

City of Plainwell



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

Department of Administration Services
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"The Island City"

AGENDA

Planning Commission

Wednesday, July 15, 2026 - 6:30PM

Plainwell City Hall Council Chambers

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Roll Call**
- 4. Approval of Minutes** – 05/20/2026 Regular Meeting
- 5. Public Comment**
- 6. Chairperson's Report**
- 7. Recommendations and Reports:**
 - A. Public Hearing - Ordinance Amendment**

The Planning Commission will hold a public hearing to receive comment on Ordinance 406.
- 8. Communications:** City Council meeting minutes from 05/11/2026, 05/26/2026, 06/08/2026 Budget Workshop and 06/08/2026.
- 9. Public Comments**
- 10. Staff Comments**
- 11. Commissioner Comments**
- 12. Adjournment**

Agenda Subject to Change

Note: All public comment limited to two minutes, when recognized please rise and give your name and address.
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1. Chair Hammond called the regular meeting to order at 6:30pm in City Hall Council Chambers.
2. Pledge of Allegiance was given by all present.
3. Roll Call: Present: Chair Kevin Hammond, Vice Chair Rachel Colingsworth and Commissioners Stephen Bennett, Dale Burnham, Elizabeth Raich, and Jay Lawson. Support Staff: City Manager Justin Lakamper and Clerk JoAnn Leonard
Excused: Commissioner Lori Steele
4. Approval of Minutes:
A motion by Lawson, seconded by Colingsworth, to accept and place on file the Planning Commission Meeting Minutes of the 01/21/2026 regular meeting. On a voice vote, all voted in favor. Motion passed.
5. Public Comment: None.
6. Chairperson's Report: None.
7. Recommendations and Reports:
 - A. City Manager Lakamper and Clerk Leonard discussed upcoming projects for the Planning Commission.
 1. Property Rezone – N. Main St. – Public Hearing scheduled for Wednesday, June 3, 2026 at 6:30pm
Balkema Excavating owns parent parcel 55-019-005-00. They have a purchase agreement with Golf Carts Plus for ~7 acres, contingent on the property being rezoned from residential to commercial use. Golf Carts Plus plans to use the additional acreage for equipment storage. Should the sale fall through, the parcel will remain R1A, and no rezoning will occur.
Commissioner & Staff Comment/Discussion:
 - a. Colingsworth asked if any of the residences nearby had contacted the City. Lakamper stated we haven't received any feedback. Notices were mailed out to addresses within a 300ft radius of the property in question, and the meeting is public so anyone can come and share their thoughts.
 - b. Hammond asked if the 7 acres would be used for additional outdoor storage. Lakamper said yes, he thinks so, but he is not 100% sure, as he hasn't talked to Golf Carts Plus about their plans. It is a large enough lot that it would support a building.
 2. Ordinance 406 (DRAFT) – 204 S. Main St (Old Clark Gas Station)
The Clark Gas Station has been purchased. The new owners would like to demolish the old building and structures and rebuild. The current Code of Ordinances doesn't allow gas stations in the Central Business District (CBD), where the Clark Station is located, so we are working on an Ordinance amendment to that would permit the Clark Station to be removed and rebuilt and remain in service as a gas station.
Commissioner & Staff Comment/Discussion:
 - a. Leonard discussed the language of the Ordinance amendment, noting that a concern was brought up about Donnie's Auto, as it is in the CBD as well. She stated that Donnie's Auto is a non-conforming use, meaning it existed prior to the Code of Ordinances. As such, it can continue to be an automobile service station and is compliant with the current Ordinances. The biggest issue with non-conforming use is that it can't expand. So while Donnie's is compliant as is, there can be no addition to the non-conformity. For instance, the building can't be expanded.
 - b. Hammond asked if Donnie's could be sold and continue to be an automobile service station. Lakamper answered yes, it could be sold and remain in use. The non-conforming use is specific to the parcel, not to the owner.
 - c. Colingsworth asked if someone bought it and made it into a flower shop, then it could not go back to being used as an automobile service station, is that correct? Lakamper answered, yes, that's right.
 - d. Lakamper continued, stating the driving force behind the Ordinance amendment is the demolition of the existing gas station. If the existing building could be used as is, it would continue as a non-conforming use and be compliant. Because the building is in bad shape and the owners want to build a new gas station, the amendment is required, as a rebuild would be adding to the non-conformity. The Ordinance amendment is intended to keep gas stations out of the immediate downtown area but allow for them in more specific areas of the CBD. We don't want a historic downtown building taken down and replaced with a gas station. The Ordinance will also be written to allow for Classic Auto Mill to function as a automobile dealership and service and repair station.
 - e. Colingsworth asked about the old gas tanks left in the ground at the Clark station, sharing that at past Planning Commission meetings it was stated that those tanks may have leaked. She asked if the new owners were aware and would address this issue. Lakamper said that the tanks had been emptied by the

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State, so they aren't leaking anymore. The new owners are aware, and plan to install new tanks as part of the new construction.

