

City of Plainwell



Brad Keeler, Mayor
Lori Steele, Mayor Pro-Tem
Todd Overhuel, 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, August 14, 2023 - 7:00PM

Plainwell City Hall Council Chambers

1. Call to Order
2. Invocation
3. Pledge of Allegiance
4. Roll Call
5. Approval of Minutes – 07/24/2023 Regular Meeting
6. General Public Comments
7. **Presentation – Life Saving Award** - Officers being honored for actions on 11/30/2022: Varley, Rantz, Pell, Leonard, Thomas, Pallet, and Hester. Officers being honored for actions on 07/04/2023: Rantz, Roberts, Culver, Leonard, Kuitert, Pallet, and Hester.
8. County Commissioner Report
9. Agenda Approval
10. Mayor's Report
11. Recommendations and Reports:

A. Board and Commission Appointment Listing

Council will consider confirming the Mayor's appointment of four (4) citizens to various Boards and Commissions effective September 1, 2023.

B. Resolution 2023-27 Renaming Industrial Park to James R. Higgs Industrial Park

Council will consider approving Resolution 2023-27 to rename and dedicate Industrial Park to James R. Higgs Industrial Park in recognition of his many years of support and service to the City of Plainwell.

C. WR – PFAS Compliance Testing Supplies

Council will consider approving the purchase of PFAS testing supplies from Trace Analytical Laboratories in an amount not to exceed \$6,048.00.

The Island City

Plainwell is an equal opportunity provider and employer

D. WR – New Roofs for Three Water Renewal Plants

Council will consider approving the contract with J&L Roofing to replace roofs on three Water Renewal Plants in an amount not to exceed \$110,113.00. Roof repair is a budgeted item.

E. Resolution 2023-26 Approval of the 2023-2027 City of Plainwell Master Plan

Council will consider approving Resolution 2023-26 to adopt the proposed City of Plainwell Master Plan.

F. Ordinance 396 – to amend section 36-17 of the Plainwell code of ordinances

Council will consider approving Ordinance 396 to amend and update the water billing ordinance.

G. Consideration of Profielnorm Purchase Agreement

Council will consider approving the sale of 15 acres of land at 830 Miller Road to Profielnorm USA.

12. Communications: The July 2023 Investment and Fund Balance reports, the draft July 11, 2023 and August 8, 2023 DDA/BRA/TIFA Meeting Minutes, the draft Parks & Trees July 13, 2023 Meeting Minutes and the draft August 2, 2023 Planning Commission Meeting Minutes, the July 2023 DPS Council Report and the July 2023 Water Renewal Report.

13. Accounts Payable - \$522,656.35

14. Public Comments

15. Staff Comments

16. Council Comments

17. Adjournment

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

MINUTES
Plainwell City Council
July 24, 2023

1. Mayor Keeler called the regular meeting to order at 7:00 PM in City Hall Council Chambers.
2. Scott Smail of Lighthouse Baptist Church gave the invocation.
3. Pledge of Allegiance was given by all present.
4. Roll Call: Present: Mayor Keeler, Mayor Pro-Tem Steele, Councilmember Overhuel, Councilmember Wisnaski and Councilmember Keeney.
5. Approval of Minutes:
A motion by Steele, seconded by Overhuel, to accept and place on file the Council Minutes of the July 10, 2023 regular meeting. On a voice vote, all voted in favor. Motion passed.
6. Public Comment: John Spencer, a representative for House Republican Leader Matt Hall, introduced himself to Council and provided his contact information.
7. County Commissioner Report: County Commissioner Dugan shared that Allegan County's death rate is comparable to other counties, citing a recent medical examiner's report. He stated that there is discussion concerning aggregate and mineral rights on City owned property, as the State of Michigan is looking to acquire these rights from local communities. He provided an update on the Allegan County Courthouse remodel, stating that there were no funds available at this time. He said that there are currently two visiting Judges coming to the Courthouse and providing support. He gave an update on the Allegan County Sheriff Department body cams, and shared that Plainwell has received matching funds for a water/sewer project. He spoke about power generated by Calkins Dam in Allegan, and the hope to relicense it for continued use by the City of Allegan.
8. City Clerk Leonard reported no changes to the Agenda.
A motion by Steele, seconded by Overhuel, to approve the Agenda for the July 24, 2023 meeting as presented. On a voice vote, all voted in favor. Motion passed.
9. Mayor's Report: None.
10. Recommendations and Reports:
 - A. City Manager Lakamper provided an update on the curbside recycling and bulk trash removal services. Further research indicated that a special tax assessment district was unnecessary.
A motion by Keeney, seconded by Steele, to approve Resolution 2023-25 establishing fees for monthly curbside recycling and semi-annual bulk trash pickups to be collected on the 2023 Winter Tax Bill. On a roll call vote, all in favor. Motion passed.
 - B. Water Renewal Superintendent Pond discussed the annual purchase of chlorine and sulfur gas necessary for Plant operation.
A motion by Wisnaski, seconded by Keeney, to approve the annual purchase of chlorine and sulfur gas from Haviland Products for \$14,600.00. On a roll call vote, all voted in favor. Motion passed.

C. Water Renewal Superintendent Pond discussed the annual purchase of ferric chloride necessary for Plant operation.

A motion by Keeney, seconded by Overhuel, to approve the annual purchase of ferric chloride from Webb Chemical for \$46,436.00. On a roll call vote, all voted in favor. Motion passed.

D. Water Renewal Superintendent Pond discussed the annual purchase of polymer necessary for Plant operation.

A motion by Overhuel, seconded by Wisnaski, to approve the annual purchase of polymer from WaterSolve LLC for \$8,800.00. On a roll call vote, all voted in favor. Motion passed.

E. City Manager Lakamper discussed a request from Profielnorm USA for a topographical survey of the lot at 830 Miller Rd. This survey is in addition to previously requested survey work.

A motion by Wisnaski, seconded by Keeney, to approve the Professional Services Agreement with Fleis & Vandenbrink Engineering for \$9,800.00 for survey work at 830 Miller Road as part of the land sale to Profielnorm USA. On a roll call vote, all voted in favor. Motion passed.

11. Communications:

A motion by Steele, seconded by Overhuel, to accept and place on file the June 2023 Department of Public Safety and Water Renewal Reports, the draft June 15, 2023 Parks & Trees Meeting Minutes and the draft July 11, 2023 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 \$523,479.58 for payment of same. On a roll call vote, all voted in favor. Motion passed.

13. Public Comments: None

14. Staff Comments:

Finance Director Kelley shared that he is working on the end of the year audit.

Superintendent Nieuwenhuis stated that the bridge is curing. The next step, epoxy and stone chips, will be happening soon.

Community Development Manager Siegel reported that an extension has been granted for the dam project, which has been delayed by lack of access to the property for testing purposes. She shared that the rental rehab project at Perfect Image Salon is complete and all apartments have tenants. She stated the Planning Commission has reviewed a site plan provided by Holiday Inn. There will be a Public Hearing in August concerning the Master Plan.

Water Renewal Superintendent Bryan Pond said that a recent surface water PFAS test came back well within limits.

Public Safety Director Callahan stated that the new Rescue 1 boat is here, and the department is happy with the purchase.

City Manager Lakamper discussed the lead abatement project, stating the closing of the EGLE loan has been extended by 6 months. The company providing the lead abatement service is looking to adjust their process, and work has stopped for now. He discussed the dam project, stating that we need access to do construction work. He shared that while the dam located at City Hall is fine, the trestle bridge has been deemed a potential barrier to fish migration. The City may need to consider removal of the trestle bridge. He provided an RFQ update.

15. Council Comments: Councilmember Overhuel thanked everyone for coming and congratulated Finance Director Kelley on his grandson and Superintendent Nieuwenhuis on his daughter's wrestling victory. Mayor Pro-Tem Steele also congratulated Superintendent Nieuwenhuis and his daughter.

16. Adjournment:

A motion by Steele, seconded by Keeney, to adjourn the meeting at 7:49 PM. On a voice vote, all voted in favor. Motion passed.

Minutes respectfully
submitted by,
Ginger J Leonard
City Clerk

MINUTES APPROVED BY CITY COUNCIL
August 14, 2023

Ginger J Leonard, City Clerk

**City of Plainwell
Boards & Commissions
Appointment List
August 2023**

Downtown Development Authority (DDA)	remaining term
Cathy Green	12/2024

Downtown Development Authority (DDA)	remaining term
Kevin Seckel	06/2026

Board of Review	3-year term
Derek Carter	06/2026

Planning Commission	remaining term
Kevin Hammond	06/2025

Current Vacancies

Downtown Development Authority – fully staffed

Planning Commission – fully staffed

Compensation Board – 2 vacancies

Board of Review – fully staffed

**City of Plainwell
Allegan County, Michigan
Resolution 2023-27**

A RESOLUTION TO RENAME INDUSTRIAL PARK TO JAMES R. HIGGS INDUSTRIAL PARK:

WHEREAS, Jim Higgs was Mayor of the City of Plainwell from 1976 to 1978 and again from 1980 to 1984; and

WHEREAS, Jim Higgs has faithfully served the City of Plainwell since 1970 as an experienced and valued member of the City Council, Planning Commission, Library Board and Airport Board; and

WHEREAS, he has participated in many community endeavors including revising the City Charter to move to a Manager/City Council form of government, reactivating the Planning Commission and proactively working toward diversification of the City's industrial tax base; and

WHEREAS, by sheer force of will and persistence has been instrumental in acquiring, developing and expanding the Industrial Park and in seeing that Plainwell is recognized as a positive, safe, caring community to live and work in; and

NOW THEREFORE BE IT RESOLVED, that the Mayor and City Council of the City of Plainwell, as an expression of thanks on behalf of the citizens of the City of Plainwell do hereby rename the Plainwell Industrial Park to James R. Higgs Industrial Park and dedicate it to Jim Higgs for his extraordinary service to the City of Plainwell; and

BE IT FURTHER RESOLVED, that a copy of this resolution be displayed in full in the minutes of the August 14, 2023 meeting of the Plainwell City Council and a copy of this resolution be presented to Mr. Jim Higgs.

YES: _____

NO: _____

ABSENT: _____

RESOLUTION DECLARED ADOPTED

Bradley Keeler, Mayor

Ginger J. Leonard, City Clerk

CERTIFICATION

I hereby certify that the foregoing is a true and complete copy of a resolution adopted by the Plainwell City Council at a regular meeting held on August 14, 2023, the original of which is on file in my office and available to the public.

Ginger J. Leonard, City Clerk



"The Island City"

MEMORANDUM

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

TO: Justin Lakamper, City Manager
FROM: Bryan Pond Superintendent of Water Renewal
DATE: August 1, 2023
SUBJECT: Purchase of Analytical Services for PFAS testing

ACTION ITEM:

The City Council should consider approving a pricing provided by Trace Analytical Labs of Muskegon Mi. for the amount \$6,048.

BACKGROUND INFORMATION:

Attaining an accurate sample description

To date there is no approved test method for PFOS but only modified methods taken from drinking water testing. The most accurate test is draft method 1633 which the EPA is in the process of approving. Since the new testing rules treatment plants have been told not to sample in the rain, nor with clothing made of water repellant fiber. In addition to run a sample blank which will show any background PFOS at the sampling site. The sample blank is insurance of a valid test; however, this doubles the sampling fee for the analysis.

Our Results

In March 2023 routine testing revealed we had a PFOS reading of 15.43 ng/l. The State limit to surface water for PFOS is 12 ng/l. Therefore, EGLE issued us a compliance communication to complete monthly testing to reveal if we have an ongoing source of PFOS. The May result was 4.5 ng/l and June was 2.7 ng/l. Non-compliance with this action would result in fines for the City.

ANALYSIS:

Trace Labs is working with one lab in Michigan which has pursued test method 1633. I have pricing for one analysis of two samples which is \$1,512/ sample. The total of four samples is \$6,048. Should the results remain low as they have for May and June I would request a variance to EGLE to an alternative testing schedule to curb this absorbent cost.

BUDGET IMPACT:

This is a budgeted item for fiscal year 23/24. Funding is available in line item 590-546-801-022 and was increased in late June due to the notification



"The Island City"

MEMORANDUM

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

TO: Justin Lakamper, City Manager
FROM: Bryan Pond Superintendent of Water Renewal
DATE: August 1, 2023
SUBJECT: Purchase of Three New Roofs for the Water Renewal Plant

ACTION ITEM:

The City Council should consider approving pricing provided by J&L Roofing of Grand Rapids MI. for the amount \$110,130.

BACKGROUND INFORMATION:

All three roofs were installed in the early 1980's and all need replacement. Specifications for a thirty-year EPDM roof system were solicited from three area flat roofing companies. Only one company came to the sites and submitted a proposal.

ANALYSIS:

J& L Roofing	Boiler Room	\$30,300
	Secondary Pump Room	\$39,730
	Cushman St Lift Station	<u>\$40,100</u>
	Total	\$110,130

BUDGET IMPACT:

This is a budgeted item for fiscal year 23/24. Funding is available in line item 5490-900-571.



"The Island City"

MEMORANDUM

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

TO: Justin Lakamper, City Manager
FROM: Denise Siegel, Community Development Manager
DATE: August 9, 2023
SUBJECT: Master Plan Approval 2023-2027

ACTION ITEM: The City Council should consider approving a resolution of acceptance for the Updated Master Plan for 2023-2027.

BACKGROUND INFORMATION: The Michigan Planning Enabling Act, MCL 125.3801 authorizes the Planning Commission to prepare a Master Plan for the use, development and preservation of all lands within the City. The Planning Commission has spent several months updating the existing plan for the next five years, and officially approved the final copy at the Planning Commission Meeting August 2, 2023.

The update for the Master Plan began in April of 2022 with an Open House / Public Input meeting. The Planning Commission held two Master Plan workshops reviewing and making changes to goals, objectives, zoning map, Future Land use and planning areas. One alteration to the Land Use Map was the addition of the 52 acres of property in the Industrial park.

The City Council received and reviewed the Master Plan Update and created a Resolution 2023-15 approving the Draft Master Plan for Distribution and Asserting the City Council's Right to Adopt the Updated City of Plainwell Master Plan on May 22, 2023.

ANALYSIS: The Master Plan sets goals and objectives for the next five years. It provides consistency in decision making by providing a point of reference for taking action. The Plan describes the community vision for future and establishes existing and intended growth. A Master Plan aligns funding from both federal and state agencies.

BUDGET IMPACT: Funding for the Master Plan came from the RRC Technical support grant in the amount of \$22,100.00

**CITY OF PLAINWELL
ALLEGAN COUNTY, MICHIGAN**

Resolution No. 2023-26

At a regular meeting of the Plainwell City Council held on August 14, 2023 at the Plainwell City Hall, the following Resolution was offered for adoption by Council Member _____ and was seconded by Council Member _____:

**A RESOLUTION ADOPTING THE PROPOSED
CITY OF PLAINWELL MASTER PLAN UPDATE**

WHEREAS, the Michigan Planning Enabling Act, MCL 125.3801 *et seq.* (“MPEA”) authorizes the Planning Commission to prepare a Master Plan for the use, development and preservation of all lands in the City; and

WHEREAS, the City of Plainwell Planning Commission prepared an updated Master Plan and submitted such plan to the City Council for review and comment; and

WHEREAS, on May 22, 2023, the Plainwell City Council received and reviewed the proposed Master Plan prepared by the Planning Commission, authorized distribution of the Master Plan to the Notice Group entities identified in the MPEA, and asserted its right to give final approval or rejection of the Plan; and

WHEREAS, notice was provided to the Notice Group entities as provided in the MPEA; and

WHEREAS, the Planning Commission held a public hearing on August 2, 2023 to consider public comment on the proposed Master Plan, and to further review and comment on the proposed Plan; and

WHEREAS, after the public hearing was held, the Planning Commission voted to approve the updated Master Plan on August 2, 2023, and recommended adoption of the proposed Master Plan to the City Council; and

WHEREAS, the City Council finds that the proposed Master Plan is desirable, proper, reasonable, and furthers the use, preservation, and development goals and strategies of the City;

NOW, THEREFORE, BE IT HEREBY RESOLVED AS FOLLOWS:

1. ***Adoption of 2023 Master Plan.*** The City Council hereby approves and adopts the proposed updated Master Plan, including all of the chapters, figures, descriptive matters, maps and tables contained therein.

2. ***Distribution to Notice Group.*** Pursuant to MCL 125.3843, the City Council approves distribution of the updated Master Plan to the Notice Group.

3. ***Findings of Fact.*** The City Council has made the foregoing determination based on a review of existing land uses in the City, a review of the existing Master Plan provisions and maps, and input received from the Planning Commission and the public, as well as the assistance of a professional planning group. The City Council also finds that the updated Master Plan will accurately reflect and implement the City's goals and strategies for the use, preservation, and development of lands within the City of Plainwell.

4. ***Effective Date.*** The amended Master Plan shall become effective on the adoption date of this resolution.

YEAS: _____

NAYS: _____

ABSENT: _____

RESOLUTION DECLARED ADOPTED.

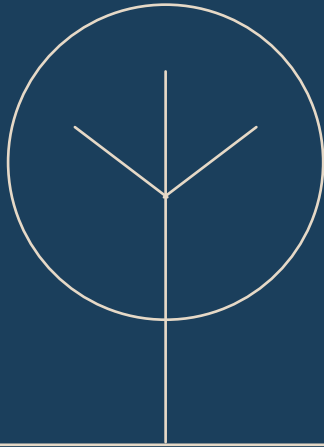
CERTIFICATION

I hereby certify that the above is a true copy of a resolution adopted by the Plainwell City Council at the time, date, and place specified above pursuant to the required statutory procedures.

Respectfully submitted,

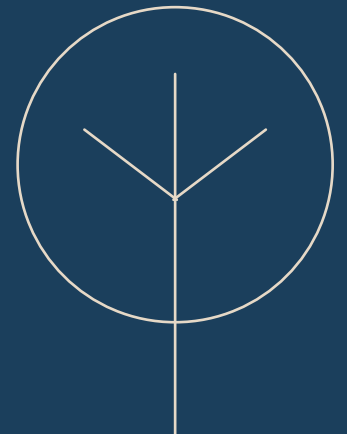
Dated: August 14, 2023

By _____
Ginger J. Leonard
City Clerk



City of *Plainwell*

2023 MASTER PLAN





Allegan County, Michigan
2023 Master Plan
Adopted: 2023

Plainwell City Council

- Brad Keeler, Mayor
- Lori Steele, Mayor Pro-Tem
- Roger Keeney
- Todd Overhuel
- Randy Wisnaski

Planning Commission

- Rachel Colingsworth, Chair
- Gary Sausaman, Vice Chair
- Stephen Bennett
- David Collard
- Jim Higgs
- Jay Lawson
- Lori Steele, City Council Liaison

- Justin Lakamper**, City Manager
- Denise Siegel**, Economic Development Director

With assistance from



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- Appendix A. 2022 Open House Public Engagement Report
- Appendix B. Completed Action Plan Items from Previous Plans
- Appendix C. Approval Resolutions

1.

INTRODUCTION



Introduction

Plainwell is located on the eastern edge of Allegan County, in Southwest Michigan. The City is completely surrounded by Gun Plain Charter Township, except for a small portion west of US-131 that borders Otsego Township. With its location close to the Kalamazoo/Portage and Grand Rapids metropolitan areas, Plainwell is well-situated within a region that has enjoyed a more stable economic atmosphere than faced by many other Michigan communities.

Plainwell is known as “The Island City” because one cannot enter downtown from any direction without first crossing a bridge. The Kalamazoo River and the Plainwell Millrace form an island around the original town plat providing a beautiful and unique setting for Plainwell and making it a special place.

A SHORT HISTORY...

