

City of Plainwell



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

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

"The Island City"

AGENDA

Plainwell City Council

Monday, November 10, 2025 - 7:00PM

Plainwell City Hall Council Chambers

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

Agenda Subject to Change

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

Plainwell is an equal opportunity provider and employer

MINUTES
Plainwell City Council
October 27, 2025

1. Mayor Keeler called the regular meeting to order at 7:00pm in City Hall Council Chambers.
2. Invocation: Given by Jared Bowen of Lighthouse Baptist Church.
3. Pledge of Allegiance was given by all present.
4. Roll Call: Present: Mayor Brad Keeler, Mayor Pro Tem Lori Steele, and Councilmembers Roger Keeney, Randy Wisnaski 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 10/13/2025 regular meeting. On a voice vote, all voted in favor. Motion passed.
6. Public Comment: None.
7. Presentation: Chris Hass Volunteer of the Year Award
8. County Commissioners Report: Commissioner Gale Dugan gave an update on happenings throughout Allegan County.
Drain Commission Chris Machiela introduced himself to Council.
9. Agenda approval:
A motion by Steele, seconded by Wisnaski, to approve the Agenda for the October 27, 2025 meeting as presented. On a voice vote, all voted in favor. Motion passed.
10. Mayor's Report: None.
11. Recommendations and Reports:
 - A. City Manager Lakamper discussed an On-Premise Tasting Permit for Doster Brewing Co. LLC.
A motion by Keeney, seconded by Steele, approving Resolution 2025-19 which recommends the consideration and approval of an On-Premises Tasting Permit for Doster Brewing Co. LLC by the Michigan Liquor Control Commission. On a roll call vote, all voted in favor. Motion passed.
 - B. City Manager Lakamper discussed a Class C Liquor License Permit for Mill 17 LLC.
A motion by Keeney, seconded by Green, approving Resolution 2025-20 which recommends the consideration and approval of a Class C Liquor License Permit for Mill 17 LLC by the Michigan Liquor Control Commission. On a roll call vote, all voted in favor. Motion passed.
 - C. City Manager Lakamper discussed a proposed parking lot plan from BizEx Ventures.
12. Communications:
A motion by Steele, seconded by Wisnaski, to accept and place on file the September 2025 Department of Public Safety and Water Renewal Reports and the 09/09/2025 DDA/BRA/TIFA meeting minutes. On a voice vote, all voted in favor. Motion passed.
13. Accounts Payable:
A motion by Wisnaski, seconded by Keeney, that the bills be allowed and orders drawn in the amount of \$209,146.22 for payment of the same. On a roll call vote, all voted in favor. Motion passed.
14. Public Comments: Dale Burnham of 210 Prairie St thanked Director Callahan for addressing the car, and he hopes to have updates on the burned house and empty lot soon. He asked when Mill 17 planned to close on the building purchase, and for an update on Classic Auto Factory.
15. Staff Comments:

Finance Director/Treasurer Wilcox introduced herself to Council, and was welcomed by all.

Superintendent Nieuwenhuis congratulated the flower volunteers, and thanked them for their hard work year after year. He shared that loose-leaf pick goes daily until 11/23, and reminded everyone that loose leaf piles need to be trash and brush free. Brush pick up is separate, and occurs on the first Monday of each month. Any home with brush, trash, or other yard waste in their leaf pile will not be picked up.

Superintendent Keyzer congratulated and thanked the flower volunteers. He noted that Waste Water is having sludge hauled out this week, so there will be trucks in and out.

Clerk Leonard thanked the volunteer flower team.

MINUTES
Plainwell City Council
October 27, 2025

City Manager Lakamper shared that a lease agreement had been drafted and provided to Classic Auto Factory. The current offer is a 50-year lease, with a 5-year renovation timeline, with a 5-year option to buy the building and a built in ownership transfer if/when the building becomes insurable. Classic Auto Factory will own the entire complex, allowing them to shift noise and smell producing operations further from Mill 17. Responding to public comments, he shared that the land being used for trash and storage has been addressed by the DPS. Professional Code Inspectors (PCI) is working toward labeling the burned house as dangerous. He thanked the flower volunteers. He stated that MEDC is working with NAPA on the site plan for the new building, and it is his hope to use the same company to design the rest of the front of the Mill complex if possible.

16. Council Comments:

Mayor Pro Tem Steele thanked the flower volunteers, and shared her vacation to Oklahoma to see family was a great time.

Councilmembers Keeney and Wisnaski thanked the flower volunteers for their hard work.

Councilmember Green thanked the flowers volunteers as well, and offered the idea of splitting building 3 of the Mill complex to allow a central portion of the building to remain available to the City, as discussed years ago, with the potential for a future public park.

17. Adjournment:

A motion by Steele, seconded by Wisnaski, to adjourn the meeting at 7:51pm. On a voice vote, all voted in favor. Motion passed.

Minutes respectfully
submitted by,
JoAnn Leonard
City Clerk

MINUTES APPROVED BY CITY COUNCIL
November 10, 2025

JoAnn Leonard, City Clerk



"The Island City"

MEMORANDUM

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

TO: Mayor and City Council
FROM: Justin Lakamper, City Manager
DATE: November 10, 2025
SUBJECT: Profielnorm Industrial Facilities Tax Abatement - Public Hearing

SUGGESTED MOTION: None

BACKGROUND INFORMATION: Profielnorm is in the process of building a \$4,999,999 manufacturing facility in the industrial park expansion.

As part of their investment they have applied for a PA 198 Tax Abatement. This is an economic development tool that local governments can offer to developers of industrial projects, located in an industrial development district, which allow for a 50% tax abatement for up to 12 years. The purpose being to incentivize investment and lower their expenses as they first open, or expand, their business. The Council can negotiate or offer a shorter-term abatement between 1 and 12 years. In the past, the City has granted 12-year abatements to other applicants. Tonight, we are holding a public hearing to discuss the application and to allow all of the affected taxing units (City, County, School, Library, AAESA – ISD, and Plainwell Schools), and the public to offer feedback on the proposal.

ANALYSIS: During the pre-development process Profielnorm informed us of their intention to apply for a PA 198 Tax Abatement. As part of their application to the MEDC for other incentive funding I was asked to provide a letter of support, in which I stated that the City would consider granting this tax abatement. We also established an industrial development district which encompasses their parcel at the time that they purchased the land from us, for the purposes of eventually granting them an abatement.

Over the requested twelve-year period, we have estimated that they would pay \$1,822,032 in property taxes collectively to all of the above listed taxing units. Granting the abatement would lower the estimated amount that they would pay to \$911,016.

While there is no requirement for the City to enter into this agreement, there is an expectation from Profielnorm, Southwest Michigan First, and the Michigan Economic Development Corporation that we do. All three organizations have invested money into bringing this facility to Plainwell and they would like to see the City contribute to this effort. The level of investment from Profielnorm will make them one of the largest contributors to the Cities tax revenue. They have also been very positive to work with throughout this entire process and we are looking forward to having them produce mezzanines and provide jobs to the community for years to come. The reality of economic development is that this sort of abatement has become customary in attracting and retaining investment, therefore I recommend extending this abatement to Profielnorm.

BUDGET IMPACT: Lower tax revenue for 12 years

ATTACHMENTS: Application, Draft Agreement, Abatement Worksheet



August 11th, 2025

JoAnn Leonard

City Clerk

City of Plainwell

211 N. Main Street

Plainwell, MI 49080

Dear Clerk Leonard:

Please find enclosed the original and two (2) copies of a P.A. 198 Tax Abatement Application for Profiellnorm USA, as well as a \$300 check for the filing fee. Profiellnorm USA is a family-owned company specializing in design, engineering, and manufacturing of custom mezzanine solutions.

Proposed is an approximate 50,625 square foot construction project of a new facility at 947 Lincoln Parkway in the City of Plainwell. This project is expected to create 32 jobs over the next 2-3 years and will support the continued growth of our U.S. operations.

If you have any questions or need any additional information in your review of our application, please call me at (269) 762-6676 or email me at henry.dingemans@profiellnorm-usa.com. Thank you for your time and consideration.

Sincerely,

Henry Dingemans

Managing Director

Profiellnorm USA LLC

Enclosures

cc: Ryan Ferrier, Lakeshore Advantage

BUILDING TRUST



Application for Industrial Facilities Tax Exemption Certificate

Issued under authority of Public Act 198 of 1974, as amended. Filing is mandatory.

INSTRUCTIONS: File the completed application and the required attachments with the clerk of the local government unit. If you have any questions regarding the completion of this form, call 517-335-7491.

To be completed by Clerk of Local Government Unit	
Signature of Clerk	Date Received by Local Unit
STC Use Only	
Application Number	Date Received by STC

APPLICANT INFORMATION

All boxes must be completed.

1a. Company Name (Applicant must be the occupant/operator of the facility) Profielnorm USA, LLC		1b. Standard Industrial Classification (SIC) Code - Sec. 2(10) (4 or 6 Digit Code) 331221	
1c. Facility Address (City, State, ZIP Code) (real and/or personal property location) 947 Lincoln Parkway, Plainwell, MI, 49080		1d. City/Township/Village (indicate which) City of Plainwell	1e. County Allegan
2. Type of Approval Requested ☒ New (Sec. 2(5)) ☐ Speculative Building (Sec. 3(8)) ☐ Research and Development (Sec. 2(10))		3a. School District where facility is located Plainwell Community Schools	3b. School Code 03010
☐ Transfer ☐ Rehabilitation (Sec. 3(6)) ☐ Increase/Amendment		4. Amount of years requested for exemption (1-12 Years) 12 years after completion	

5. Per section 5, the application shall contain or be accompanied by a general description of the facility and a general description of the proposed use of the facility, the general nature and extent of the restoration, replacement, or construction to be undertaken, a descriptive list of the equipment that will be part of the facility. Attach additional page(s) if more room is needed.

Profielnorm USA LLC is a family-owned global leader in the design, engineering, and manufacturing of custom mezzanine solutions. Based in the Netherlands, Profiellnorm is expanding its North American operations with an approximate 50,000 sq.ft. facility in the City of Plainwell to serve as its American headquarters.

6a. Cost of land and building improvements (excluding cost of land) * Attach list of improvements and associated costs. * Also attach a copy of building permit if project has already begun.	\$4,999,999.00 Real Property Costs
6b. Cost of machinery, equipment, furniture and fixtures * Attach itemized listing with month, day and year of beginning of installation, plus total	0 Personal Property Costs
6c. Total Project Costs * Round Costs to Nearest Dollar	\$4,999,999.00 Total of Real & Personal Costs

7. Indicate the time schedule for start and finish of construction and equipment installation. Projects must be completed within a two year period of the effective date of the certificate unless otherwise approved by the STC.

	Begin Date (M/D/Y)	End Date (M/D/Y)	
Real Property Improvements	07/08/2025	07/07/2027	☒ Owned ☐ Leased
Personal Property Improvements			☐ Owned ☐ Leased

8. Are State Education Taxes reduced or abated by the Michigan Economic Development Corporation (MEDC)? If yes, applicant must attach a signed MEDC Letter of Commitment to receive this exemption. ☒ Yes ☐ No

9. No. of existing jobs at this facility that will be retained as a result of this project. 5	10. No. of new jobs at this facility expected to create within 2 years of completion. 32
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11. Rehabilitation applications only: Complete a, b and c of this section. You must attach the assessor's statement of SEV for the entire plant rehabilitation district and obsolescence statement for property. The Taxable Value (TV) data below must be as of December 31 of the year prior to the rehabilitation.

a. TV of Real Property (excluding land)	
b. TV of Personal Property (excluding inventory)	
c. Total TV	N/A

12a. Check the type of District the facility is located in:

☒ Industrial Development District ☐ Plant Rehabilitation District

12b. Date district was established by local government unit (contact local unit)

03/11/2024

12c. Is this application for a speculative building (Sec. 3(8))?

☐ Yes ☒ No

APPLICANT CERTIFICATION - complete all boxes.

The undersigned, authorized officer of the company making this application certifies that, to the best of his/her knowledge, no information contained herein or in the attachments hereto is false in any way and that all are truly descriptive of the industrial property for which this application is being submitted.

It is further certified that the undersigned is familiar with the provisions of P.A. 198 of 1974, as amended, being Sections 207.551 to 207.572, inclusive, of the Michigan Compiled Laws; and to the best of his/her knowledge and belief, (s)he has complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the local unit of government and the issuance of an Industrial Facilities Exemption Certificate by the State Tax Commission.

13a. Preparer Name Colin Cady	13b. Telephone Number (616) 772-5226	13c. Fax Number	13d. E-mail Address Colin.cady@lakeshoreadvai
14a. Name of Contact Person Henry Dingemans	14b. Telephone Number (269) 762-6676	14c. Fax Number	14d. E-mail Address Henry.Dingemans@profielnd
▶ 15a. Name of Company Officer (No Authorized Agents) Henry Dingemans			
15b. Signature of Company Officer (No Authorized Agents) <i>Henry Dingemans</i>		15c. Fax Number	15d. Date 8/11/2025
▶ 15e. Mailing Address (Street, City, State, ZIP Code) 5835 W. KL Avenue Kalamazoo, MI 49009		15f. Telephone Number (269) 762-6676	15g. E-mail Address Henry.dingemans@profielnd

LOCAL GOVERNMENT ACTION & CERTIFICATION - complete all boxes.

This section must be completed by the clerk of the local governing unit before submitting application to the State Tax Commission. Check items on file at the Local Unit and those included with the submittal.

▶ 16. Action taken by local government unit		16b. The State Tax Commission Requires the following documents be filed for an administratively complete application.	
☐ Abatement Approved for _____ Yrs Real (1-12). _____ Yrs Pers (1-12) After Completion ☐ Yes ☐ No ☐ Denied (Include Resolution Denying)		Check or Indicate N/A if Not Applicable ☐ 1. Original Application plus attachments, and one complete copy ☐ 2. Resolution establishing district ☐ 3. Resolution approving/denying application. ☐ 4. Letter of Agreement (Signed by local unit and applicant) ☐ 5. Affidavit of Fees (Signed by local unit and applicant) ☐ 6. Building Permit for real improvements if project has already begun ☐ 7. Equipment List with dates of beginning of installation ☐ 8. Form 3222 (if applicable) ☐ 9. Speculative building resolution and affidavits (if applicable)	
16a. Documents Required to be on file with the Local Unit Check or Indicate N/A if Not Applicable			
☐ 1. Notice to the public prior to hearing establishing a district. ☐ 2. Notice to taxing authorities of opportunity for a hearing. ☐ 3. List of taxing authorities notified for district and application action. ☐ 4. Lease Agreement showing applicants tax liability.			
16c. School Code			
17. Name of Local Government Body		▶ 18. Date of Resolution Approving/Denying this Application	

Attached hereto is an original application and all documents listed in 16b. I also certify that all documents listed in 16a are on file at the local unit for inspection at any time, and that any leases show sufficient tax liability.

19a. Signature of Clerk	19b. Name of Clerk	19c. E-mail Address
19d. Clerk's Mailing Address (Street, City, State, ZIP Code)		
19e. Telephone Number	19f. Fax Number	

State Tax Commission Rule Number 57: Complete applications approved by the local unit and received by the State Tax Commission by October 31 each year will be acted upon by December 31. Applications received after October 31 may be acted upon in the following year.

For faster service, email the completed application and additional required documentation to PTE@michigan.gov.

An additional submission option is to mail the completed application and required documents to:

Michigan Department of Treasury
State Tax Commission
PO Box 30471
Lansing, MI 48909

STC USE ONLY				
▶ LUCI Code	▶ Begin Date Real	▶ Begin Date Personal	▶ End Date Real	▶ End Date Personal

Instruction for Completing Form 1012, Industrial Facilities Tax Exemption (IFT) Application

The completed original application form 1012 and all required attachments, **MUST** be filed with the clerk of the local unit of government where the facility is or will be located. Complete applications must be received by the State Tax Commission by October 31 to ensure processing and certification for the following tax year. Applications received after the October 31 deadline will be processed as expeditiously as possible.

Please note that attachments listed on the application in number 16a are to be retained by the local unit of government, and attachments listed in number 16b are to be included with the application when forwarding to the State Tax Commission (STC).

(Before commencement of a project the local unit of government must establish a district, or the applicant must request in writing a district be established, in order to qualify for an IFT abatement. Applications and attachments must be received by the local unit of government **within six months of commencement of project.**)

The following information is required on separate documents attached to form 1012 by the applicant and provided to the local unit of government (city, township or village). (Providing an accurate school district where the facility is located is vital.):

1. Legal description of the real property on which the facility is or will be located. Also provide property identification number if available.
2. Personal Property Requirements: Complete list of new machinery, equipment, furniture and fixtures which will be used in the facility. The list should include description, **beginning date of installation** or expected installation by **month/day/year**, and costs or expected costs (see sample). Detail listing of machinery and equipment **must match amount shown** on question 6b of the application. Personal property applications must have attached a certified statement/affidavit as proof of the beginning date of installation (see sample).
3. Real Property Requirements: Proof of date the construction started (groundbreaking). Applicant must include one of the following if the project has already begun; building permit, footings inspection report, or certified statement/affidavit from contractor indicating exact date of commencement.
4. Complete copy of lease agreement as executed, if applicable, verifying lessee (applicant) has direct ad

valorem real and/or personal property tax liability.

