell's Code, reviewing other Ordinances for conflict and recommending necessary changes and updates. This is something that The City and DPS have been working on for quite some time. Once the draft document is received, it will be put on the Agenda for Council review.

15. Council Comments:

Councilmember Green congratulated Classic Auto Mill.

Councilmember Keeney mentioned the birth of his new great grandson.

Mayor Pro Tem Steele thanked Darius and Rimante for buying the Paper Mill, sharing that she appreciates it and will sleep a little easier now. She also thanked Utility Billing Specialist Penny Soper for her hard work on the Chocolate Stroll Event. She went with her family and they had a great time.

16. Adjournment:

A motion by Steele, seconded by Keeney, to adjourn the meeting at 7:27pm. On a voice vote, all voted in favor. Motion passed.

Minutes respectfully
submitted by,
JoAnn Leonard
City Clerk

MINUTES APPROVED BY CITY COUNCIL
February 23, 2026


JoAnn Leonard, City Clerk

MINUTES
Plainwell City Council
February 23, 2026

1. Mayor Keeler called the regular meeting to order at 7:00pm in City Hall Council Chambers.
2. Invocation: Given by Ken Fritz 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, Roger Keeney and Cathy Green.
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 02/09/2026 regular meeting. On a voice vote, all voted in favor. Motion passed.
6. Public Comment:
 - A. Darius Grigaliunas, owner of Classic Auto Mill, stated that contractors and materials to begin work on the Mill Buildings will arrive soon, and shared how excited he and his family are to be in Plainwell and part of the community.
 - B. Tom Siver introduced himself, sharing that he is running for District Judge of Allegan County.
7. County Commissioner Report: Commissioner Dugan gave an update on happenings throughout Allegan county.
8. Agenda approval:
A motion by Wisnaski, seconded by Keeney, to approve the Agenda for the February 23, 2026 meeting as presented. On a voice vote, all voted in favor. Motion passed.
9. Mayor's Report: None.
10. Recommendations and Reports:
 - A. Clerk Leonard discussed an opening on the DDA Board for a partial term ending June 30, 2026. Appointments to Boards and Commissions are made by the Mayor, and subject to confirmation from City Council.
A motion by Steele, seconded by Wisnaski, approving the Mayor's appointment of Rimante Grigaliunas to the DDA Board. On a roll call vote, all voted in favor. Motion passed.
 - B. Personnel Coordinator/Deputy Treasurer Kersten discussed a Small Business Revolving Loan Application. The City of Plainwell, using grant funds awarded through the United States Department of Agriculture (USDA), offers a Revolving Loan program to qualifying small businesses within the City. This program provides low-interest loans to help finance building improvements, support job creation, and promote long-term business success. An applicant's ability to repay the loan, available collateral, proposed use of loan proceeds, and the public benefit are all to be considered when reviewing the application for approval.
Drew Doster and Molly Allen-Doster, owners of Doster Real Estate, have applied for a \$10,000 loan with the intention of making improvements to the property located at 145 E Bridge Street, which they plan to later open as Doster Brewing. City Staff and the DDA Board have reviewed and recommend approval of the loan
A motion by Keeney, seconded by Wisnaski, approving the Small Business Loan Application from Doster Real Estate in the amount of \$10,000. On a roll call vote, all voted in favor. Motion passed.
 - C. Clerk Leonard discussed Special Event Permit 2026-02 for the Plainwell Community Easter Egg Hunt to be held Saturday, March 28, 2026 at Brook's Plaza, Hick's Park and a small section of W. Bridge St and Special Event Permit 2026-03 for the Memorial Day Parade which begins at 11am on Monday, May 25, 2026 on N. Anderson St and ends at Hillside Cemetery.
A motion by Green, seconded by Keeney, approving Special Event Permits 2026-02 and 2026-03 as presented. On a roll call vote, all voted in favor. Motion passed.

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D. Director Callahan discussed the International Property Maintenance Code (IPMC), and how adopting it would benefit the City and provide a better platform for Ordinance enforcement.