Dr. Cyrenius Thompson first settled Plainwell in 1831. He became the first postmaster in 1833. According to “A Twentieth Century History of Allegan County, Michigan” by Henry F. Thomas (1907), Plainwell was established on the Plank Road (today’s Main Street) that was built between Kalamazoo and Grand Rapids in 1852. “So it happened that a Mr. Wellever bought an acre of land at the junction, in the angle between what are now Allegan and Main streets, and in the fall of 1853 began the construction of the historic Plainwell House...He did not remain long enough to see his enterprise through, but sold the land and the unfinished house to Orson D. Dunham, who late in the fall of 1853 bought forty acres surrounding the Wellever tract and shortly after became owner of the hotel site. The Plainwell House was opened to public entertainment in July, 1854.”

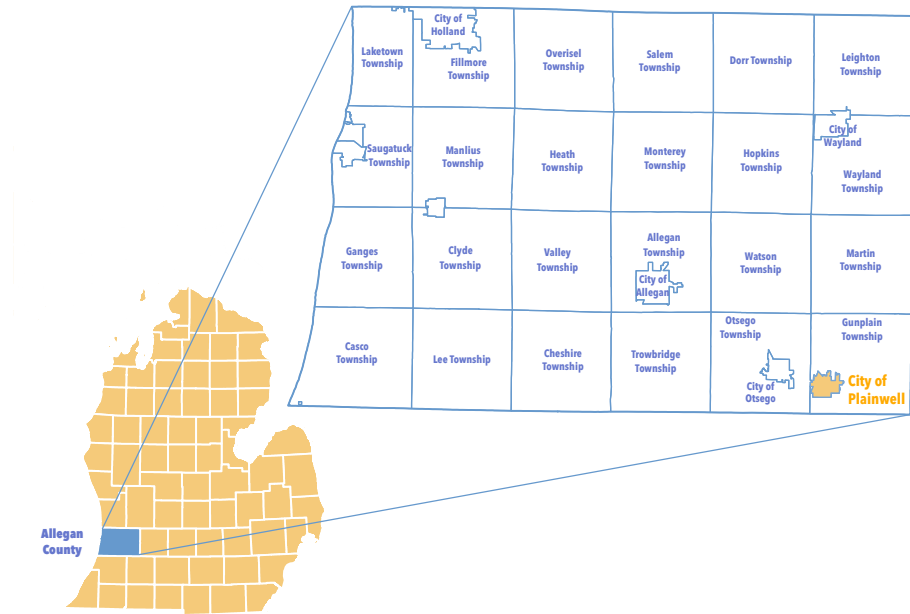
The Plainwell House was torn down in 1891, but Plainwell was by then established as a center for transportation and commerce. The City was platted in 1863 and incorporated as a village in 1869, with a population of approximately 200. The first railroad arrived in 1868. The community adopted a new charter and became a City in 1934.

To provide power to the growing community, a millrace was constructed across the bend in the Kalamazoo River in 1856, thus surrounding the new village with water. The power afforded by the river and the millrace attracted industry, including the Michigan Paper Company, later known as the Plainwell Paper Company. The paper mill was a major area employer from its opening in 1887 until it shuttered its doors in 2000. The City purchased the shuttered mill to facilitate its redevelopment in 2006.

Plainwell has grown steadily over the years, with a population peak in 1990 of 4,057.

Although the Plainwell/Otsego area provides diverse employment and shopping opportunities, it has increasingly become a bedroom community for commuters to Kalamazoo and Grand Rapids.

Plainwell is the birthplace of syndicated cartoonist Dave Coverly, creator of the Speed Bump comic strip, character actor Ed Gale, and writer and journalist Kathleen Davis. In 2016, Plainwell native Jack Conklin was selected in the first round of the NFL draft by the Tennessee Titans.



MASTER PLANNING

Master Plans

The comprehensive plan is a policy document created by the City of Plainwell Planning Commission to guide the future growth and development of the City.

A sound master plan helps ensure that Plainwell remains a highly desirable place to live, work, and visit. This can be accomplished by preserving and enhancing the qualities of the City that the residents, businesses, and property owners consider important. The plan also allows the City to respond to new trends and approaches.

The comprehensive plan identifies and analyzes the City's physical elements to create a set of goals, objectives, and recommendations to direct decisions regarding future land use, neighborhood and transportation improvements, and special strategies for key areas in the City. Because the plan offers a balance between the interests and rights of private property owners with those of the entire community, it effectively assists City leaders in making substantive, thoughtful decisions for the community while considering long-term implications.

Past Planning Efforts

Plainwell has a strong tradition of planning. The first community plan was adopted in 1979 and focused on the residential character of the City. In 1986 a new master plan was created which recommended expanding City boundaries and protecting historical areas. As a result, several properties and two historic districts were nominated to the National Register of Historic Places. Since that time, however, Gun Plain Township adopted a charter which has effectively prevented future annexations and boundary expansions.

In 1988, the City started a strategic planning process, which resulted in the Plainwell 2020 Plan. As part of the effort, task force recommendations addressed such diverse topics as Historic Preservation, Health and Human Services, Cultural/Fine Arts,



Recreational Opportunities, Riverfront Development/Community Beautification Economic Development, Public Safety, and Transportation/Municipal Services. One result of this process was the 1991 Parks and Recreation Plan, the City's first.

The Plainwell Master Plan was updated again in 2004. That plan focused on neighborhood character, redevelopment areas and infill opportunities.

Other Plans

In 1981, the Plainwell Downtown Development Authority was formed, and in 1985 the DDA adopted the Downtown Development Plan. The plan was updated in 1991 and most recently in 2007.

The City's parks and recreation plan has been updated every five years since first being adopted in 1991. The current plan, adopted in early 2023, provides many valuable recommendations for developing parks and recreation resources within the City, as well as a non-motorized transportation plan. The 2023 - 2027 Recreation Plan was developed as a coordinated effort with the update of this Master Plan.

Paper Mill Redevelopment Plans

When the Plainwell Paper Company ended business and closed the mill in 2000, the City began a proactive planning process for its redevelopment. It was recognized early on, for industrial purposes, the building was obsolete. In 2006, the City acquired the 36-acre site to facilitate its redevelopment.

The City has been working to craft a concept for the site, including reuse of the historic brick buildings, environmental remediation, and new commercial and residential development, including open space and access to the river. As of 2023, the paper mill site is now a mixed-use community space serving a multitude of users such as the City Hall, public safety department, an environmental engineering company, and a farmers market. The site is well-integrated with public art, community open space, and a restored bridge.

2009 Master Plan

The 2009 Master Plan was a collaborative effort between the City and the citizens of Plainwell. A Steering Committee composed of appointed and elected officials, business owners and citizens was formed to help guide the process. A city-wide Community Survey was utilized to determine opinions about a variety of topics including the desires for the City’s future. In addition to the Community Survey, several community stakeholders were interviewed to determine their perspective on community desires (one of the stakeholder groups was the high school student senate).

A public workshop was also held to focus on and further examine the initially identified planning issues and to begin testing the validity of community values, goals, and strategies.

2016 Master Plan

The 2016 Master Plan updated various components of the previous 2009 plan.

First, a technical review of the previous plan was conducted to provide initial recommendations, ensure compliance with State-required content, and evaluate the effectiveness of action items to accomplish community goals. Information about the community was then gathered in the form of updated demographics and existing land use. This information is summarized in Chapter 2, Plainwell Today.

A new city-wide Community Survey was initiated to gauge residents’ attitudes toward various aspects affecting the City’s future and to understand any changing attitudes from the previous 2009 planning effort. Survey results are summarized in the Appendix. Following the Community Survey, a public workshop was held at City Hall on January 28, 2016. The workshop was organized around topic areas such as transportation, land use development, policy, and community values. Input from the workshop was used to formulate specific actions and policies and confirm the Future Land Use Plan, found in Chapter 3, Plainwell Tomorrow.

A priority of the 2016 Master Plan was to obtain the City’s certification as a “Redevelopment Ready Community” (RRC) from the Michigan Economic Development Corporation (MEDC) as well as incorporate best planning practices to best position the City to facilitate redevelopment in targeted locations. As of 2023, the City is RRC Certified and working through its redevelopment projects.

2023 Master Plan

The 2023 Master Plan built on the implementation success of the 2016 Plan and included a coordinated public engagement effort with the Parks and Trees Commission to update the City’s Recreation Plan.

The process began with a joint kick-off meeting between the Planning Commission and Parks and Trees Commission. The two groups coordinated to hold an Open House held at City Hall that was advertised city-wide. After the Open House, the Planning Commission held three workshops to review the public input results, goals and objectives, future land use, implementation, and economic development strategies.

After review by the Planning Commission, the entire Master Plan draft was then submitted to the City Council to begin the adoption process required by the Michigan Planning Enabling Act. The draft plan was reviewed by the City Council and then released for review to the surrounding communities. After completing the mandated review period, the Planning Commission held a public hearing on [insert date] and the plan was adopted by the City Council on [insert date]. The resolution of adoption is copied on the inside back cover of this document, in accordance with the Michigan Planning Enabling Act.



Plainwell is an active and vibrant community

2.

PLAINWELL TODAY

Plainwell Today

Plainwell is a vibrant and active community with abundant natural features, fine neighborhoods, and a viable downtown. The community has several assets not usually found in a city of its size. For instance, Ascension Borgess-Pipp Hospital provides high-quality health care to the region and Plainwell's two ice cream dairies are known throughout the area (Plainwell Ice Cream continues to be voted some of the best ice cream in South West Michigan). The Old Mill Brewpub on Bridge St. has been voted as one of the best restaurants in South West Michigan.

To envision the future of the City, it helps to remember what makes Plainwell unique today. This chapter examines the characteristics that make the City special, and lists related planning values that help focus planning strategies.

NATURAL FEATURES

Plainwell is blessed with many miles of waterfront with the Kalamazoo River and the millrace forming "The Island City." The Kalamazoo River traverses Plainwell flowing from southeast to northwest on its way to Lake Michigan. Fortunately, the flood plain formed by these watercourses is not very wide, affecting (for the most part) only those properties adjacent to the river or to the millrace.

There are a few areas of wetlands which are identified on the National Wetland Inventory as "riverine" wetlands adjacent to the river and the millrace south of Bridge Street (See Map 1).

Topographically, the City is fairly flat and development is not hindered by steep slopes or topographic variations. There are some areas of undeveloped land with significant stands of trees. The land east of Thurl Cook Park contains many mature trees that should be preserved to the greatest degree possible.

The river and millrace, which cut off some streets and result in access issues, are still key assets to the community and should be preserved and enhanced. Otherwise, natural features do not place significant limitations on development. In fact, they help create a unique setting for Plainwell.

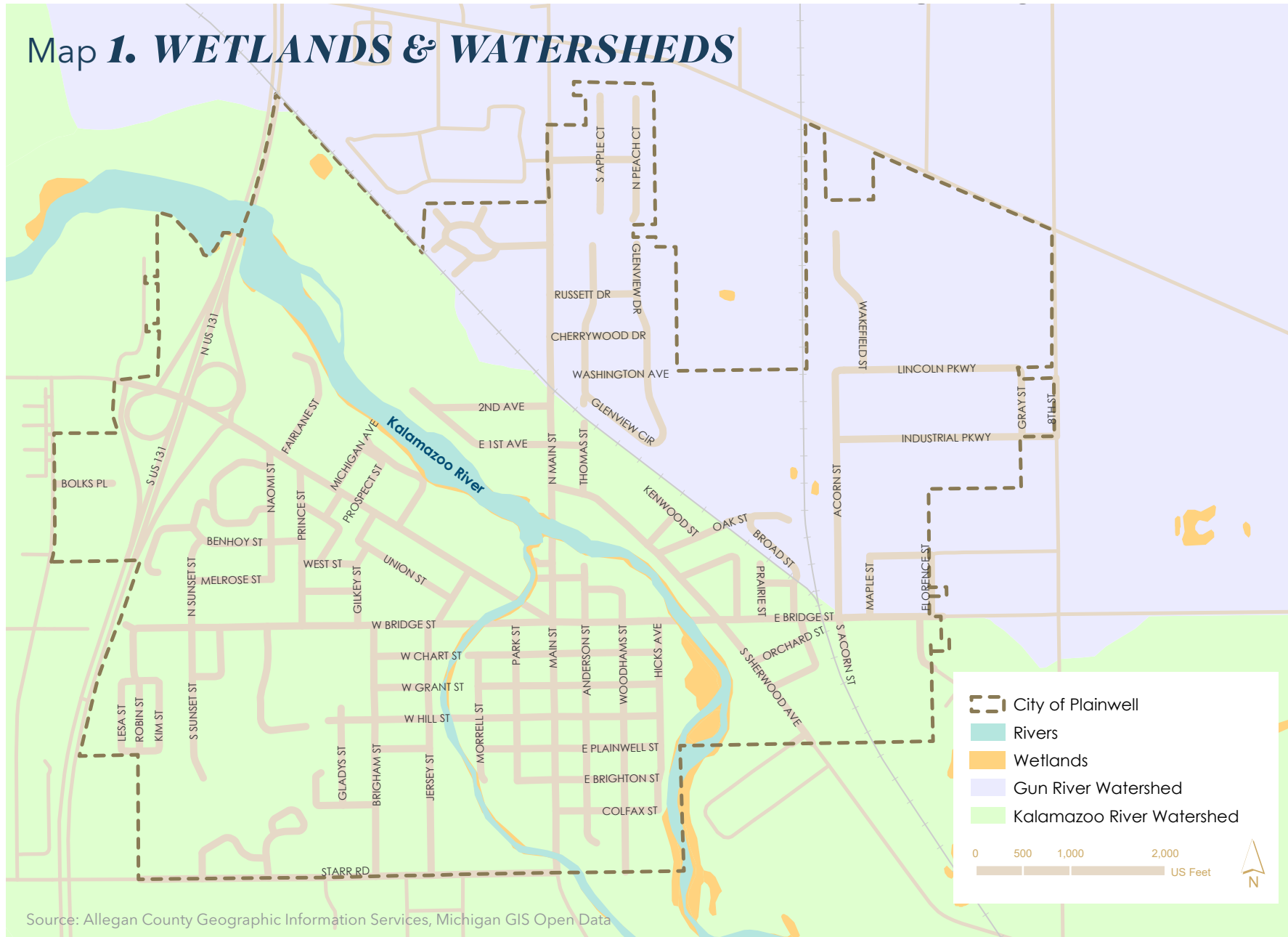
Planning Values

NATURAL FEATURES

- Respect, protect and celebrate the river and the millrace.
- Woodlands, mature tree stands, and street trees add to Plainwell's ambience and character and must be protected and enhanced.
- Being "The Island City" is unique and makes Plainwell stand out among area communities.

TRANSPORTATION

Plainwell is well-connected to the West Michigan region with its location on M-89 and a full interchange on US-131. US-131 forms most of its western boundary, and the interchange is fully within the City limits. M-89 bisects Plainwell north and south and provides access to the many businesses to the west in Otsego Township, as well as to the cities of Otsego and Allegan. Going east, M-89 connects with Richland, the Gull Lake area and Battle Creek. US-131 provides access to nearby Kalamazoo (10 miles south) and Grand Rapids (35 miles north) and connects to Interstate 94 just 16 miles to the south. This connection affords convenient access to the Chicago and Detroit metropolitan areas.



Just to the north of Plainwell, travelers can access US-131 from 106th Street; however, this is not a full interchange. An entrance ramp allows traffic to go north on US-131 and there is an exit to 106th Street from southbound lanes. This partially configured interchange impacts traffic flow in the surrounding area and downtown Plainwell.

Major gateway entrances into Plainwell, especially from US-131, unfortunately fail to celebrate the community as a special place with an active and continually improving downtown and historic neighborhoods. For example, the small welcome sign on the south side of M-89 is lost among the several other signs and traffic control devices. Wayfinding signs are also lacking to help guide visitors to downtown or other venues.

In 2013, the City and the Michigan Department of Transportation completed its two-year reconstruction of M-89 from US-131 to the intersection of Main Street/East Bridge Street/West Allegan Street, which included reconstruction of the bridge over the Millrace and closure of West Bridge Street and a redesigned intersection of Main Street/East Bridge Street/West Allegan Street (pictured below). During that time, the closed portion of West Bridge St. replaced with a raised, brick paved pedestrian walkway.

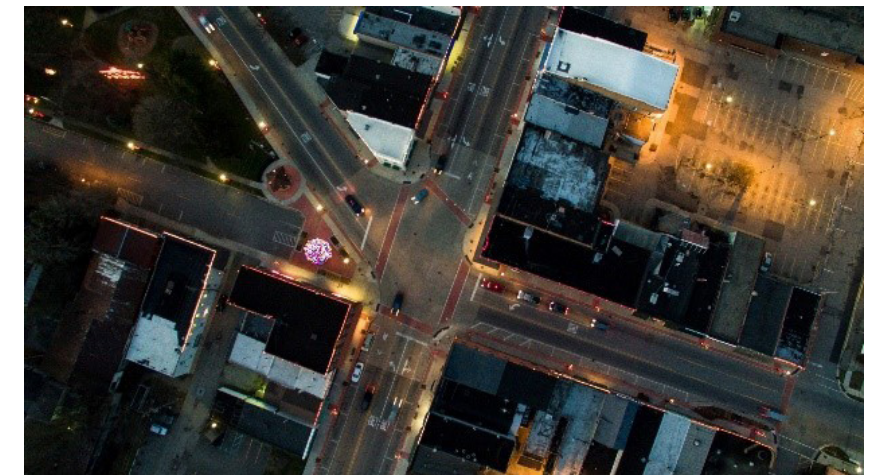
Planning Values

TRANSPORTATION

- Convenient and efficient transportation connections with the region and beyond are important and make living, working, and commuting easy in Plainwell.
- Gateway entrances should identify and better promote Plainwell as a special place.



Before: Traffic backup on Allegan Street (looking south) prior to intersection improvements



After: Intersection improvements on Bridge St. helped alleviate traffic congestion at the intersection

COMPLETE STREETS

Planning the City’s transportation system involves more than just moving vehicles efficiently and safely. A transportation system needs to meet the needs of all types of users – motorists, pedestrians, bicyclists, transit users, and individuals with disabilities. In some cases, this is accomplished with lower vehicle speeds to be supportive of bicyclists and pedestrians, while in other places, wider vehicle lanes and higher speeds may be needed to allow for movement of vehicles and goods.

The design of the transportation system also needs to reflect the context of adjacent land uses. Nationally, this approach is often referred to as “complete streets,” harmonizing streets with their surroundings while interlacing transportation networks to meet the mobility needs of all users. The City should implement context-sensitive street design solutions to accommodate all users and ability levels by installing ADA-compliant curbs and ramps, pedestrian-friendly crosswalks, sidewalks of appropriate width and distance from roadway, and on-street bicycle facilities (where feasible and appropriate).

Non-Motorized Transportation

The Plainwell Riverwalk begins in Sherwood Park, crosses the river on an old railroad trestle, passes behind the bandshell and follows the Kalamazoo River, passing under the Main Street bridge and over to the Millrace. The trail then follows the Millrace through Fannie Pell Park, passes under the Allegan Street bridge, and ends at Hicks Park, where it connects to the sidewalks on Bridge Street.

On-street bike facilities were added to North and South Main Street following the reconstruction of M-89 in 2013. From Starr Road to Grant Street and Bannister Street to First Avenue, the roadway contains standard, four-foot wide bike lanes. First Avenue to Wedgewood Drive contains buffered bike lanes, and Grant Street to Bannister Street contains shared lane markings (“sharrows”). As part of the redevelopment of the former paper mill, a multi-use pathway is planned for the south side of the riverbank.