The applicant must have real and/or personal property tax liability to qualify for an IFT abatement on leased property. If applying for a real property tax exemption on leased property, the lease must run the full length of time the abatement is granted by the local unit of government. Tax liability for leased property should be determined before sending to the STC.

The following information is required of the local unit of government: [Please note that only items 2, 4, 5, 6, & 7 below are forwarded to the State Tax Commission with the application, along with items 2 & 3 from above. The original is required by the STC. The remaining items are to be retained at the local unit of government for future reference. **(The local unit must verify that the school district listed on all IFT applications is correct.)**]

1. A copy of the notice to the general public and the certified notice to the property owners concerning the establishment of the district.
2. Certified copy of the resolution establishing the Industrial Development District (IDD) or Plant Rehabilitation District (PRD), which includes a legal description of the district (see sample). If the district was not established prior to the commencement of construction, the local unit shall include a certified copy or date stamped copy of the written request to establish the district.
3. Copy of the notice and the certified letters to the taxing authorities regarding the hearing to approve the application.
4. Certified copy of the resolution approving the application. The resolution must include the number of years the local unit is granting the abatement and the statement "the granting of the Industrial Facilities Exemption Certificate shall not have the effect of substantially impeding the operation of (governmental unit), or impairing the financial soundness of a taxing unit which levies ad valorem property taxes in (governmental unit – see sample).
5. Letter of Agreement (signed by the local unit of government and the applicant per P.A. 334 of 1993 (see sample)).
6. Affidavit of Fees (signed by the local unit of government and the applicant), (Bulletin 3, January 16, 1998). This statement may be

incorporated into the Letter of Agreement (see sample).

7. Treasury Form 3222 (if applicable - *Fiscal Statement for Tax Abatement Request.*)

The following information is required for rehabilitation applications in addition to the above requirements:

1. A listing of existing machinery, equipment, furniture and fixtures which will be replaced or renovated. This listing should include description, beginning date of installation or expected installation by month/day/year, and costs or expected costs.
2. A rehabilitation application must include a statement from the Assessor showing the taxable valuation of the plant rehabilitation district, separately stated for real property (EXCLUDING LAND) and personal property. Attach a statement from the assessor indicating the obsolescence of the property being rehabilitated.

The following information is required for speculative building applications in addition to the above requirements:

1. A certified copy of the resolution to establish a speculative building.
2. A statement of non-occupancy from the owner and the assessor.

Please refer to the following Web site for P.A. 198 of 1974: www.legislature.mi.gov/. For more information and Frequently Asked Questions, visit www.michigan.gov/propertytaxexemptions.

**City of Plainwell
Allegan County, Michigan**

Resolution No. 2024-08

A RESOLUTION TO ESTABLISH AN INDUSTRIAL DEVELOPMENT DISTRICT

Minutes of a regular meeting of the City Council of the City of Plainwell held on March 11, 2024, at City Hall in Plainwell, Michigan at 7:00pm:

PRESENT: Steele, Overheul, Keeney, Wisnaski, Keeler

ABSENT: None

The following preamble and resolution were offered by Council member Wisnaski and supported by Council member Keeney.

A Resolution Establishing Industrial Development District 2024-01 for Southwest Michigan First

WHEREAS, pursuant to PA 198 of 1974, as amended, this City Council has the authority to establish "Industrial Development Districts" within the City of Plainwell; and

WHEREAS, the City of Plainwell on its own initiative seeks to establish an Industrial Development District on property located within the City of Plainwell boundaries; and

WHEREAS, written notice has been given by mail to all owners of real property located within the district, and to the public by newspaper advertisement in the Kalamazoo Gazette and/or public posting of the hearing on the establishment of the proposed district; and

WHEREAS, on March 11, 2024 a public hearing was held at which all owners of real property within the proposed Industrial Development District and all residents and taxpayers of the City of Plainwell were afforded an opportunity to be heard thereon; and

WHEREAS, the City Council deems it to be in the public interest of the City of Plainwell to establish the Industrial Development District as proposed; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Plainwell that the following described parcel of land situated in City of Plainwell, Allegan County, and State of Michigan, to wit:

Land situated in the City of Plainwell, Allegan County, Michigan:

Part of the Southeast $\frac{1}{4}$ of Section 20, Town 1 North, Range 11 West, Described as Beginning at a point on the South line of said Section 20, (as previously surveyed), which is North 89 Degrees 49 Minutes, 58 Seconds West 709.13 Feet from the Southeast Corner of said Section 20; thence continuing North 89 Degrees 49 Minutes 58 Seconds West, along said South line, a distance of 623.12 Feet to the West Line of the East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of said Section (Previously surveyed in recorded Wightman Survey, Liber 4651, Page 793); thence North 00 Degrees 38 Minutes 35 Seconds East, along said West Line, a distance of 1054.10 Feet; thence South 89 Degrees 49 Minutes 58 Seconds East 616.68 Feet; thence South 00 Degrees 17 Minutes 36 Seconds West 1054.07 Feet, More or Less, to the South Line of said Section and the Place of Beginning.

03-55-020-56-00 (Covers More Land) – 2024 Parcel Number 03-55-020-056-02

is established as an Industrial Development District pursuant to the provisions of PA 198 of 1974, as amended, to be known as Plainwell Industrial Development District No. 2024-01.

AYES: Steele, Overhuel, Keeney, Wisnaski, Keeler

NAYS: None

RESOLUTION DECLARED ADOPTED.

I hereby certify that the foregoing constitutes a true and complete copy of a resolution adopted by the City Council of the City of Plainwell, County of Allegan, Michigan, as a regular meeting held on March 11, 2024.


JoAnn Leonard, City Clerk



1575 142nd Ave, DORR, MI 49323
 Ph. (616) 877-2000 Fax (616) 877-4455
 www.pcimi.com

Plainwell - Building Permit

PERMIT #: PBPC25-0013

ISSUED: 07/08/2025

EXPIRES: 01/04/2026

PROJECT TYPE: Com. New Building

LOCATION:	OWNER:	CONTRACTOR:
947 Lincoln Pkwy 03-55-020-056-02 Zoning:	Henry Dinglemans 5835 W KI. Ave Kalamazoo MI 49009 Phone: (269) 762 6676 Fax:	Nuway Construction 2119 Carmen Ct Goshen IN 46516 Phone: (574) 533-0588 Fax:

Unfinished Basement Sq Ft: 0.00

Porch Sq Ft: 0

Driveway Permit

Finished Basement Sq Ft: 0.00

Zoning Permit #: Approved JI. 5-2

Use Group:

1st Floor Sq Ft: 59625.00

Well/Water Permit #:

Construction Type:

2nd Floor Sq Ft: 0.00

Septic/Sewer Permit #:

Foundation Types: Reinforced Concr

Garage Sq Ft: 0

Soil Erosion Permit #: 122781

Fire Suppression:

Deck Sq Ft: 0

Construction Value \$4,999,999.00

Work Description: * Plainwell City

* New Mezzanine Manufacturing Plant

* 2021 Michigan Building Code

* 11 - B Construction

* F-1 Use

* One Story

* Fully Sprinklered

* 147' x 375' x 39' = 59,625 SF

* Two ADA Bathrooms

* Special Inspections for Soil, Concrete & Steel Connections must be forwarded to Bret Rielkerk
 <brietkerk@pcimi.com>

Stipulations: * Knox Box Required

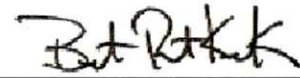
* Special Inspections for Soil, Concrete & Steel Connections

Fee Description	Fee Category	Quantity	Item Total
Building Permit	Plainwell City	4,999,999.00	20,090.00
Commerical Plan Reivew	Plainwell City	0.00	5,000.00

This Project is Subject to All Field Inspection Corrections

Fee Total: \$25090.00
 Amount Paid: \$25,090.00
 Balance Due: \$0.00

REQUESTED AND CONDUCTED WITHIN SIX MONTHS OF THE DATE OF
ISSUANCE OR THE DATE OF A PREVIOUS INSPECTION. CANCELLED PERMITS
CANNOT BE REINSTATED.



Bret Rietkerk - Building Official

Professional Code Inspections of Michigan Inc

NOTICE

POST WHERE CLEARLY VISIBLE FROM ROADWAY

**Any person destroying this permit before the completion of
this building will be punished to the full extent of the law.**

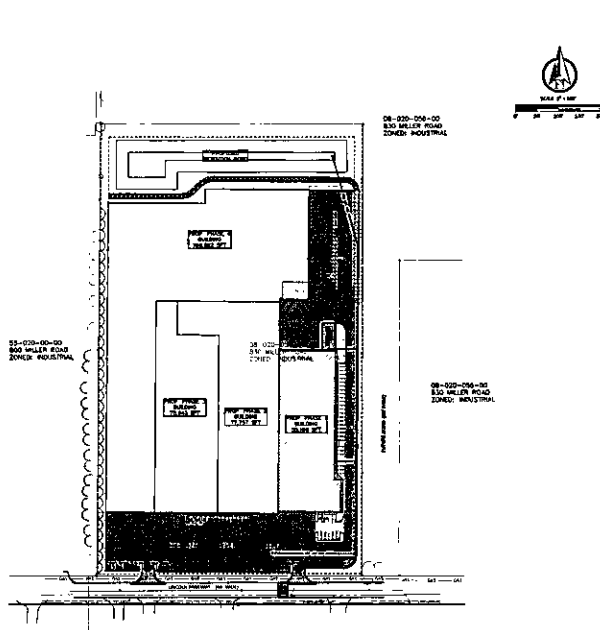
Permit Type	Plainwell - Building
Building Permit #	PBPC25-0013
Project Type	Com. New Building
Address	947 Lincoln Pkwy
Owner/Occupant	Henry Dinglemans

Issue Date	07/08/2025
Expiration Date	01/04/2026

A	B	C	D	E
1				
2		Profielnorm USA		
3		947 Lincoln Parkway, Plainwell, MI, 49080		
4				
5		Section 6a. LAND AND BUILDING IMPROVEMENTS		
6				
7	<u>Description</u>		<u>Cost</u>	
8	Architectural, Permits, & Utility Connections		\$178,604.00	
9	Concrete & Masonry		\$649,289.00	
10	Electrical		\$481,605.00	
11	Excavation & Site Preparation		\$964,415	
12	Exterior Construction, Doors & Windows		\$239,005.00	
13	Finishes		\$14,074.00	
14	Fire Suppression		\$108,293.00	
15	HVAC		\$273,971.00	
16	Plumbing		\$12,925.00	
17	Special Construction		\$1,983,739.00	
18	Thermal		\$94,079.00	
19				
20		Total Project Cost	\$4,999,999.00	
21				

CITY OF PLAINWELL ALLEGAN COUNTY, MICHIGAN

PROFIELNORM USA



PLAN INDEX	
SHEET NO.	DESCRIPTION
1	PLAN INDEX
2	LOT 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100



OWNER
PROFIELNORM USA
HENRY DRIGEMAN
288-762-6578
HENRY.DRIGEMAN@PROFIELNORM-USA.COM
DESIGN ENGINEER
DAN LEWIS, P.E.
288-6877-7120
DAN@PROFIELNORM.COM



Know what's below.
Call before you dig.

PROFIELNORM USA, 12500 W. 12TH AVE., SUITE 100, GRAND RAPIDS, MI 49508-1212. TEL: 269-225-1212. FAX: 269-225-1213. WWW.PROFIELNORM-USA.COM. THIS DOCUMENT IS THE PROPERTY OF PROFIELNORM USA. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF PROFIELNORM USA.

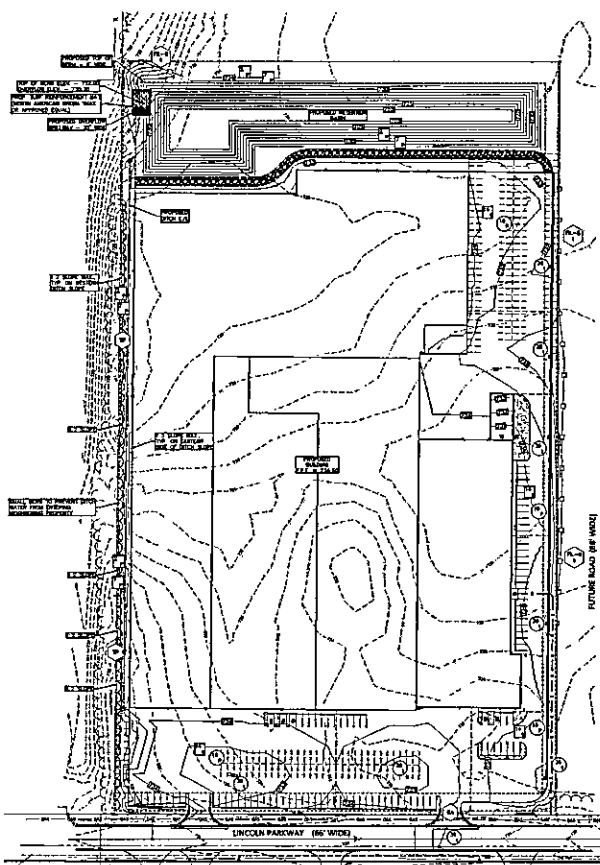
NO.	DATE	REVISION	BY
1	12/18/2014	2014 W. 12TH AVE. (LANSING)	DL
2	12/18/2014	12500 W. 12TH AVE.	DL
3	12/18/2014	12500 W. 12TH AVE. (LANSING)	DL
4	12/18/2014	12500 W. 12TH AVE. (LANSING)	DL

CITY OF PLAINWELL
ALLEGAN COUNTY, MICHIGAN
PROFIELNORM USA
TITLE SHEET



Project Owner: Dan Lewis	Sheet No.
288-6877-7120	1001
288-6877-7120	1001
288-6877-7120	1001

File No.	1436
CHARACTER	OGL
Sheet No.	1436



ALL COORDINATES SHOWN ARE APPROXIMATE LOCATIONS DERIVED FROM ACTUAL MEASUREMENTS AND AVAILABLE RECORDS. THEY SHOULD NOT BE INTERPRETED TO BE THE EXACT LOCATION NOR SHOULD IT BE ASSUMED THAT THEY ARE THE ONLY COORDINATES IN THE AREA.

CONTROL MEASURE KEY



MECHANICAL DIRECT RECYCLE SYSTEM (MURS)

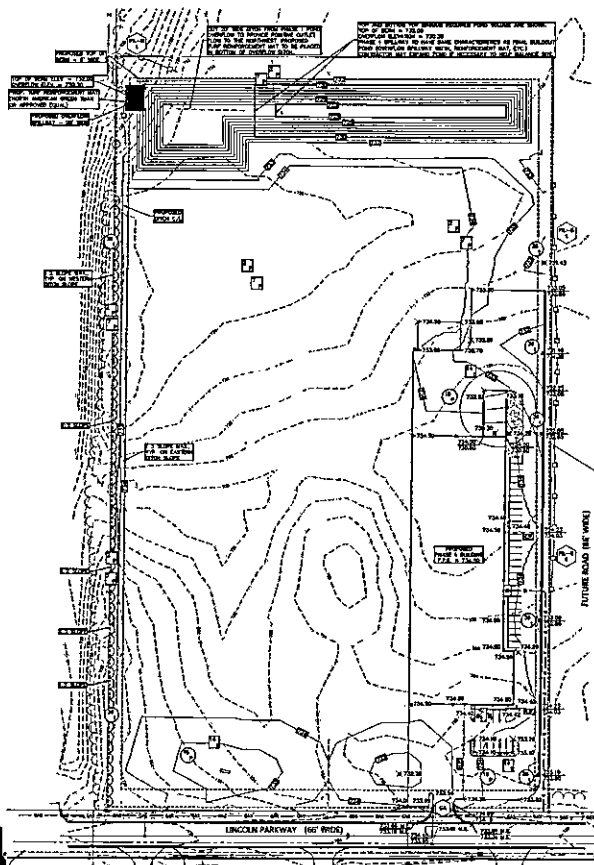
BEST MANAGEMENT PRACTICE (BMP)

- 1. TEMPORARY CONTROL MEASURE (DURING CONSTRUCTION AND UNTIL PERMANENT MEASURES ARE ESTABLISHED)
- 2. PERMANENT CONTROL MEASURE

NOT THROWN AND REINTEGRATION DOWNS. WEAPONS INDICATES WE KNOW ON
THESE CONTROL. WEAPONS WEAPON FROM A CONSTRUCTION ACTIVITY
AND BOMBING. CONTROL. WEAPONS WILL BE ACQUIRED BY THE CONSTRUCTION ACTIVITY
LOCATION, SON, FIVE WEAPONS EVENT ETC. ALL ADDITIONAL FOR PROTECT
REINTEGRATION CONTROL WEAPONS WILL BE INCIDENTAL TO THE CONSTRUCTION
CONTRACT.