11. Communications:

A motion by Steele, seconded Wisnaski, to accept and place on file the January 2026 Department of Public Safety and Water Renewal Reports, the 01/13/2026 DDA/BRA/TIFA meeting minutes and the 11/05/2025 Planning Commission meeting minutes. On a voice vote, all voted in favor. Motion passed.

12. Accounts Payable:

A motion by Keeney, seconded by Green, that the bills be allowed and orders drawn in the amount of \$889,008.58 for payment of the same. On a roll call vote, all voted in favor. Motion passed.

13. Public Comments:

A. Benedictus Grigaliunas shared how happy he was for his family to have the opportunity to work with Plainwell.

14. Staff Comments:

Personnel Coordinator/Deputy Treasurer Kersten had nothing to report.

Superintendent Nieuwenhuis asked Tom Siver how he would handle blight enforcement as an Allegan County Judge. Tom responded he would use Plainwell's Code of Ordinances to address blight issues.

Superintendent Keyzer reported a frozen sludge line that broke upon thawing and needs to be replaced.

Director Callahan discussed a juvenile at Plainwell Schools who had been apprehended after firing a water pellet gun on school grounds.

Clerk Leonard had nothing to report.

15. Council Comments:

A. Mayor Pro Tem Steele thanked Bob and the DPW staff for filling a pothole on Sherwood St.

16. Adjournment:

A motion by Steele, seconded by Green, to adjourn the meeting at 7:42pm. On a voice vote, all voted in favor. Motion passed.

Minutes respectfully
submitted by,
JoAnn Leonard
City Clerk

MINUTES APPROVED BY CITY COUNCIL
March 09, 2026


JoAnn Leonard, City Clerk

MINUTES
Plainwell City Council
March 09, 2026

11. Communications:

A motion by Steele, seconded Wisnaski, to accept and place on file the February 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 616,557.36 for payment of the same. On a roll call vote, all voted in favor. Motion passed.

13. Public Comments: None.

14. Staff Comments:

Personnel Coordinator/Deputy Treasurer Kersten shared that union contract negotiations with DPW and Water Renewal were off to a good start.

Superintendent Nieuwenhuis stated he had a list of yards that have snow pile damage, and yard restoration can begin once there is no risk of snow. He sent out photos to Surf Net and 123Net showing things that will need to be corrected now that the snow has melted. He thanked the community for their support of his kids. He discussed tree stump grinding at Thurl Cook Park, stating that complete stump removal isn't possible as there are electric lines tangled in the tree roots.

Superintendent Keyzer reported the bearings on a pump has burned out and it needed to be repaired, and some piping needs to be replaced.

Director Callahan talked about accreditation for the DPS, happening in April. Public participation is encouraged. He discussed the gas leak in Wedgewood it was handled promptly and has been resolved.

Clerk Leonard stated she is preparing for Election season and will be reaching out to established Election workers and recruiting new workers beginning in April.

City Manager Lakamper discussed the demolition of Building 2, sharing that Darius had approached him to discuss purchasing building 2 as well, and remodeling it to remove the roof, fix the walls, and use it as additional storage space and outdoor space. Lakamper stated this is something that requires structural engineer review to see if it is possible. If it is possible, it might allow the City to keep some of the insurance money in the BRA account, which would be a bonus.

He gave an update on the river and dam project. This project has been ongoing for several years, with a goal of removing the three diversion dams and replacing them with fish ladders. The City has not been able to get permission to access the land by the dams from the property owners. Without owner permission, the project can't move forward. EGLE's safety division has conducted a study of the dams, which they will share at the 3/223/2026 Council Meeting. Basically, all 3 dams are in disrepair, and show evidence of undermining. If they fail, it is likely that contaminants will be released into the river. We have invited the property owners to this meeting, in hopes that they'll get a better idea of what will happen if the dams fail, and advantages of replacing them.

The City has received a court order allowing demolition of the remains of the burned residence on Mariette St. The update to IPMC code is still being worked on. The City also got a positive judgment against the house on Sherwood with the incomplete fence which will need to be removed.

Holiday Inn Express will be open for business later this month.

Lakamper shared that the new owners of the former Clark Gas Station have submitted site plans for demolition of the old building and construction of a new gas station, however, as this property is zoned CBD, gas stations are not an approved use. We are working with the City's Planning and Zoning firm on an Ordinance amendment that would allow them to construct a new gas station on the site. Lakamper congratulated Bob and his kids.