Planning Values

COMPLETE STREETS

- Non-motorized connections between neighborhoods, schools, parks and shopping areas must add to the quality of life in Plainwell.
- Support a “complete streets” approach; transportation for all types of travelers of all ages and abilities.



EXISTING LAND USE

Plainwell is almost entirely developed, with a central downtown, well-kept historic neighborhoods, and newer development in more outlying areas. Commercial activity is focused downtown and on arterial streets that lead to the downtown; employment uses are concentrated in the northeast.

Waterfront

Although Plainwell is split by the Kalamazoo River and millrace and inter-connected by bridges, there is generally not a sense that neighborhoods are isolated or unduly divided. The Kalamazoo River and millrace currently present a prime opportunity for additional waterfront development. With the on-going redevelopment of the former paper mill, a park and trail have been constructed along the Kalamazoo riverfront east of the Millrace to capitalize on its unique location on one of the City’s natural assets.

Public/Quasi-Public

Plainwell’s schools, including athletic and recreation facilities, are concentrated at the Plainwell School Complex in the southwest corner of the City; parks and community facilities are located throughout. While the City’s compact layout makes it easy to reach Plainwell’s parks and schools from surrounding neighborhoods and the downtown, implementing the non-motorized transportation recommendations would enhance those connections.

Commercial

Downtown, while facing some vacancies, remains relatively stable, and buildings are continuously being rehabilitated or restored. With the former Harding’s Supermarket being converted to an Ace Hardware, the Mill is the only sizeable vacant building in the heart of downtown. With retail and consumer buying preferences ever changing, creative approaches to enhance the viability of retail and potential alternate uses will need to be routinely explored and evaluated.

The approaches into Plainwell from the north, east, and west are all characterized by commercial development. Commercial activity on North Main Street outside of the downtown is generally auto-oriented, such as service stations and auto supply/repair shops. On M-89, approaching from the east, there is a unique collection of buildings concentrated at the rail crossing. These old grain mills and railroad buildings have been redeveloped into unique shops, offices, and a microbrewery and are located nearby Plainwell's famous ice cream parlors.

The approach on M-89 from the US-131 interchange is oriented toward highway traffic with gas stations, convenience stores, and a hotel. The Ascension Borgess-Pipp Hospital is also located here, but its entrance and approaches are not well defined. Further east, Harding's has taken over the old Big Top Market and has renovated the building and relocated the historic neon Harding's Market sign once located along North Main Street to in front of its new location on M-89. However, there are several vacant lots along the corridor and the transition between this commercial area and the residential neighborhoods leading into downtown is not particularly successful.

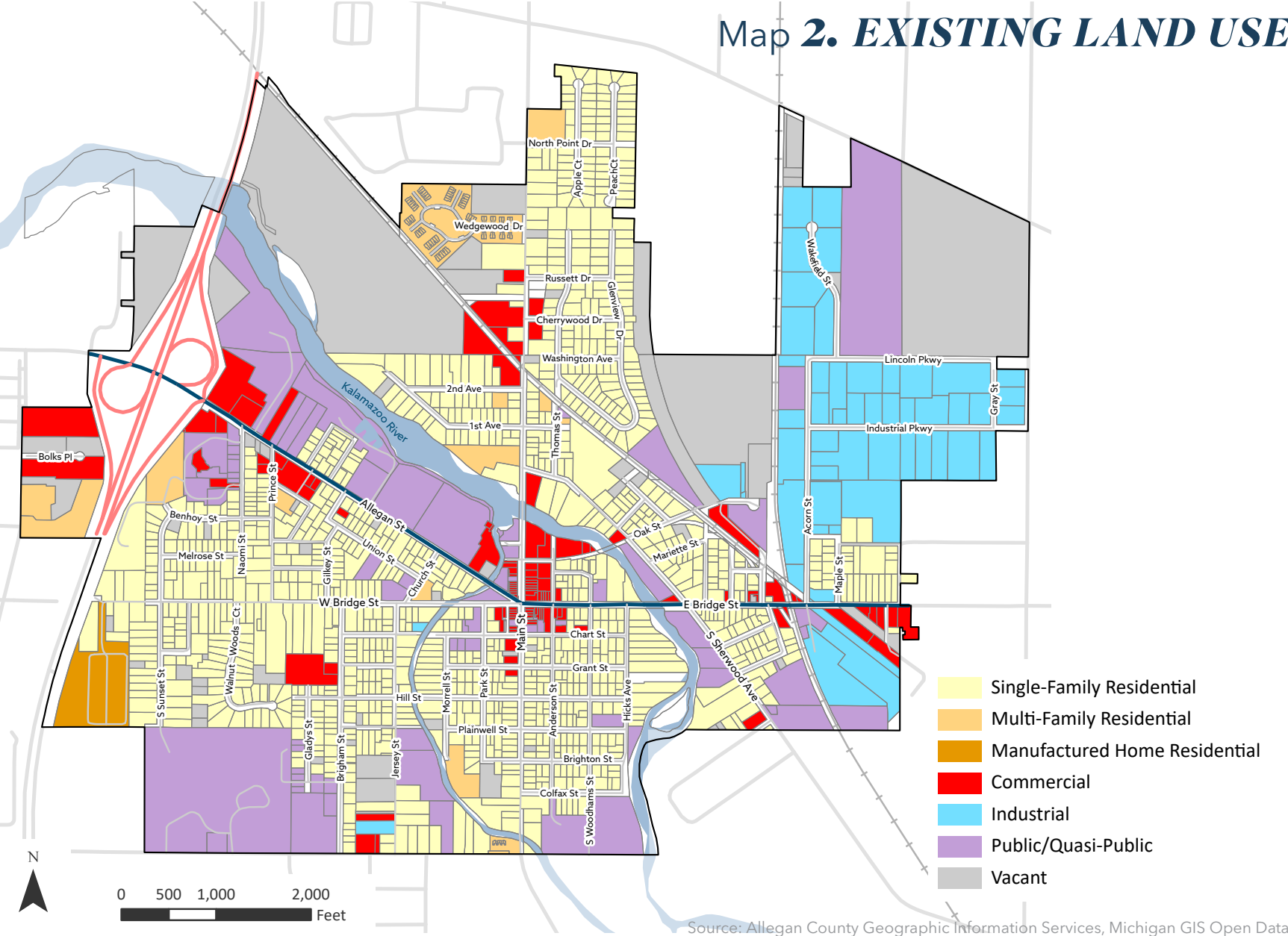
Map 2 shows existing land uses. Significant vacant parcels in the City include a large wooded parcel north of Oak Street and a large parcel along the north side of the Kalamazoo River west of North Main Street. The downtown central business district is located in the heart of the City at the intersections of Bridge, Main, and Allegan streets. US-131 forms the western boundary of the City with single-family residential neighborhoods outlying the existing commercial areas along M-89 and around downtown. The northeast portion of the City contains a mix of industrial and more intensive commercial uses contained within the City's industrial park. Additional residential development exists north of the river primarily on larger lots and contains some of the City's newer residential development. City-owned lands comprise a large portion of existing land use and includes parks, trails, public parking lots, and redevelopment sites such as the former paper mill.

Planning Values

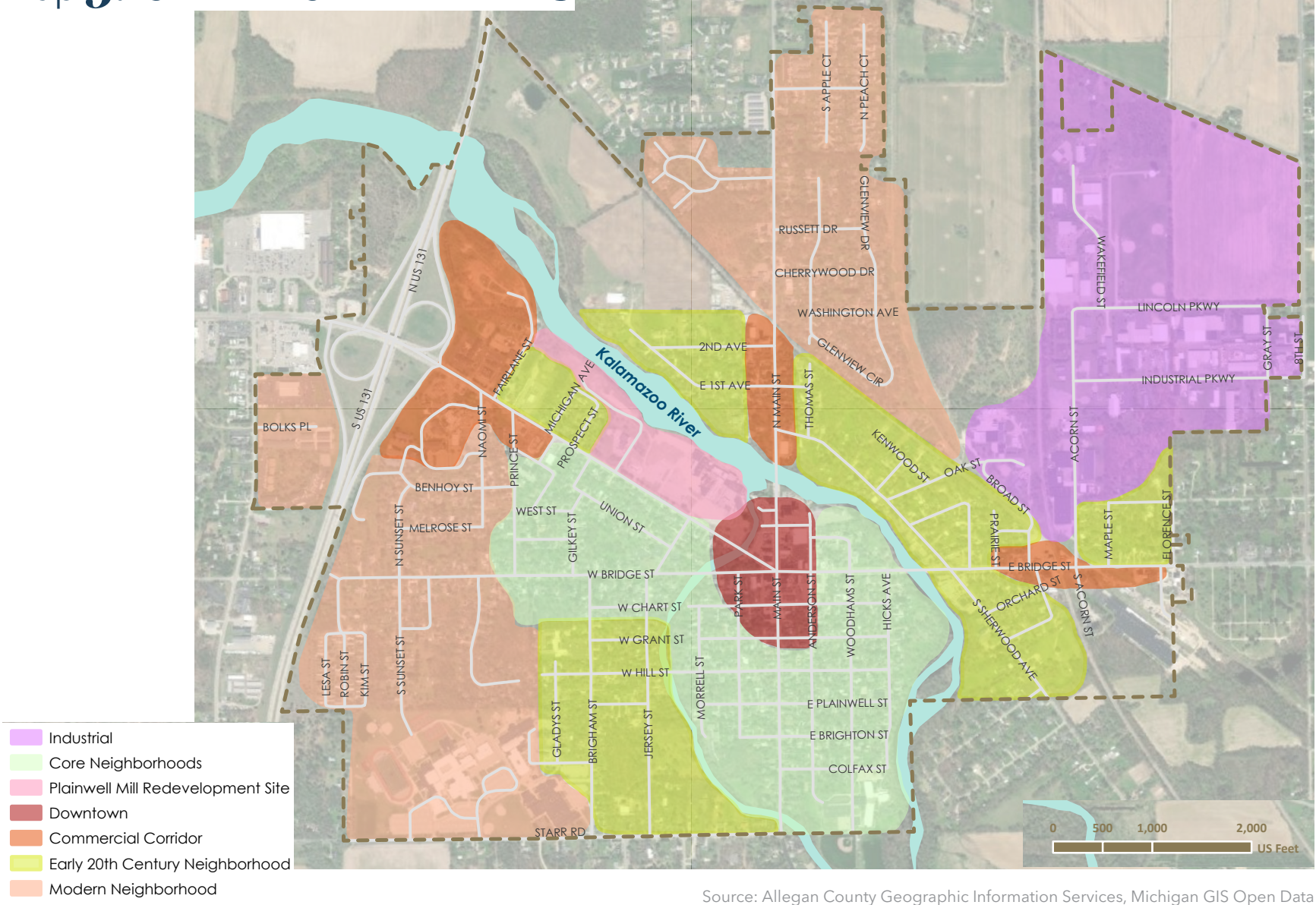
EXISTING LAND USE

- Plainwell's pattern of development must support strong neighborhoods and viable shopping and employment areas.
- The development of vacant land must respect the natural environment and setting and result in enhancing the City as a whole.
- Community gateways should celebrate Plainwell as a unique place and guide travelers to downtown and other attractions.
- Establish sensitive and compatible transitions from commercial to residential uses.
- Capitalize on waterfront development opportunities while continuing to protect natural resources.

Map 2. *EXISTING LAND USE*



Map 3. *CHARACTER AREAS*



LAND USE AND CHARACTER

Residential Character

Plainwell can be classified by three different residential neighborhood types. Map 3 identifies where certain types of neighborhoods, each with a particular character, are located. Residential neighborhoods are described as follows:

- Core Neighborhoods
 - Early 20th Century Neighborhoods
- Core Neighborhoods are those that were developed as part of the original settlement of the City mostly prior to 1900. This area includes the original street grid on the island and the Bridge Street Historic District. The average density in Core Neighborhoods is 3 to 4 units per acre.
- Homes are characterized by popular architectural and vernacular styles of the Victorian period, such as Gothic Revival, Italianate and Queen Anne. Even many of the more modest homes contain certain aspects of these style elements.
- These areas developed in the first half of the 1900s. The residential areas on the north side of the river and south of the Otsego railroad spur, the neighborhood just west of the millrace, and the small neighborhood north of East Bridge Street and west of the railroad tracks, all fall into this category.
- In this area, streets are arranged in a grid pattern and small front porches, less ornamentation and (usually) detached garages, characterize homes. Styles include Cape Cod and Prairie. Lot sizes are slightly larger and the average density is approximately 2.5 to 3 units per acre.

- Modern Neighborhoods
- Modern Neighborhoods are areas that developed after World War II, including the new subdivisions east of North Main Street and north of the river, and the neighborhoods in the western part of the City, north of the Starr School Campus. This area also includes the City's only manufactured housing park.
- These neighborhoods are arranged on curvilinear streets, often terminating in a cul-de-sac. The homes generally do not have front porches, as outdoor living is more focused on private back yards. Garages are attached to the home and are often a dominant part of the front façade. Some newer homes have stylistic architectural elements, but most are fairly homogeneous tract homes that have been individualized by their owners. Similar to the Early 20th Century Neighborhoods, the average density is 2.5 to 3 units per acre.

Planning Values

EXISTING LAND USE

- The fact that residents take pride in their neighborhoods should be celebrated and supported.
- Plainwell's neighborhoods must continue to be strong, distinct from one another, and a core unit of social life.
- Each neighborhood type has a distinct character that should be preserved and enhanced.
- Maintenance of homes and neighborhoods is important and both homeowners and rental property owners should be held to a high standard.

Non-Residential Character

There are three distinct non-residential character areas:

- Downtown

Plainwell's downtown falls within a National Register Historic District and is characterized by classic one-, two- and three-story commercial buildings. Some building owners have restored façades to their original appearance. Others, however, suffer from well-intentioned but architecturally inappropriate improvements that have occurred over time and have dramatically affected the overall appearance and character of downtown. Downtown is a mix of offices, retail stores, and restaurants and, for the most part, the transition from downtown to surrounding neighborhoods is orderly. The north end, however, is affected by auto-oriented uses that are not consistent with the character of downtown and turn their back to the Kalamazoo River.

- Commercial Corridors

Major commercial corridors are located on Allegan Street and North Main Street, as well as the commercial and industrial uses on East Bridge Street. While these areas typically contain auto-oriented uses, the old grain mill and freight house on East Bridge Street, as well as the regionally-known ice cream dairy, may encourage a more unique and pedestrian-friendly environment.

- Industrial Park

The industrial uses and the Plainwell Industrial Park are located in the northeast corner of the City. Most of the sites in the park have been developed with fairly stable businesses and vacancies are infrequent.

Planning Values

EXISTING LAND USE

- Downtown should remain the City's business center and its historic and cultural core.
- Corridors containing businesses that are geared to the traveling public should project a positive impression of Plainwell and encourage visitors to explore the rest of the community.
- Capitalize on and promote unique regional draws, such as the ice cream dairies and popular, well-known restaurants that should be maintained and promoted.
- Redevelopment of the paper mill is a community priority.

HOME TYPES WITHIN RESIDENTIAL CHARACTER AREAS:



Core Neighborhoods



Early 20th Century Neighborhoods



Modern Neighborhoods

NON-RESIDENTIAL CHARACTER AREAS:



Downtown



East Bridge Street



Allegan Street

PEOPLE

Population Trends

Plainwell’s reported population from the 2020 US Census was 3,788. The population of the City has decreased marginally by 0.4% over the past decade. Plainwell’s population peaked to 4,057 residents in 1990 but it has been on a slow decline over the last two decades. As shown in the table below, the population for the City of Plainwell and Gun Plain Township are projected to increase based on the Constant Proportion Method and Allegan County population trends calculated by the State of Michigan¹.

Table 1: Comparative Population Projections

	2020	2025	2030
Allegan County	119,788	125,866	132,040
City of Plainwell	3,788	3,980	4,175
Gun Plain Township	6,153	6,465	6,782

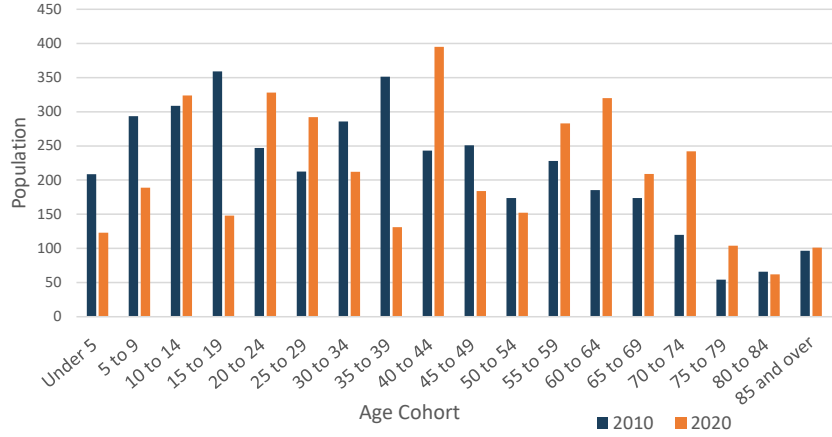
	2035	2040	2045
Allegan County	137,392	142,005	145,603
City of Plainwell	4,345	4,491	4,604
Gun Plain Township	7,057	7,294	7,479

Age

Chart 1 shows how the population, by age group, has changed since 2010. Like many communities, Plainwell is aging as the baby boomer generation enters retirement as seen by the age cohorts of 70 to 74 increasing from 2010 to 2020. In addition, there has also been a significant increase in residents in age bracket 75 to 79. This has implications for the kinds of housing that may be desired by residents wishing to remain in the community for their entire cycle of life, community services, transportation, retailing, recreation and

overall development patterns. There has also been a significant decline in the younger population. Specifically, a decline of more than 100% can be seen in the 15 to 19 and 35 to 39 age cohorts over the past decade. This would indicate the importance of job opportunities (local and regional), and affordable housing for families that find Plainwell’s school system particularly attractive.

Chart 1: Population by Age (2010 and 2020)



Source: 2020 American Community Survey 5-Year Estimates

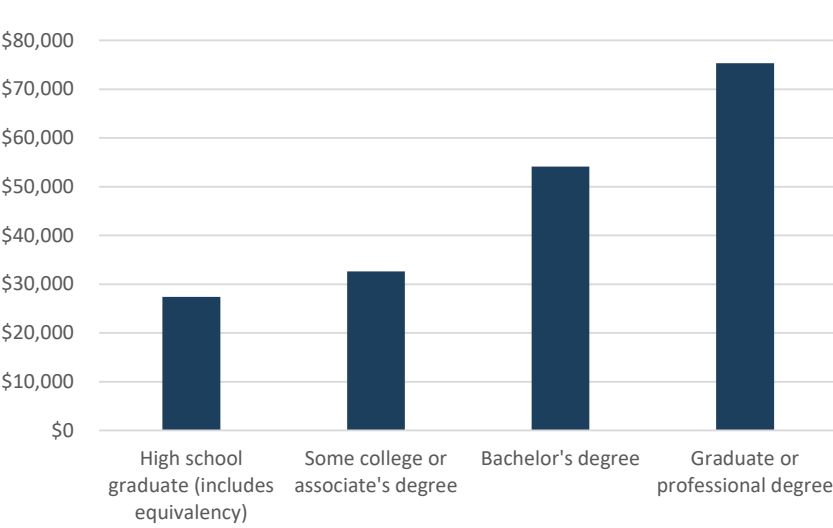
Educational Attainment & Income

Plainwell is a well-educated community; nearly 94.8% of the population have graduated from high school and another 18.6% have a bachelor’s degree or higher, according to the 2020 ACS 5-year estimates. 88.2% of children over 3 years or older are enrolled in public schools and an estimate of 11.8% are enrolled in private schools. As shown in the Chart 2, there is an established correlation between education and income levels; the greater the level of educational attainment, the higher the income. However, surrounding communities (Gun Plain Charter Township, Alamo Township and Cooper Township) all have a higher percentage of graduates and their income levels outpace those in Plainwell.