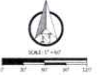
NO.	DATE	EVENT	BY
3	11/25/2024	2ND MTG PLAS - PLAS 1 CHAIRMAN'S	MT
2	11/22/2024	100% MTG PLAS	MT
5	11/22/2024	80% MTG PLAS WITH 100% MTG PLAS 2	MT
6	11/27/2024	INFORMATION PLAS CHANGE	MT



[illegible]



CITY OF PLAINWELL ALLEGAN COUNTY, MICHIGAN PROJECT/NORM USA PROJECT DETAILS		Vriesman & Korhonen www.vkinc.com	Project Contact: MR 800.837.7713 Kalamazoo, MI (269) 487-7518	Plot File: 1436 Drawing: D01 Sheet No.: C500
--	---	---	--	--



Byron Center, MI (616) 277-2585	FILE NO: 1436
Kalamazoo, MI (269) 897-7170	CHECKED DGL
	Value: 1100

INDUSTRIAL FACILITIES TAX ABATEMENT AGREEMENT

THIS INDUSTRIAL FACILITIES TAX ABATEMENT AGREEMENT (“Agreement”) entered into as of November 10, 2025 between the City of Plainwell, a Michigan municipal corporation, the business address of which is 211 N. Main Street, Plainwell, MI 49080 (the “City”) and Profielnorm USA, LLC., a Michigan corporation, the business address of which is 947 Lincoln Parkway, Plainwell, MI 49080 (the “Company”; the Company and City are referred to collectively as the “Parties”).

RECITALS

1. The Company has filed with the City Clerk an application for an Industrial Facilities Exemption Certificate (the “IFT Certificate”) for new land and building improvements (the “Improvements”) pursuant to Act 198, Public Acts of Michigan of 1974, as amended (“Act 198”). A copy of the aforementioned application is attached as Exhibit A (the “Application”).
2. The project site is commonly known as 947 Lincoln Parkway, Plainwell, MI 49080 (“the Site”).
3. The Company represented in the Application that undertaking the improvements will result in it making certain capital investment, promoting economic growth, and creating new and/or retaining existing jobs within the City, as set forth in the Application.
4. In reliance on the Company’s representations in the Application, the City Council adopted a resolution on November 10, 2025 (the “Resolution”), approving the issuance of an IFT Certificate by the State Tax Commission (“STC”) for the Improvements, subject to the terms and conditions of this Agreement.
5. This Agreement is executed pursuant to Section 22 of Act 198.

NOW, THEREFORE, in exchange for the consideration in and referred to by this Agreement, the parties agree as follows:

AGREEMENT

1. The Application. The Application is an integral part of this Agreement and details the Company’s intended investment, creation of new jobs, retention of existing jobs and other development efforts.
2. Mutual Benefit. In consideration for the investment by the Company, and of the approval of the IFT Certificate by the City, the Parties understand that they are mutually benefiting from this economic development project.

3. Covenant to Undertake Improvement. Pursuant to the provisions of Act 198 and the Resolution, the Company agrees to undertake the Improvements, make the capital investments, and create or retain the jobs identified in the Application, provided the STC issues the IFT Certificate for the Improvements.
4. Reporting Requirements. After the IFT Certificate has been issued for the Improvements, the Company agrees to provide the City written reports on the level of capital investment and employment and related economic development commitments made in the Application upon reasonable request by the City Manager from time to time, subject to reasonable confidentiality restrictions to the extent allowed by law.
5. Default. The following constitutes an “Event of Default” under this Agreement:
 - a. Failure to construct, operate or utilize, within the jurisdictional boundaries of the City, the Improvements for which the IFT Certificate was issued, as required under Act 198.
 - b. Relocation of the Improvements outside the jurisdictional boundaries of the City during the period the IFT Certificate related to the Improvements is in effect.
 - c. Failure to meet the capital investment and/or jobs projections related to the Improvements set forth in the Application.
 - d. Failure to timely pay (before assessment of any penalty) all taxes or other amounts owed under Act 198 and all taxes or other amounts owed under the General Property Tax Act for real and/or personal property located at the Site.
 - e. Revocation of the IFT Certificate by the STC, including upon request by the Company.
 - f. Given the considerations in Paragraph 7, the filing of an appeal with the Michigan Tax Tribunal or State Tax Commission within five (5) years of the effective date of the IFT Certificate or, after five (5) years, filing such an appeal that seeks to reduce the taxable value for any real or personal property at the Site to an amount that is more than ten percent (10%) below the taxable value on the roll as of the date of the appeal. Appearance at the City Board of Review and/or meeting(s) with the City Assessor to discuss the value or assessment of any real or personal property at the Site shall not be considered an appeal for purposes of this paragraph.
 - g. Failure to operate the facility for which the abatement has been requested for the entire term for which the IFT Certificate was originally granted.
 - h. Failure to comply with the terms and conditions of this Agreement.
 - i. Any action or omission that constitutes grounds for revocation of the IFT Certificate under Act 198.
6. Remedies Upon Breach. In the event of an Event of Default, the City reserves the right to request that the STC revoke the IFT Certificate for the Improvements in accordance with Act 198, and the Parties agree that breach of this Agreement shall constitute grounds to revoke the IFT Certificate under Act 198.

Alternatively, the City may, in its sole discretion, seek to terminate or reduce the term of the IFT Certificate granted to the Company. This Agreement is also enforceable through a breach of contract action, and the damages recoverable in such an action are not dependent upon the STC's revocation of the IFT Certificate, or any action or inaction by the STC regarding the IFT Certificate. In the event of a breach of this Agreement by the Company, the Company shall reimburse the City for its legal and professional expenses incurred in the enforcement of this Agreement.

7. **Reimbursement of Abated Taxes.** If the Company discontinues substantially all use of the project within 12 years after the date of the certificate is effective (or, if shorter, within one year after the STC revokes the IFT Certificate upon the Company's request), the City may require the Company to pay to the City the percentage of the Abatement Savings (defined below) set forth in the following schedule:

Years after certificate is effective in which use is discontinued (partial years rounded up)	Percentage of abatement savings to be repaid
1	100
2	100
3	75
4	75
5	50
6	50
7	25
8	25
9	20
10	20
11	10
12	10

- a. **Abatement Savings.** "Abatement savings" means the cumulative difference between the industrial facilities tax paid by the Company, and the amount of ad valorem taxes that would have been required to be paid but for the granting of the IFT Certificate (assuming no other exemptions would have applied). For example, if the Company's IFT Certificate is effective December 31, 2025 and the Company discontinues use of the facility 4.5 years later in 2029, and \$500,000 represents the cumulative difference in the industrial facilities tax paid by the Company and the amount of taxes the Company would have paid but for the certificate, then the City could require the Company to pay \$250,000 (50% of \$500,000). The Company represents that:
- During the term of the IFT Certificate, it is and will be responsible for payment of all taxes that would be abated by the certificate; and
 - Any unpaid sums under this Agreement may be collected in the same

manner as overdue ad valorem taxes under Michigan law.

- b. Transfer. The Company's liability for repayment terminates only upon the City's approval of the transfer of the IFT Certificate to another entity.
 - c. Notices and Timing. The Company must notify the City in writing at least 30 days before the Company discontinues substantially all use of the Improvements. The City will notify the Company of the amount of repayment required, if any, within 45 days after receiving notice from the Company (or after the City learns that the project use has been discontinued, whichever occurs later). Delay in notifying the Company does not, however, affect the Company's liability for repayment. The Company must pay the City that amount within 30 days after receiving the City's notice.
- 8. Not in Arrears to the City. The Company agrees during the term of this Agreement that it will not be in arrears to the City on any debt or contract or be in default of any obligation to the City.
 - 9. Compliance with Law. The Company agrees to comply with all rules, regulations, codes and ordinances applicable to it including the City's Zoning Ordinance.
 - 10. Transfer or Assignment of IFT Certificate. The IFT Certificate may not be transferred or assigned by the Company without the prior written approval of the City and the STC in accordance with Act 198. Further, this Agreement may not be assigned by the Company without the prior written approval of the City.
 - 11. No Additional Consideration. No payment of any kind in excess of the fee allowed by Act 198 has been made or promised in exchange for favorable consideration of an exemption certification application.
 - 12. Entire Agreement. This Agreement, with the exhibits previously incorporated herein, represents the entire agreement of the Parties and may only be modified or amended in writing signed by both parties.
 - 13. Governing Law. This Agreement shall be deemed to have been made in Kent County, Michigan, and shall be governed by and construed in accordance with, the laws of the State of Michigan.
 - 14. Duration. This Agreement remains in effect for twelve (12) years after the IFT Certificate becomes effective, regardless of whether the certificate is terminated or revoked.
 - 15. No Third-Party Beneficiaries. This Agreement is not intended to and shall not be construed to give any third party any interest or rights (including, without limitation, any third-party beneficiary rights) with respect to or in connection with any agreement or provision contained herein or contemplated hereby.

16. Compliance with Act 198. This Agreement is entered into by the Company and the City in compliance with the requirements of Section 22 of Act 198.
17. Counterparts. This Agreement may be signed in any number of counterparts with the same effect as if the signature on each such counterpart were upon the same instrument. Each executed copy shall be deemed to be an executed original for all purposes.
18. Authorization. This Agreement has been duly authorized, executed and delivered by the Parties and constitutes a legal, valid, and binding obligation upon each of them and enforceable in accordance with its terms. Each person placing his/her signature below represents and warrants that he/she is duly authorized to execute this Agreement on behalf of the Company and the City as is respectively applicable.

By their signatures below, representatives of both the Company and the City acknowledge they are signing under the authority and on the behalf of the Parties.

City of Plainwell
Municipal Corporation

Profielnorm USA, LLC.

By: _____
Brad Keeler, Mayor

By: _____

By: _____
JoAnn Leonard, City Clerk

Its: _____

PA 198 TAX ABATEMENT APPLICATION**Business Name:** Profielenorm USA, LLC**Property Address:** 947 Lincoln Parkway**Summary of Total Taxes Abated and Maximum Application Fee Calculation****Real & Personal Property**

Total Real Property Taxes Abated (12 Years):	\$	911,016
Total Personal Property Taxes Abated (6 Years):	\$	-
Total Taxes Abated:	\$	911,016
2% Application Fee Calculation:		0%
Maximum Allowable Fee Under Statute:	\$	-
Appliation Fee per City Policy:	\$	300

NOTE: With no abatement, the estimated taxes generated for all taxing units over the 12- and 6-year periods would total:

	Abatement Period	Full Tax Rate	Total Period TV	Unabated Tax Amount
Real Property	12	0.0695428	26,200,160	\$ 1,822,032
Personal Property*	6	0.0664276	-	\$ -
Total Unabated Tax Liability:				\$ 1,822,032

* The taxation of all new Eligible Manufacturing Personal Peroperty is Exempt per MCL 211.9m

PA 198 TAX ABATEMENT APPLICATION

Business Name: Profielnorm USA, LLC
Property Address: 947 Lincoln Parkway
Real Property Investment: 4,999,999

Real Property Taxes Abated Over 12-Year Abatement Period							
	Year 1 2027	Year 2 2028	Year 3 2029	Year 4 2030	Year 5 2031	Year 6 2032	Annual Depreciation
Cost	\$ 4,999,999	\$ 4,874,999	\$ 4,753,124	\$ 4,634,296	\$ 4,518,439	\$ 4,405,478	
SEV/TV	2,500,000	2,437,500	2,376,562	2,317,148	2,259,219	2,202,739	2.50%
Rate Abated	0.0347714	0.0347714	0.0347714	0.0347714	0.0347714	0.0347714	
Taxes Abated	\$ 86,928	\$ 84,755	\$ 82,636	\$ 80,570	\$ 78,556	\$ 76,592	
	Year 7 2033	Year 8 2034	Year 9 2035	Year 10 2036	Year 11 2037	Year 12 2038	Totals Over 12-Year Abatement Period
Cost	\$ 4,295,341	\$ 4,187,957	\$ 4,083,258	\$ 3,981,177	\$ 3,881,647	\$ 3,784,606	
SEV/TV	2,147,670	2,093,979	2,041,629	1,990,588	1,940,824	1,892,303	26,200,160
Rate Abated	0.0347714	0.0347714	0.0347714	0.0347714	0.0347714	0.0347714	
Taxes Abated	\$ 74,678	\$ 72,811	\$ 70,990	\$ 69,216	\$ 67,485	\$ 65,798	\$ 911,016

Detail of the Total Real Property Taxes Abated Over the 12-Year Period

Taxing Jurisdiction Name Tax Levy Description	PA-198 Est. Tax Rate (50% Level)	12-Year Combined TV	Total 12-Year Taxes Abated
City of Plainwell	0.0069872	26,200,160	\$ 183,066
City Solid Waste	0.0006500	26,200,160	\$ 17,030
Allegan County Operating	0.0025810	26,200,160	\$ 67,623
State Education Tax	0.0060000	26,200,160	\$ 157,201
Ransom District Library	0.0009973	26,200,160	\$ 26,129
Allegan County Roads	0.0004935	26,200,160	\$ 12,930
Allegan County Seniors	0.0002412	26,200,160	\$ 6,319
Allegan County Medical	0.0001197	26,200,160	\$ 3,136
Allegan County Conservation	0.0000479	26,200,160	\$ 1,255
AAESA - ISD	0.0023786	26,200,160	\$ 62,320
Plainwell Schools Operating	0.0090000	26,200,160	\$ 235,801
Plainwell Schools Debt	0.0052750	26,200,160	\$ 138,206
Total - All Taxing Entities	0.0347714		\$ 911,016



"The Island City"

MEMORANDUM

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

TO: Mayor and City Council
FROM: Justin Lakamper, City Manager
DATE: November 10, 2025
SUBJECT: Zoning Ordinance Amendment - ADUs

SUGGESTED MOTION: I motion to adopt Ordinance 403 as presented.

BACKGROUND INFORMATION: The City received a request from a homeowner to be allowed to rent out a dwelling unit above their garage. Currently this is not allowed in the zoning ordinance. However, there are several homes in the City that already have a dwelling unit above their garage. We were asked to consider allowing this sort of use in the residential districts. The idea was brought to the planning commission and they requested that we draft an accessory dwelling unit (ADU) ordinance which would allow residents to use, or construct new, accessory dwelling units on their parcels. This was done and presented to the planning commission at their last meeting at which they voted unanimously to recommend the passage of the ordinance. It is now being presented to you for final approval. Some notable aspects of the ordinance are:

- 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.
- The property owner must occupy either the primary structure (house) or the ADU
- The ADU is a special use, which means that it requires an application which will go to the planning commission for approval before they can have one.
- The ADU must have a kitchen, bathroom, and sleeping area.
- One designated off-street parking area is required per ADU

This ordinance also rewrites the dwelling unit conversion section of our existing zoning ordinance. This allows for single family homes in the R-1 district to be converted into a duplex. This has always existed in the zoning ordinance but we asked that it be rewritten to ensure that this does not contradict aspects of the ADU section.

ANALYSIS: ADUs are not uncommon in modern zoning and is generally encouraged by urban planners as it is a simple and efficient way to bring more housing units online and offers homeowners an opportunity to monetize their property. We didn't however want it to be a means to create a multifamily rental property in the R-1 district so we established the

requirement that the property owner to also live on a property. I believe that this is a great way to modernize our zoning and allow for more flexible use of single-family properties and recommend its passage.

BUDGET IMPACT: Other than the possibility that an ADU be used as a rental property and thus would increase tax revenue, there is no budgetary impact.

ATTACHMENTS: Draft Ordinance 403

**CITY OF PLAINWELL
ALLEGAN COUNTY, MICHIGAN**

ORDINANCE NO. 403

AN ORDINANCE TO AMEND CHAPTER 53 “ZONING” OF THE CITY OF PLAINWELL CODE OF ORDINANCES; TO AMEND SEC. 53-3, PERTAINING TO DEFINITIONS; TO AMEND SEC. 53-8, PERTAINING TO PERMITTED USES AFTER SPECIAL APPROVAL IN THE R-1A AND R-1B DISTRICT; TO AMEND SEC. 53-12, PERTAINING TO PERMITTED USES AFTER SPECIAL APPROVAL IN THE R-1C, SINGLE- AND TWO-FAMILY RESIDENCE DISTRICT; AND TO AMEND SEC. 53-127, PERTAINING TO DWELLING UNIT CONVERSIONS AND ACCESSORY DWELLING UNITS.

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 definitions, which are inserted in alphabetical order:

ACCESSORY DWELLING UNIT (ADU). A secondary and separate dwelling unit, either attached or detached, established in conjunction with and clearly subordinate to a single-family dwelling located on the same parcel.

DWELLING UNIT CONVERSION. The process by which the owner of a single-family dwelling in a specified zoning district may apply for conversion of the dwelling into a greater number of dwelling units than existed in the dwelling prior to conversion.