- f. Bennett asked about the guitar business across from the Clark gas station, noting that it used to be a gas station. Lakamper said, as of now, it can't be a gas station, but with the amendment, it could potentially be one in the future, though he didn't think it was very likely.
3. Site Plan Review – 554 W. Allegan St (Sweetwater's Donuts) – Proposal for a drive through ATM
The owner of the property where Sweetwater's Donuts is located would like to partner with Consumer's Credit Union to install a drive through ATM in the parking lot. The ATM would be in the front corner of the parking lot along M89, furthest way from the intersection. The drive through turnaround is located on the adjacent vacant parcel, and as such, requires deeded access to be filed at Allegan County. Consumer's Credit Union is aware and are working on the easement. This would be considered an amendment to the original Sweetwater's site plan.
Commissioner & Staff Comment/Discussion: None.
4. Site Plan Review – 355 12th St – Proposal for an Adult Foster Care facility
This is a ~3 acre parcel for sale behind Country Knoll and 12th St Apartments. The party interested in this parcel would like to build an Adult Foster Care (AFC) home. The most recent proposal is for one building with two suites. Each suite would provide a private bedroom for 10 individuals, with shared living space and restrooms, providing care for 20 adults.
Commissioner & Staff Comment/Discussion: None.
5. Master Plan Update
The last Master Plan update was adopted in 2023, and is good for 5 years, so we are coming up on the year when the Master Plan needs to be reviewed and updated if necessary. We will be working with Williams & Works on this project, as we have done in the past. In discussing this project, we brought up the idea of rewriting and updating the Zoning Ordinance. Much of our zoning code is from the 1980's, and is outdated. Williams & Works agreed that our Zoning Ordinance could use updating and streamlining, and this could be undertaken at the same time as the Master Plan review and potential update.
Commissioner & Staff Comment/Discussion: None.
6. Site Plan Review/Special Use Permit – 830 Miller Rd.
This ~26-acre parcel is in Industrial Park. The City has a purchase agreement with Bex Farms, who want to have a cement ready mix plant. A ready mix plant is a special use, requiring a Special Use Permit and site plan to be brought to the Planning Commission for review and recommendation to Council. We are waiting to receive their site plan and Special Use Permit application. Bex Farms intends to bring infrastructure and utilities to the parcel and utilize ~10 acres.
Commissioner & Staff Comment/Discussion:
 - a. Raich asked if they planned on accessing the lot from Miller Road, and not through the Industrial park. Lakamper said they would build an access road in Industrial Park, but that the main access point would more than likely be from 8th St. as it is a class A road and can handle semi traffic. Miller Rd. is not class A, so if they chose to use Miller, they would be responsible for upgrading the road to handle semi traffic.
7. General Discussion:
 - Mayor Keeler asked about Mill 17's Redevelopment District Liquor License, which is a special license requiring the creation of a redevelopment district. To meet the financial requirements for the district, it contains the entire City. As a condition of this type of special license, the business must be open to the public 5 days a week for at least 4 hours each day. To achieve this, Mill 17 is considering opening the first floor as a bar and arcade.
 - Hammond asked if the 1-acre parcel sale to Plainwell Auto had gone through yet. Lakamper stated, not yet, as the Mill property is being surveyed. Classic Auto Mill (CAM) expressed interest in ownership of Building 2. CAM would like to remove the roof of Building 2 and

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stabilize the walls to create a kind of roof top patio space. To see if this was possible, we asked CAM to have the building looked at by an engineering firm, which was done. Now we are working on finalizing the details of the renovation and repair of Building 2. If CAM purchases and repairs the building, the City will reimburse CAM from the insurance money provided originally to demo the building. The cost of repairing and stabilizing the building is about half of what the demolition cost was estimated at, and all leftover funding will remain in the BRA fund. This idea has a lot of moving pieces and has slowed the sale of both the Mill Buildings and land to Plainwell Auto.

- Colingsworth asked about the residential development of the Mill property, is that still happening? Lakamper shared that yes, Watt's Homes remains interested in developing both parcels 2 (single family homes) and 5 (condos along the river), however, the restrictive covenants haven't been approved by the EPA yet, and there is still considerable pushback from Weyerhaeuser about developing the property. Weyerhaeuser is working with GHD, sampling the site for contamination. PFAS was found in the ground water in certain spots. Plainwell will provide municipal water to the Mill site, so that is okay. Weyerhaeuser states that if PFAS ground contamination levels change in the future, and we have allowed development of the property, remediation responsibility would fall to the City as the development caused a significant increase in the cost of remediation. Watt's Homes has said they only want to move forward if they can develop both parcels, and while parcel 2 is okay, parcel 5 is more in question, as this area is where the paper sludge lagoons were located, and where higher contamination readings are being noted. Raich asked if the EPA has the final say, and Lakamper answered yes, because the Mill property is a superfund site, it is federally regulated. The State (EGLE) can regulate as well, through the restrictive covenants, though the covenants must be approved by the EPA as well. Colingsworth asked if development costs have risen with the economy and inflation, and if that might affect the developer's interest in the project. Lakamper said he is in contact with Watt's Homes, and they remain interested. Raich shared, for what it's worth, there is a lot of interest in the condo development- she feels those will sell quickly.