Plainwell’s schools enjoy a reputation for educational quality, which combined with other factors helps attract families with children to the community. Family households with children below age 18 make up 33.4% of those households in Plainwell. This is high than for the entire state (25.8%) and consequently Plainwell is viewed as a quality place to raise a family.

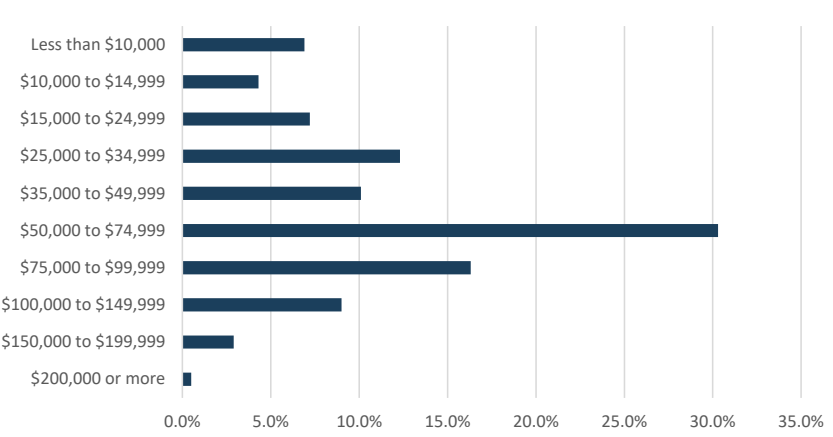
According to the 2020 ACS 5-year estimates, Plainwell’s median household income was \$58,776 that increased almost 30% since 2010 and is similar to that of the state average (\$59,234). As shown in Chart 3, 30.3% of the households falls under the \$50,000 to \$74,999 income category and about 18.4% of the households make less than \$25,000 annually. Approximately, 10.1% of city’s population is below the poverty level that is 3.6% less than the state average.

Chart 2: Income by Education Level 2020



Source: 2020 American Community Survey 5-Year Estimates

Chart 3: Household Income 2020



Source: 2020 American Community

Planning Values

PEOPLE

- Plainwell is a “hometown” where residents hope to grow up, raise families, and retire.
- Plainwell is a well-educated, stable and family-oriented community.

THE ECONOMY

Although detailed economic assessments of the broader community and downtown were not undertaken, certain indicators can help provide direction as to what opportunities may be. These, however, must be viewed within the context of critical trends that impact commercial and residential activity:

Commercial

- Commercial development, retail in particular, is going through a major transition and will continue to do so at a rapid pace in the foreseeable future. Continued supply chain and labor market issues will likely continue to impact retailers and other service industries for some time.
- Technology has opened up new ways of marketing and making purchases, particularly in communities composed of families with school age children; one of Plainwell’s characteristics. Over the past few years, internet shopping has continued to see double digit growth, while traditional “bricks and mortar” shopping, where a patron physically goes to the store, has seen either stable sales and revenue volumes, or declines. Internet purchases can now be made from operations situated anywhere in the world, including Plainwell.
- Inflation, due to demand related to the COVID-19 pandemic and other market forces, have resulted in a reduction in disposable income and increased interest rates. Increases in things like energy and utility costs, food items, insurance, and vehicle operations, will funnel more and more family income dollars toward basic necessities. Unless these increases are offset by equivalent rises in household incomes families will have less money available for discretionary purchases.
- Current volatility in the stock market may continue to cause stress to investment and retirement accounts.

- Some new “brick and mortar” opportunities are emerging. Operations like Apple, that formerly sold their products via third parties, the internet or catalogues, are now moving to sell via their own stores. Major “big boxes” (Wal-Mart, Target, Walgreens and others) are reaching for new markets and are locating in smaller communities using vastly reduced store plans. Some of these are seeking space in Michigan and more will in the future.

Housing

- Plainwell is a City of neighborhoods that include a broad range of residences, from historic mansions, to 1950s ranch homes, to modern tract houses. Generally, residential and commercial/ industrial neighborhoods have been well integrated and have coexisted peacefully.
- There are a total of 1,659 housing units in the City of Plainwell according to the 2020 Decennial Census. The City has a high occupancy rate of 96.1% and a vacancy rate of 3.9% which is comparatively lower than State and County figures (each just around 12%). According to the 2020 ACS 5-year estimates, renter-occupied housing units make up about 30% percent of all occupied housing units, which is similar to the statewide percentage (29%), yet higher than Allegan County (17%).
- Typically, mortgage underwriters and housing specialists consider housing affordable if rent payments or principal and interest payments fall below 25% to 28% of gross income. In 2020, the median household income for the City of Plainwell was \$58,776. Using the 25% standard, \$14,694 (avg.) would be needed annually for housing costs in an affordable market. The ACS estimates reported that the median mortgage amount in the city is \$1,088 (\$13,056 annually) and the median rent is \$702 for a two-bedroom apartment (\$8,424 annually). This indicates that the housing market is comparatively affordable in the City of Plainwell.



- Other concerns were over the lack of quality starter housing (especially important for younger adults), the lack of quality higher density residential (that may be especially appealing to that age group), and housing choices for an aging population that wishes to remain in Plainwell. Very little new housing has been developed in the city in the last two decades (Table 3).

Table 2: Type of Housing

Type	Percent
1-unit detached	76.0%
1-unit attached	3.4%
2 units	3.6%
3 to 4 units	6.7%
5 to 9 units	5.8%
10 or more units	3.7%
Mobile home or other housing	0.8%

Source: 2020 American Community Survey 5-Year Estimates

Table 3: Age of Housing

Built	Percent
1939 or earlier	33.6%
1940 to 1959	21.2%
1960 to 1979	27.8%
1980 to 1999	13.7%
2000 to 2009	3.2%
2010 to 2013	0.0%
2014 or later	0.6%

Source: 2020 American Community Survey 5-Year Estimates

Employment

According to 2020 ACS 5-year estimates, Plainwell’s leading employment sectors with 27.2% of the City’s population work in educational services, health care, and social assistance and about 24.5% work in manufacturing and saw a 11% and 1 % increase respectively over the past decade (Table 4). As shown in the chart 4, the largest amount of growth can be seen in the other services, except public services and transportation and warehousing, and utilities sectors. A decline of 100% can be seen in the information sector and agriculture, forestry, fishing and hunting, and mining sectors. It should be noted that these are estimates, and ACS data tends to have larger margins of error for breakdown data in smaller communities. For comparison to the ACS data, Table 5 includes a list of the top employers in Plainwell by the number of employees.

Chart 4: Change in % by Occupation 2010-2020

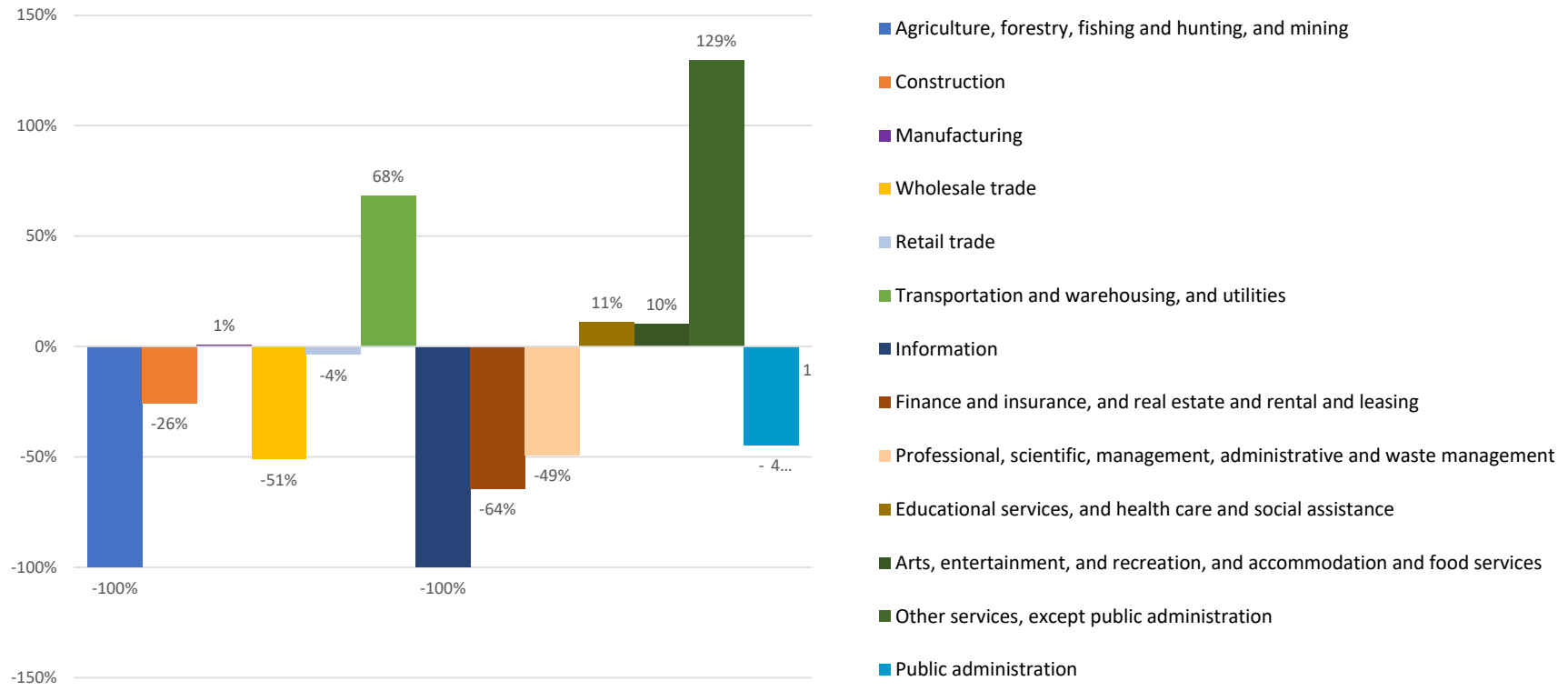


Table 4: Leading Employment Sectors

Sector	Percent
Educational services, and health care and social assistance	27.2%
Manufacturing	24.5%
Retail trade	14.3%
Other services, except public administration	9.3%
Arts, entertainment, and recreation, and accommodation and food services	9.0%
Transportation and warehousing, and utilities	3.8%
Professional, scientific, and management, and administrative and waste management services	3.4%
Construction	3.1%
Finance and insurance, and real estate and rental and leasing	2.1%
Public administration	1.8%
Wholesale trade	1.4%
Agriculture, forestry, fishing and hunting, and mining	0.0%
Information	0.0%

Table 5: Top Employers in Plainwell

Company	Product	Employees
Plainwell Public Schools	Education	385
Ascension Borgess-Pipp Hospital	Medical	151
Life Care Center	Nursing Home	114
HyTech Spring & Machine	Manufacturing	125
Visiting Angels	Health Care	105
TMD Machining	Manufacturing	104
Modernistic	Cleaning	100
Rizzo Packaging	Manufacturing	90
Preferred Plastics	Manufacturing	60
Drug & Laboratory Disposal	Waste Disposal	52
GHD	Engineering	35
Midway Chevrolet	Auto Sales	33
Motan, Inc	Manufacturing	25
City of Plainwell	Government	28
Harding’s Market	Retail Grocery	26
Tustin’s Asphalt	Asphalt Service	23
West Michigan Industries	Manufacturing	20
Nobis	Animal Health	19
Comfort Inn	Hospitality	17



While the business/industrial park has been reasonably stable and successful, business activity nevertheless will continue to be in transition. Some operations may not continue into the future while others will grow and prosper. To create sustainable economic development a recruitment strategy for new businesses should focus on the following:

- The area's natural or economic resources.
- Synergy with existing production and inputs, in terms of either equipment or materials.
- Existing operators in the county and nearby areas who are now involved with R&D or other branches of the same parent company that are involved with R&D.
- Research or the development of a product that would not negatively impact the environment.
- R&D activity related to emerging sectors or markets throughout the country and/or world.
- Either or both a reasonable likelihood of interest in funding or current funding.

Based on these guidelines, the Ascension Borgess-Pipp Hospital represents a potential catalyst, as well as a linkage to general Kalamazoo regional activity, including pharmaceutical R&D. In addition, the community's abundant water resources, that help define its character, are also critical to potential economic activity, particularly R&D. Most research today revolves around natural resources that are being looked at for a host of purposes. These include climate change, human and animal bio-medical opportunities, relationships between birds and animals and human cognitive skills, invasive species, and alternative energy. Since the Plainwell Mill site consumes quite a bit of the waterfront, its redevelopment for a mix of uses and activities in existing or new structures could include this type of research and be linked to major national and international corporate interests in the region.

Opportunities

Plainwell may be in a position to take advantage of certain trends. Beyond boundary adjustments there is not much opportunity for substantial new development within City limits, yet there is opportunity, particularly in downtown, for reinvestment and appropriate character redevelopment. It is noted that:

- With households at both ends of the spectrum (those having children, as well as a growing number of seniors) retail and related activities trend toward educational and recreational opportunities that may be appropriate niche markets for downtown Plainwell. This could also include more national downtown retail operations with new model plans that are smaller than conventional suburban stores.
- Affordable food service establishments that are family and senior oriented should be viable in the downtown at present and in the future.
- There are likely to be substantially changing and growing needs for certain types of commercial activities even based on current population demographics. Other area studies indicate that there are likely gaps in the vicinity for the certain types of office and related services. These could be located either in the downtown or elsewhere, but would benefit varied age groups and downtown vitality if located there.
- The success of retail and related service activities, whether located in the downtown, or in Plainwell's other commercial areas, is strongly influenced by dollars that flow from residents in surrounding communities and visitors. In all probability, this has always been the case. Given Plainwell's location in the southeastern corner of Allegan County, it is most likely these additional sales have come and will continue to come from neighboring communities that include parts of Allegan, Barry and Kalamazoo Counties. Preserving a strong sense of place that attracts visitors, particularly downtown, will help to keep retail and service related maintain business.

Planning Values

THE ECONOMY

- A strong, attractive, and vital downtown is essential to maintain Plainwell's small town atmosphere.
- Job opportunities are important for long term community health.
- Good schools and strong neighborhoods are important ingredients to maintain and attract residents and businesses.
- Redevelopment of the Plainwell Mill is a critical part of Plainwell's renaissance.
- Transportation enhancements must relieve congestion yet be responsive to community character.
- Maintaining Plainwell as a community with deep roots, quality neighborhoods, good schools and parks, a vital downtown and attractive community entrances is economic development.

COMMUNITY FACILITIES

Parks and Trails

The City of Plainwell has seven public parks ranging in size from a small roadside pull-offs of less than an acre to over 30 acres. Overall, park space encompasses 85 acres of land and 7.3% of the City’s land use.



Hicks Park is the oldest park in the City and contains several large, mature deciduous trees as well as the historic Soule Fountain. Hicks Park connects to Fannie Pell Park by way of a Riverwalk trail, which passes underneath M-89. Fannie Pell Park is located adjacent to the former mill site at the confluence of the Millrace and Kalamazoo River.

The Riverwalk continues to Sherwood Park located on the eastern bank of the Kalamazoo River. The adjacent land uses are very compatible with this community park. These land uses include an ice cream shop to the north, the public library to the south of Bridge Street and a neighborhood to the east. The park seems to be a favorite of many City residents due to its advantageous location.

Thurl Cook Park and Darrow Park are two additional community facilities providing a scenic view and access to the river. Thurl Cook has a dog park and ample open space. Kenyon Park is the largest of the City’s parks (over 30 acres) located near the City’s industrial park. The park contains several amenities such as baseball, softball, and soccer fields.



While not owned by the City, a long, linear Consumers Energy right-of-way runs through the City adjacent to Thurl Cook Park. The right-of-way has been identified as a potential route for a multi-use, non-motorized trail. This Interurban Trail would connect the cities of Grand Rapids and Kalamazoo. A planning effort helped to determine a most viable trail route and engineering specifications. Implementation of this planning effort is ongoing.

Water

Plainwell’s water system currently serves over 1,500 residential, commercial, and industrial customers located within the City’s corporate boundaries as well as adjacent neighborhoods located in Gun Plain Township adjacent to the border with the City. The City has a standing agreement with Gun Plain Charter Township to service those homes along the border indefinitely. The system consists of a 750,000-gallon storage tower, three wells, and approximately 25 miles of water mains.

Sewer

The City’s sanitary sewer system has over 15 miles of sewer lines and services five municipalities under a ‘Wastewater Treatment Service Agreement’: Gun Plain Township, Prairieville Township (which has a 425 agreement with Gun Plain Twp.), Martin Township, the Village of Martin (which has a 425 agreement with Martin Township), and Otsego Township. In Gun Plain Township, the City provides service to several businesses including Meijer near the M-89/US-131 interchange, various residential developments adjacent to the City’s boundary, and the golf course residential development at Lake Doster. Representatives from the six communities meet quarterly in a joint sewer meeting. The agreement (while not an authority), guarantees capacity to the listed communities and outlines surcharges to users based on volume.

In 2013, the City was awarded a \$1 million grant from the State of Michigan’s revolving loan fund that went toward a total \$4 million upgrade to the sanitary sewer system. The system now operates using moving bed biofilm reactor (MBBR) technology. MBBR processes improve reliability, simplify operation, and require less space than traditional wastewater treatment systems.



CONCLUSION

Plainwell is a strong community with many positive assets and a clear home town atmosphere. Redevelopment of the mill site will be yet another reason to attract people to visit and live in the City. Plans for the future of the community must preserve these positive elements and draw upon them where change is needed. The planning values that are expressed in this plan, both explicit and implicit, provide a strong foundation for future land use decisions.

3.

PUBLIC INPUT & VISIONING

Public Input & Visioning

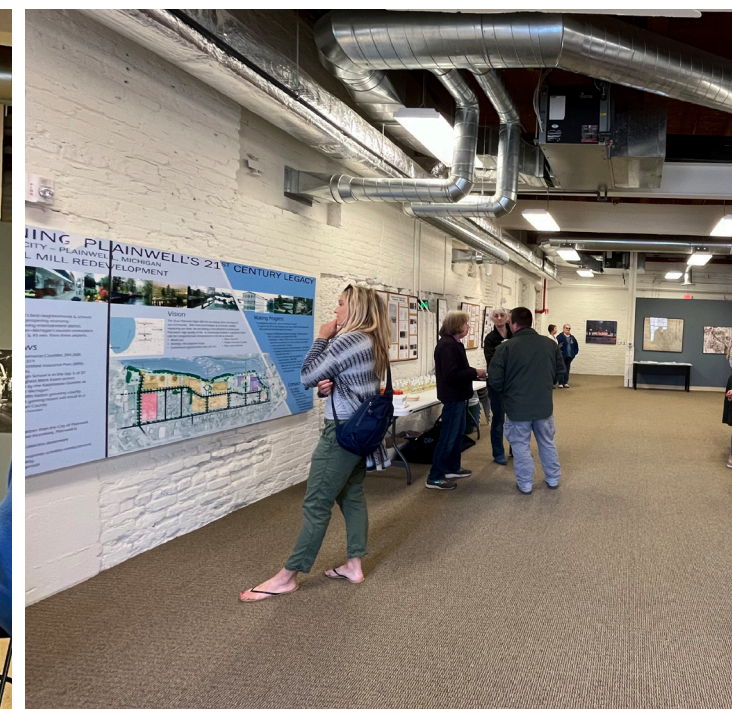
Based on stakeholder interviews, public surveys and public workshop events, key community issues and opportunities were identified and then translated into planning values. These values, which are described in Chapter Two, are focused on a series of topics that were discussed with the broader public during a community forum.