15. Council Comments:

- A. Mayor Pro Tem Steele congratulated Madison and Dylan and wished everyone a happy St. Patrick's Day.
- B. Councilmember Keeney congratulated Bob and his kids.
- C. Councilmember Wisnaski congratulated Bob and his family.

MINUTES
Plainwell City Council
March 09, 2026

1. Mayor Keeler called the regular meeting to order at 7:00pm in City Hall Council Chambers.
2. Invocation: Given by Scott Smail 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

A motion by Keeney, seconded by Wisnaski, to excuse Councilmember Green 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 02/23/2026 regular meeting. On a voice vote, all voted in favor. Motion passed.
6. Public Comment: None
7. Presentation: Community Action of Allegan County.
8. Agenda approval:
A motion by Wisnaski, seconded by Steele, to approve the Agenda for the March 09, 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 a purchase agreement with Plainwell Auto involving the sale of 1 acre of property on the Mill site for a new Plainwell Auto building. David has submitted concept plans for the new building, and those are part of this agreement. The City will pay for the survey
A motion by Steele, seconded by Wisnaski, approving the sale of approximately 1 acre of real property of the parent parcel 55-030-076-01 to David Steffen for a price of \$40,000 per acre, subject to surveys, and authorize the City Manager and City Clerk to enter into a purchase/sale agreement for the property. Further authorize the City Manager and City Clerk to execute any documents or other agreements necessary to close on the sale of the property. Further authorize the City Manager and City Attorney to take any steps reasonably necessary to effectuate the sale of the property subject to this motion. On a roll call vote, all voted in favor. Motion passed.
 - B. Superintendent Nieuwenhuis discussed the City's annual flower purchase from Zeinstra's Greenhouse. The DPW purchases flowers for display throughout the City in the warmer months, and has had great success working with Zeinstra's Greenhouse. They have provided Plainwell's flowers for the last several years. They begin growing flowers early, allowing the City to have larger, more mature plants with better blooms.
A motion by Keeney, seconded by Steele, approving the annual flower purchase from Zeinstra's Greenhouse in the amount of \$10,708.00. On a roll call vote, all voted in favor. Motion passed.
 - C. Superintendent Nieuwenhuis discussed lining a manhole on Naomi St. The City of Plainwell has an older sewer distribution system that needs reoccurring maintenance to stay operational. The manhole on Naomi Street has root intrusion that could impede the flow of the sewer. Lining this manhole will remove the existing roots and limit future root intrusion.
A motion by Wisnaski, seconded by Steele, authorizing Plummers Environmental Services to line one manhole on Naomi Street for a total cost of \$5,600.00.

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16. Adjournment:

A motion by Steele, seconded by Wisnaski, to adjourn the meeting at 7:50pm. On a voice vote, all voted in favor.
Motion passed.