8. Communications:

A motion by Burnham, seconded by Raich, to accept and place on file the City Council Meeting Minutes from 01/12/2026, 01/26/2026, 02/09/2026, 02/23/2026, 03/09/2026, 03/23/2026, 04/13/2026 and 04/27/2026. On a voice vote, all voted in favor. Motion passed.

9. Public Comments: None.

10. Staff Comments: None.

11. Commissioner Comments:

- A. Commissioner Raich stated that Sherwood Park is popular, and it's great to see it get so much use. She shared that some of the playground equipment has sharp edges that should be addressed.
- B. Lakamper stated most of these projects are waiting for required documentation to be submitted. We are working on Ordinance amendments with our planning and zoning firm. He discussed the scam invoices which are being sent to landowners submitting Special Use Permits, or Rezoning Permits- anything that requires a Public Hearing. They appear to be from the City of Plainwell, and/or Kevin Hammond, but are fake. Lakamper said this will continue, and probably happen more often, so we are trying to get the word out.
- C. Commissioner Burnham asked when his term was officially up, and Leonard answered June 31.

12. Adjournment:

A motion by Colingsworth, seconded by Lawson, to adjourn the meeting at 7:34pm. On a voice vote, all voted in favor. Motion passed.

Minutes respectfully submitted by:
JoAnn Leonard, City Clerk

**CITY OF PLAINWELL
ALLEGAN COUNTY, MICHIGAN**

ORDINANCE NO. 406

AN ORDINANCE TO AMEND CHAPTER 53 “ZONING” OF THE CITY OF PLAINWELL CODE OF ORDINANCES; TO AMEND SEC. 53-3, TO ADD DEFINITIONS FOR AUTOMOBILE SERVICE STATIONS AND PUBLIC GARAGES AND SPECIALTY VEHICLE GARAGES; TO AMEND SEC. 53-44, PERTAINING TO PRINCIPAL PERMITTED USES IN THE CBD DISTRICT TO ADD SPECIALTY VEHICLE GARAGES; TO AMEND SEC. 53-45, PERTAINING TO PERMITTED USES AFTER SPECIAL APPROVAL IN THE CBD DISTRICT TO ADD AUTOMOBILE SERVICE STATIONS AND PUBLIC GARAGES; AND TO AMEND SEC. 53-108, PERTAINING TO AUTOMOBILE SERVICE STATIONS AND PUBLIC GARAGES.

CITY OF PLAINWELL, ALLEGAN COUNTY, MICHIGAN, ORDAINS:

Section 1. Amendment of Sec. 53-3. Sec. 53-3, “Terms and Words Defined” 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:

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

SPECIALTY VEHICLE GARAGE. A facility, building, or portion of a building used for the restoration, maintenance, repair, customization, storage, indoor display, and indoor sale of classic, antique, vintage, specialty, and collector automobiles, motorcycles, and other vehicles, as well as the sale of related parts, accessories, tools, and merchandise. Specialty vehicle garages does not include the sale or permanent display of vehicles outside or outdoor storage.

Section 2. Amendment of Sec. 53-44. Sec. 53-44, “Principal Permitted Uses” of Chapter 53, “Zoning” of the City of Plainwell Code of Ordinances is amended to include a new subsection M, which reads in its entirety as follows:

M. Specialty Vehicle Garages

Section 3. Amendment of Sec. 53-45. Sec. 53-45, “Permitted Uses After Special Approval” of Chapter 53, “Zoning” of the City of Plainwell Code of Ordinances is amended to read in its entirety as follows:

- A. Automobile Service Stations and Public Garages, subject to the requirements of Section 53-108.
- B. Off-street parking lots and structures the requirements of which shall be in accordance with the requirements of this code.

Section 4. Amendment of Sec. 53-108. Sec. 53-108, “Automobile Service Stations and Public Garages” of Chapter 53, “Zoning” of the City of Plainwell Code of Ordinances is amended to include a new subsection J, which reads in its entirety as follows:

J. Automobile Service Stations and Public Garages located in the Central Business District.

1. Automobile Service Stations and Public Garages are only permitted along the following road segments in the Central Business District:
 - a. Main Street south of Chart Street
 - b. Main Street north of Bannister Street
 - c. Allegan Street west of Island Avenue
2. Materials. A minimum of ninety percent (90%) of the exterior finish material of all building facades visible from the public street, parking lot or adjacent residentially zoned land, exclusive of window areas, shall consist of the following: brick, cut stone, field stone, cast stone, split-face block, wood siding, or similar quality materials. The remaining maximum ten percent (10%) of the facade may utilize other materials for architectural detailing such as fiberglass reinforced concrete, polymer plastic (fypon), exterior insulation and finishing systems (EIFS) or concrete block. The Planning Commission may permit other materials for facades that are not visible from a public street or parking lot and are adequately screened from adjoining land uses.
3. Front Facade. Blank walls shall not face a public street. Walls facing a public street shall include windows and architectural features customarily found on the front facade of a building, such as awnings, cornice work, parapets, edge detailing or other decorative finish materials. Wall massing shall be broken up with vertical pilasters or other architectural elements to reduce scale.
4. Pedestrian Orientation. The buildings shall be designed at a pedestrian scale with relationship to the street and sidewalk. Buildings shall include windows that face the sidewalk and street. Sidewalks shall be provided along the site frontage.
5. Canopies. Canopies, such as over gasoline pumps or drive-through structures, shall be designed to be consistent with the approved building materials and colors. Any canopy lighting shall be flush with the canopy.