In turn, specific policies and actions were developed or affirmed from public input that reflect these values and help provide structure for the Master Plan. These policies and actions can also guide the community when making decisions about Plainwell's future. Community policies and actions are dynamic and subject to change; therefore, regular review by the Planning Commission ensures that they remain current and valid, reflecting existing trends and circumstances.

PAST AND PRESENT PUBLIC INVOLVEMENT

A key master plan process goal is to engage the public; permitting as many voices as possible to be heard. A series of techniques have been employed during updates to the Plan so this could be realized including community stakeholder interviews, a community survey, and a community forum or open house.

In 2009, community stakeholders were interviewed using a consistent set of questions about Plainwell, which triggered responses about community concerns, opportunities for change and individual visions for Plainwell's future. The responses were then used to help craft questions for a community survey that was available both electronically and by mail. A public forum followed the survey to allow residents the opportunity to provide additional input. The forum was educational and informative with key findings, trends and land use concepts described for specific areas. These included community gateways, neighborhoods, trails and open space, downtown, and employment areas.



2015 PUBLIC SURVEY

In late 2015, the public involvement process included a public survey to glean attitudes and insights from residents in the community. The survey used for this Master Plan update was largely developed from the previous 2009 public input survey with a few alterations to reflect changing conditions in the City over time. The survey was made available online and via submitted hardcopies. The City advertised the survey on its website and Facebook page to encourage a wide audience to participate. Complete results of the two surveys may be found in previous versions of the Plan. Plainwell residents largely felt that Plainwell affords a high quality of life and is a great place to raise a family. Residents expressed they were very satisfied with City services, primarily public safety, snow control, leaf/limb removal, the parks and recreation system, and the library system; residents stated they were least satisfied with road maintenance. The survey showed Plainwell residents are generally satisfied with the US-131/M-89 interchange; however, its appearance, landscaping and character could be improved beyond its existing state. Downtown Plainwell remains a point of pride for the City as a strong majority of residents are satisfied with the downtown's appearance, quality and variety of businesses, availability of parking, and community event space. If new businesses were to come into downtown, residents suggested they wish to see more specialty businesses such as furniture or clothing stores, coffee shops, or health and fitness facilities.

Top priorities for the future according to Plainwell residents were to expand the Riverwalk, develop a location for a Farmers' Market, extend bike and non-motorized facilities, expand housing opportunities for senior citizens and elderly populations and redevelop the former paper mill site. Plainwell residents still feel a rental inspection ordinance should be enacted and have observed positive changes since the improvement of code enforcement throughout the City. Results of the survey input were made available on the City's website.

2016 PUBLIC WORKSHOP

A publicly advertised and well-attended workshop followed the dissemination of the public survey in 2015. The workshop was organized around four major topic areas: policies, community values, transportation, and land use and development. Each of these topic areas included an interactive station which included maps with various land use exercises, comment card prompts, and informal conversations between public officials and community members. While more quantitative data was received from the community survey, the workshop was used primarily to solicit qualitative data during this process and afforded residents the opportunity to weigh in and voice their opinions and recommendations. Approximately 27 community members participated in the workshop and results were made available to the public via the City's website. Below is a summary of the feedback received from the workshop:

- Most residents believe Plainwell affords a high quality of life and is a great place to raise children.
- Most important policies from the previous master plan include: supporting downtown and existing commercial areas, expanding the riverwalks, and preserving and enhancing a strong and diversified retail base.
- Things which make Plainwell great: downtown; public safety; riverwalks, trails, and parks; the redeveloped mill; and job opportunities in the industrial park.
- Some concerns and opportunities for the City: improving and eliminating gaps in the sidewalk network, improving regional trail connections, lack of bike lanes, and traffic and congestion at the M-89/US 131 interchange.

Feedback from the public workshop and the tabulated survey results were used to help craft specific policies and actions.

2022 OPEN HOUSE

A public open house for both the master plan and recreation plan updates was held in April of 2022 at the Plainwell City Hall to solicit feedback from the community through discussion and engagement activities. Attendees were given the opportunity to engage in any of the activities and discuss items of personal importance with city officials and planning consultants. The master plan portion of the open house was organized around five stations, including: 1) Community Values, 2) Future Land Use, 3) Mobility, 4) General comments and discussion, and 5) Growth Opportunity. Generally, the public that attended reaffirmed much of the previous input and provided feedback that helped the Planning Commission in reviewing the existing goals and policies of the Plan. Below is a summary of feedback received at the open house:

- Parks, shops, restaurants, and the riverwalk were identified as defining features of Plainwell. Encouraging the use of these features and creating more green spaces like parks, trails, etc. with proper amenities can be of great importance to residents and should be considered throughout the Master Plan update.
- Participants displayed a strong concern regarding the conditions of roads and sidewalks in and around the City.
- In the land-use activity, participants expressed an overall interest in seeing apartment/senior housing and attached housing (duplexes and townhomes) more than single-family homes.

A complete engagement report can be found in the Appendix.



4.

PLAINWELL TOMORROW

Plainwell Tomorrow

Plainwell's future will in large part depend on its ability to build on the character of its downtown and unique and charming neighborhoods, its setting as the Island City, and its attractive waterfront. To be successful, it will be important for Plainwell to maximize its assets and distinguish itself from many other communities in the Kalamazoo and Grand Rapids metropolitan region.

FUTURE LAND USE AND CHARACTER

Map 4 shows how land uses in Plainwell should develop and evolve and highlights specific elements and subareas that are detailed in this chapter. It is important to note that while density will continue to play a role in land use designations the character of uses and their ability to fit the context of their surroundings will be almost equally, if not more important. Therefore, the future land use designations reflect a nexus between various character areas of the City and planned land use. Any new development and redevelopment should refer to both the desired uses in each district as well as the character of the area into which it is going.

These character areas are also the foundation for future zoning and development regulations that could be implemented for specific areas in Plainwell. These could include older residential neighborhoods, mixed use areas, and the downtown. Development regulations, such as form-based codes, that are based on the character or form of a particular neighborhood can direct and control future land uses so they are much more responsive, the results more predictable, and the fit with the context actually works.

Residential

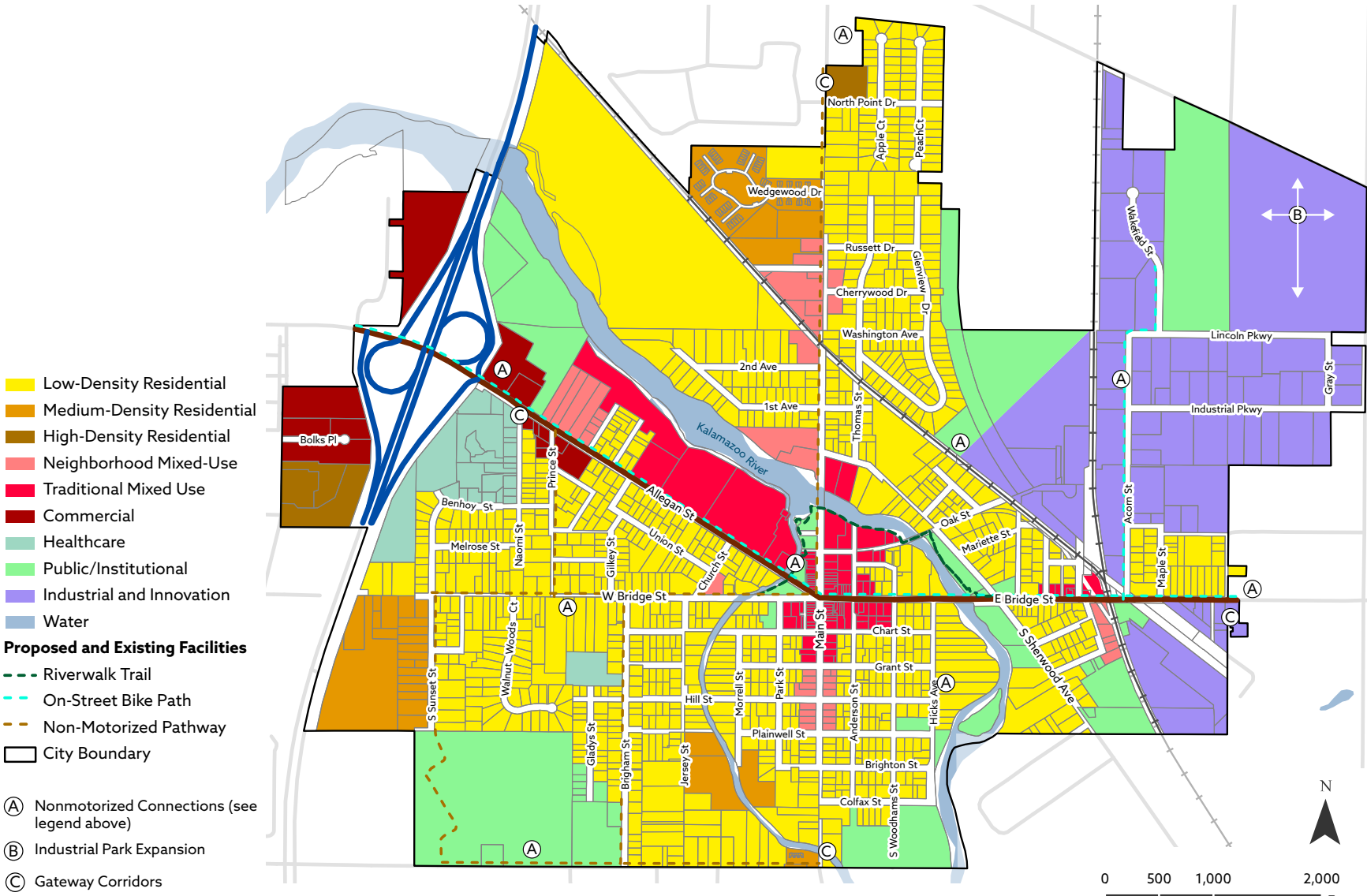
There are three categories of residential land uses:

- Low-Density Residential, with single-family homes on moderately sized lots;
- Medium-Density Residential, that may include a mix of single-family, two-family and limited scale multiple-family units on smaller lots; and
- High Density Residential, characterized by multiple-family residential uses (apartments, senior facilities, etc.) on modestly sized lots.

Low-Density Residential

Low-Density Residential areas primarily reflect existing residential neighborhood patterns with the exception of a large parcel north of Second Avenue between the Kalamazoo River and the Norfolk-Southern railway corridor. While currently undeveloped, the property provides future opportunities for a low-density, traditionally designed neighborhood with small blocks defined by interconnected streets and sidewalks, garages that do not dominate the streetscape and a focus on creating a quality environment that encourages walking and includes small parks and linked open spaces. Densities in this category range from 2.5 to 4 units per acre and new development should consider the densities of neighboring properties and the average density of the character area in which the development is located, which could be higher or lower depending on the neighborhood.

Map 4. FUTURE LAND USE



Source: Allegan County Geographic Information Services, Michigan GIS Open Data

Medium-Density Residential

Medium-Density Residential is planned in two locations; 1) the Pinecrest Mobile Village near Pinecrest Drive and neighboring properties, and 2) the Wedgewood Condominium development on the west side of North Main Street and adjacent properties. Medium-Density Residential development provides another housing option for seniors and young families and more affordable housing for middle-income families. The Future Land Use map identifies expansion areas for this use beyond existing Medium-Density Residential areas.

Future development, at densities of 4 to 6 units per acre, should be appropriate to the style and existing development patterns within each respective Residential Character Area. Uses include small lot single-family development, single-family detached and attached homes, and two family dwellings. Multiple-family developments should incorporate innovative site planning techniques such as clustering, interconnected open space, and pedestrian linkages. Development design and pattern should closely resemble that of Plainwell's single-family neighborhoods. Consistent front setbacks, rear or side yard garages, building orientation to the street, and a grid street pattern are elements that should be reflected in future development. Development that is consistent and aligns with the previously described Character Areas will help maintain the City's sense of community, quality of life, and strong neighborhoods.



Medium-Density Residential examples

High-Density Residential

Areas west of US-131, near 12th Street, are planned for High-Density Residential and currently contain several multiple-family apartment buildings. The proximity of this area to shopping, employment, and transportation is an important consideration and, therefore, suggests future development at a density of 6 to 12 units per acre.

Uses could include multiple-family apartments or condominiums, two-family attached housing, or townhouses. Similar to Medium-Density Residential, the pattern of High-Density Residential development and design should align with the Character Areas described previously and compliment Plainwell's single-family neighborhoods in regards to site design and architectural character.

Commercial and Mixed Use

Development within each of the following categories should reflect not only the planned land use in each category but the character of the area (described previously) in which the development is located.



Neighborhood Mixed-Use example

Neighborhood Mixed-Use

Neighborhood Mixed-Use is planned for four areas; 1) North Main Street between Second Avenue and Russet Drive, 2) along the North and South Main Street and East and West Bridge Street corridors adjacent to downtown, 3) along M-89 between Fairlane and Michigan Avenue, and 4) between Roberts Street and the railroad tracks south of M-89.

Neighborhood Mixed-Use accommodates a range of compatible residential and business uses in support of strong pedestrian-oriented neighborhoods. Examples of appropriate non-residential uses include personal services, small convenience or grocery stores, small take-out restaurants or diners, and small-scale offices with less than five

employees. To preserve the integrity of Plainwell’s character the focus should be on reusing and redeveloping existing structures whenever possible. Any new development should be compatible with the surrounding character and scale, and be in harmony and integrate with surrounding properties. The Neighborhood Mixed-Use designation differs from other mixed-use areas in that the intent is to provide small-scale commercial uses that support healthy neighborhoods. Neighborhood Mixed-Use areas are small pockets within existing residential areas and the character and feel of any commercial or retail development should complement these neighborhoods. This designation allows a comprehensive approach to development and encourages mixed land uses, shared vehicular access and parking, and pedestrian amenities such as enhanced streetscapes and other public spaces. Architecture should reflect traditional forms and character focus on making public spaces memorable, and should orient to the street, much like in the downtown.

Traditional Mixed-Use

Downtown Plainwell and the former Plainwell Paper Mill site are included in the Traditional Mixed-Use area. Because Downtown, including Main and Bridge Streets and the surrounding business area, are so different from other commercial districts in the City they require special consideration. Subarea Plans for both the Mill Site and Downtown are discussed later.

Traditional Mixed-Use is also planned for a small area north of M-89 between Prairie Street and the railroad tracks on the east side of the Plainwell. Over time, this area has developed as a small niche mixed-use area including retail, residential, and office uses. Mixed-use is encouraged given the area’s unique character, its location on a major thoroughfare, and the special land uses. However, it is planned for smaller-scale commercial establishments that would not compete with, but compliment downtown Plainwell.

While Neighborhood Mixed-Use (described previously) is focused on integrating small-scale commercial establishments with existing high quality residential neighborhoods, Traditional Mixed-Use areas are focused on mixing residential uses in traditionally commercially-oriented areas. Examples of residential uses include loft style apartments or condominiums above downtown businesses and townhouses. Residential development should integrate with the more urban development pattern found in downtown Plainwell. A wide range of commercial uses are planned for areas designated as Traditional Mixed-Use. Examples of uses include retail, restaurants, personal and professional services, offices, and government and civic uses, among others. Emphasis should be on active ground floor uses that create an lively and interactive street environment, especially Downtown.

Commercial

The businesses currently located on both sides of the M-89/US-131 interchange are designed to serve highway travelers. They include restaurants, a hotel, gas stations, car dealerships, and convenience stores along with other highway-oriented commercial establishments. Unfortunately, the resulting image is the opposite of what Plainwell is and can be in the future.

Because downtown should remain as the community’s business, commercial, and retail heart, areas planned for future commercial or continued highway-oriented commercial should be limited in scope. Any potential expansion should be carefully analyzed based on a more than adequate area-wide supply of commercial land and weighed against potential economic impacts.

Because the interchange area is such an important “gateway” and community entrance, the visitor’s realm should be a welcoming place that clearly expresses Plainwell’s positive values and pulls people into the community. Unfortunately, its current character fails to do that.

Therefore, Plainwell should adopt site and building design standards as part of the zoning ordinance to help ensure future development and redevelopment in this quadrant reflects a positive community image. Residents and visitors should feel that they have entered a special place, rather than a typical highway interchange. By embellishing the gateway with high quality design features, such as enhanced landscaping, public art, a well-designed highway bridge that fits its context, and “welcome” and wayfinding signs, Plainwell’s image can be substantially upgraded. A subarea plan for the M-89 corridor between US-131 and Downtown is discussed later in more detail.



Commercial example

Healthcare

The area currently anchored by the Ascension Borgess-Pipp Hospital is envisioned as a healthcare cluster that includes multiple medical, health, and related housing land uses. Development opportunities should be explored for medical office, research and testing, expanded hospital facilities and services, medical education, and supporting land uses that include residential and retirement housing. Due to the interrelated nature of these uses safe and connected sidewalks and paths, and clearly defined streets, drives and landscaped parking lots should be part of any plans for redevelopment.

Public/Institutional

Included are institutional uses such as public schools, government buildings, and public parks. Because of their nature, these areas are not expected to change over time. Public and institutional uses should be identified and the site planning and design of surrounding development or redevelopment should consider these areas.

Gateway Corridors

Plainwell has four key gateways; 1) M-89 at US-131, 2) M-89 at Florence Street, 3) North Main Street at North Point Drive, and 4) South Main Street at the Mill Race. These gateways and associated street corridors should reflect Plainwell’s unique character. They should have a common theme that provides a unified look and feel and that visitors and residents can positively associate with Plainwell. Improvements should support the community as a special place and include enhanced and uniform signs that are free of clutter and that are at an appropriate scale based on location and traffic speeds, quality night-lighting, directional and way-finding signs, and street trees, and landscaping with a splash of color. Because some gateways are constrained due to limited space, easements or land acquisition may be necessary and should be explored.



Industrial and Innovation

The businesses in Plainwell’s thriving industrial park, located on the City’s east side, provide many employment opportunities for local and area residents. While the industrial park is near capacity, future expansion includes growth to the northeast of the existing park and redeveloping the area south of M-89 between the railroad tracks and City limits to the east.

Because of the changing nature of employment-based land uses, future growth should accommodate a wide variety of potential activities such as office, research and development, laboratories, light industrial and manufacturing, and service commercial to offer well-paying jobs.

The key will be to retain current businesses and to expand opportunities to attract new users. A growing trend in business park design is to better integrate employment areas with the rest of the community. To do that, certain enhancements should be explored, such as making sure property maintenance is addressed in a timely way; providing inter-connecting sidewalks and trails that link nearby places to eat and businesses; improving streetscapes; inter-connecting key roads; and exploring changes to development regulations to provide a certain degree of flexibility for such things as lot sizes and uses. Finally, supporting green efforts such as allowing for on-site alternative energy generation, coordinated recycling,

innovative stormwater management practices, and incentives for LEED building certification and construction practices could attract new users to the industrial park.

Currently, exit 50, the US-131/106th Avenue interchange, is incomplete and does not permit southbound access to and northbound access from US-131. A full interchange would provide a better link with US-131 and may reduce some of the industrial traffic pressure on M-89.

Non-Motorized Connections

A non-motorized plan was prepared in 2005 that identified existing and proposed bicycle routes, extensions to the Riverwalk Trail, and non-motorized pathways. Existing connections include an on-street bicycle lane along Prince Street between M-89 and West Bridge Street, and the Riverwalk Trail following the Mill Race north from West Bridge Street to the south bank of the Kalamazoo River and then across the river to North Sherman Avenue. Bike lanes were added to North and South Main Street following the reconstruction of M-89 in 2013. From Starr Road to Grant Street and Bannister Street to First Avenue, the roadway contains standard, four-foot wide bike lanes. First Avenue to Wedgewood Drive contains buffered bike lanes, and Grant Street to Bannister Street contains sharrows.