Section 2. Amendment of Sec. 53-8. Sec. 53-8, of Chapter 53, “Zoning” of the City of Plainwell Code of Ordinances is amended to include a new subsection L, which reads as follows:

L. Accessory dwelling unit, subject to the requirements of Section 53-127.

Section 3. Amendment of Sec. 53-12. Sec. 53-12, of Chapter 53, “Zoning” of the City of Plainwell Code of Ordinances is amended to include a new subsection H, which reads as follows:

H. Accessory dwelling unit, subject to the requirements of Section 53-127.

Section 4. Amendment of Sec. 53-127. Sec. 53-127 of Chapter 53, “Zoning” of the City of Plainwell Code of Ordinances is amended to read as follows:

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

A. Dwelling Unit Conversions

1. Intent. Dwelling unit conversions are intended to permit the conversion of a single-family dwelling into a two- or three-family dwelling, thereby accommodating more flexible housing options in single-family neighborhoods and providing additional attainable housing options for community residents.
2. Dwelling unit conversions 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.
 - b. The proposed conversion shall result in more than two (2) additional units to the existing dwelling and the maximum number of bedrooms per additional dwelling unit shall not exceed two (2).
 - c. Unit floor area. Conversion of any dwelling unit will not result in any dwelling unit with gross floor area of is less than four-hundred (400) square feet for an efficiency unit, six-hundred (600) square feet for a one-bedroom unit and seven-hundred-fifty (750) square feet for a two-bedroom unit.
 - d. One of the dwelling units must be occupied by the property owner who agrees that all construction and maintenance of the structure, all dwelling units therein, and all maintenance of the grounds will be in accordance with and conform to all city construction codes, including, but not limited to, the Building Code, Electrical Code, Plumbing Code, Mechanical Code, and Housing Code.
 - e. Each dwelling unit shall be self-contained, consisting of complete lavatory and kitchen facilities and a separate living area.
 - f. Each dwelling unit shall provide adequate light and ventilation pursuant to all applicable codes.
 - g. Stairways leading to the second or any higher floor shall be located within the walls of the building wherever practical and stairways and fire escapes shall otherwise be located on the rear wall in preference to either side wall and in no case on a front wall or side wall facing a street.
 - h. Except as may be necessary for purposes of safety in accordance with the preceding paragraph, there shall be no major structural change in the exterior of the building in connection with the conversion and after conversion the building shall retain substantially the same structural appearance it had before the conversion.
 - i. There shall be provided one (1) parking space per converted dwelling unit, in addition to the parking requirements for a single-family dwelling. The location of the off-street parking spaces shall be consistent and compatible with existing off-street parking in the neighborhood. Where possible, parking should be enclosed or screened from view from any public street. In no case shall an application be approved where parking is intended to

be located in the front yard, outside of an approved driveway, of any dwelling unit for which conversion has been applied for.

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.
 - 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.
 - 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 (1) dwelling unit.
 - d. The property owner shall occupy either the principal structure or the accessory dwelling unit as their 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.
 - 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.
 - 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.

- 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.
- 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.
- 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.
- 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.
- 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.

Section 5. 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 6. 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



"The Island City"

MEMORANDUM

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

TO: Mayor and City Council
FROM: Justin Lakamper, City Manager
DATE: November 10, 2025
SUBJECT: Zoning Ordinance Amendment – Zoning Compliance Permit

SUGGESTED MOTION: I motion to enact Ordinance 404

BACKGROUND INFORMATION: As we were reviewing the zoning ordinance to create the new ADUs we asked our planning consultant to review our permitting process to bring it up to our current practices and ensure efficiency. They suggested the attached amendments. Notably we are looking to change the following:

- Previously our zoning permits did not have an expiration date. This has led to the situation where someone may begin a project but never finish it. Without an expiration date it is difficult for us to require someone to finish. Therefore, we are adding a 6-month timeline for small projects (sheds and fences) and a year timeline for larger projects (home construction).
- Eliminates the reference to the building inspector, as we don't have one inhouse and replaces it with the term zoning administrator. This is in line with our current practices.

ANALYSIS: These are essentially administrative edits to the ordinance to bring it inline with current practices. The only substantive change is the addition of an expiration date. This is needed to give us a mechanism to ensure that projects are completed in a reasonable timeline and don't remain in an unfinished state for an indefinite period of time.

BUDGET IMPACT: None

ATTACHMENTS: Draft Ordinance 404

**CITY OF PLAINWELL
ALLEGAN COUNTY, MICHIGAN**

ORDINANCE NO. 404

AN ORDINANCE TO AMEND CHAPTER 53 “ZONING” OF THE CITY OF PLAINWELL CODE OF ORDINANCES; TO AMEND SEC. 53-3, PERTAINING TO DEFINITIONS; AND TO AMEND SEC. 53-195, PERTAINING TO ZONING COMPLIANCE PERMITS.

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:

Zoning Administrator. The person, as delegated by the Building Inspector, designated to interpret, administer, and enforce the provisions of this Ordinance.

Zoning Compliance Permit. A permit signifying compliance with the provisions of this Ordinance as to use, activity, bulk, and density.

Section 2. Amendment of Sec. 53-195. Sec. 53.195 of Chapter 53, “Zoning” of the City of Plainwell Code of Ordinances is amended to read as follows:

Section 53-195. ZONING COMPLIANCE PERMITS

- A. No permit or approval shall be issued by any municipal, county, state, official, or agency for any use, building, construction, work, alteration, addition, or improvement to land or land division until a Zoning Compliance Permit has been issued by the Zoning Administrator under the terms and provisions of this Ordinance.
- B. Submittal Requirements. In order to facilitate administration of the conditions of this chapter, each application for a zoning compliance permit shall be accompanied by a sketch plan drawn to scale containing the following:
 - 1. Lot dimensions;
 - 2. Existing and proposed building/structure(s) dimensions;
 - 3. Location and setbacks of existing and proposed building/structure(s);
 - 4. Uses of existing and proposed building/structure(s);
 - 5. Height of existing and proposed building/structure(s)
 - 6. Front yard setbacks of neighboring properties principal buildings.
- C. Standards and Conditions.

1. Before any Zoning Compliance Permit shall be issued, an application fee and any required escrow fees shall be paid. The amount of such fees and escrows shall be fixed by a schedule established by resolution of the City Council.
2. If the application is in conformity with the provisions of this Ordinance, the Zoning Administrator shall issue a Zoning Compliance Permit. If an application for such Permit is not approved, the Zoning Administrator shall state in writing the cause for such disapproval.
3. Time Limits.
 - a. Any Zoning Compliance Permit issued under the provisions of this ordinance shall be valid only for a period of 1 year following the date of issuance thereof. Any project which has not substantially commenced within the one-year period may not be started or continued unless the permit is reissued or extended or a new Zoning Compliance Permit is issued.
 - b. Accessory buildings and structures such as fences and small buildings under two hundred (200) square feet in area that have been issued a Zoning Compliance Permit under the provisions of this ordinance shall be valid only for a period of six (6) months following the date of issuance thereof. Any project which has not substantially commenced within the six-month period may not be started or continued unless the permit is reissued or extended or a new Zoning Compliance Permit is issued.
 - c. Before voidance is actually declared, the Zoning Administrator shall notify the applicant of the pending voiding by sending a notice to the applicant in writing. The permit may be renewed or extended for not more than six (6) additional months upon request without payment of the additional fees, subject to the provisions of all ordinances in effect at the time of renewal.
4. The Zoning Administrator and/or Building Inspector shall inspect the site prior to the pouring of footings. The holder of every Zoning Compliance Permit for the construction, erection, alteration, repair, or moving of any building, structure, or part thereof shall notify the Zoning Administrator and/or the Building Inspector immediately upon completion of the work authorized by such permit for final inspection.
5. No building, structure, or use for which a land use permit has been issued shall be used or occupied until after a final inspection has been performed, which indicates that all the provisions of this Ordinance are met and a certificate of occupancy has been issued by the building official. The issuance of a certificate of occupancy shall in no case be construed as waiving any provisions of this Ordinance.

6. The Zoning Administrator shall have the power to revoke or cancel any Zoning Compliance Permit in case of failure or neglect to comply with any provisions of this Ordinance, or in the case of any false statement or misrepresentation made in the application. The owner or his agent shall be notified of such revocation in writing. Upon such revocation, all further construction activities and usage shall cease upon the site, other than for the purpose of correcting the violation or securing the site. Cancellation of a permit issued for a special land use, planned unit development, or variance shall not occur before a hearing by the body that granted the permit. The Zoning Administrator may issue a stop work order to halt all construction activities and usage pending a decision on revocation of said permit.
7. The Zoning Administrator may withhold any Zoning Compliance Permit pending verification that an applicant has received required city, county, state, or federal permits, including but not limited to, sanitary sewer and water tap-in permits, septic and water well permits, soil erosion and sedimentation control permits, wetlands permit, floodplain, culvert, driveway, or building permits. Likewise, wherever this Ordinance authorizes permit approval by the Planning Commission or City Council, the Planning Commission or City Council may condition final approval of the requested development activity upon the receipt of any of the above-mentioned city, county, state, or federal approvals and/or direct the Zoning Administrator not to issue a Zoning Compliance Permit until said permits from other agencies have been obtained.

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



"The Island City"

MEMORANDUM

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

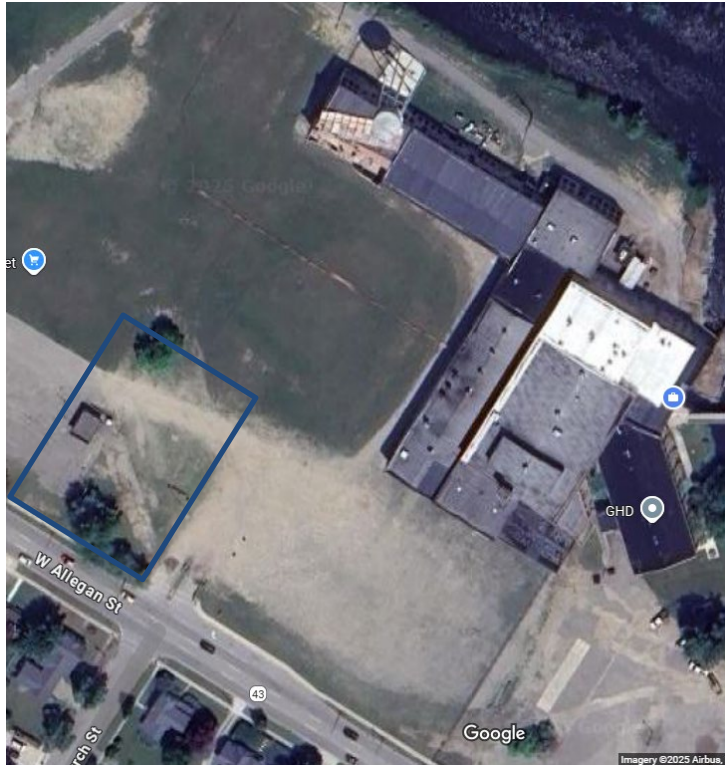
TO: Mayor and City Council
FROM: Justin Lakamper, City Manager
DATE: November 10, 2025
SUBJECT: Discussion Sale of Mill Property to Plainwell Auto

SUGGESTED MOTION: None

BACKGROUND INFORMATION: The City has been working with local business owner, David Steffen, for the past year and a half to find approximately one acre of land on M-89 for him to build a new building for his business, Plainwell Auto.

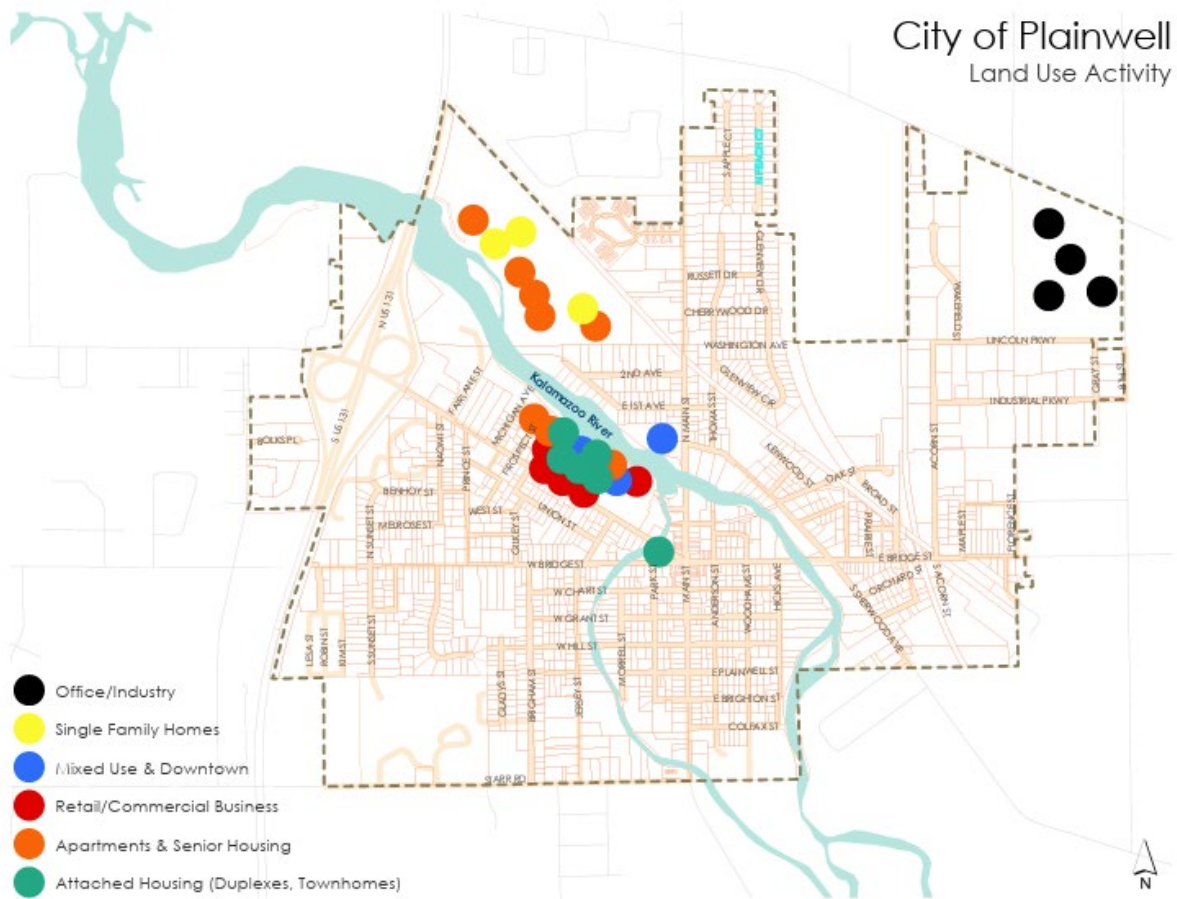
Originally, the City entered into a purchase agreement with him to buy the one-acre corner lot of the mill property along M-89 and Island Avenue. For a number of reasons, including concern over the type of business being proposed, concerns over the type of building that would be built, and the existing concrete relics on the parcel which would escalate building costs, this sale did not go through.

Since then David has been working with the City to find a more suitable location for his new building. The City considered moving his building along M-89 in front of building 16 on the Mill site. Since the original purchase agreement multiple developments are in the works on the mill site. These include a housing development, and businesses looking to move into the mill buildings. The businesses looking to occupy the mill buildings asked that no building be built in front of buildings 15 and 16. Given the concerns over the placement, and building style and look, we have brought in MEDC financed architects to design a site plan and the building exterior. The goal with the architects was to create a design that will fit into the overall aesthetic of the complex and could be used by another party in the future. The intention is that the building that compliments the mill. That design work is now complete and included as an attachment. The intention would be to include these designs as exhibits in any purchase agreement as a build requirement. The newest location (depicted below) is located on land that has a commercial designation from the EPA, meaning it cannot be used for anything other than commercial purposes, and is satisfactory to the other parties working on developments on the mill property.



David is asking that the City consider selling him approximately 1 acre of land for a sum of \$40,000 and asking that the City pay for the required boundary survey to create the parcel, as was agreed to in the original purchase agreement. The price derives from an assessment that another potential buyer had conducted and offered in 2023. It also contemplates the fact that this is a superfund site that includes additional consideration and implications for development.

ANALYSIS: This project has been long in the making. Throughout the project we have heard from members from all boards (Council, DDA/BRA/TIFFA, and Planning Commission) at a number of meetings. There has been support expressed for the project, as well as concerns. Some of the most prominent concerns have been the building aesthetic, whether or not it fits into the overall vision of the site, and that at a listening session in the past residents present expressed that they do not want any “chain or franchise” type of development on the mill. However, during a 2022 master plan engagement event those present were asked to what they would like to see with future land use and expressed that they would like to see retail and commercial business along M-89 on the mill site, as depicted in the graphic below.