Section 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

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1. Mayor Keeler called the regular meeting to order at 7:00pm in City Hall Council Chambers.
2. Invocation: Given by Brian Warren from Lighthouse Baptist Church.
3. Pledge of Allegiance was given by all present.
4. Roll Call: Present: Mayor Brad Keeler, Mayor Pro Tem Lori Steele and Councilmembers Randy Wisnaski, Roger Keeney and Cathy Green.
5. Approval of Minutes:
A motion by Steele, seconded by Wisnaski, to accept and place on file the Council Meeting Minutes of the 04/27/2026 regular meeting. On a voice vote, all voted in favor. Motion passed.
6. Public Comment: None
7. County Commissioner Report: None
8. Agenda approval:
A motion by Wisnaski, seconded by Keeney, to approve the Agenda for the May 11, 2026 meeting as presented. On a voice vote, all voted in favor. Motion passed.
9. Mayor's Report:
Mayor Keeler noted that City Manager Lakamper had been with the City almost 3 years already, and his contract is coming up in June. Mayor Keeler asked if Council wanted to discuss the contract at next month's Council meeting. Councilmember Green asked about the Manager review process, and Personnel Coordinator Kersten responded that she'll get Council their evaluation forms shortly, and the review process and contract discussion will take place before the final budget approval in June.
10. Recommendations and Reports:
 - A. Clerk Leonard discussed scheduling the 2026/2027 Budget Workshop for Monday, June 8th, 2026 at 5:30pm.
A motion by Keeney, seconded by Wisnaski, approving a special meeting on Monday, June 08, 2026 at 5:30pm to discuss the preliminary 2026/2027 budget. On a roll call vote, all voted in favor. Motion passed.
 - B. City Manager Lakamper discussed new playground equipment for Thurl Cook Park. The park was used as a staging area by USA Earthworks during the Old Orchard construction project, and when moving piping with machinery they struck several trees causing significant damage. The trees were evaluated by an arborist who provided an estimated replacement cost. The City then negotiated with USA Earthworks and obtained approximately \$15,000 from them, which was intended to go toward upgrading the playground equipment. Plainwell also applied for and received two \$10k grants from the Anna Pipp Foundation, giving Plainwell a total of \$35,000 to purchase and install new playground equipment. This major upgrade to a popular park will happen with little to no direct cost to the City due to generous grant funding coupled with the \$15,000 tree damage reimbursement from USA Earthworks. After researching pricing and equipment offerings from several playground equipment vendors, American Parks Company is recommended for this project.
A motion by Keeney, seconded by Steele, approving the purchase of playground equipment from American Parks Company for \$31,941.88. On a roll call vote, all voted in favor. Motion passed.
 - C. Superintendent Keyzer discussed the removal and replacement of damaged fencing at Water Renewal. The original 8' wooden fencing surrounding the Bioxide Station was old, and heavily damaged during the recent storm. The 4x4 posts were rotted and snapped off at the ground, and three panels were knocked down. The wooden fence will be replaced with 6' tall chain link fence with privacy slats. This will be part of the City's storm damage insurance claim. Two quotes were received. Superior Fence and Rail is recommended for this job.

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A motion by Green, seconded by Keeney, approving the removal and replacement of damaged fencing around the Bioxide Station by Superior Fence and Rail for \$5,439.57.

11. Communications:

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

12. Accounts Payable:

A motion by Keeney, seconded by Wisnaski, that the bills be allowed and orders drawn in the amount of \$85,066.91 for payment of the same. On a roll call vote, all voted in favor. Motion passed.

13. Public Comments:

- A. Bunny LaDuke – shared she understood that Council would be discussing the dissolution of the Parks & Tree Commission. She stated that she thought it would be helpful if Parks & Trees made periodic reports to Council, and discussed what the Parks & Tree Commission volunteer board does for Plainwell and its residents. She provided a handout to the Council members detailing projects and improvements throughout Plainwell that Parks & Tree have been a part over the past several years, mentioning their strong partnership with Chula Vista Garden Club, another area volunteer group working to beautify the City.
- B. Rachel Colingsworth of 115 Walnut Woods - asked that Council and staff use the microphones as it can be difficult to hear. She asked why Planning Commission meetings have been canceled since January, sharing that she's been on Planning for over 10 years, and is it unusual to go so long without a meeting.
- C. Matthew Bradley of 115 Walnut woods – introduced himself as Chairperson of the Parks & Tree Commission. He noted that like Bunny mentioned, they are all volunteers. Parks & Trees has no budget, and doesn't cost the City anything. Many of their projects and ideas are based on community feedback.