Several non-motorized links are also proposed that expand current trail connections to parks and recreational areas, schools, downtown Plainwell, and the M-89 corridor. To help encourage residents and visitors alike to venture into and explore Plainwell and beyond, additional inter-connected bicycle lanes, trails, and pathways throughout the broader community should be explored. Plainwell should continue to work with surrounding municipalities to interconnect regional non-motorized trails, such as the River to River Trail, that provide opportunities for a wide variety of recreational and transportation options.

Special attention should be paid to pedestrian access and links to the Plainwell Community Schools complex. The City should work with Gunplain Township to provide a more pedestrian friendly environment and safer crossings near the intersection of 12th Street and 102nd Avenue providing students with safer routes to and from schools.

Additionally, the City should consider preferred routing and alternative connections to the planned River to River Trail along the historic interurban rail route between Kalamazoo and Grand Rapids. Connecting businesses, neighborhoods, downtown, and other destinations to the trail will encourage community-wide biking and leverage the planned route as an economic development tool.



Example of enhanced pedestrian crossings.

ZONING PLAN

The land use categories described and on Map 4: Future Land Use relate closely to Plainwell’s zoning districts. The following table describes the relationship between future land use and zoning districts.

Future Land Use Plan Designation	Corresponding Zoning Districts
Low-Density Residential	R-1A and R-1B Single Family Residence District and R-1C Single and Two Family Residence District, with minimum lot areas of 12,000 sq. ft., 9,800 sq. ft., and 7,200 sq. ft. respectively. The intent of these districts is to encourage the construction of and the continued use of land for single-family dwellings and to prohibit other uses that would substantially interfere with the development or continuation of single family dwellings, and in the R-1C District, of two-family dwellings. However, Plainwell should consider implementing new regulations for certain neighborhoods that can better protect and enhance existing and desired neighborhood character; defining such things as architectural form, building and garage placement and maximum home, lot and block sizes.
Medium-Density Residential	R-1A and R-1B Single Family Residence District, R-1C Single and Two Family Residence District, and RMH Residential Mobile Home District. The latter is designed for those who prefer mobile home living. This is a future land use density designation that corresponds to existing land uses in these districts.
High-Density Residential	R-2 Multiple-Family Residence District is designed primarily for duplexes, multiple-family dwellings including two or three-story apartments, townhouses, row houses, and dwelling groups. This designation applies to existing high density residential development to the west of US-131.
Neighborhood Mixed Use	While there is no directly corresponding district this land use designation does encompass portions of the SB Service Business and the CS Community Service Districts. Both of these are envisioned as transitional districts that have little potential negative impacts on surrounding neighborhoods. A new form-based district may best implement this designation.
Commercial	The C-2 General Commercial District best corresponds to this category and is intended to provide businesses and services usually found in major shopping centers and business areas at the juncture of major streets. Because of their prominent locations, more detailed design standards should be developed for these areas that include both building and site design requirements. A new form-based district may best implement this designation.

Healthcare	There is no category that directly corresponds to this designation. Rather it is envisioned as an expansion of CS Community Service District which allows most, if not all of the uses envisioned for this land use designation.
Public Institutional	There is no category that corresponds to this designation.
Industrial & Innovation	I, Industrial District best corresponds to this category and is intended to provide a location for industry and employment centers that, due to their more intense nature, make them incompatible with traditional business or residential areas.

M-89 CORRIDOR PLAN

Map 5 highlights specific recommendations for the M-89 corridor between US-131 and downtown Plainwell.

Non-Motorized

Pedestrian walkways support alternate ways of getting around Plainwell as well as providing recreational opportunities and public access to the City’s natural resources. They also contribute to the community’s quality of life.

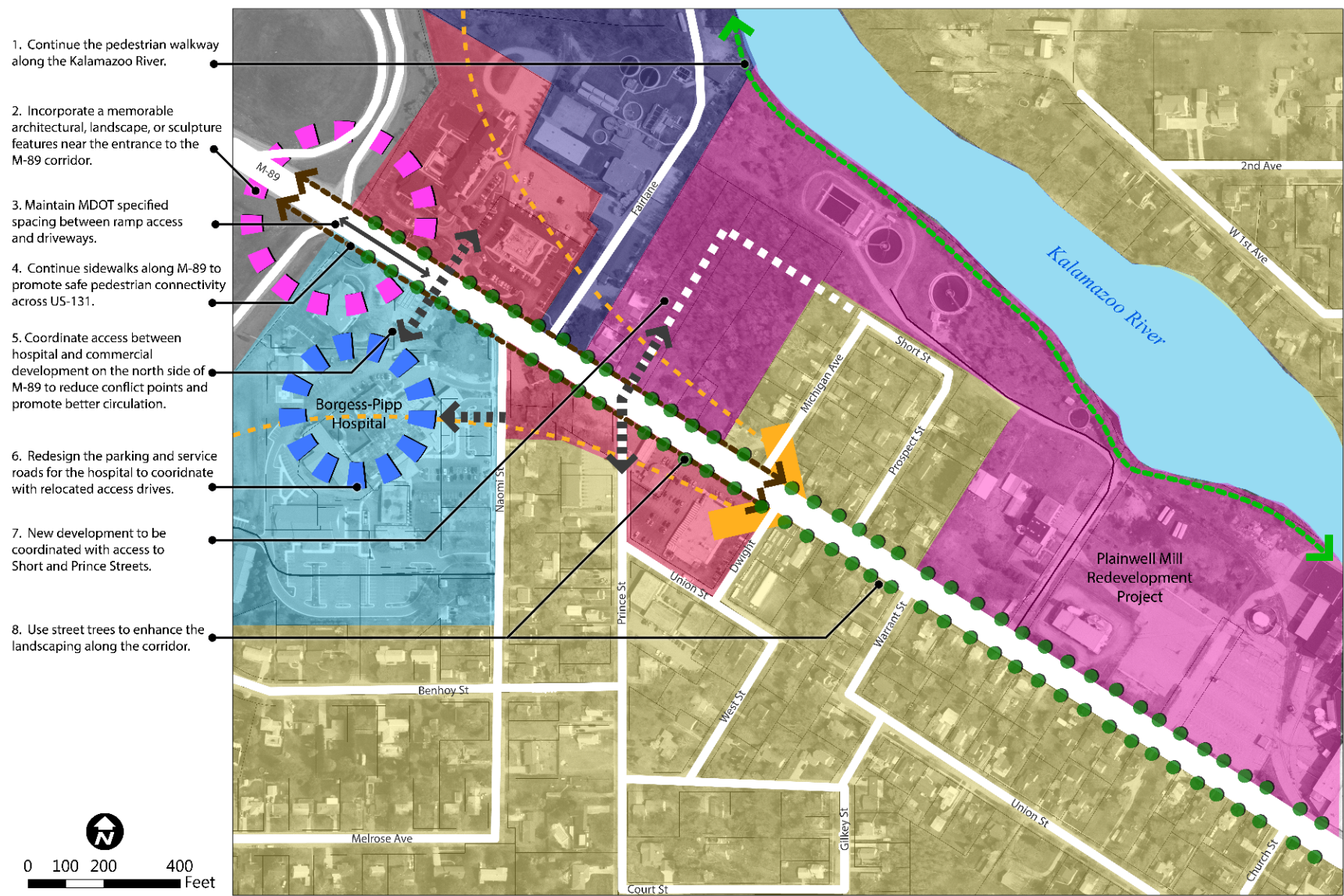
In particular, the Kalamazoo River and Mill Race add to Plainwell’s unique character, and while a river walk is already established along the Kalamazoo River near downtown, it should be expanded and continued along both banks, especially toward the west.

Sidewalks along M-89 stretching from downtown to the US-131 interchange were included in the road reconstruction of M-89 in 2014. The recent inclusion of these pedestrian facilities helps provide increased accessibility to the former mill site slated for mixed-use redevelopment (discussed in further detail later in this chapter).

Providing comfortable, safe connections to and from the former Paper Mill redevelopment site will enhance quality of life for future residents living within the development as well as residents living within close proximity. Planned commercial and residential uses located on the former Paper Mill site fronting M-89 would benefit the greatest from non-motorized connections allowing enhanced accessibility to these future destinations.

The installation of sidewalks along M-89 helps to complete a major gap in Plainwell’s sidewalk and non-motorized transportation system. This more complete network now allows accessibility to business and residences along M-89 and ultimately downtown Plainwell help further facilitate redevelopment of key sites in the downtown.

Map 5. *M-89 CORRIDOR SUBAREA PLAN*



US-131/M-89 GATEWAY

Currently, the entrance into Plainwell from US-131 is not a welcoming experience for visitors or residents. This gateway should announce an arrival that reflects the City's unique character.

The aim should be to develop distinctive and memorable architecture, landscapes, and public art. In addition, a unified streetscape and development pattern along the corridor will help tie things together. While more detailed design is required, guidelines should be prepared that describe the desired development pattern - addressing site and building layout and design, site access, architectural character, building facades, materials, as well as a unified landscape theme. Streetscape elements include consistent light fixtures and poles, signs (such as street, way-finding and banners), landscape treatments at intersections, street furniture in appropriate locations, and street trees. In order to continue the sense of entry the entire length of the M-89 corridor should be made greener. Expanding tree planting within the existing parkway along the corridor will be particularly important, providing a more pedestrian friendly environment while giving visitors a sense of entry into a special place. Consistency coupled with high quality, high value development will enhance not only the gateway into Plainwell but the broader community as well.



Community gateway examples

Access Management

Control of the location and spacing of driveways or access points along M-89 will improve safety and help preserve the roadway's ability to carry traffic. Access management guidelines have two functions: to protect the public investment in the roadway by minimizing congestion and crash potential, and to allow property owners reasonable access to their properties. The goal of access management is to facilitate traffic operations and improve public safety along major roads. Access management looks at the following factors:

- Number of Access Points: Because the number of driveways allowed along major roads will affect traffic flow, ease of driving and crash potential, the number of driveways should be limited. Alternative access should be provided from side streets or driveway connections wherever possible.
- Sight Distance: Proper sight distance needs to be maintained at driveways and intersections to ensure vehicles can safely enter or exit the traffic stream.
- Driveway Spacing: Driveways need to be adequately spaced from intersections and other driveways to help reduce conflicting turning movements.
- Interconnection: Whenever possible, drives between adjacent uses should be interconnected so that travel from one site to an adjacent or nearby site does not require re-entering the main traffic stream.

Access management concerns on M-89 include:

- Spacing between the US-131 ramp access and driveways on M-89; and
- Cross-street access between Ascension Borgess-Pipp Hospital and commercial development on the north side of M-89.
- Curb cut spacing on M-89 east of Naomi.

Examples of poor access management:



driveway spacing



parking up to pavement



poor driveway definition

DOWNTOWN PLAINWELL PLAN

Like so many other towns, downtown is Plainwell's heart and soul and maintaining it as a thriving and vibrant place is a critical part of maintaining a healthy community.

Use and Development

Downtown should continue as one of Plainwell's two major commercial nodes (the other being near the M-89/US-131 interchange) and the focus of economic development and business attraction efforts should be to retain and enhance downtown and its businesses. Rather than expanding its geography, attention should instead focus on continued infill development, redevelopment, and revitalization projects, streetscape and landscaping enhancements, and continued support for building façade improvements.

Downtown activities should include a mix of retail, residential, public, and entertainment land uses. In key downtown settings, such as a main shopping street, priority should be given to retail sales and services on the ground floor because they generate foot traffic and turnover; a key aspect of maintaining a healthy retail environment. This is especially important near the juncture of Bridge/Main and Allegan Streets where the goal should be a critical mass of retail businesses that make downtown Plainwell an even more vibrant destination.

While offices and residential uses should be located on the upper floors of downtown multi-story buildings, much will depend on the market and the ability for Plainwell to absorb expanded retailing opportunities. Nevertheless, first floor office uses should be avoided on Main Street, Bridge Street and Allegan Street, whenever possible. Due consideration should also be given to second story and loft apartments that can help accommodate a higher residential population in and adjacent to the downtown. While Plainwell has significant residential neighborhoods within walking distance of the downtown, more can be done to encourage new housing options.

Because parking will undoubtedly remain located behind many downtown buildings, rear store entrances will have to be handled carefully. Many will require enhancements to allow pleasing, safe, and efficient access to and from parked cars. However, they must not be allowed to overwhelm or dominate the true front door, which must orient to and remain located along the street and public sidewalks.

Downtown development character:



*mixed-use
residential and retail*



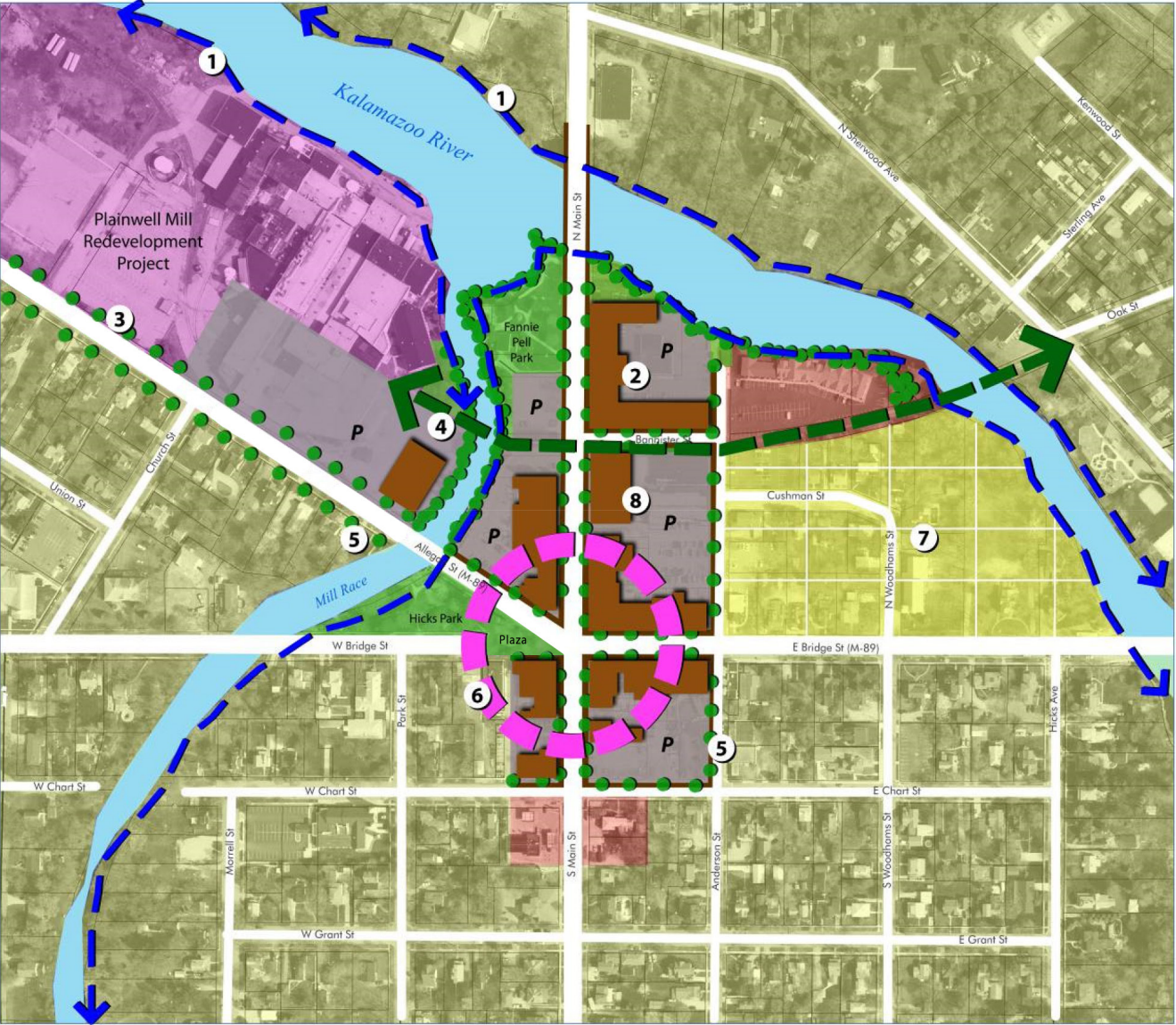
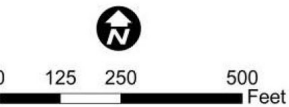
*pedestrian friendly
streetscape*



infill development

Map **6. DOWNTOWN SUBAREA PLAN**

- 1. Continue the pedestrian walkway along the Kalamazoo River and Mill Race.
- 2. Continue the pattern of traditional downtown development north to the Kalamazoo River
- 3. Create a sense of entry to the downtown by enhancing the streetscape along M-89 to the Mill Race
- 4. Reinforce the pedestrian walkway through downtown linking the Mill Project with the east side of the Kalamazoo River.
- 5. Utilize street trees to enhance the landscaping of downtown and through streets.
- 6. Maintain and activate the plaza and the intersection of M-89 and Bridge Street.
- 7. Reinforce the single-family residential neighborhood between downtown and the Kalamazoo River.
- 8. Commercial/retail infill/redevelopment potential incorporating enhanced access to Main Street utilizing streetscaping and open space design principles.



Government and civic land uses, such as City hall and a post office can also help support downtown, since they attract people running errands and carrying out personal business. Currently, among the key downtown civic destinations are Plainwell’s three parks: Hicks Park, Fannie Pell Park, and Riverwalk Park. Therefore, the recommendations and improvements in the Community Recreation Plan should be implemented to strengthen these parks and the recreational opportunities they provide in and around the downtown for City residents and visitors alike.



View of east side of N. Main Street looking south

Development Character

When new development, infill development, or redevelopment occurs, it should complement existing development patterns. Building façades should be located near the sidewalk at the front of a lot to maintain a consistent urban edge. Buildings on corner lots are among the most important in a downtown because they help define the intersection of two streets and, therefore, must attractively define both edges. Parking lots should be located to the side or rear of a building, behind a line that extends across the façade, and not interfere with the natural flow of pedestrian traffic. When new buildings are to be wider than existing ones, generally 50 feet or more, façades should be divided into smaller bays to maintain a rhythm and scale of storefront patterns. Buildings should also have a consistent height, generally two to three stories. However, single

story buildings must also be tall enough to help enclose the public realm that contains streets and sidewalks. This can be accomplished by establishing minimum floor to ceiling heights (fourteen to sixteen feet) at the ground level and requiring a rooftop parapet for buildings with flat roofs to enclose mechanical equipment and to add height. Generally, single story buildings should be at least eighteen to twenty-four feet tall. In all cases, the goal for new construction must be to maintain downtown’s traditional main street feel.

The area just east of downtown, between East Bridge Street and the Kalamazoo River and east of North Anderson Street (including Cushman Street and North Woodhams Street), has evolved over the years into a mix of residential, commercial, and office uses but without a clearly defined direction for the future. Given the potential for infill along Main Street and the redevelopment of the former paper mill, the continued encroachment of commercial uses into residential neighborhoods should be avoided. This accomplishes nothing but to dilute downtown, weakens attempts to redevelop buildings and sites and limits opportunities for planned infill. In addition, it has the potential to harm the very residential neighborhoods that are viewed important to Plainwell’s long-term health. Therefore, this neighborhood should transition back to residential uses, similar to the neighborhoods currently surrounding downtown. Traditional residential development in this area will help strengthen existing, established neighborhoods and will afford an opportunity to increase near-downtown residents. Such a change will also help concentrate commercial and retail development to the downtown and prevent scattered commercial along M-89.