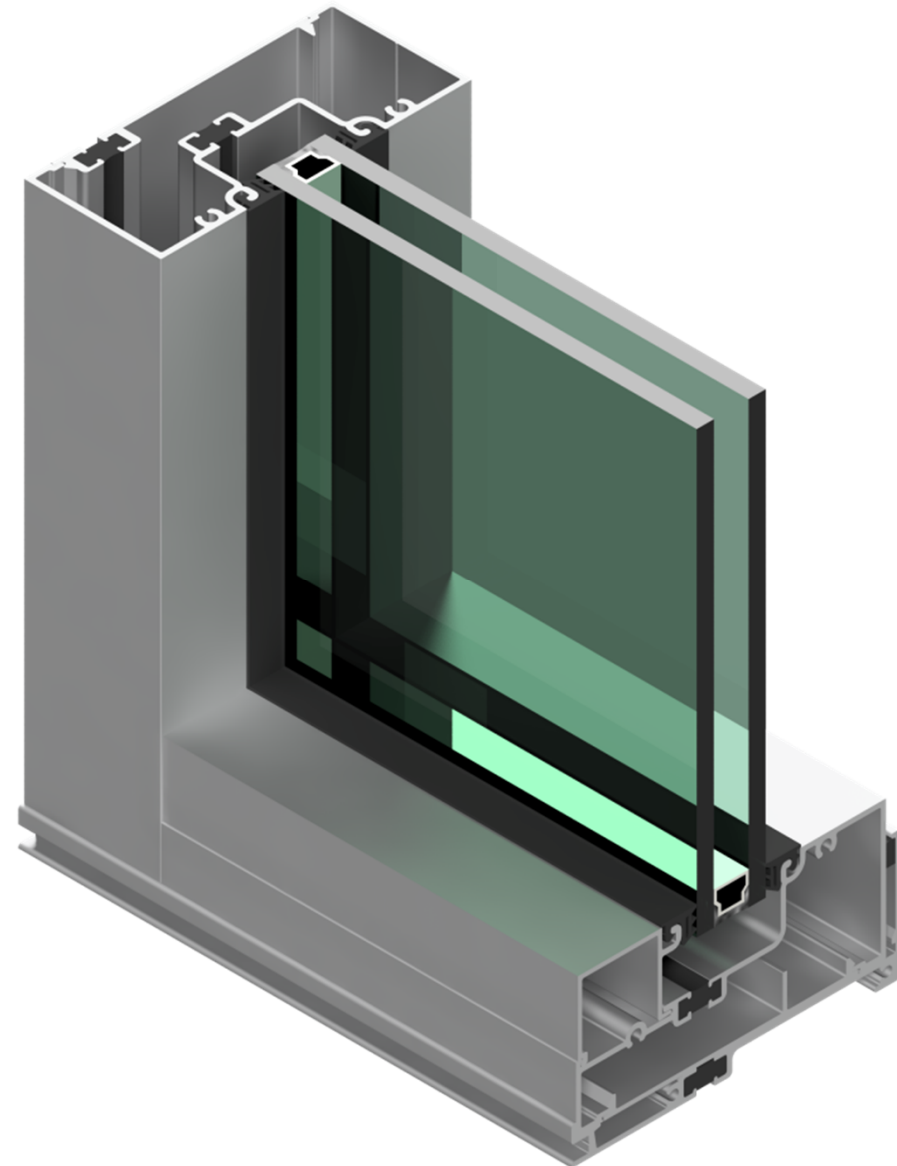
In alignment with this engagement session, some members of our boards and the community have welcomed the idea of expanding a new business onto the new site. Particularly given the fact that it is a local business person who has already committed himself to the community and would allow his business to grow.

This agenda item is intended as a first discussion over the next two months, to offer all boards and the community multiple opportunities to express their opinion on the potential development. At our next meeting we will purposefully advertise the discussion and welcome the community to attend and offer feedback.

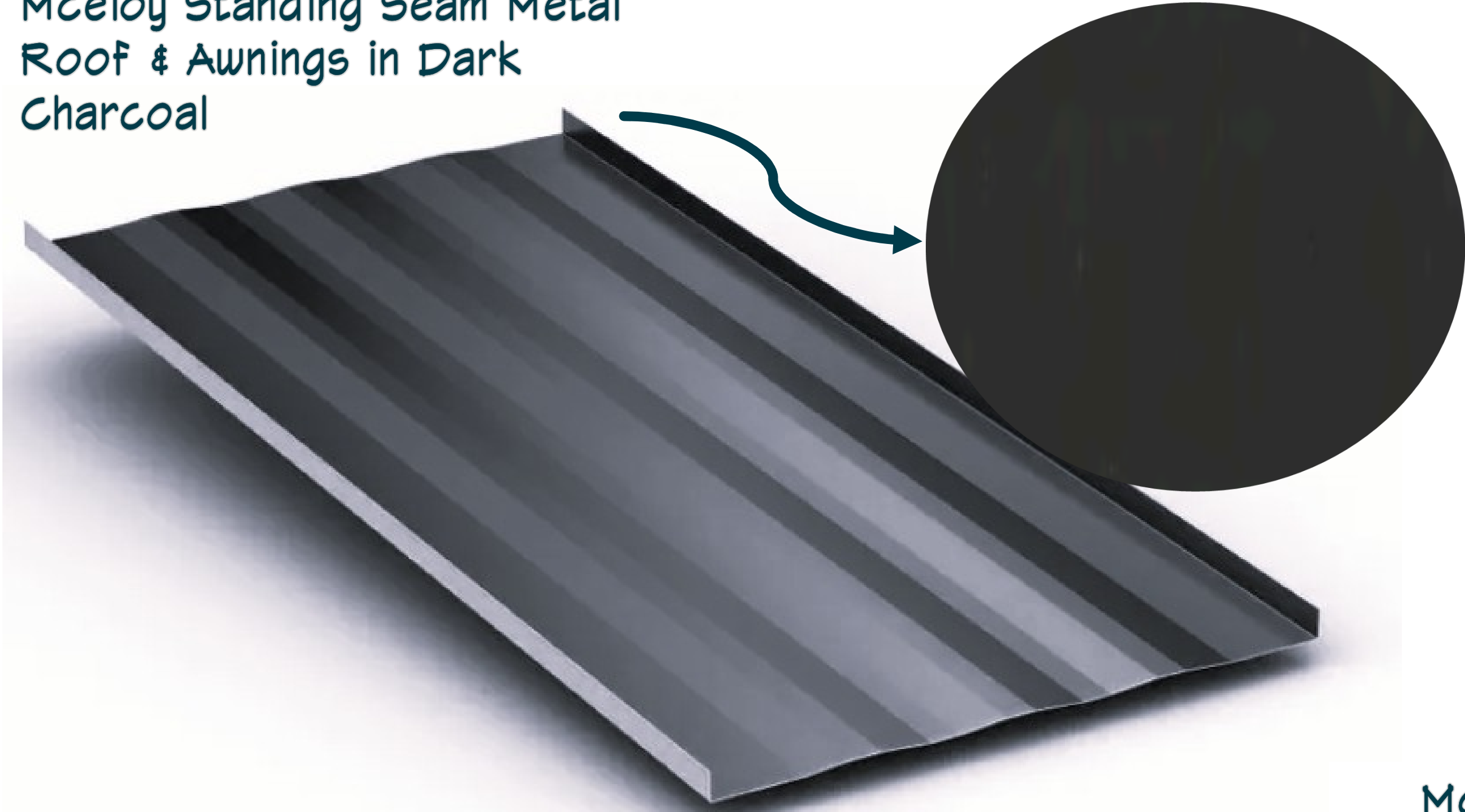
BUDGET IMPACT: None

ATTACHMENTS: Pre-Development Designs

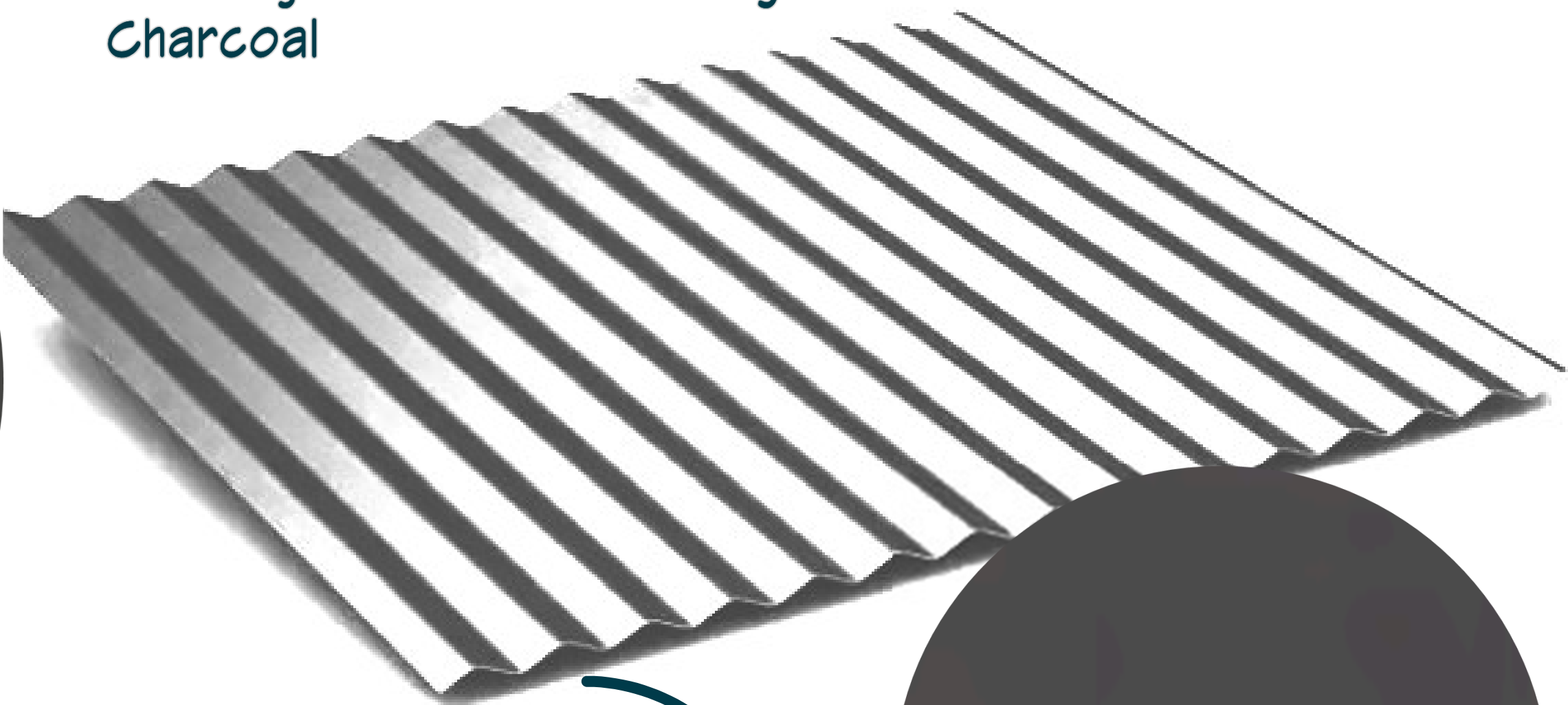
Storefront System in Clear Anodized Finish



Mcelroy Standing Seam Metal Roof & Awnings in Dark Charcoal



Mcelroy M-Cor Panel Siding in Charcoal



James Hardie Smooth Lap Siding Primed/Unfinished - Painted in SW 9177 Salty Dog



SW 9177 Salty Dog - Front Entry Columns + Exterior Door Paint Color

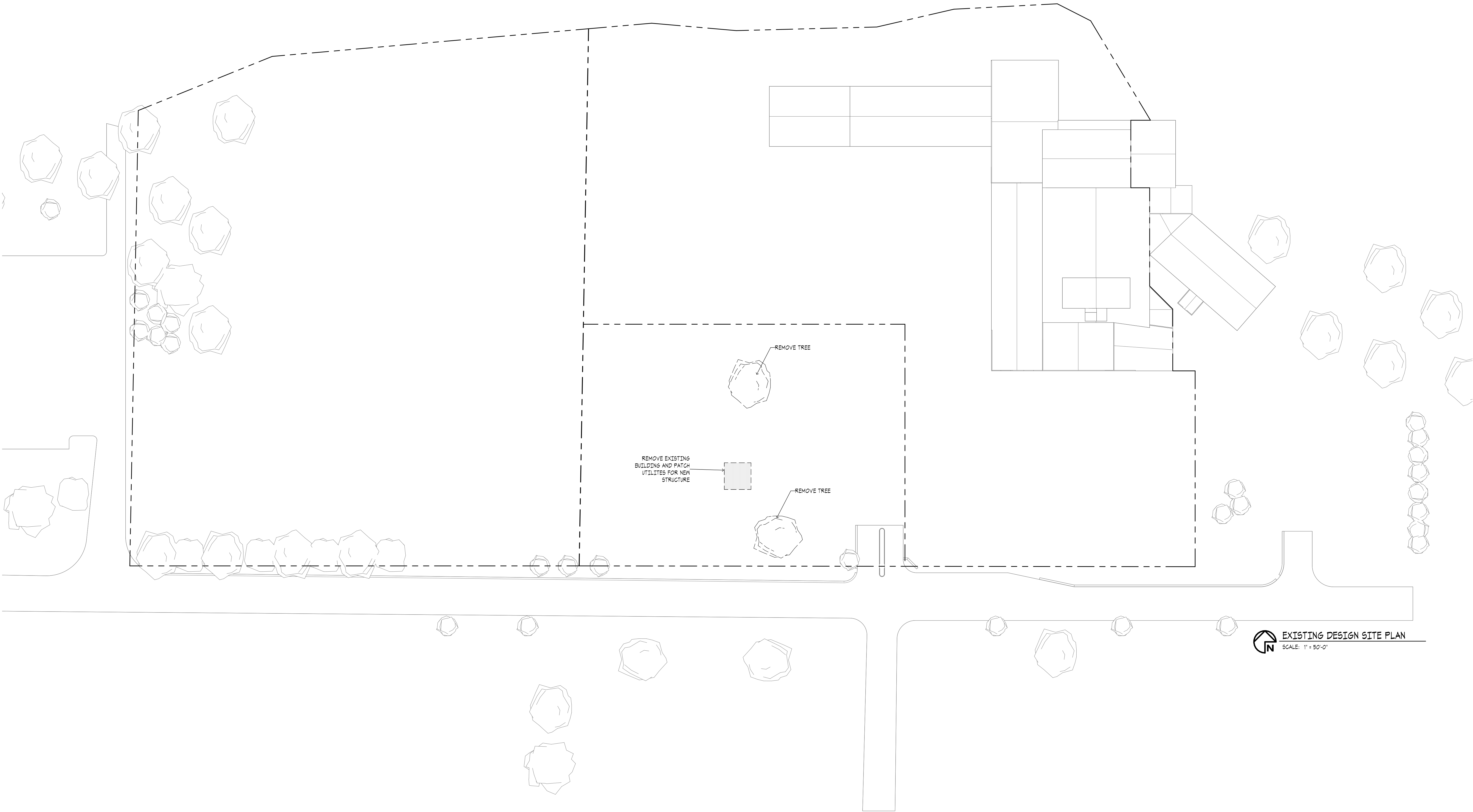
SW 7069 Iron Ore - Columns @ Backside of Bldg