Minutes respectfully
submitted by,
JoAnn Leonard
City Clerk

MINUTES APPROVED BY CITY COUNCIL
March 23, 2026



JoAnn Leonard, City Clerk

MINUTES
Plainwell City Council
March 23, 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 Councilmembers Randy Wisnaski, Roger Keeney and Cathy Green.
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 03/09/2026 regular meeting. On a voice vote, all voted in favor. Motion passed.
6. Presentation: Conversion Dam Project Update provided by EGLE and NOAA.
7. Public Comment was heard from:
 - A. Jim Dexter of 95 E. Baseline
8. County Commissioner Report: Commissioner Dugan gave an update on happenings throughout Allegan county.
9. Agenda approval:
A motion by Wisnaski, seconded by Steele, to approve the Agenda for the March 23, 2026 meeting as presented. On a voice vote, all voted in favor. Motion passed.
10. Mayor's Report: None.
11. Recommendations and Reports:
 - A. Clerk Leonard discussed an opening on the Board of Review for a partial term ending June 30, 2028. Appointments to Boards and Commissions are made by the Mayor, and subject to confirmation from City Council.
A motion by Steele, seconded by Wisnaski, approving the Mayor's appointment of William Elliott as an alternate to the Board of Review. On a roll call vote, all voted in favor. Motion passed.
 - B. Superintendent Keyzer discussed rebuilding a sewage pump for the Cushman Lift Station. This Wilo pump is one of three in the Cushman lift station. Last week it quit working, so it was sent to Midwest Electric. They took it apart and found the lower bearing had locked up and burned up the electric motor. The pump is a 2008 and has been in service for 18 years. Wilo pumps are very well built and last a long time. Midwest Electric can rewind the motor and replace all the bearings and seals.
A motion by Green, seconded by Keeney, approving the rebuild of the Cushman St. lift station Wilo sewer pump by Midwest Electric at a cost of \$6,390.44. On a roll call vote, all voted in favor. Motion passed.
 - C. Clerk Leonard discussed Special Event Permit 2026-06 for a Festival Friday Event sponsored and held by Kalamazoo Experimental Learning Center (KELC). Festival Friday will be held June 12th downtown Plainwell at Hick's Park, Brook's Plaza and a portion of Bridge St. This 3-hour pop up festival is held as part of a collegiate learning opportunity for students interested in planning and event design. This celebration of downtown Plainwell will feature local businesses, Food Trucks, live entertainment and family friendly arts and crafts and games.
A motion by Steele, seconded by Wisnaski, approving Special Event Permit 2026-06 as presented. On a roll call vote, all voted in favor. Motion passed.
 - D. City Manager Lakamper discussed the demolition of a burned residence at 134 Mariette. The home at 134 Mariette burned down approximately 1.5 years ago. Since receiving the insurance funds, the owner of the

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Plainwell City Council
March 23, 2026

property has taken no action to clean up or rebuild the fire damaged home. As part of the State's fire withholding program, the City received ~\$16,000 from the property owner's insurance payout to be used in the event that the building was not repaired, and needed to be torn down. The City was able to secure a court judgement on March 5th, 2026, allowing us to demolish and clear the property using the fire withholding funds. **A motion by Wisnaski, seconded by Keeney, selecting Wolfe Waste Removal to perform the demolition of the fire damaged home located at 134 Mariette Street at a cost of \$15,075.00. On a roll call vote, all voted in favor. Motion passed.**

- E. City Manager Lakamper discussed the sale of one acre of land at 761 N. Main St. It was purchased for \$5,000 by the City to be used as an access point for a potential housing development on the other side of the railroad tracks. Council had agreed to put the parcel up for sale through an RFP process, which was done. We received one response from the adjoining property owner who offered \$10,000 for the lot so that they can attach it to 771 N. Main and build a driveway back to the business that they are putting in on 771 N. Main.

A motion by Green, seconded by Wisnaski, approving the sale of approximately 1 acre of real property, commonly known as 761 N. Main St., to All Star Paving for a price of \$10,000, and authorizing the City Manager and City Clerk to enter into a purchase/sale agreement for the property. Further authorize the City Manager and City Clerk to execute any documents or other agreements necessary to close on the sale of the property. Further authorize the City Manager and City Attorney to take any steps reasonably necessary to effectuate the sale of the Property subject to this motion. On a roll call vote, all voted in favor. Motion passed.

- F. City Manager Lakamper gave an update on Building #2. Classic Auto Mill has proposed acquiring building 2 instead of having us tear it down. Darius would like to remove the roof and make the third floor an open-air patio, and use the second floor for his car business. The caveat is that he would like to use part of the City's insurance payout to perform the construction. The City received \$589,000 from insurance which would cover the cost of demolition. This was the plan prior to Darius proposing keeping the building. When he first asked about it, he was told he would need a structural engineer to verify that his plans are possible. Were this to work out as proposed, the building would be saved and a portion of the insurance payout would remain in the BRA fund.

A motion by Steele, seconded by Wisnaski, to pursue the possibility of Classic Auto Mill acquiring and renovating Building #2. On a roll call vote, all voted in favor. Motion passed.

12. Communications:

A motion by Steele, seconded Wisnaski, to accept and place on file the February 2026 Department of Public Safety Report, the 02/10/2026 DDA/BRA/TIFA meeting minutes and the 11/11/2025 Parks & Tree meeting minutes. On a voice vote, all voted in favor. Motion passed.