Walkability and Connectivity

While the majority of downtown buildings are structurally sound and their arrangement promotes good downtown walking patterns, more can be done to improve the environment. Opportunities for community development projects include enhancements to public parking and signage, downtown streetscapes and landscaping, and expanding the system of riverfront walkways and open space.



The focus of these should be on place-making, or the creation of attractive, exciting and memorable public spaces. These should be designed to encourage public gatherings, events and celebrations without overlooking individual comforts such as well-maintained walking surfaces, benches that do not interfere with foot traffic and facilitate people sitting and enjoying their stay in the downtown, lighting that enhances safety yet does not overpower the setting and event spaces that interconnect visually and physically with the rest of the community. Encouraging social interaction in public places can be not only a tool for building social capital but also enhances the main street feel of the downtown.

Form Based Code

A form-based code is a land development regulation that fosters predictable built results and a high-quality public realm by using physical form (rather than separation of uses) as the organizing principle for the code and could best implement the recommendations of this plan. A form-based district could be created in the downtown that allows for an appropriate mix of uses (business, office and residential), defines the desired character to create a cohesive and unified image, determines the desired location and boundaries, and incorporates a variety of incentives to entice developers to contribute to the realization of that vision.

A new form-based zoning district could help to ensure future development within these areas is more traditional in design to meet the intent of the master plan. The existing “preferred” character of commercial buildings and dwellings can be incorporated into the code or new building typologies can be developed. Zoning requirements could include:

- Drawing commercial buildings to right-of-way (ROW).
- Requiring buildings to have a minimum frontage width along the front building line.
- Prohibiting parking in front of principal buildings.
- Requiring a minimum percentage of windows and doors on facades to require traditional “storefronts.”
- Requiring minimum and maximum building heights (two to three stories).
- Providing a vertical mix of uses with ground-floor retail, or service uses and upper-floor service, or residential uses.

Redevelopment

Former Plainwell Paper Mill Site

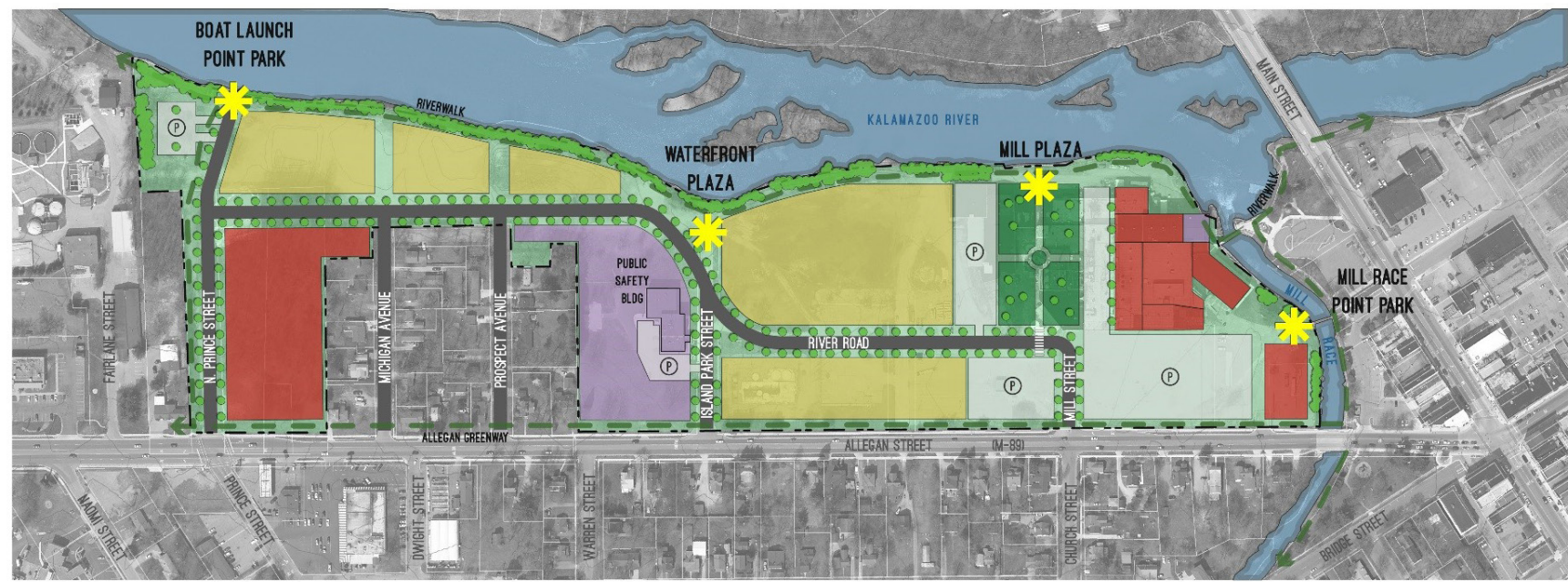
In 2006, the City acquired the 36-acres that was formerly home to the Plainwell Paper Mill and has held several town meetings to develop a community vision and plan for the site. Map 7 shows the concept plan for the site that includes the following.

- The plan preserves and adaptively reuses the historically significant original mill buildings. These structures have been deemed important to the cultural heritage and unique character of the community. A mixed-use approach including residential, commercial, office, and special event space, as well as City hall is planned for these structures
- The Riverwalk Trail is proposed to continue along the portions of the site bordering the Kalamazoo River and Mill Race.
- Public access to the Kalamazoo River is enhanced by developing four new parks/facilities:
 - » Boat Launch Point Park (at the terminus of an extended North Prince Street);
 - » Waterfront Plaza (located near the middle of the development);
 - » Central Park (located among the reused historic buildings on the east end of the development); and
 - » Mill Race Point Park (located adjacent to the former railroad bridge crossing the Mill Race from the Mill Site to Downtown).
- New residential includes attached, owner-occupied housing that enhances and supports Plainwell’s current pattern of strong neighborhoods.

- Retail and commercial that serves adjacent neighborhoods, the community and visitors and is complementary to and supports more intense commercial development in the downtown and near the US-131 interchange.
- Street trees, street furniture, pedestrian-scale lighting, and other amenities along all newly constructed streets, as well as those bordering the site, in order to create a pedestrian-friendly environment and sense of place.

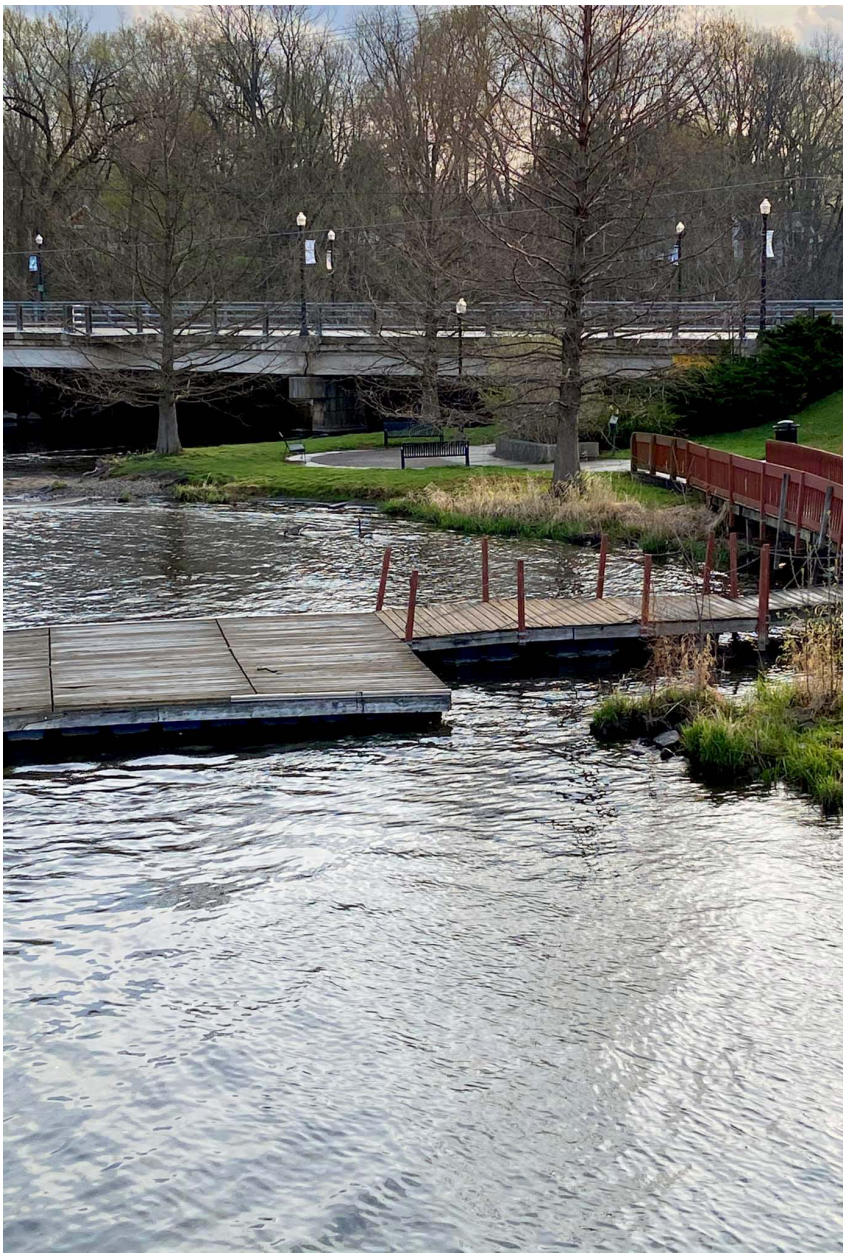


Map **7. FORMER PLAINWELL PAPER MILL REDEVELOPMENT CONCEPT PLAN**



LEGEND

- COMMERCIAL
- RESIDENTIAL
- GOVERNMENT/INSTITUTIONAL
- OPEN SPACE
- P PARKING



RIVERFRONT PLANNING, ACCESS, AND ECOTOURISM

One of Plainwell's greatest assets is its linear waterfrontage along the millrace and Kalamazoo River. These riverfronts provide scenic views, recreational opportunities and improve property values. The City should explore increasing access to the river and millrace through boat and kayak launches, parks and passive recreational space such as platforms for fishing. Moreover, there is an opportunity for the City to improve its protection from potential floods by creating natural flood protection through green infrastructure such as terraced flood walls and vegetated berms which integrate recreation facilities, enhance flood protection and improve ecology. Plainwell may also maximize upon its riverfront assets by further integrating its successful Riverwalk and outdoor event space with retail development.

CAPITAL IMPROVEMENTS

City officials and departments must embrace the plan, applying its recommendations to help shape annual budgets and the design of capital improvements. For example, the City's department of public works can support implementation through infrastructure improvements, streets, and storm systems designed consistent with plan policies and recommendations, or the planning and building department through site plan review. The capital improvement plan (CIP) must interrelate and generally be consistent with the goals and objectives of the master plan. The list of planned projects in the capital improvement plan should be compared against the general project discussion and goals of the existing master plan.



HOUSING

Like many other communities, Plainwell is growing older and its demography is transforming due in part to changing family size and makeup. Nuclear families are no longer the norm; therefore, housing options must accommodate a variety of family types, income levels and lifestyles.

The housing needs of special groups, like the elderly, must also be an important part of Plainwell's commitment to provide appropriate housing choices for all of its residents. Viable senior housing options that include remaining at home as long as possible, to special facilities, such as senior independent living, are especially important to residents who want to stay in the neighborhoods they are most familiar with and be near family and friends. Plainwell also affords a high-quality, walkable environment ideal for those who can no longer drive or simply no longer wish to do so.

Rental housing for lower income residents or supportive housing must be integrated with support services, and its design and construction should consider both long-term durability and security. Options for the younger sector of the population are just as important. Smaller families and couples may desire alternatives to single-family detached, owner-occupied housing, such as townhomes, flats, and apartments above storefronts.

This concept of providing housing for a variety of family types, income levels, ages, ability levels, and lifestyles is colloquially referred to as "missing middle housing." The 'missing middle' in this instance are housing types which fall between the low density of detached single-family residential homes and higher-density, mid-rise apartment complexes. Duplexes, courtyard apartments, bungalow courts, townhomes, and multi-plex structures provide a more rich housing choice for people of all backgrounds and future residents of Plainwell.

LOW IMPACT DEVELOPMENT

LID is considered by many to be an effective tool that can be incorporated into local zoning and development regulations that may minimize the impact of stormwater runoff. According to the Southeast Michigan Council of Governments, LID is:

[T]he cornerstone of stormwater management with the goal of mimicking a site's pre-settlement hydrology by using design techniques that infiltrate, filter, store, evaporate, and detain runoff close to its source.

Stormwater runoff is a major source of pollution and results in the degradation to water resources, increase in the magnitude and frequency of floods, reductions in fish and other aquatic species diversity, increased in streambank erosion, and decreases in infiltration into the groundwater. The review of the zoning ordinance indicates that there are no stormwater regulations or standards for design. In the absence of a stormwater ordinance, a "greening" the zoning ordinance with Low Impact Development ("LID") practices is recommended. Solutions to ameliorate deleterious effects of unmanaged stormwater should be explored.

In an effort to strive toward LID, consideration of a number of "non-structural" best management practices (BMPs) which require developers to make reasonable efforts to design with sensitivity to the environment is recommended. Nonstructural BMPs are "stormwater runoff treatment techniques that use natural measures to reduce pollution levels that do not involve the construction or installation of devices (e.g., management actions)." They are less technical in nature and can be reviewed by the Planning Commission and staff, as opposed to structural design for storage and treatment of stormwater runoff.

REGULATORY ENVIRONMENT AND TRAINING

To ensure the greater predictability of new development accomplishing the goals and recommendations of the Master Plan, a thorough technical review of the City's zoning codes should be conducted to determine if the current development regulations in place today match those goals and recommendations. Additionally, an ongoing training program for city and planning commissions. Ongoing training is essential due to turnover on boards and commissions, as well as new elected officials. There should be a budget, tracking system, internal and external opportunity notices and community involvement.

5.

IMPLEMENTATION

Implementation

A master plan is only useful as long as it is implemented and consulted when making land use decisions. This chapter outlines policies and actions for implementing the master plan. A policy is a clear statement of how the City intends to conduct its services, actions or business and provides a set of guiding principles to help with decision-making. An action is the specific method in which policies are carried out.

POLICIES

1. Natural Features

To preserve and protect the community's unique riverfront setting, its waterways and woodlots, Plainwell seeks to:

- 1.1 Expand the Riverwalk to increase accessibility and draw users to Plainwell's unique riverfront assets.
- 1.2 Enhance water quality and improve the ecological health of environmentally sensitive areas.
- 1.3 Protect and preserve trees in parks, along riverfronts, and adjacent to public streets and roadways.

2. Transportation

To enhance transportation options and to provide safe and efficient routes into and from the community, Plainwell seeks to:

- 2.1 Alleviate traffic congestion, particularly along M-89 between Downtown and US-131, wherever possible, to help facilitate safe and efficient travel.
- 2.2 Implore sound access management techniques particularly on major roadways which may benefit most from fewer and more properly spaced driveways and intersections.

- 2.3 Enhance area-wide access through regional non-motorized trail connections (such as the River to River Trail), sidewalk connections and improved highway interchange design.

- 2.4 Enhance gateways and corridors to improve the "front door" image of the City.

- 2.5 Employ a Complete Streets approach to planning for roadway design to accommodate all users and ability levels through interconnected sidewalks, streets, bike lanes, and trails. Make ADA improvements when and where feasible.

3. Land Use

To preserve and protect the unique character of its downtown and neighborhoods, Plainwell seeks to:

- 3.1 Support downtown and existing commercial areas and discourage additional commercial development outside of established commercial areas of the City.
- 3.2 Limit commercial zoning in the City to avoid over-saturating the market, negatively affecting the competitiveness of existing commercial areas, and attracting undesirable businesses into the City.
- 3.3 Enhance access to the river and provide greater opportunities for boating, kayaking, and community events.
- 3.4 Keep and concentrate civic uses and government functions downtown.
- 3.5 Respect community character by imploring context sensitive street design solutions and encouraging preservation and rehabilitation of older, historic structures.
- 3.6 Provide more diverse housing options to make Plainwell a desirable place for all age groups, lifestyles, and income levels.

4. People

To promote itself as a vital community and a place in which people can comfortably live, raise families and grow old, Plainwell seeks to:

- 4.1 Enhance the quality of life of Plainwell residents.
- 4.2 Use the following Smart Growth Principles to evaluate future development:
 - a. create a range of housing opportunities and choices;
 - b. create walkable neighborhoods;
 - c. encourage community and stakeholder collaboration;
 - d. foster a distinctive, attractive community with a strong sense of place;
 - e. make development decisions predictable, fair and cost effective;
 - f. mix land uses;
 - g. preserve open space, natural beauty and critical environmental areas;
 - h. provide a variety of transportation choices;
 - i. strengthen the community by directing growth to already developed areas;
 - j. take advantage of compact building and neighborhood design; and
 - k. provide opportunities for more year round recreation.

5. The Economy

To help raise median household incomes and provide job opportunities for its residents, Plainwell seeks to:

- 5.1 Support employment areas by diligently enforcing development codes and maintenance standards.
- 5.2 Preserve and enhance a strong and diversified retail base by:
 - a. focusing Plainwell’s retail mix on meeting the needs of residents while also attracting patrons from surrounding communities;
 - b. continuing to support economic development initiatives associated with the mill redevelopment;
 - c. strengthening and enhancing locally-owned downtown businesses;
 - d. focusing more suburban style, auto-oriented commerce near US-131;
 - e. adopting policies that serve to attract “new economy” workers, such as flexible and affordable housing choices, promoting home occupations, extending wireless and broadband service and improving cell phone service throughout the community; and
 - f. maintaining Plainwell’s unique character and appeal by promoting the programs and amenities already in place that make it a charming and special place.

6. Residential Neighborhoods

To preserve, protect and enhance its residential neighborhoods, Plainwell seeks to:

- 6.1 Support the quality and character of its neighborhoods by continuing to vigorously enforce residential building and maintenance codes.
- 6.2 Support opportunities for “lifecycle” housing, including independent living units, assisted living, and continual care.

7. Non-residential Areas

To enhance the character of its unique downtown, commercial corridors and waterfront, and to provide future opportunities for employment, Plainwell will:

- 7.1 Support the quality and character of its commercial and employment areas by continuing to vigorously enforce building and maintenance codes and building on programs that encourage building renovation and improvements.
- 7.2 Work to maintain certification as a Redevelopment Ready Community (RRC) by utilizing best practices and maintaining a list of redevelopment ready sites.
- 7.3 Collaborate with the Plainwell Downtown Development Authority to improve and enhance the Downtown.

PROJECT PRIORITIES

The actions are listed with a “priority number” as follows:

Priority 1 projects are those that should be given immediate and concentrated effort. These are the first projects that should be commenced after this Master Plan Update has been adopted. Any preliminary steps that must be taken to implement the action (such as seeking funding, changes in local ordinances, etc.) should be commenced immediately. Those Priority 1 projects that have a longer time horizon should be revisited on an as-needed basis, and should be incorporated into other applicable long-term planning programs, such as a capital improvements plan.

Priority 2 projects are those that are necessary to implement the plan, but either depend upon commencement or completion of Priority 1 projects, or do not have the same immediacy of Priority 1 projects. Once commenced, however, these projects should be considered important and should be pursued until completion.

Priority 3 projects are those that implement elements of this plan, but are not urgent and can be delayed for a longer period of time. These projects are more susceptible to budgetary constraints.