Coronado Pro Ledge Stone in Oakbrook

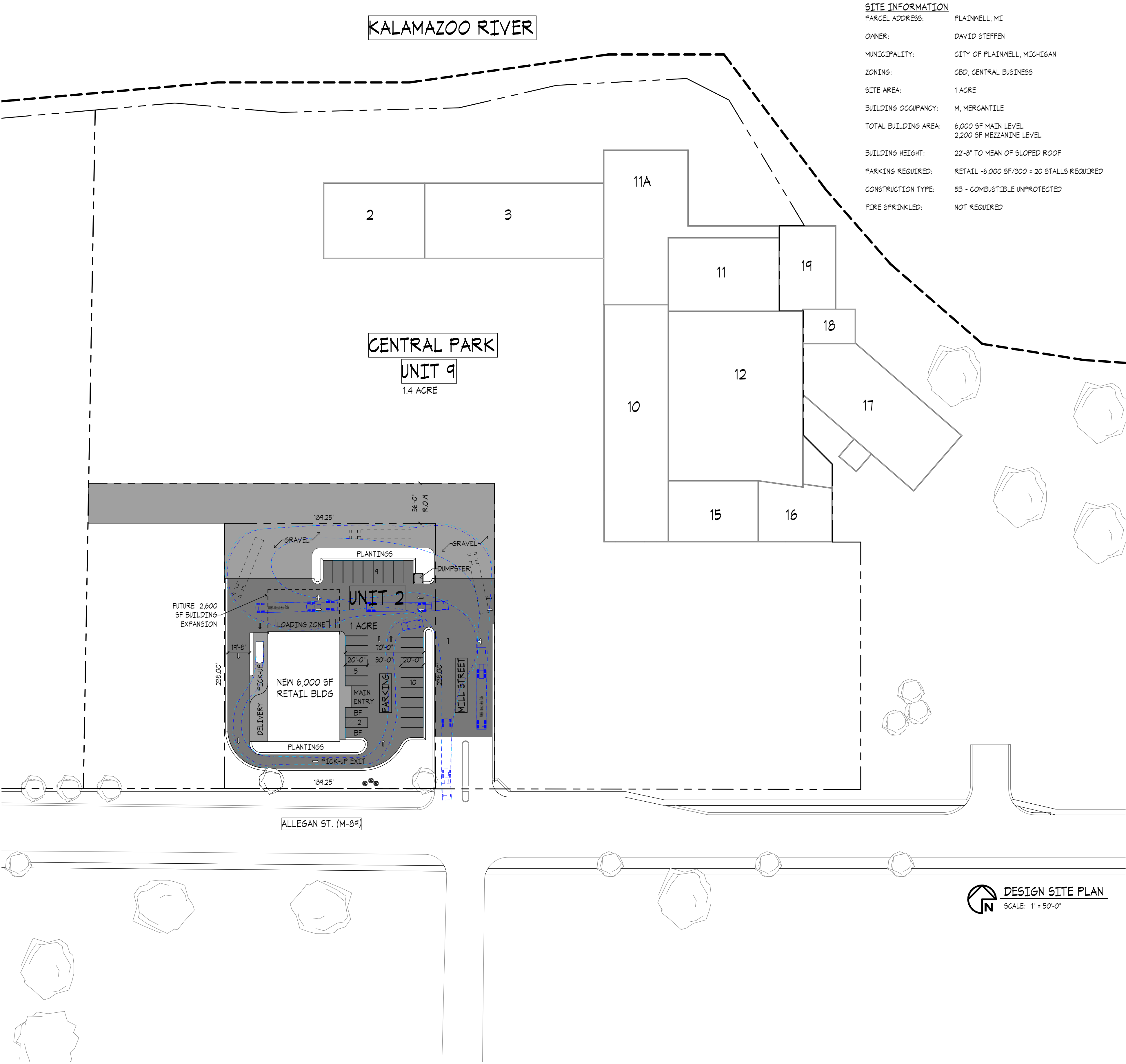


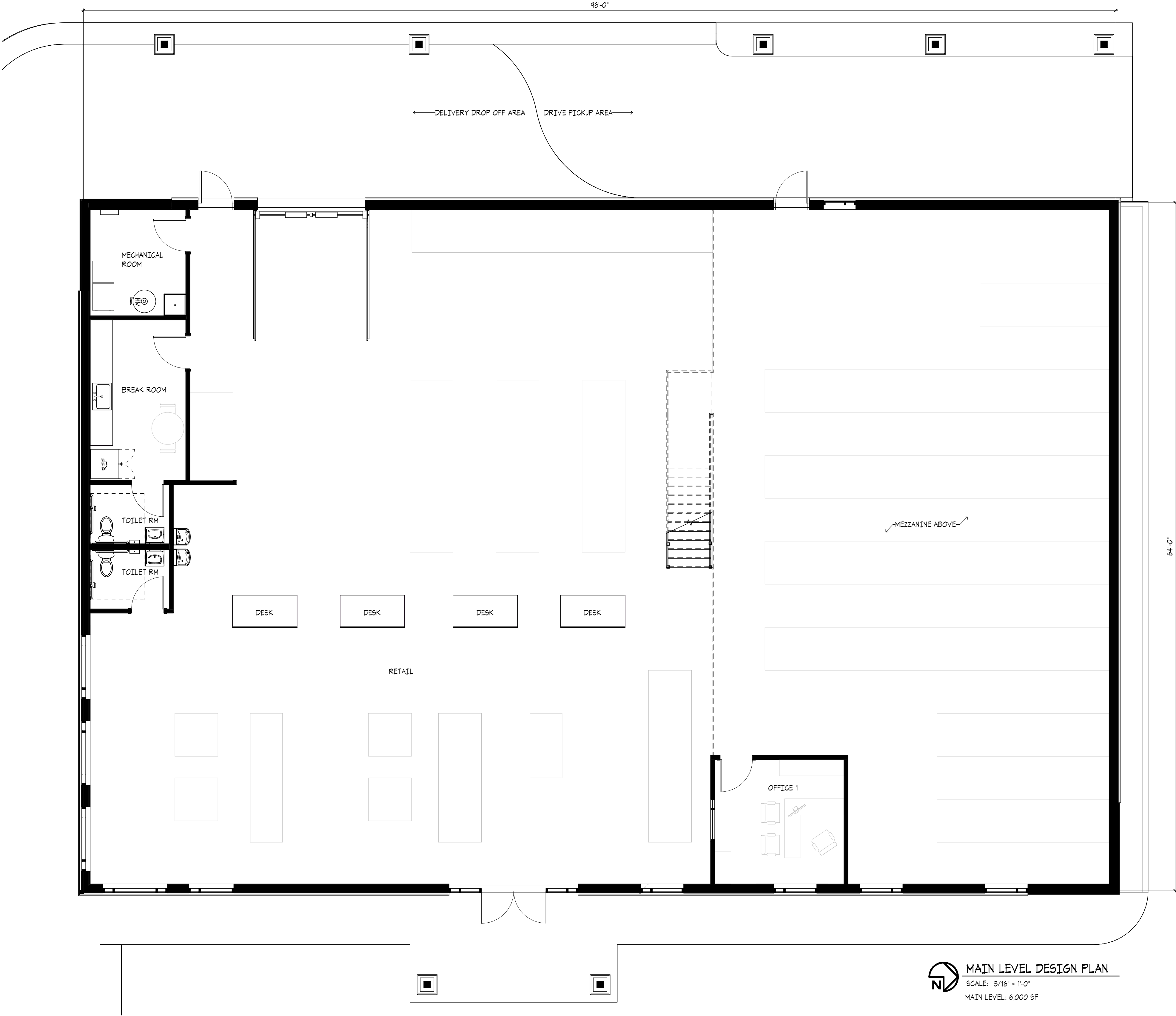


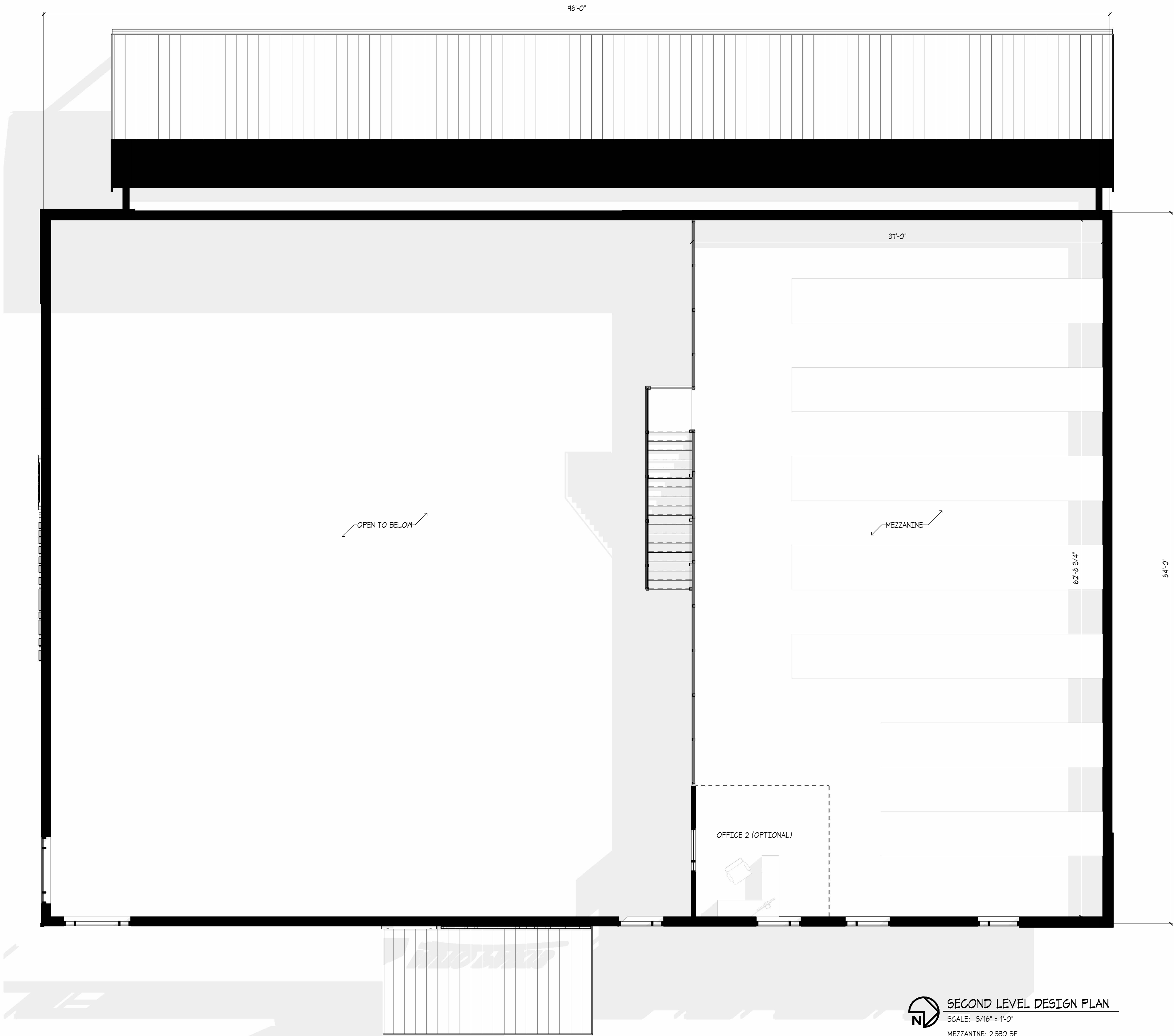




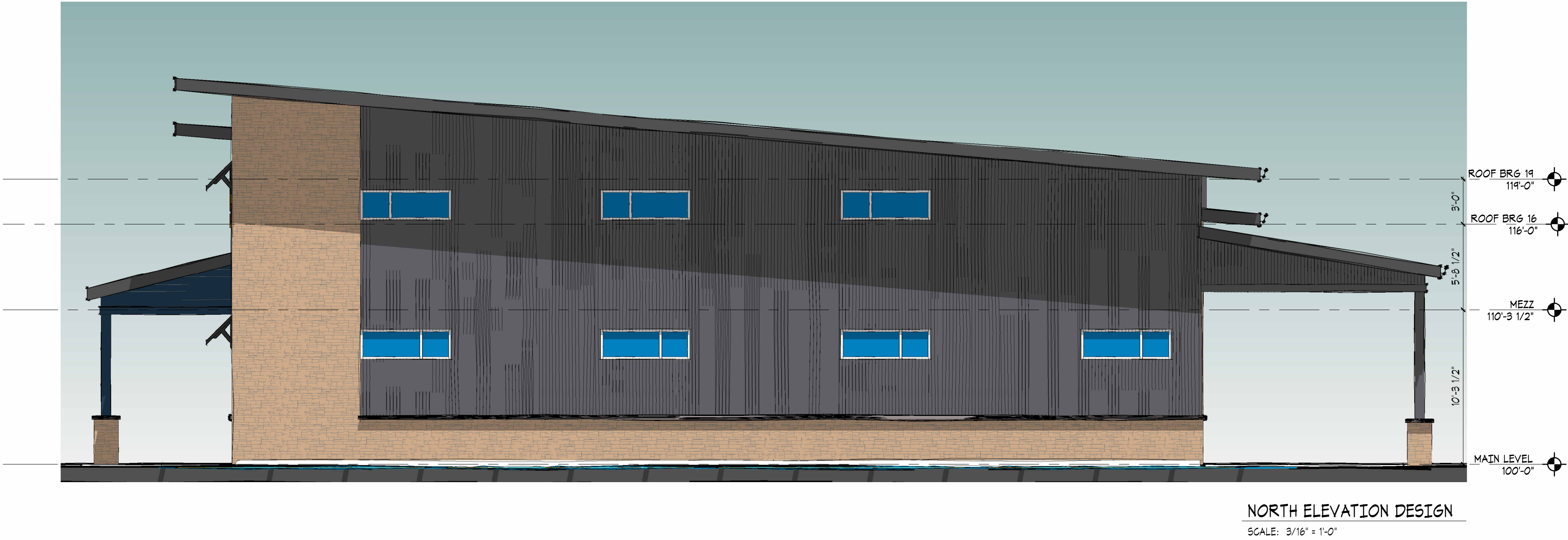
 EXISTING DESIGN SITE PLAN
SCALE: 1" = 50'-0"







SECOND LEVEL DESIGN PLAN
SCALE: 3/16" = 1'-0"
MEZZANINE: 2,330 SF





SOUTH ELEVATION DESIGN
SCALE: 3/16" = 1'-0"



WEST ELEVATION DESIGN
SCALE: 3/16" = 1'-0"



"The Island City"

MEMORANDUM

211 N. Main Street
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Phone: 269-685-6821
Fax: 269-685-7282

TO: City Council / Justin Lakamper, City Manager
FROM: Robert Nieuwenhuis
DATE: 11/10/2025
SUBJECT: Equipment upgrade

SUGGESTED MOTION: I make a motion to allow AIS to upgrade the hydraulics on loader (60A) for \$13,515.54.

BACKGROUND INFORMATION: The City of Plainwell has two loaders but currently only one has the proper hydraulic attachment to be able to run the Tinks Claw. The Tinks Claw is utilized by the DPW for loose leaf pickup. By adding this upgrade both loaders will have the proper hookup.

ANALYSIS: By adding this hydraulic hookup for the Tinks Claw we will have two loaders that can operate the claw. This will help insure the City is able to pick up the loose leaves on time even if a loader goes down.

BUDGET IMPACT: This is not budgeted item.



GRAND RAPIDS
600 AIS Drive S.W.
Grand Rapids, MI 49548
(616) 538-2400

LANSING
3600 N. Grand River Ave.
Lansing, MI 48906
(517) 321-8000

NORTHEAST DETROIT
65809 Gratiot Avenue
Lenox, MI 48050
(586) 727-7502

SAGINAW
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Bridgeport, MI 48722
(989) 777-0090

TRAVERSE CITY
8300 M-72 East
P.O. Box 190
Williamsburg, MI 49690
(231) 267-5060

WEST DETROIT
56555 Pontiac Trail
New Hudson, MI 48165
(248) 437-8121

Ship To: CITY OF PLAINWELL
126 Fairlane St
Plainwell, MI 49080-1272

Branch

G - GRAND RAPIDS

Date 10/28/2025 Time 10:00:06 (O) Page 1
Account No. 362540 Phone No. 2696859363 Invoice No. 046012
Ship Via Purchase Order
Tax ID No QUOTE

Invoice To: CITY OF PLAINWELL
126 FAIRLANE STREET
PLAINWELL MI 49080-1616

Salesperson

PK / RB

ESTIMATE EXPIRY DATE: 11/26/2025

SERVICE ESTIMATE - NOT AN INVOICE

Stock #: J199221 JOHN DEERE 444K

MS #: 1DW444KHPFE668060

Make: JD Model: 444K

Is to have the following work done

Install 3rd function aux

COMPLAINT:

Quote to install third function aux to the boom cross tube.

Part#	Description	Qty	Price	Amount
AT341527	Plate	1	188.66	188.66
AT228250	Hydr./Pilot Con	1	2088.42	2088.42
	Hydr./Pilot Control Valve			
AT191285	HYDRAULIC HOSE	2	236.00	472.00
AT315134	Oil Line	1	293.58	293.58
AT315135	Oil Line	1	290.64	290.64
AT336507	Hydraulic Hose	1	67.30	67.30
T77613	O-RING (#6)ORFS	1	1.43	1.43
AT336507	Hydraulic Hose	1	67.30	67.30
T77613	O-RING (#6)ORFS	1	1.43	1.43
AT340580	Hydraulic Hose	2	88.26	176.52
AT367549	Hydraulic Hose	1	264.49	264.49
12H327	LOCK WASHER	2	2.08	4.16
14M7397	LOCK NUT	4	.73	2.92
38H1023	TEE FITTING	1	35.21	35.21
R26448	O-RING (#6)ORB	1	1.69	1.69
T77613	O-RING (#6)ORFS	2	1.43	2.86
38H1160	ADAPTER	4	7.78	31.12
T77613	O-RING (#6)ORFS	4	1.43	5.72
R26448	O-RING (#6)ORB	4	1.69	6.76
38H1163	ADAPTER	2	16.97	33.94
T77858	O-RING (#12)ORF	2	1.67	3.34
U12547	O-RING 12-ORB	2	1.79	3.58
X16F5OLO-S	FITTING	1	21.12	21.12
T76938	O-RING (#16)ORF	1	2.29	2.29

Price is based on current costs & availability at time of order. Shipping costs are additional. Thank you

FINANCE CHARGE ON OVERDUE ACCOUNTS AT THE RATE OF 1.5% PER MONTH.
(SEE REVERSE SIDE FOR IMPORTANT INFORMATION)

Cores must be returned within 60 days for full credit (pending inspection)

Customer Name:

Customer Signature:

MICHIGAN PARTS & SERVICE

No returns or cancellations on special orders. No returns on electrical parts. Other returns must be within 30 days, in a new unopened package, subject to a restocking charge.

If the Customer does not pick up its equipment or request that AIS deliver the equipment at the Customer's expense, within 14 days after the repairs have been completed, a storage fee of two dollars per day shall be charged for each day that the equipment remains in the possession of AIS.

AIS shall perform labor and provide parts as is necessary to complete the repairs or servicing. AIS shall also replace any parts which are missing, worn out, or are otherwise unfit for use where replacement is reasonably necessary to effectively complete the requested repairs. All replacement parts shall be new or rebuilt parts unless the Customer shall otherwise specify in writing.

If after the requested repairs have been started the Customer requests that additional work be performed the additional work shall be performed according to these terms and conditions. Signature on this work order shall be a conclusive admission that the additional work was undertaken with the express authorization of the Customer.

AIS reserves the right to demand cash for the work performed and/or parts supplied upon pick up or delivery of the equipment. If the Customer desires to receive credit it must request credit in advance or must have an approved line of credit.

1. AIS's terms are that all charges are due and payable on the 10th. day of the month following the date of purchase with no FINANCE CHARGE if paid in full by the date due.
2. If payment in full of this invoice is not received on or before the due date shown on each monthly billing statement, a monthly finance charge will be imposed in an amount equal to 1.5% of the unpaid balance.
3. If any sum is not paid when due under this agreement AIS may at its option declare all sums owing immediately due and may refer the account to its attorneys or other collection agencies for collection, and the Customer agrees to pay attorney fees together with the unpaid balance, FINANCE CHARGE, and court costs.
4. Customer agrees to pay for any purchase made for use in his business or personal use regardless of whether picked up by him, an employee, or a member of his family.