13. Accounts Payable:

A motion by Keeney, seconded by Green, that the bills be allowed and orders drawn in the amount of \$97,080.13 for payment of the same. On a roll call vote, all voted in favor. Motion passed.

14. Public Comments: None.

15. Staff Comments:

Finance Director/Treasurer Wilcox was thankful she was allowed to sit in on this meeting.

Personnel Coordinator/Deputy Treasurer Kersten had nothing to report.

Superintendent Nieuwenhuis the presenters of the dam update, stating he had learned a lot. He reminded residents that bagged leaf and brush pick up is still 2 weeks away, and not to put those items out early, even if your neighbors do. Pick up day is Monday, April 6, and brush and leaves can't go out until the Friday before at 5pm.

MINUTES
Plainwell City Council
March 23, 2026

Superintendent Keyzer had nothing to report.

Director Callahan shared that there will be reminders going out to those with leaves and brush too early.

Clerk Leonard had nothing to report.

City Manager Lakamper shared that the DPW contract negotiations are moving along and going well. He reported that Clerk Leonard had completed the required 3 years of training and is now State certified. He thanked the presenters for their time tonight and continued commitment to working with the City of Plainwell over the last 4 years on the dam project.

16. Council Comments:

- A. Mayor Pro Tem Steele thanked the presenters for their time and information they provided about the project. She thanked the audience members for coming as well, noting that posting the event on the City's social media page was well received. She wished everyone a happy spring, and a wonder Easter.

17. Adjournment:

A motion by Steele, seconded by Wisnaski, to adjourn the meeting at 8:56pm. On a voice vote, all voted in favor. Motion passed.

Minutes respectfully
submitted by,
JoAnn Leonard
City Clerk

MINUTES APPROVED BY CITY COUNCIL
April 13, 2026



JoAnn Leonard, City Clerk

MINUTES
Plainwell City Council
April 13, 2026

1. Mayor Keeler called the regular meeting to order at 7:00pm in City Hall Council Chambers.
2. Invocation: Given by Steve Smail 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 Cathy Green.
Absent: Councilmember Roger Keeney
A motion by Wisnaski, seconded by Steele, 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 03/23/2026 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 April 13, 2026 meeting as presented. On a voice vote, all voted in favor. Motion passed.
9. Mayor's Report: None.
10. Recommendations and Reports:
 - A. Clerk Leonard discussed two Special Event Permits. SEP 2026-07 is for Concerts in the Park, hosted by the Plainwell Music Society. This free event begins Wednesday, May 20th and continues through July 29th, taking place every Wednesday from 5pm-9pm at the Plainwell Bandshell. SEP 2026-08 is for the Color Our World Fun Run/Walk hosted by Ransom Library. This free event will be held Saturday, June 6th, 2026 from 10am-12pm. The Color Run/Walk will begin at the library, located at 180 S. Sherwood in Plainwell.
A motion by Green, seconded by Wisnaski, approving Special Event Permits 2026-07 and 2026-08 as presented. On a roll call vote, all voted in favor. Motion passed.
 - B. City Manager Lakamper discussed the City's Risk and Resilience Assessment (RRA) and Emergency Response Plan (ERP). These reports are necessary to remain in compliance with the EPA and AWIA of 2018. The RRA evaluates risks to the system from malevolent acts and natural hazards, the resilience of the pipes and constructed conveyances, physical barriers, source water, water collection and intake, pretreatment, treatment, storage and distribution facilities, electronic, computer, or other automated systems (including the security of such systems), the monitoring practices of the system, the financial infrastructure of the system, the use, storage, or handling of various chemicals by the system and operation and maintenance of the system. The ERP will meet both AWIA and EPA requirements, covering utility information, resilience strategies, emergency plans and procedures, mitigation actions and detection strategies. Fleis & Vandenbrink completed the City's initial RRA and ERP in 2021.
A motion by Green, seconded by Wisnaski, approving an Additional Service Agreement (ASA) with Fleis & Vandenbrink to update the City's Risk and Resilience Assessment (RRA) and Emergency Response Plan (ERP) in compliance with the AWIA of 2018 at a cost of \$10,000. On a roll call vote, all voted in favor. Motion passed.
 - C. Superintendent Keyzer discussed the purchase of a new 2025 Ford F250 V-Plow truck for Water Renewal. The new truck will replace the current 2021 Chevy 2500 with V-Plow, allowing the 2021 Chevy to transition to the

MINUTES
Plainwell City Council
April 13, 2026

DPW fleet and replace their 2011 Ford F250 plow truck. The 2011 Ford truck will be sold or auctioned off to help offset expenditures in the Motor Pool.