14. Staff Comments:

- A. Personnel Coordinator/Deputy Treasurer Kersten stated that the DPW contract negotiations are going well and are currently being reviewed. She discussed spending a week at Treasurer's Institute, a training course offered by the Michigan Municipal Treasurers Association, sharing that she learned a lot of useful information. This was her second year.
- B. Superintendent Nieuwenhuis stated that hydrant flushing went well. He is working with Amanda to fill a permanent part time position at DPW, as well as a seasonal worker. Most of the tornado damage has been cleared, though there are stumps remaining that will need to be ground down. The City flowers should arrive next week.
- C. Superintendent Keyzer reported that the storms caused a higher-than-normal flow rate at Water Renewal, leading to an increase in chemical use, otherwise everything is going well.
- D. Director Callahan gave an update on the accreditation assessment, sharing that it went great, and that he and Detective Varley will be going to pick up the certification on June 24th. He shared that DPS received positive feedback from local businesses and residents. He stated that FEMA would be coming to Plainwell to assess storm damage.
- E. Clerk Leonard stated she continues to look for election workers.
- F. City Manager Lakamper met with the DNR to discuss the dam project, noting that all the dams in Plainwell are failing. This project has several stakeholders- the City of Plainwell, the property owners, as well as the DNR. Since the DNR maintains partial ownership of the dams, they have a say in the overall project. They are also a potential source of funding, so their input is important. When the dam project started years ago, there was a general understanding that the Mill Race would remain. Lakamper feels that Dam Presentation to the public several months ago reinforced the cultural significance of the Mill Race to the DNR, which is a good thing. However, we need to find a way to design and build something that will both maintain the Mill Race and solve the issue of the failing dams. Fish passage is one source of potential funding, as well as general wildlife

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restoration. The Morrow Dam settlement provides \$25 million for a 40-mile stretch of the Kalamazoo River, including Plainwell. The DNR has concerns about how the project has been designed so far, and we will need more buy in from the DNR before we can move forward. The current plan is to obtain letters from the property owners, so we can submit permits and get official feedback from the permitting agencies and use that information as a starting point to regroup. The current engineering grant runs out in December, and can't be extended, so we need to get as far as we can with the current engineering company by December. Both DNR representative Noah and Lakamper feel that getting the permit application submitted is the best way to do that. That will allow for feedback from the State on the current design, and then we can address any issues moving forward potentially with a new design firm. Lakamper noted that the Mill Race is artificially raised and the dam structures contain earthen embankments, so it isn't just diverted by the cement dams. One idea being discussed is to try and lower the entirety of the Mill Race and that it might naturally flow and not need structures to maintain some amount of water. This is probably the design that has the most promise of moving forward.

The Mill property is being surveyed to create parcels for both Classic Auto Mill and Plainwell Auto, and completing these surveys will allow the purchase agreements to move forward.

He gave an update on the purchase agreement with Bex Farms for property in the Industrial expansion. The agreement has been pushed back to September. Once the site plan for the proposed Ready-Mix plant is submitted, both it and the Special Use Permit Application will come to the Planning Commission for review. We are still waiting on the engineering report for Building #2 to determine what happens with that building.

15. Council Comments:

- A. Councilmember Green asked about fallen trees and who is responsible for cleaning them up. Director Callahan responded that if a tree doesn't strike a house, homeowner's insurance doesn't apply and it is the property owners' responsibility. Mayor Keeler added that City residents are lucky, because in the township, you own to the center of the street and are responsible for all of it. There is no public right of way, and the Allegan County Road Commission has stated it's the property owner's responsibility to remove any downed trees. Councilmember Green asked about the cemetery, sharing that there is storm damage there as well. Mayor Keeler noted that the cemeteries are all located in Gun Plain Township. City Manager Lakamper added that many township residents have asked why the City of Plainwell can't clear trees and brush for them as well. Legally, we can't do that. There is a notion that if the City does it, it is free, but that simply isn't true. There is a cost associated with cleaning up, with Plainwell spending around \$40k so far. It's up to the other municipalities to decide what assistance to offer to their residents and how to pay for it. Councilmember Green asked if Allegan County had further information or a plan. No one has heard of anything like that. Director Calahan and City Manager Lakamper shared that Plainwell has submitted claims to Emergency Management, but aren't sure what, if anything, to expect as far as reimbursement.

16. Adjournment:

A motion by Green, seconded by Keeney, to adjourn the meeting at 7:53pm. On a voice vote, all voted in favor. Motion passed.

Minutes respectfully
submitted by,
JoAnn Leonard
City Clerk

MINUTES APPROVED BY CITY COUNCIL
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JoAnn Leonard, City Clerk