PARTS AND SERVICE LIMITED WARRANTY

WARRANTY: AIS warrants parts and service work to be free from defects in material and workmanship for a period of six (6) months from the date the Customer picks up the machine or part. AIS's obligation shall be limited to the repair or replacement at its premises of those new or rebuilt parts installed or labor performed show to be defective. This remedy is the customer's sole and exclusive remedy. Customer agrees that AIS shall not be liable for consequential or special damages. This warranty is expressly in lieu of all warranties expressed or implied, including any warranties of merchantability and fitness for a particular purpose.

Customer grants to AIS a security interest in the Equipment (described on the face of this Work Order) to secure payment of the purchase price of the parts and services required to perform the repairs described on the face of this Work Order. Any notification that AIS is required to give to Customer regarding any sale or other disposition of the Equipment shall be considered reasonable if it is mailed at least five days before the sale or other disposition. If AIS sells any of the Equipment on credit, then Customer will be credited only with payments that the purchaser actually makes and that AIS receives and applies to the unpaid balance of the purchase price of the Equipment. If the purchaser fails to pay for the Equipment, then AIS may again dispose of the Equipment and apply the proceeds in accordance with this paragraph.

CUSTOMER AGREES that AIS will not be held responsible for loss or damage to equipment submitted for repair which result from fire, theft, or other causes beyond the control of AIS.



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Ship To: CITY OF PLAINWELL
126 Fairlane St
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Invoice To: CITY OF PLAINWELL
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PLAINWELL MI 49080-1616

Branch

G - GRAND RAPIDS

Date 10/28/2025 Time 10:00:06 (O) Page 2
Account No. 362540 Phone No. 2696859363 Invoice No. 046012

Ship Via Purchase Order
QUOTE

Tax ID No

Salesperson

PK / RB

ESTIMATE EXPIRY DATE: 11/26/2025

SERVICE ESTIMATE - NOT AN INVOICE

Part#	Description	Qty	Price	Amount
R29936	O-RING (#16)ORB	1	3.62	3.62
R26448	O-RING (#6)ORB	1	1.69	1.69
38H1642	Adapter Fitting	1	40.70	40.70
T77857	O-RING (#8)ORFS	1	1.46	1.46
T77613	O-RING (#6)ORFS	1	1.43	1.43
38H1642	Adapter Fitting	1	40.70	40.70
T77857	O-RING (#8)ORFS	1	1.46	1.46
T77613	O-RING (#6)ORFS	1	1.43	1.43
R26448	O-RING (#6)ORB	1	1.69	1.69
62H1001	Adapter Fitting	2	19.84	39.68
R26448	O-RING (#6)ORB	1	1.69	1.69
AT342616	Oil Line	1	36.09	36.09
AT342617	Oil Line	1	36.16	36.16
T160549	Clamp	1	13.35	13.35
T174275	LOCK WASHER	2	8.06	16.12
T77858	O-RING (#12)ORF	2	1.67	3.34
T78707	NUT	2	4.81	9.62
38H1276	ADAPTER	2	45.15	90.30
T77858	O-RING (#12)ORF	4	1.67	6.68
12FNL-S	ORS CAP	2	7.60	15.20
T81029	NUT	2	1.27	2.54
19M7805	SCREW	1	2.48	2.48
AT314046	VALVE	1	3473.98	3473.98
AT314013	SEAL KIT	2	202.03	404.06
AT314017	SEAL KIT	1	90.15	90.15
TY26671	10W30 OIL 5GAL	2	136.92	273.84

Plus-50 II Oil 10W30 CJ4/SN

MISCELLANEOUS CHARGES:	Description	Price	Amount
	ENVIRO CHG SG7	222.00	222.00
	SHOP SUPPLIES	177.60	177.60
	Parts:		8675.94
	Labor:		4440.00

Price is based on current costs & availability at time of order. Shipping costs are additional. Thank you

FINANCE CHARGE ON OVERDUE ACCOUNTS AT THE RATE OF 1.5% PER MONTH.
(SEE REVERSE SIDE FOR IMPORTANT INFORMATION)

Cores must be returned within 60 days for full credit (pending inspection)

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Customer Signature:

MICHIGAN PARTS & SERVICE

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If after the requested repairs have been started the Customer requests that additional work be performed the additional work shall be performed according to these terms and conditions. Signature on this work order shall be a conclusive admission that the additional work was undertaken with the express authorization of the Customer.

AIS reserves the right to demand cash for the work performed and/or parts supplied upon pick up or delivery of the equipment. If the Customer desires to receive credit it must request credit in advance or must have an approved line of credit.

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2. If payment in full of this invoice is not received on or before the due date shown on each monthly billing statement, a monthly finance charge will be imposed in an amount equal to 1.5% of the unpaid balance.
3. If any sum is not paid when due under this agreement AIS may at its option declare all sums owing immediately due and may refer the account to its attorneys or other collection agencies for collection, and the Customer agrees to pay attorney fees together with the unpaid balance, FINANCE CHARGE, and court costs.
4. Customer agrees to pay for any purchase made for use in his business or personal use regardless of whether picked up by him, an employee, or a member of his family.

PARTS AND SERVICE LIMITED WARRANTY

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Invoice To: CITY OF PLAINWELL
126 FAIRLANE STREET
PLAINWELL MI 49080-1616

Branch

G - GRAND RAPIDS

Date	Time	Page
10/28/2025	10:00:06 (O)	3

Account No.	Phone No.	Invoice No.
362540	2696859363	046012

Ship Via Purchase Order
QUOTE

Tax ID No

Salesperson

PK / RB

ESTIMATE EXPIRY DATE: 11/26/2025

SERVICE ESTIMATE - NOT AN INVOICE

Authorization: _____

Miscellaneous:	399.60
TOTAL:	13515.54

Price is based on current costs & availability at time of order. Shipping costs are additional. Thank you

FINANCE CHARGE ON OVERDUE ACCOUNTS AT THE RATE OF 1.5% PER MONTH.
(SEE REVERSE SIDE FOR IMPORTANT INFORMATION)

Cores must be returned within 60 days for full credit (pending inspection)

Customer Name:

Customer Signature:

MICHIGAN PARTS & SERVICE

No returns or cancellations on special orders. No returns on electrical parts. Other returns must be within 30 days, in a new unopened package, subject to a restocking charge.

If the Customer does not pick up its equipment or request that AIS deliver the equipment at the Customer's expense, within 14 days after the repairs have been completed, a storage fee of two dollars per day shall be charged for each day that the equipment remains in the possession of AIS.

AIS shall perform labor and provide parts as is necessary to complete the repairs or servicing. AIS shall also replace any parts which are missing, worn out, or are otherwise unfit for use where replacement is reasonably necessary to effectively complete the requested repairs. All replacement parts shall be new or rebuilt parts unless the Customer shall otherwise specify in writing.

If after the requested repairs have been started the Customer requests that additional work be performed the additional work shall be performed according to these terms and conditions. Signature on this work order shall be a conclusive admission that the additional work was undertaken with the express authorization of the Customer.

AIS reserves the right to demand cash for the work performed and/or parts supplied upon pick up or delivery of the equipment. If the Customer desires to receive credit it must request credit in advance or must have an approved line of credit.

1. AIS's terms are that all charges are due and payable on the 10th. day of the month following the date of purchase with no FINANCE CHARGE if paid in full by the date due.
2. If payment in full of this invoice is not received on or before the due date shown on each monthly billing statement, a monthly finance charge will be imposed in an amount equal to 1.5% of the unpaid balance.
3. If any sum is not paid when due under this agreement AIS may at its option declare all sums owing immediately due and may refer the account to its attorneys or other collection agencies for collection, and the Customer agrees to pay attorney fees together with the unpaid balance, FINANCE CHARGE, and court costs.
4. Customer agrees to pay for any purchase made for use in his business or personal use regardless of whether picked up by him, an employee, or a member of his family.

PARTS AND SERVICE LIMITED WARRANTY

WARRANTY: AIS warrants parts and service work to be free from defects in material and workmanship for a period of six (6) months from the date the Customer picks up the machine or part. AIS's obligation shall be limited to the repair or replacement at its premises of those new or rebuilt parts installed or labor performed show to be defective. This remedy is the customer's sole and exclusive remedy. Customer agrees that AIS shall not be liable for consequential or special damages. This warranty is expressly in lieu of all warranties expressed or implied, including any warranties of merchantability and fitness for a particular purpose.

Customer grants to AIS a security interest in the Equipment (described on the face of this Work Order) to secure payment of the purchase price of the parts and services required to perform the repairs described on the face of this Work Order. Any notification that AIS is required to give to Customer regarding any sale or other disposition of the Equipment shall be considered reasonable if it is mailed at least five days before the sale or other disposition. If AIS sells any of the Equipment on credit, then Customer will be credited only with payments that the purchaser actually makes and that AIS receives and applies to the unpaid balance of the purchase price of the Equipment. If the purchaser fails to pay for the Equipment, then AIS may again dispose of the Equipment and apply the proceeds in accordance with this paragraph.

CUSTOMER AGREES that AIS will not be held responsible for loss or damage to equipment submitted for repair which result from fire, theft, or other causes beyond the control of AIS.

11/06/2025

INVOICE APPROVAL BY INVOICE REPORT FOR CITY OF PLAINWELL
 INVOICE ENTRY DATES 10/24/2025 - 11/06/2025
 BOTH JOURNALIZED AND UNJOURNALIZED
 BOTH OPEN AND PAID

Vendor Code	Vendor Name		
	Invoice	Description	Amount
000004	PLAINWELL AUTO SUPPLY INC		
	752647	DPW - OIL FILTER #15 AS	21.62
	752787	DPW - OIL FILTER TRUCK 2 AS	9.07
	753049	DPW - HEAVY DUTY OIL FILTER AS	46.09
TOTAL FOR: PLAINWELL AUTO SUPPLY INC			76.78
000009	CONSUMERS ENERGY		
	2025.10	CITY WIDE ELECTRIC OCTOBER 2025 RB	6,269.94
	202700088154	WR PLANT ELECTRIC OCTOBER 2025	7,204.62
TOTAL FOR: CONSUMERS ENERGY			13,474.56
000010	RIDDERMAN & SONS OIL CO INC		
	195466	DPW - 176GL 30-#2 DYED DIESEL CP	449.02
	195467	DPW - 416 GL 5-87 REG 10% ETHANOL GAS CP	882.39
TOTAL FOR: RIDDERMAN & SONS OIL CO INC			1,331.41
000011	SHOPPERS GUIDE INC		
	01474441	DDA - LADIES LEAVES LAUGHTER ADVERT PS	175.00
TOTAL FOR: SHOPPERS GUIDE INC			175.00
000013	RATHCO SAFETY SUPPLY INC		
	186340	DPW - COLFAX SIGN/EXTRA BRACKETS CP	82.75
TOTAL FOR: RATHCO SAFETY SUPPLY INC			82.75
000034	VERIZON		
	6125625718	DPW/WR ALARM SERVICE 9/11 - 10/10/2025	43.77
	6126779086	CITY CELL/HOT SPOT SERVICE 9/24 - 10/23/2025	201.46
	6126779087	EOC/DPS PHONE SERVICE 9/24 - 10/23/2025	154.62
TOTAL FOR: VERIZON			399.85
000056	ALLEGAN COUNTY TREASURER		
	2025.09	PROPERTY TAX ADJUSTMENTS SEPTEMBER 2025 DW	199.14
TOTAL FOR: ALLEGAN COUNTY TREASURER			199.14
000079	ALLEGAN COUNTY NEWS		
	18677	ADMIN - OCTOBER 2025 LEGALS JL	130.00
TOTAL FOR: ALLEGAN COUNTY NEWS			130.00
000087	BILL G BOMAR		

	2025.11	RETIREE HEALTH PREMIUM REIMBURSEMENT NOVEMBE	370.00
TOTAL FOR: BILL G BOMAR			370.00
000131	KEVIN CHRISTENSEN		
	2025.11	RETIREE HEALTH PREMIUM REIMBURSEMENT NOVEMBE	224.00
TOTAL FOR: KEVIN CHRISTENSEN			224.00
000134	HAROLD ZEIGLER FORD		
	356611	DPS - CAR 6 *9807 TIRE SENSORS(4)/CABIN FILTER/AIT FII	1,426.32
TOTAL FOR: HAROLD ZEIGLER FORD			1,426.32
000140	HACH CO		
	14724638	DPW - DPD FREE CHLORINE PILLOW PADS/WATER TESTIN	269.05
TOTAL FOR: HACH CO			269.05
000153	FLEIS & VANDENBRINK INC		
	75327	PROFESSIONAL SERVICES SEPTEMBER 2025 BRIDGE INSPE	1,800.00
TOTAL FOR: FLEIS & VANDENBRINK INC			1,800.00
000155	BRAVE INDUSTRIAL FASTENER		
	177341	DPW - ASSEMBLY & CRIMP HOSE/PARTS TRUCK #62 CP	72.31
TOTAL FOR: BRAVE INDUSTRIAL FASTENER			72.31
000157	DAVID RANTZ		
	2025.11	RETIREE HEALTH PREMIUM REIMBURSEMENT NOVEMBE	448.00
TOTAL FOR: DAVID RANTZ			448.00
000470	AARON CHAPMAN		
	2025.11	RETIREE HEALTH PREMIUM REIMBURSEMENT NOVEMBE	397.52
TOTAL FOR: AARON CHAPMAN			397.52
000531	CUMMINS SALES AND SERVICE		
	S3-251048336	WR - CUSHMAN ST SERVICE CALL/REPLACE BATTERY LK	1,011.99
TOTAL FOR: CUMMINS SALES AND SERVICE			1,011.99
000624	AIS CONSTRUCTION-JOHNDEERE POWERPLN		
	G21661	DPW - CUTTING EDGE/PLOW NUT, BOLT, WASHER #61 C	544.38
TOTAL FOR: AIS CONSTRUCTION-JOHNDEERE POWERPLN			544.38
000760	ALLEGAN COUNTY SHERIFFS DEPT		
	2025.09	DPW - SEPTEMBER 2025 SHERIFFS CREW ASSIST CP	288.00
TOTAL FOR: ALLEGAN COUNTY SHERIFFS DEPT			288.00
000843	B & C TROPHY		
	1161	DDA - FINAL ENGRAVING CHRIS HAAS AWARD PS	21.50
TOTAL FOR: B & C TROPHY			21.50

000925	JEFF WELCHER		
	2025.10.28	DPS - TRAINING/FUEL REIMBURSEMENT WELCHER KC	31.00
TOTAL FOR: JEFF WELCHER			31.00
000943	DIXON ENGINEERING INC.		
	25-1071	DPW - WATER TOWER CONSTRUCTIONMGMT RN	3,750.00
TOTAL FOR: DIXON ENGINEERING INC.			3,750.00
000947	WYOMING ASPHALT PAVING INC.		
	2025-740	DPW - 1.2T POT HOLE REPAIR CP	86.40
TOTAL FOR: WYOMING ASPHALT PAVING INC.			86.40
001215	FLIER'S		
	145371	WR - CHECK VALVE/LEAK REPAIR WATER LAB LK	188.72
TOTAL FOR: FLIER'S			188.72
001331	DON REEVES		
	2025.10.6	DPW - PANT REIMBURSEMENT DR RN	63.57
TOTAL FOR: DON REEVES			63.57
001369	UNITED STATES POSTAL SERVICE		
	10/15/2025	Election stamps	174.40
TOTAL FOR: UNITED STATES POSTAL SERVICE			174.40
001448	PROFESSIONAL CODE INSPECTIONS		
	10552	UNSAFE BUILDING INSPECTION 134 MARIETTE ST JL	150.00
	250011	OCTOBER 2025 PERMITS	1,007.00
TOTAL FOR: PROFESSIONAL CODE INSPECTIONS			1,157.00
001455	MODERNISTIC		
	00541953	WR - BOILER TUBE CLEANING/AIR DUCT SC LK	575.00
TOTAL FOR: MODERNISTIC			575.00
001645	ALEXANDER CHEMICAL CORPORATION		
	101306	WR - CHLORINE(3)/SULFUR DIOXIDE(4) LK	1,407.85
	101511	WR - CYLINDER RENTAL LK	49.50
TOTAL FOR: ALEXANDER CHEMICAL CORPORATION			1,457.35
001748	REPUBLIC SERVICES		
	0249-008699828	DPW - TWO CONTAINERS NOVEMBER 2025	380.00
	0249-008700109	WR - TWO CONTAINERS NOVEMBER 2025	249.34
TOTAL FOR: REPUBLIC SERVICES			629.34
002002	USABUEBOOK		
	INV00868977	WR - PRESSURE GUAGE LK	84.95
	INV00869199	WR - MEDIUM RAIN JACKET LK	171.14
	INV00873322	WR - HACH LDO SENSOR CAPS LK	1,532.46