A motion by Wisnaski, seconded by Steele, approving the purchase of a 2025 Ford F250 truck with a Boss V-Plow from Fox Ford for \$57,476.00.

D. Superintendent Keyzer discussed annual maintenance for the chlorine and sulfur dioxide equipment at Water Renewal. RS Technical Services, Inc. installed this equipment when it was new, and have maintained it since.

A motion by Green, seconded by Wisnaski, approving annual maintenance of the chlorine and sulfur dioxide equipment by RS Technical Services, Inc. for \$5,277.52.

11. Communications:

A motion by Steele, seconded by Wisnaski, to accept and place on file the March 2026 Investment and Fund Balance Reports. 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 \$124,505.92 for payment of the same. On a roll call vote, all voted in favor. Motion passed.

13. Public Comments: None.

14. Staff Comments:

Personnel Coordinator/Deputy Treasurer Kersten had nothing to report.

Superintendent Keyzer had nothing to report.

Director Callahan discussed an email scam that happened to one of our residents. Fake invoices from the Planning Commission from Justin Lakamper and Kevin Hammond were emailed to the resident, along with instructions to transfer payment by wire and to conduct all communication by email. There is a post with more detail on the City of Plainwell Facebook page. He shared that demolition at 134 Mariette was complete, with only grading and lawn reseeding remaining to be finished. He shared that the DPS accreditation assessment is happening next week.

Clerk Leonard had nothing to report.

City Manager Lakamper provided further detail about the email scam, stating that the fraudulent invoices were extremely convincing, containing the correct address and parcel number, owner's names and details about the project. He believes all the information was taken from Public Notices, City Council and Planning Commission Agenda packets and minutes, all of which are public record and available online. He is thankful that the resident reached out to the City concerning these fraudulent bills.

He provided an update on the development of the Mill property, sharing that Watts Homes remains interested in the condos and housing units, but is waiting for further information from Weyerhaeuser's testing before proceeding. Councilmember Green asked for an update on Mill Building #2, which had been slated for demolition prior to Classic Auto Mill expressing interest in keeping and remodeling it. CAM would like to use a portion of the insurance money from the City to remove the roof and stabilize the walls, creating a sort of rooftop patio type space. The entire idea is contingent upon having a structural engineering report done. CAM stated the engineering report should be available next week, after which we will know if it's something that we can do or not.

We need to get surveys done for both the Plainwell Auto and the Mill Buildings in order to close on the sales, which can happen as soon as we get more information on the possibility of selling Building #2 to CAM.

City Manager Lakamper discussed Data and Battery Storage Centers, sharing that the City of Plainwell doesn't have the space for either. The only way the City might be impacted by a Battery Storage or Data Center would be if the center requested access to City utilities. If this occurs, there is a possibility of the Battery or Data Center being responsible for the cost of updating or building new infrastructure to support its operation. There is something called a 425 Agreement that municipalities can enter into that can help define things like tax revenue and cost sharing when it comes to providing utilities like water or electrical service.

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Lakamper stated he has a meeting with representatives from the DNR next week to discuss the conversion dam project.

He congratulated Director Callahan's son on being sworn in as an officer for Kalamazoo.

He gave an update on the Ready-Mix plant, sharing that the City is waiting for a site plan to go with the special use permit.

Profielnorm is having an open house on April 21, 2026.

15. Council Comments:

A. Mayor Pro Tem Steele recommended Dollywood as a vacation for everyone, sharing that she had a great time there and enjoyed her vacation. She also visited the Smokey mountains.

B. Councilmember Green offered condolences to the Parson family.

16. Adjournment:

A motion by Steele, seconded by Wisnaski, to adjourn the meeting at 7:38pm. On a voice vote, all voted in favor. Motion passed.