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1. Mayor Keeler called the regular meeting to order at 7:00pm in City Hall Council Chambers.
2. Invocation: Given by County Commissioner Gale Dugan.
3. Pledge of Allegiance was given by all present.
4. Roll Call: Present: Mayor Brad Keeler, Mayor Pro Tem Lori Steele and Councilmembers Randy Wisnaski, Roger Keeney and Cathy Green.
Absent: None.
5. Approval of Minutes:
A motion by Steele, seconded by Wisnaski, to accept and place on file the Council Meeting Minutes of the 05/11/2026 regular meeting. On a voice vote, all voted in favor. Motion passed.
6. Public Comment: None
7. County Commissioner Report: Commissioner Dugan provided an update on happenings throughout Allegan County. The Allegan County Emergency Siren protocol was discussed, with suggestions from Council and staff to be relayed to Allegan County Emergency Services concerning siren confusion and the need for clarity and possible training.
8. Agenda approval:
A motion by Wisnaski, seconded by Keeney, to approve the Agenda for the May 26, 2026 meeting as presented. On a voice vote, all voted in favor. Motion passed.
9. Mayor's Report: Mayor Keeler commented on the nice weather we had for the parade.
10. Recommendations and Reports:
 - A. City Manager Lakamper discussed the SEIU collective bargaining unit tentative agreement.
The SEIU represents the Department of Public Works (DPW) and Waste Water (WW) employees. Their collective bargaining agreement expires in June. The SEIU, union stewards from both DPW and WW and management met over the past two months, and both have agreed on the attached tentative agreement (TA). The main goal for management was to incorporate updates to the employee handbook for all non-union employees and clarify call in pay procedures. We have agreed on a three-year contract which includes annual increases of 5% for year one, 3% for year two, and 3% for year three. Over the last six years, SEIU members have received the least amount of raises of all City employees. The 11% increase over the next three years will bring them back in-line in terms of percentage of wage increases.
A motion by Keeney, seconded by Steele, approving the SEIU collective bargaining unit tentative agreement as presented. On a roll call vote, all voted in favor. Motion passed.
 - B. City Manager Lakamper discussed Ordinance 405, which adopts the 2024 International Property Maintenance Code. Plainwell has long struggled to enforce blight and nuisance ordinances. The current ordinances are outdated and do not contemplate modern issues with blight enforcement. Therefore, the City sought out best practices for blight enforcement management, leading to the International Property Maintenance Code (IPMC). IPMC is the industry standard for blight enforcement and is used across the Country to ensure that properties are maintained in an acceptable manner. Due to its widespread use, it is battle tested in the courts. One of the biggest issues with code enforcement is the quality of the Ordinance. If it is outdated or written poorly, courts often will throw citations out, which has happened to Plainwell. We believe that this Ordinance will help address problem properties and allow for a standard of compliance within the community. If passed, Plainwell

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would be adopting the 2024 IPMC by reference, meaning our code will continue to be current as the IMPC is updated.

A motion by Wisnaski, seconded by Steele, adopting Ordinance 405 as presented. On a roll call vote, all voted in favor. Motion passed.

- C. Councilmember Green discussed Special Event Permit Application 2026-12 – Collywobbles Theatre Company. The Plainwell Arts Council has submitted Special Event Permit 2026-12 requesting permission for Collywobbles Theatre Company to hold a play called *United States of America – the Early Years* at the Bandshell on Thursday, June 25, 2026, from 6pm until 8:30pm. This free event is open to public and includes comedy by Stan Freiburg. Attendees are encouraged to bring their own chairs or blankets, as seating is not provided.

A motion by Keeney, seconded by Steele, approving Special Event Permit Application 2026-12 as presented. On a roll call vote, all voted in favor. Motion passed.

- D. Superintendent Keyzer discussed an odor control study by BioAir at the Water Renewal plant. BioAir is a leader in the technology and design of new Odor Control systems. They have many different options and can help design an efficient and cost-effective solution for Plainwell. This study will provide the information necessary to design the replacement of the existing in-ground biofilter (Biobed) which was installed in 2023. The existing Biobed has a 5-year lifespan and will need to be replaced in the Fiscal Year 2027-2028.

A motion by Green, seconded by Keeney, approving a Professional Services Agreement (PSA) with BioAir Solutions LLC to perform an Odor Control Study at the Water Renewal plant for \$24,250.00. On a roll call vote, all voted in favor. Motion passed.

11. Communications:

A motion by Steele, seconded by Wisnaski, to accept and place on file the April 2026 Department of Public Safety Report and the 04/14/2026 DDA/BRA/TIFA meeting minutes. On a voice vote, all voted in favor. Motion passed.

12. Accounts Payable:

A motion by Keeney, seconded by Wisnaski, that the bills be allowed and orders drawn in the amount of \$139,831.11 for payment of the same. On a roll call vote, all voted in favor. Motion passed.

13. Public Comments:

- A. Matthew Bradley discussed No Mow May in support of native pollinators, noting that he made it almost to the end of the month before needing to mow. He invited everyone to come to the Bandshell at 7pm the following night to watch him perform with The River City concert band horn section. He shared that the Plainwell Music Society hosts groups from all over, sometimes even out of State, but The River City concert band members are all local and from Plainwell and Otsego.

14. Staff Comments:

Finance Director/Treasurer Wilcox had nothing to report.

Personnel Coordinator/Deputy Treasure Kersten shared that negotiations went well, and that Open Enrollment for health insurance benefits would be taking place soon. She also noted that seasonal hire for DPW had started today, and the permanent part time position had also been filled and start in early June.

Superintendent Nieuwenhuis shared that this year the flowers didn't show up in great shape, and he is working with the greenhouse to see what can be done. He welcomed the new hire, Grady, to the DPW staff. He shared that Jackson Ford had passed his water exam. He noted that Plainwell does a great job supporting staff that want to pursue getting their licenses, and how valuable those licenses are to the City.