TOTAL FOR: USABUEBOOK			1,788.55
002030	DRUG SCREEN PLUS INC		
	25OCT1339	ADMIN - SCREENING FORD AK	47.00
TOTAL FOR: DRUG SCREEN PLUS INC			47.00
002070	SIGNWRITER		
	44717	DPW - FANNIE PELL PARK CITY WELCOME SIGN CP	2,690.00
TOTAL FOR: SIGNWRITER			2,690.00
002116	CHARTER COMMUNICATIONS		
	005584501101425	DPS INTERNET/TV/PHONE OCTOBER 2025	309.94
TOTAL FOR: CHARTER COMMUNICATIONS			309.94
002281	HOME DEPOT		
	3011535	DPW - SHIMS(3)/GREAT STUFF(5)/1X2(3) AIRPORT JF	42.69
	4011458	DPW - LEVELING UNDERLAYMENT(3)/2X8(6)/2X12(2) AIF	187.16
	4011486	DPW - 2X4/2X8 STUDS AIRPORT JF	10.51
	5015089	DPW - BROWN MULCH DPW/WR SIGN RL	67.49
	5103045	DPW - MISS DIG MARKING PAINT BLUE(6) AB	57.05
	6014999	DPW - DEWALT TRIMMER HEAD DR	78.94
	6102275	DPW - BLUE SPRAY PAINT(4) MISS DIG AB	43.12
	7012070	DPW - 2X4(2) STUDS MILL GUARD SHACK AS	7.55
	8131166	DPW - MUMS(7) FALL DOWNTOWN DECORATIONS/CITY	69.86
	9102803	DPW - MARKING PAINT MISS DIG BLUE(6)/GREEN(12) AB	171.12
TOTAL FOR: HOME DEPOT			735.49
002371	RENEWED EARTH INC		
	34674	DPW - YARD BLEND(4) STUMP REMOVAL REPAIRS AB	120.00
	34704	DPW - NOVEMBER 2025 COMPOST SITE MGMT RN	1,375.00
TOTAL FOR: RENEWED EARTH INC			1,495.00
002439	AMERICAN LEGAL PUBLISHING CORPORATI		
	46015	ADMIN - ORDINANCE SUPPLEMENT PGS GL	244.50
TOTAL FOR: AMERICAN LEGAL PUBLISHING CORPORATI			244.50
002476	AARON BIRD		
	2025.10.14	DPW - BOOTS REIMBURSMENT AB RN	225.00
TOTAL FOR: AARON BIRD			225.00
002527	COPS HEALTH TRUST		
	2025.11	NOVEMBER 2025 DENTAL/VISION PREMIUMS	1,423.62
TOTAL FOR: COPS HEALTH TRUST			1,423.62
002618	KIM BROWN		
	2025.10.07	WR - SHOE REIMBURSEMENT KB LK	174.85
TOTAL FOR: KIM BROWN			174.85

002703	CONTINENTAL LINEN SERVICES INC		
	4327111	DPW RUGS	85.19
	4327112	CH RUGS	32.60
	4332880	DPS RUGS	46.50
TOTAL FOR: CONTINENTAL LINEN SERVICES INC			164.29
002719	STATE OF MICHIGAN - D.N.R.E./DEQ		
	761-11361232	DPW - WATER TESTING OCTOBER 2025	1,710.30
TOTAL FOR: STATE OF MICHIGAN - D.N.R.E./DEQ			1,710.30
002787	ESPER ELECTRIC		
	35767	DPW - EMERGENCY CALL/REPAIR DUE TO FIRE CP	1,419.52
TOTAL FOR: ESPER ELECTRIC			1,419.52
002869	PLUMMERS ENVIRONMENTAL SERVICES INC		
	25202723	DPW - EMERGENCY SEWER CLEAN UP 200 E BRIDGE RN	1,819.50
TOTAL FOR: PLUMMERS ENVIRONMENTAL SERVICES INC			1,819.50
003024	BRIAN KELLEY		
	1011	TREASURY/FINANCE SUPPORT FOR SEPTEMBER 2025	4,237.50
	1012	TREASURY/FINANCE SUPPORT OCTOBER 2025 JL	4,050.00
TOTAL FOR: BRIAN KELLEY			8,287.50
003081	GRIFFIN PEST SOLUTIONS INC		
	2682812	WR - AUGUST 2025 PEST CONTROL LK	111.00
	2687095	WR - SEPTEMBER 2025 PEST CONTROL LK	111.00
	2698596	WR - OCTOBER 2025 PEST CONTROL LK	111.00
TOTAL FOR: GRIFFIN PEST SOLUTIONS INC			333.00
004168	SBF ENTERPRISES		
	0140547	UB PRINT/MAIL NOVEMBER 2025	146.03
	2025.11	UB POSTAGE NOVEMBER 2025/OCT BILLING	444.10
TOTAL FOR: SBF ENTERPRISES			590.13
004195	NIEBOER HEATING & COOLING		
	I53122	DPS - SERVICE CALL/INDUCER MOTOR ASSY SIEZED UP - V	90.00
	I53268	DPS - REPLACE INDUCER MOTOR & WHEEL KC	884.00
TOTAL FOR: NIEBOER HEATING & COOLING			974.00
004206	MADISON NATIONAL LIFE INSURANCE CO		
	1728321	NOVEMBER 2025 LIFE INSURANCE PREMIUMS	378.86
TOTAL FOR: MADISON NATIONAL LIFE INSURANCE CO			378.86
004794	UNITED HEALTHCARE INSURANCE COMPANY		
	2025.11 TOWN	RETIREE HEALTH INSURANCE NOVEMBER 2025 - TOWN	332.75
	2025.11 WHIT	RETIREE HEALTH INSURANCE NOVEMBER 2025 - WHITNE	332.75

TOTAL FOR: UNITED HEALTHCARE INSURANCE COMPANY			665.50
004796	SILVERSCRIPT INSURANCE COMPANY		
	2025.11 TOWN	RETIREE PRESCRIPTION COVERAGE NOVEMBER 2025 TO'	28.30
	2025.11 WHIT	RETIREE PRESCRIPTION COVERAGE NOVEMBER 2025 - W	28.30
TOTAL FOR: SILVERSCRIPT INSURANCE COMPANY			56.60
004837	MUNIWEB		
	1259	OCTOBER 2025 WEB HOSTING/RES SCHEDULING	250.00
TOTAL FOR: MUNIWEB			250.00
004855	PLAINWELL ACE HARDWARE		
	21039	DPW - PRPANE(2) SHOP AS	44.09
	21149	DPW - PAINT PAIL/BALLCOCK W GRANT WATER REPAIR /	12.38
	21184	AIRPORT - PAINT/ROLLER(2) SUPPLIES VW	80.95
	21188	DPW - COUPL/ELBOW/NIPPLE AB	34.97
	21201	DPW - CONDUIT/EPOXT/STRAP/FASTENERS WATERTOW	45.58
	21207	DPW - HMR BIT/BLANK/BOX WATER TOWER AB	19.17
	21220	WR - CONCRETE PAINT(2) LK	105.98
	21221/1	WR - CONCRETE PAINT RETURN(1)/SHOP TOWELS/CLEAN	(26.82)
	21224	DPW - LANDSCAPE WIRE CHRISTMAS DR	23.70
	21241	DPW - BLUE FLAGS FOR MISS DIG AB	12.99
	21243	DPW - PINK SPRAY PAINT LOCAL SIDEWALK RL	9.99
	21245	ADMIN - ROLLER FOR JL OFFICE JL	6.99
	21250	DPW - MISC FASTENERS AIRPORT AB	3.04
	21262	DPW - MISC FASTENERS WELCOME SIGN JF	6.80
	21263	DPW - BATTERIES MISS DIG AB	25.98
	21265	DPW/DDA - GOLD PAINT/METAL FINISHING PAD CITY CL	16.58
	21288	DPW - CLEANERS FOR RESTROOMS AS	31.74
	21292	DPW/DDA - PLUG(2)/MISC FASTENERS CITY CLOCK DR	24.56
	21304	WR - RED ARMOR(3) LEAF BLOWER MAINT LK	10.44
	21308	WR - SHOP TOWELS/HAND CLEANER/CARB CHOKE CLNR	31.76
TOTAL FOR: PLAINWELL ACE HARDWARE			520.87
004894	BEACON EMPLOYER SOLUTIONS		
	582653	ADMIN - DOT PHYSICAL/C O C JF AK	125.00
TOTAL FOR: BEACON EMPLOYER SOLUTIONS			125.00
005012	UNITED BANK		
	2025.10.29 10:11	ACH FEES PAYROLL PRENOTE AK	7.00
	2025.10.31 2:35	ACH FEES 1ST ACH'S RB	7.00
	2025.11.05 10:43	ACHE FEES PAYROLL AK	7.00
	2025.11.05 2:29	ACH FEES TAX DIST/AP RB	7.00
TOTAL FOR: UNITED BANK			28.00
005023	VAIRKKO TECHNOLOGIES, LLC		
	31524	.OCTOBER 2025 TRAINING COURSE CONTENT	67.80

	31525	OCTOBER 2025 RMPLOYEE TRAINING CONTENT	97.80
TOTAL FOR: VAIRKKO TECHNOLOGIES, LLC			165.60
005040	US INTERNET		
	5485326	SECURANCE EMAIL FILTERING 11/14 - 12/13/2025	70.00
TOTAL FOR: US INTERNET			70.00
005041	EVOQUA WATER TECHNOLOGIES		
	907283629	WR - ODOR CONTROL OCTOBER 2025	200.00
TOTAL FOR: EVOQUA WATER TECHNOLOGIES			200.00
005047	STAPLES, INC.		
	6044888066	ADMIN - HAND SOAP/THERMAL POUCHES/DISH SOAP RE	44.47
	6045223937	DPS - COPY PAPER KC	45.63
	6045681858	DPW - TP/COPY PAPER/CALENDAR CP	285.46
	6045681859	ADMIN - MANAGERS CHAIR D WILCOX AK	149.99
TOTAL FOR: STAPLES, INC.			525.55
005048	SUMMIT FIRE PROTECTION CO		
	3589319	DPW - 2025 VEHICLE FIRE EXTINGUISHER INSP/MAINT KC	180.00
	3589329	DPW - 2025 FIRE EXTINGUISHER INSP/MAINT KC	162.00
	3589471	WR - 2025 FIRE EXTINGUISHER INSP/MAINT KC	97.50
	3589480	AIRPORT - 2025 FIRE EXTINGUISHER INSP/MAINT KC	105.00
	3589606	DPS - 2025 FIRE EXTINGUISHER INSP/MAINT KC	106.50
	3589641	DPS - 2025 POLICE VEHICLE FIRE EXTINGUISHER INSP/MA	97.50
	3589726	ADMIN - 2025 CITY HALL EXTINGUISHER INSP/MAINT KC	1,119.53
TOTAL FOR: SUMMIT FIRE PROTECTION CO			1,868.03
005050	QUADIENT LEASING USA		
	Q2092581	POSTAGE METER LEASE 9/8 - 12/7/2025	429.36
TOTAL FOR: QUADIENT LEASING USA			429.36
005064	R & R ASSESSING INC		
	2025.11	NOVEMBER 2025 CITY ASSESSING SERVICES JL	1,750.00
TOTAL FOR: R & R ASSESSING INC			1,750.00
005090	BRADY ROBERTS		
	2025.10.05	DPS - OIL FOR PATROL VEHICLE REIMBURSEMENT KC	39.21
TOTAL FOR: BRADY ROBERTS			39.21
005091	JAXON FORD		
	2025.10.02	DPW - REIMBURSEMENT CLP FEE RN	25.52
TOTAL FOR: JAXON FORD			25.52
005125	8X8 INC		
	5292501	CITY WIDE PHONES OCTOBER 2025	631.24
TOTAL FOR: 8X8 INC			631.24

005171	FLYERS ENERGY LLC		
	CFS-4419953	DPS - FUEL FOR POLICE/FIRE VEHICLES 10/31/2025	851.87
TOTAL FOR: FLYERS ENERGY LLC			851.87
005195	T-MOBILE USA INC		
	2025.10	CITY WIDE CELL PHONES/TABLETS 9/21 - 10/20/2025	367.20
TOTAL FOR: T-MOBILE USA INC			367.20
005202	WINDEMULLER ELECTRIC, INC		
	246399	DPW - 1ST INVOICE - SCADA SET UP RN	1,000.00
TOTAL FOR: WINDEMULLER ELECTRIC, INC			1,000.00
005225	BLUE CARE NETWORK OF MICHIGAN		
	252800092802	NOVEMBER 2025 HEALT INSURANCE PREMIUMS	18,171.63
TOTAL FOR: BLUE CARE NETWORK OF MICHIGAN			18,171.63
005232	C&S SOLUTIONS INC		
	11732	DPW - LOCATOR/TRANSMITTER FOR MISS DIG CP	8,120.00
TOTAL FOR: C&S SOLUTIONS INC			8,120.00
005233	DENISE WILCOX		
	2025.10.15	ADMIN - MMTA FALL CONFERENCE REIMBURSEMENT JL	399.00
TOTAL FOR: DENISE WILCOX			399.00
ACACH	ALLEGAN COUNTY TREASURER		
	11012025C	DISTRIBUTE 2025 TAX COLLECTIONS W/E 11/01/2025	649.43
	2025.9	OCTOBER 2025 MOBILE HOME TAX	125.00
TOTAL FOR: ALLEGAN COUNTY TREASURER			774.43
CBEFT	HUNTINGTON NATIONAL BANK		
	2025.10	ADMIN - HUNTINGTON BANK SERVICE FEES OCTOBER 2025	45.00
TOTAL FOR: HUNTINGTON NATIONAL BANK			45.00
CC9999	KORTOKRAX PUMPKINS		
	10/01/2025	Downtown fall decorations	36.05
	10/01/2025	Food for OCFF at scene	14.97
	10/01/2025	Duo essentials monthly	23.30
	10/01/2025	Webcam Hosting	44.85
	10/06/2025	Monthly Subscription	62.00
	10/06/2025	Action targets	120.82
	10/06/2025	Ladies night	278.16
	10/07/2025	Car seat for patrol cars	105.99
	10/08/2025	Backup for CP computer	88.78
	10/16/2025	Stump grinder	580.00
	10/17/2025	Unreceipted charge	220.27
	10/17/2025	Flash drive	36.99

	10/19/2025	Duo essentials monthly	60.00
	10/21/2025	Heater for well 4	772.17
	10/22/2025	Icloud storage	2.99
TOTAL FOR: APPLE			2,447.34

COPEFT	CITY OF PLAINWELL		
	2025.11	NOVEMBER 2025 CITY UB FOR OCTOBER USAGE RB	1,636.18
TOTAL FOR: CITY OF PLAINWELL			1,636.18

RDLACH	RANSOM DISTRICT LIBRARY		
	11012025L	DISTRIBUTE 2025 TAX COLLECTIONS W/E 10/18/2025	83.46
TOTAL FOR: RANSOM DISTRICT LIBRARY			83.46

REFUND UB	BRONSON PROPERTIES CORPORATION		
	11/06/2025	UB refund for account: 04-00064700-05	8.78
TOTAL FOR: BRONSON PROPERTIES CORPORATION			8.78

TOTAL - ALL VENDORS	96,921.76
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INVOICE AUTHORIZATION**Person Compiling Report**

I verify that to the best of my knowledge the attached invoice listing is accurate and the procedures in place to compile this invoice listing has been followed.

Insert Signature: **Roxanne Branch** Digitally signed by Roxanne Branch
Date: 2025.11.06 12:21:33 -05'00'

Denise Wilcox, Finance Director/Treasurer

I verify that I have reviewed the expenditures and to the best of my knowledge the attached invoice listing is accurate and matches invoices physically authorized by Department Heads.

Insert Signature: **Denise Wilcox** Digitally signed by Denise Wilcox
Date: 2025.11.06 12:26:01 -05'00'

Luke Keyzer, Water Renewal Plant Supt.

I verify that I have reviewed the expenditures attributed to my department and to the best of my knowledge the attached invoice listing is accurate and complies with the City's purchasing policy.

Insert Signature: **Luke Keyzer** Digitally signed by Luke Keyzer
Date: 2025.11.06 12:58:48 -05'00'

Kevin Callahan, Public Safety Director

I verify that I have reviewed the expenditures attributed to my department and to the best of my knowledge the attached invoice listing is accurate and complies with the City's purchasing policy.

Insert Signature: **Kevin A Callahan** Digitally signed by Kevin A Callahan
Date: 2025.11.06 14:26:19 -05'00'

Bob Nieuwenhuis, Public Works Supt.

I verify that I have reviewed the expenditures attributed to my department and to the best of my knowledge the attached invoice listing is accurate and complies with the City's purchasing policy.

Insert Signature: **Robert Nieuwenhuis** Digitally signed by Robert Nieuwenhuis
Date: 2025.11.07 07:36:37 -05'00'

Justin Lakamper, City Manager

I verify that I have reviewed the expenditures attributed to my department and to the best of my knowledge the attached invoice listing is accurate and complies with the City's purchasing policy.

Insert Signature: **Justin Lakamper** Digitally signed by Justin Lakamper
Date: 2025.11.06 12:38:32 -05'00'

Reports & Communications:

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

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

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

Recommended action: Discussion.

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

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

Recommended action: Consider adopting Ordinance 403 as presented.

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

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

Recommended action: Consider adopting Ordinance 404 as presented.

D. City – Plainwell Auto Discussion

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

Recommended action: Discussion

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

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

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

Reminder of Upcoming Meetings:

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

Agenda Subject to Change

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

Plainwell is an equal opportunity provider and employer