Minutes respectfully
submitted by,
JoAnn Leonard
City Clerk

MINUTES APPROVED BY CITY COUNCIL
April 27, 2026



JoAnn Leonard, City Clerk

MINUTES
Plainwell City Council
April 27, 2026

1. Mayor Keeler called the regular meeting to order at 7:00pm in City Hall Council Chambers.
2. Invocation: Given by Scott Fenner 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, Roger Keeney and Cathy Green (7:02pm).
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 04/13/2026 regular meeting. On a voice vote, all voted in favor. Motion passed.
6. Public Comment:
 - A. Christopher Burnett introduced himself and shared that he is running for 57th District Court Judge.
 - B. Chris Macklin of Thomas St. in the Old Orchard discussed the tornado damage and offered a big thank you to the DPW crew for doing the hard and lengthy cleanup work without complaint or hesitation. He is grateful for a community that supports one another, with neighbors and volunteers alike offering to help. He thanked Public Safety, the DPW and residents for keeping people safe, and assisting those in need, stating there are many helpers in the City of Plainwell.
 - C. Tim Slais introduced himself and shared that he is running for 57th District Court Judge.
7. County Commissioner Report: None.
8. Agenda approval:
A motion by Wisnaski, seconded by Green, to approve the Agenda for the April 27, 2026 meeting as presented. On a voice vote, all voted in favor. Motion passed.
9. Mayor's Report: Mayor Keeler discussed the current role of the Parks & Tree Commission. Established in the 1980's, the Commission serves as an advisory board to the City. Historically, this volunteer board had greater resources available and was responsible for selecting, planting, watering and maintaining City flower beds. Mayor Keeler noted that these responsibilities have since transitioned to the Department of Public Works, which now oversees the entirety of the City's flower program. As a result, the Commission's responsibilities are limited and not clearly defined. Superintendent Nieuwenhuis, who also serves on the Commission, noted that much of the frustration among members comes down to a lack of funding. While Commissioners continue to dedicate time and effort to meetings and propose ideas for improvements, those ideas are not feasible without funding. The Mayor, with support from Mayor Pro Tem Steele, recommended reviewing the Commission's role to determine whether it continues to serve a necessary purpose for the City.
10. Recommendations and Reports:
 - A. Director Callahan discussed repairs to Engine 11, model year 2000 fire apparatus. Engine 11 was scheduled for routine maintenance and repairs due to several known mechanical and electrical issues associated with its age and continued operational use. During the repair process, multiple critical deficiencies were identified that required immediate correction to ensure firefighter safety, operational readiness, and compliance with accepted fire service practice. This situation is consistent with maintenance of older emergency vehicles, where underlying issues may not be fully identified until repairs are underway. Addressing these issues at the time of service prevented future equipment failures, reduced the likelihood of more costly repairs, and ensured continued readiness of the apparatus for emergency response.

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A motion by Wisnaski, seconded by Keeney, approving the payment of \$10,377.50 for necessary repairs to Engine 11, a 2000 model year fire apparatus, to restore the vehicle to safe and reliable operational condition. On a roll call vote, all voted in favor. Motion passed.

- B. City Manager Lakamper discussed the survey of the Mill property to create the parcel for Classic Auto Mill. Part of our purchase agreement with Classic Auto Mill is for the City to conduct the survey to create the new parcel. Fleis & Vandenbrink, our engineering firm of record, is also working with Classic Auto Mill to complete the environmental work. They can begin work on the survey at the end of this week. The survey is necessary to keep the sale of the Mill property moving along, and once completed, we can close on the property.

A motion by Keeney, seconded by Steele, approving a Professional Services Agreement (PSA) with Fleis & VandenBrink for field and office work to provide an Ingress/Egress Easement Exhibit, PA 132 and ALTA/NSPS Land Title Survey for an approximate 3-acre parcel surrounding the old Paper Mill Building in the Northeast corner of Tax Parcel 55-030-076-01 at a cost of \$13,750.00. On a roll call vote, all voted in favor. Motion passed.