MINUTES
Plainwell City Council
May 26, 2026

Superintendent Keyzer discussed an emergency Purchase Order that he put in for a Plummers Environmental Vector truck to catch up the lift stations during the power outage caused by the tornado. He shared that he is in the process of getting generators, so in the event of another prolonged power outage, we'll be better prepared.

Clerk Leonard shared that she is fully staffed for the 2026 election year.

City Manager Lakamper discussed the Planning Commission meeting, stating that it was a productive meeting and lots of information was shared about upcoming projects. He discussed an upcoming rezoning application for ~7 acres of land behind Golf Carts Plus. Gold Carts Plus would like to purchase the land to grow their business, and the sale of the property is contingent upon the rezoning taking place as the land is currently zoned residential. He shared that we are waiting on the site plan and Special Use Permit for the ready-mix concrete plant in Industrial Park, and the purchase agreement date has been pushed back until September. He discussed a draft Ordinance amendment to allow gas stations and automobile restoration, storage and sales in certain areas of the CBD. This will allow the old Clark Gas Station to be torn down and rebuilt and remain in use as a gas station, and Classic Auto Mill (CAM) to function as classic car restoration, sales and storage facility in the Mill building complex. He discussed a grant opportunity offered by the Kalamazoo Nature Center to the City to provide native plantings along the riverbanks to help with erosion control. He discussed a proposal from CAM to purchase and rehabilitate Building 2 that he had recently received, stating that he hadn't had the time to really dig into the proposal but would be discussing it in more detail soon. He discussed the parking lot agreement with Mill 17, stating there are a few things that need to be worked out. He stated that the new location for the Farmer's Market, Hick's Park, has been well received and gotten good feedback from both the vendors and market customers. Downtown businesses like the new location as well.

15. Council Comments:

- A. Councilmember Green congratulated Bob on his kids' scholarships.
- B. Councilmember Keeney said the cleanup at Thurl Cook Park was well done.
- C. Mayor Pro Tem Steele shared that her daughter had gotten a job with Allegan Public Schools. She will be the new Vice Principal at the High School. She will be moving back to Michigan from California soon.

16. Adjournment:

A motion by Steele, seconded by Wisnaski, to adjourn the meeting at 8:01pm. On a voice vote, all voted in favor. Motion passed.

Minutes respectfully
submitted by,
JoAnn Leonard
City Clerk

MINUTES APPROVED BY CITY COUNCIL
June 08, 2026

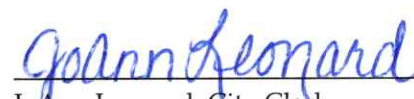

JoAnn Leonard, City Clerk

MINUTES
Plainwell City Council
June 08, 2026

1. Mayor Keeler called the special meeting to order at 5:30PM in City Hall Council Chambers.
2. Pledge of Allegiance was given by all present.
3. Roll Call: Present: Mayor Keeler, Mayor Pro Tem Steele (5:40pm), and Councilmembers Green and Wisnaski.
Absent: Councilmember Keeney (6:49pm).
A motion by Wisnaski, seconded by Green, to excuse Councilmembers Keeney and Steele from the proceedings. On a voice vote, all in favor. Motion passed.
4. Approval of Agenda:
A motion by Wisnaski, seconded by Green, to approve the agenda for the Budget Workshop as presented. On a voice vote, all in favor. Motion passed.
5. New Business:
6. Financial Director/Treasurer Wilcox and City Manager Lakamper gave an overview of the 2026/2027 City Budget to Council. Apart from the General Fund, all funds balance or have a planned deficit due to capital improvement projects. The General Fund was discussed in detail, noting that the operational deficit projected in the budget remains one of the biggest challenges facing the city. City Manager Lakamper noted that the General Fund is the only fund that has a structural deficit, meaning that year after year, more money is paid out than what is brought in. Property tax revenue increased about 2.7%. Fees increased for Recycling and Bulk Pick-up services due to fuel surcharges raising, and health insurance rates went up 17%. Water and Sewer rates will be adjusted following the Consumer Price Index (CPI) of 4.7% this year. After a detailed review of the different departments inside the General Fund, there was discussion concerning Public Safety, noting that it is the City's largest cost with over 50% of the General Fund going toward fire and police. Water and Sewer funds were discussed along with planned projects for the upcoming year. Well 7 will have a complete overhaul, and several fire hydrants will be replaced. Industrial Park will be repaved and North and South Main Street will be chip-sealed and striped using Major and Local Streets funding. During repaving in Industrial Park, a section of water main will be replaced using funds from Water and Sewer. City Manager Lakamper discussed options available to the City to offset the General Fund deficit. As Public Safety is a large part of the budget a Public Safety Mileage should be considered. The land sales in Industrial Park provided one time cash influxes to the City's General Fund, but now those sales are now complete. The City has run a deficit in the General Fund for years, and Lakamper stressed that this needs to be addressed. Financial Director/Treasurer Wilcox went on to give an overview of all the other city funds, commenting on each.
7. Public Comment: None.
8. Staff Comments: Superintendent Nieuwenhuis commented that each year we hear about budget constraints, and each year we all do our best to work with what we have. Staff retire or leave and aren't replaced, equipment replacement gets pushed until next year and projects aren't able to be completed. He notes that we all want Plainwell to succeed and be a great place to live and hopes that together we can find ways to address the deficit.
9. Council Comments: None.
10. Adjournment:
A motion by Green, seconded by Keeney, to adjourn the meeting at 7:01PM. On a voice vote, all voted in favor. Motion passed.