- C. City Manager Lakamper discussed the survey of the Mill property to create the parcel for Plainwell Auto. Part of our purchase agreement with Plainwell Auto is for the City to conduct the survey to create the new parcel. Fleis & Vandenbrink, our engineering firm of record, is also working with Plainwell Auto to complete the environmental work. Fleis can begin work on the survey at the end of this week. The survey is necessary to keep the sale of the Mill property moving along, and once completed, we can close on the property.

A motion by Green, seconded by Wisnaski, approving a Professional Services Agreement (PSA) with Fleis & VandenBrink for field and office work to provide a PA 132 Survey and Topographic Survey for an approximate 1-acre parcel along the South Line of Tax Parcel 55-030-076-01 at a cost of \$5,000.00. 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 March 2026 Department of Public Safety Report, the 03/10/2026 DDA/BRA/TIFA meeting minutes and the 03/10/2026 Parks & Tree meeting minutes. On a voice vote, all voted in favor. Motion passed.

12. Accounts Payable:

A motion by Keeney, seconded by Green, that the bills be allowed and orders drawn in the amount of \$137,469.56 for payment of the same. On a roll call vote, all voted in favor. Motion passed.

13. Public Comments:

- A. Tom Siver introduced himself and shared that he is running for 57th District Court Judge.

14. Staff Comments:

Superintendent Nieuwenhuis discussed the City's response to the tornado, stating that overall, everyone did a great job. DPS rescued people from under trees and rafters, there was a gas leak Miller Road due to a tree being uprooted, and all traffic was rerouted from the highway due to debris from the storm blocking 131. City workers handled everything thrown at them and worked well together as a team. He thanked Mayor Keeler, who came out to help clean up with his loader, and City Manager Lakamper for coming in as well.

Superintendent Keyzer shared that the City's response was great. Water Renewal has 5 lift stations that need to have the generators manually turned on, which was handled quickly without issue. He was impressed with how smoothly and quickly Plainwell has handled brush pick up.

Director Callahan stated that the tornado had trees and power lines down everywhere, and without Bob and the DPW crew and the Mayor's help, there would have been no way for DPS to get through to provide aid to those in need. There were no fatalities, and only one reported injury. He noted that an additional form of communication

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might be something worth looking into for the future. He provided an update on accreditation, sharing that the final report should be ready soon. The Plainwell Department of Public Safety will be the first accredited agency in Allegan County.

Clerk Leonard shared that she is continuing to accept Election Inspector Applications for the 2026 election year.

City Manager Lakamper reported that Finance Director/Treasurer Wilcox and Personnel Coordinator/Deputy Treasurer Kersten are both at Treasurer's Institute.

Plainwell received an additional 10k grant from the Pipp Foundation for playground equipment for Thurl Cook Park, bringing the total available to ~35k.

Lakamper is working with Virgil on a grant for the Plainwell Municipal Airport. The grant would cover the cost of resurfacing the runway.

He shared that we are waiting for an engineering report confirming whether Building #2 is salvageable.

Lakamper discussed the storm response, stating that he was diverted off 131 on his way in, and arrived to find the City staff and crews hard at work clearing trees and debris and making sure the roads were open. He thanked everyone for their hard work and quick response time, stating how impressed he was with the amount of damage that had already been handled.

15. Council Comments:

- A. Councilmember Green has heard nothing but great things about Plainwell's response to the storm damage and the speed of cleanup.
- B. Councilmember Keeney got a late-night call from his grandson, waking him up and telling him to get in the basement. He lost a huge oak tree that took out a power line when it fell. He thanked everyone for their hard work.
- C. Mayor Pro Tem Steele thanked the staff for their tornado response, sharing that she witnessed DPW staff take care of an entire tree in less than an hour. She thanked the community for their support of each other, and congratulated Director Callahan on his upcoming accreditation.
- D. Councilmember Wisnaski congratulated Director Callahan as well, and stated hats off to the storm cleanup crew- great job!

16. Adjournment:

A motion by Steele, seconded by Wisnaski, to adjourn the meeting at 8:12pm. On a voice vote, all voted in favor. Motion passed.

Minutes respectfully
submitted by,
JoAnn Leonard
City Clerk

MINUTES APPROVED BY CITY COUNCIL
May 11, 2026


JoAnn Leonard, City Clerk