Minutes respectfully
Submitted by,
JoAnn Leonard
City Clerk

MINUTES APPROVED BY CITY COUNCIL
June 22, 2026


JoAnn Leonard, City Clerk

MINUTES
Plainwell City Council
June 08, 2026

1. Mayor Keeler called the regular meeting to order at 7:01pm in City Hall Council Chambers.
2. Invocation: Given by Dan Martin from Lighthouse Baptist Church.
3. Pledge of Allegiance was given by all present.
4. Roll Call: Present: Mayor Brad Keeler, Mayor Pro Tem Lori Steele and Councilmembers Randy Wisnaski, Roger Keeney and Cathy Green.
5. Approval of Minutes:
A motion by Steele, seconded by Wisnaski, to accept and place on file the Council Meeting Minutes of the 05/26/2026 regular meeting. On a voice vote, all voted in favor. Motion passed.
6. Public Comment: Tom Siver introduced himself and shared that he is running for District Judge.
7. County Commissioner Report: None.
8. Agenda approval:
A motion by Wisnaski, seconded by Keeney, to approve the Agenda for the June 08, 2026 meeting as presented. On a voice vote, all voted in favor. Motion passed.
9. Mayor's Report: None..
10. Recommendations and Reports:
 - A. Clerk Leonard discussed openings on several Boards and Commissions. Appointments are made by the Mayor and subject to confirmation by Council.
A motion by Keeney, seconded by Wisnaski, approving the Mayor's appointment of Terry Pickett to the Parks & Tree Commission and Susan Charkowski to the Planning Commission and reappointment of Derek Carter to the Board of Review and Rimante Grigaliunas to the DDA/BRA/TIFA Board. On a roll call vote, all voted in favor. Motion passed.
 - B. Superintendent Nieuwenhuis discussed the purchase of a blower unit. Plainwell has rented this type of leaf blowing equipment for the past few years. The unit is discounted because it is a demo model but still comes with a full warranty. Brand new, it would cost around \$17,000. This will be a positive equipment purchase for the City. We will save on man hours while blowing leaves and be able to clean the downtown area out more often and with greater efficiency.
A motion by Keeney, seconded by Steele, approving the purchase of a Ferris FB 3000 Ride On Blower from Walters Equipment & Rentals for \$12,200.00. On a roll call vote, all voted in favor. Motion passed.
 - C. **A motion by Steele, seconded by Green, approving the draft 2026/2027 BRA/DDA/TIFA Budget as presented. On a roll call vote, all voted in favor. Motion passed.**
11. Communications:
A motion by Steele, seconded by Wisnaski, to accept and place on file the May 2026 Investment and Fund Balance Reports. On a voice vote, all voted in favor. Motion passed.
12. Accounts Payable:
A motion by Keeney, seconded by Green, that the bills be allowed and orders drawn in the amount of \$200,661.50 for payment of the same. On a roll call vote, all voted in favor. Motion passed.
13. Public Comments: None.
14. Staff Comments:
 - A. Director Callahan gave an update on the Color Run, sharing there was a great turnout this year, and he expects next year to be even bigger.

MINUTES
Plainwell City Council
June 08, 2026

- B. Superintendent Keyzer reports that biannual life station cleaning would take place soon.
 - C. Personnel Coordinator/Deputy Treasurer Kersten had nothing to report.
 - D. Superintendent Nieuwenhuis stated he had nothing to add.
 - E. Clerk Leonard had nothing to report.
 - F. City Manager Lakamper reported that a lot of work went into preparing the annual budget. He then discussed the power coming into the building, noting that Darius from Classic Auto Mill has been working with Consumer's to get power to the other Mill buildings. Currently there is a single meter at the pole that feeds into a City owned transformer. The power is stepped down to an odd voltage of 208 and fed into GHD, and City Hall submeters off of GHD's panel. Consumers can't provide 480 service directly to the rest of the Mill buildings without transferring the existing service to outside meters and metering each building separately. For them to do that, we would have to meet fire code, which requires walls with 3-hour fire rating between each building. We are meeting with Consumer's next week to get a better understanding of what that entails. None of this was anticipated with the sale of the Mill buildings.
15. **A motion by Steele, seconded by Wisnaski, to meet in closed session as permitted under section 8(a) of the Open Meetings Act to consider a periodic personnel evaluation of a public employee if the named individual requests a closed hearing at 7:21pm. On a voice vote, all voted in favor. Motion passed.**
- A motion by Keeney, seconded by Steele, to return to Open Session at 7:39pm. On a voice vote, all voted in favor. Motion passed.**
16. Council Comments: None.
17. Adjournment:
A motion by Steele, seconded by Keeney, to adjourn the meeting at 7:41pm. On a voice vote, all voted in favor. Motion passed.

Minutes respectfully
submitted by,
JoAnn Leonard
City Clerk

MINUTES APPROVED BY CITY COUNCIL
June 22, 2026


JoAnn Leonard, City Clerk