Some projects within the matrix do not have a specified timing period because they are based on less predictable factors such as funding sources, etc. The timing for these projects is explained within the matrix. Further, the Economic Development Strategy found later in this chapter outlines the implementation of key focus areas and strategies specifically relating to economic development and prosperity in the City.

IMPLEMENTATION MATRIX

Ordinances, Guidelines, Plans, and Policies

Action	Responsibility	Timing	Priority	Status
1. Review zoning ordinance processes and procedures to see if it inhibits master plan implementation; make necessary changes.	Staff, Planning Commission, City Council	Within 1 year	1	On-going
2. Adopt new zoning requirements that: <ul style="list-style-type: none">Implements the plan, including establishes new mixed-use and form-based districts for the downtown and surrounding commercial areas.Create revised commercial design standards and appropriate density changes that reflect desired community character.Protects those features in residential neighborhoods that make them special places and requires new development to follow suit.Support varied housing options that are compatible with neighborhood character.	Staff, Planning Commission, City Council	Within 1 year	1	On-going (as need arises)
3. Review and revise master plan in response to changing needs and priorities. Ensure consistency with Master Plan.	Staff, Planning Commission, City Council	Annually and as needed	2	In progress (Update process underway; changing needs and priorities to be addressed)
4. Update Capital Improvements Plan to prioritize plan elements, projects and identify funding options. Review the annual capital improvement plan against the goals and objectives of the Master Plan to ensure compatibility.	Staff, City Council	Within 1 year & annually	1	Ongoing

IMPLEMENTATION MATRIX CONT'D

Ordinances, Guidelines, Plans, and Policies

Action	Responsibility	Timing	Priority	Status
5. Develop and implement a rental housing inspection program.	Staff, City Council	Within 1 year	3	In progress
6. Complete, fund, and implement a streetscape program for gateways.	Staff, City Council, DDA	1 – 3 years	2	In progress
7. Complete, fund and implement a sign plan for wayfinding	Staff, City Council, DDA	1 – 5 years	2	Incomplete; funding unavailable at this time
8. Develop and implement a plan to expand trails, the Riverwalk, enhance access and create a public gathering space along the Kalamazoo River.	Staff, Planning Commission, City Council, Mill Developer, Local Citizens Bicycle Group	1 – 5 years	1	Attending meetings as part of the West Michigan Trailways. Added bike lanes on N & S Main St.
9. Update DDA plan - prepare a more detailed plan for the downtown based on plan recommendations, including: <ul style="list-style-type: none">design and configuration of downtown streets,streetscape improvements,façade enhancements,concepts for specific development sites,more detailed market assessment and recommendations,incentives to encourage building and site improvements.	Staff, DDA, Chamber of Commerce, City Council	1 – 2 years	2	In progress

IMPLEMENTATION MATRIX CONT'D

Ordinances, Guidelines, Plans, and Policies

Action	Responsibility	Timing	Priority	Status
10. Implement low-impact design and green infrastructure development practices by conducting the following: <ul style="list-style-type: none">• Create LID requirements for site plan review.• Undertake a campaign to educate the community about current water quality issues and environmentally friendly practices.• Determine a comprehensive strategy for monitoring water quality and a plan for implementing water quality improvements.• Provide incentives for waterfront property owners to create vegetative buffers, rain gardens, and other low-impact solutions to address the quality of stormwater runoff.• Implement policies for ecologically sensitive design and maintenance practices for all public facilities, parks, and utility systems.	Staff, City Council, Planning Commission, County and State Agencies	1 – 5 years	2	On-going; implemented well-head protection ordinance
11. Assess and update zoning ordinance to allow “missing middle” housing types and allow affordable housing choices at either end of the market; for the young and for empty nesters.	Staff, City Council, Planning Commission, Area Senior Advocacy Agencies	1-5 years	2	On-going
12. Update zoning ordinance and subdivision regulations to require new development to inter-connect with existing streets, sidewalks, and other infrastructure.	Staff, Planning Commission via Site Plan Standards and Review, City Council	1-2 years	1	On-going (as need arises)

IMPLEMENTATION MATRIX CONT'D

Ordinances, Guidelines, Plans, and Policies

Action	Responsibility	Timing	Priority	Status
13. Update zoning code to prepare and implement access management measures that control the number, location, and design of access points along all major road corridors.	Staff, Planning Commission, City Council, State and County Agencies	1-5 years	2	In progress (Update process underway; changing needs and priorities to be addressed)
14. In cooperation with surrounding jurisdictions prepare and implement a plan for an inter-connected, non-motorized trail/ bike path system. Plan, design, and implement a regional trail from Kalamazoo to Grand Rapids traversing through Plainwell using the former interurban line and consider connections across US-131, to schools and parks, and to other key destinations like downtown and the industrial park.	Staff, Planning Commission, City Council, Neighboring Communities, State and County Agencies, Local Citizens Bicycle Group	1-5 years	3	Ongoing
15. Conduct annual review of the master plan to determine progress of completing actions.	Staff, City Council	Within 1 year	3	In progress
16. Adopt site and building design standards as part of the zoning ordinance to help ensure future development and redevelopment near the M-89/US-131 interchange reflects a positive community image.	Staff, City Council, DDA	1 – 3 years	2	In progress

ECONOMIC DEVELOPMENT STRATEGY

Introduction & Background

The City of Plainwell strives for the overall increase in quality of life and prosperity of its residents and business owners. Through improvements in its physical infrastructure, image, and commitment to support local businesses, the goal of the Plainwell economic development strategy is to support and embrace policies and practices to improve the overall economic welfare of the City. This strategy was originally developed collaboratively in 2019 between the Plainwell City Council and the Planning Commission and was reviewed and modified as part of the 2023 Master Plan Update. It builds on the previous economic development and redevelopment efforts of the 2016 Master Plan.

In order to attract new investors, businesses, and residents, the City of Plainwell is certified as a Redevelopment Ready Community (RRC) and intends to maintain that certification through the effective timeline of this Plan. RRC certification is obtained through a voluntary, no-cost program that is designed to promote effective redevelopment strategies through the implementation of RRC best practices. Through certification as an RRC, the City is committing to a rigorous assessment of current conditions in the community and working to implement best practices. Through this process, the community is recognized as being proactive and business-friendly.

This Plan provides comprehensive social, economic, and existing conditions information in Chapter 1 and Chapter 2. This strategy considers the facts and findings found in those chapters. For the sake of brevity, they are summarized but not extensively repeated. Please refer to those chapters for specific data and information. Plainwell’s population has stagnated in recent decades. This is likely due to the inability to expand and annex new land, the presence of empty nesters, and the lack of new housing in the City. The City’s income has increased in recent years; however, neighboring townships have seen income levels outpace the City’s. Similarly, Plainwell is

an educated community; however, neighboring townships have a higher percentage of college graduates. Generally, employment in Plainwell is dominated by manufacturing, education, and healthcare. The top five largest employers in the City are Plainwell Public Schools, Ascension Borgess-Pipp Hospital, Life Care Center, HyTech Spring & Machine, and Visiting Angels.

Opportunities and Challenges

The 2019 Strategy developed a list of opportunities and challenges for economic development and prosperity in the City. This list was evaluated, modified, and reaffirmed during the 2023 Master Plan update:

City Opportunities and Strengths

Plainwell is well positioned for growth and development as a result of the following:

- Plainwell has existing buildings that can be redeveloped and adapted for new use.
- Plainwell sits along the Kalamazoo River and the Mill Race, surrounding the downtown to form the “Island City.”
- Plainwell has easy access to US-131 and located 15 miles north of Kalamazoo and 35 miles south of Grand Rapids.
- Plainwell is home to a non-motorized Riverwalk that connects four of the seven parks in the City.
- Plainwell is home to two year-round parks that include an ice-skating rink, sledding hill, and dog park.
- City owned and managed water and sewer services with capacity for growth.
- City ownership of the former Plainwell Paper Mill, including 36 acres along the Kalamazoo River and seeking redevelopment

of the mill site for condos, townhouse, and service/retail businesses.

- Plainwell Paper Mill is no the National Historic Registry list.
- Plainwell has a certified Industrial Park housing at least 34 businesses.
- Plainwell is home to a municipal airport.
- Plainwell is home to a new district library.
- Plainwell is home to a highly rated and desired school system and has a “5th year agreement” with local colleges.
- Plainwell has nearby access to education and training, including community colleges, universities and the Michigan Statewide Carpenters and Millwrights Skilled Training Center in Wayland.
- Plainwell is home to award winning businesses such as restaurants, ice cream parlors, and personal service establishments.
- Plainwell has 52 vacant acres ready for new development.
- Plainwell has extensive recreation opportunities in the City such as access to the Kalamazoo River and a comprehensive park system.
- Plainwell is home to several large employers such as the Ascension Borgess-Pipp Hospital.

City Challenges

Plainwell will need to address the following local and regional challenges:

- Plainwell has minimal land for any type of expansion or new housing developments.

- Lack of quality start housing (especially important for younger adults), the lack of quality higher density residential (that may be especially appealing to that age group), and housing choices for an aging population that wishes to remain in Plainwell. Very little new housing has been developed in the City in the last two decades exacerbating the issue around quality and choice of housing.
- Plainwell owns the mill site and the pace of progression of redevelopment has been slow.
- A truck route runs down north and south Main Street through Downtown Plainwell.
- Parking opportunities downtown are not evenly distributed.
- Plainwell has underutilized brownfield property.
- Plainwell has seen minimal population growth in recent decades.

Focus Areas and Strategies

For an economic development strategy to follow best practices put forth by the Redevelopment Ready Communities program the individual objectives must tie back to one or more of the local goals and objectives. The Economic Development Strategy is a direct reflection of the input of residents, business owners, and other stakeholders through the master planning process and general goal-setting meetings. These are established in addition to the general master plan strategies found in the Implementation Matrix.

Key Focus Areas and Strategies

Action	Responsibility	Timing	Priority	Status
1. Routinely review and update economic development strategy and report progress to the City Council.	Staff, Planning Commission, City Council	Annually; minimum 5 years	1	Ongoing
2. Continue to support the conversion of the former paper mill and site to mixed development that includes employment-based land uses.	Staff, City Council	Within 1 year	1	In progress
3. Continue to vigorously enforce building and maintenance codes.	Staff	Now	1	Ongoing
4. Complete, fund, and implement a streetscape program for downtown and gateways – including a streetscape master plan to “green” community entrances, especially M-89 between US-131 and downtown.	Staff, Planning Commission, City Council, Community	1-3 years	2	In process
5. Implement policies to encourage community cleanup efforts and provide incentives to clean up and improve property.	Staff, Plainwell Schools, Chamber of Commerce, City Council	Within 1 year	1	TBD
6. Aggressively market Plainwell’s restaurants, businesses, and water-front as a unique destination between Kalamazoo and Grand Rapids. Publications, social media, etc.	Staff, Downtown Development Authority, Chamber of Commerce, Downtown businesses	Now	1	Ongoing
7. Promote opportunities for “lifecycle” housing, including independent living units, assisted living and continual care.	Staff, City Council, Planning Commission, Area senior Advocacy Agencies	1-5 years	2	TBD

Key Focus Areas and Strategies Cont'd

Action	Responsibility	Timing	Priority	Status
8. Work with business owners to cross promote businesses and attractions in the community (e.g., provide coupons for other businesses, promotional materials for attractions, etc.)	Staff, DDA	1-5 years	1	In progress
9. Develop a location for a Farmers Market and Community Garden	Staff	1-3 years	2	In progress
10. Continue to market and expand Plainwell’s current industrial park	City Council, Planning Commission	1-3 years	1	Ongoing
11. Continue to build on programs that encourage building renovation and improvements.	Staff, Planning Commission, City Council, DDA	Now	1	Ongoing
12. Prepare and implement a plan that addresses congestion and truck traffic yet is sensitive to the context of the M-89 corridor and at the M-89/Main/Bridge intersection.	Staff, Planning Commission	1-2 years	1	TBD
13. Encourage active ground floor uses in the Downtown.	Staff, Planning Commission, Downtown Development Authority	1-2 years	1	TBD

ADDITIONAL STRATEGIES

In addition to the above specific strategies and focus areas, the City also supports general implementation strategies that support economic development goals and actions. Those include placemaking, streamlining processes, and marketing.

Placemaking

By creating quality places where people want to live, work, place, and learn, communities are better prepared to address challenges. When people are invested in their communities, they are more willing to actively participate in its development and maintenance. This helps generate sustainability and community growth. Placemaking must meet the specific needs of a community; therefore, community input is essential. The City will continue to work with the property owners, businesses, and community partners in the improvement of Downtown Plainwell to ensure it continues to be a unique and inviting place.

Streamlining and Processes

The City will continue to assess and improve its development processes, including manuals, outlines, and forms available to guide the public and developers. This includes review of the Zoning Ordinance, application forms, and checklists, to ensure that they are accurate, effective, and easy to understand.

Marketing & Regional Alignment

The City will continue to work with the Lakeshore Advantage and other entities in marketing the City to new business and residents. The City understands that leveraging and advertising its assets, both locally and regionally, will help to elevate prosperity and encourage investment.

DESCRIPTION OF FUNDING SOURCES

A. Revitalization and Placemaking Program (RAP)

Issued by the Michigan Economic Development Corporation (MEDC), this program may be available to Plainwell and provides funding for downtown public infrastructure, façade improvements, and signature building projects. The Revitalization and Placemaking program provides access to gap financing for place-based infrastructure development, real estate rehabilitation and development, and public space improvements. Eligible applicants are individuals or entities working to rehabilitate vacant, underutilized, blighted and historic structures and the development of permanent place-based infrastructure associated with traditional downtowns, social-zones, outdoor dining and placed-based public spaces.. This program routinely evolves and should be explored with the MEDC. All questions regarding the program should be directed to:

*Michigan Economic Development Corporation
300 North Washington Square
Lansing, Michigan 48913*

B. Façade Improvement Project

Grants are available for communities that seek to target areas of traditional downtowns for improvements that will have a significant positive impact. The Downtown Façade Program is structured to provide commercial/mixed-use building façade improvements to sustain and minimize deterioration of downtowns. This program is based on the premise that the exterior improvements will stimulate additional private investment in the buildings and the surrounding area, attract, and increase the number of customers, thereby resulting in additional downtown economic opportunities. This program should be explored with the MEDC.

C. Signature Building Project

Grants are available for communities seeking to acquire vacant, partially vacant, or substantially underused buildings located in downtowns for rehabilitation into a commercial/mixed use building that will hopefully result in job creation. This program enables a community to secure a building that is a focal point within the downtown for commercial rehabilitation purposes that will make a significant contribution to the overall downtown area. This program should be explored with the MEDC.

D. Downtown Infrastructure

Grants are available to provide public infrastructure improvements that directly support private redevelopment projects in traditional downtowns. Public infrastructure includes items such as parking facilities, streetscape, public water or sanitary sewer lines and related facilities, streets, roads, bridges, and public utilities. This program should be explored with the MEDC.

E. Transportation Alternatives Program

The Michigan Department of Transportation’s program funds non-traditional road projects (outside the traditional curb and gutter) such as streetscapes, non-motorized paths, and historical restoration of transportation facilities. These investments support place-based economic development by offering transportation choices, promoting walkability, and improving quality of life. The program uses federal transportation funds designated by Congress for these types of activities.

Further information about the program is available at www.michigan.gov/tap for the online application and instructions, or by calling (517) 335-1069.

F. Michigan State Housing Development Authority (MSHDA)

MSHDA offers a variety of loan products for low to moderate income homebuyers.

Further information about these programs is available at www.michigan.gov/mshda.

G. Individual Development Accounts

Recognizing the need to support families in their exit from poverty, this program encourages the accumulation of wealth and assets. IDAs are matched savings accounts designed to help low-income and low-wealth families accumulate a few thousand dollars for high return investments, including homeownership. Individuals must meet IDA program acceptance criteria. H. Department of Housing and Urban Development

The HOME Program provides formula grants to states and localities that communities use, often in partnership with local nonprofit groups to fund a wide range of activities that build, buy, and/ or rehabilitate affordable housing for rent or homeownership for low-income people. The incomes of households receiving HUD assistance must not exceed 80 percent of the area median. Eligible activities include site acquisition or improvement.

H. Commercial Rehabilitation Act

Public Act 210 of 2005 encourages the rehabilitation of commercial property by abating the taxes on new investment. Commercial property is defined as a qualified facility primarily used in the operation of a commercial business.

Further information about this program is available at www.michigan.gov/taxes/property/exemptions/commercial-rehab/commercial-rehabilitation-act.

I. Michigan Department of Natural Resources
Land and Water Conservation Fund

May be available for certain park, recreation and open space enhancement projects; specific criteria include:

Program Objectives: The objective is to provide grants to local units of government and to the state to develop land for outdoor recreation.

Criteria: Applications are evaluated using established criteria and alignment with Michigan's Statewide Comprehensive Outdoor Recreation Plan (SCORP). Detailed information on the scoring criteria and application requirements can be found in the Recreation Grants Application Guidelines booklet. Applicant Eligibility: Any unit of government, including Native American tribes, school districts, or any combination of units in which authority is legally constituted to provide recreation. Local units of government, school districts, and local authorities must have a DNR-approved community five-year recreation plan to be eligible.

J. United States Department of Agriculture Rural
Development Housing & Community Facilities
Programs

Designed to develop essential community facilities for public use in rural areas Community Facility Programs can make and guarantee loans for essential community facilities in rural areas and towns. Loans and guarantees are available to public entities such as municipalities, counties, and special-purpose districts, as well as non-profit corporations and tribal governments. Facilities include schools, libraries, childcare, hospitals, medical clinics, assisted living facilities, fire and rescue stations, police stations, community centers, public buildings and transportation. Community Programs utilizes three flexible financial tools to achieve this goal: the Community Facilities Guaranteed Loan Program, the Community Facilities Direct Loan Program, and the Community Facilities Grant Program.

K. Grants from private foundations

CONCLUSION

Although this plan is a comprehensive guide for land use planning over the next 20 years, there is no way to predict what changes may occur that are not contemplated. Therefore, decisions related to development should be considered carefully in light of the recommendations of the Master Plan.

The Michigan Zoning Enabling Act (Act 110 of the Michigan Public Acts of 2006) requires Plainwell’s Zoning Ordinance to be “based on a plan to promote the public health, safety and welfare, to encourage the use of lands in accordance with their character and adaptability, to limit the improper use of land, to conserve natural resources and energy, to meet the needs of the state’s residents for food, fiber and other natural resources, places of residence...and other uses of land.” Since the zoning map is a part of the Zoning Ordinance, changes to zoning boundaries should be in conformance with the Master Plan.

Change is constant and usually unpredictable, however, and there may be circumstances that warrant changes to the zoning boundaries that are not consistent with the Master Plan. If and when this occurs, the Master Plan should be updated to conform to the changed circumstances. Because of the time and process required for amending the Plan, such changes should be considered carefully.

The following table contains a series of evaluation factors that may be used to determine if a proposed development warrants a change to the land use designation on the Future Land Use Plan map.

If future development decisions take these factors into account, and if the Plan is reviewed on a regular basis and updated when necessary, then Plainwell can be assured that development will reflect the desires of its citizens, reflected through the adopted Master Plan.

Future Land Use Evaluation Factors

- Does the proposed new classification meet the qualifications noted in the appropriate section of the Master Plan?
- Are the zoning districts and their uses that may apply to the new classification compatible with and appropriate in the vicinity of the property under consideration?
- Have any conditions changed in the area since the Master Plan was adopted that justify this change?
- Will there be any community impacts that should be considered, such as increased traffic, or others that might create a need for additional services or improvements?
- Are there any environmental considerations that may be contrary to the intent of the existing or proposed classification of that land use?
- Was the property improperly classified when the plan was adopted or amended? Are the qualities of the property (or area) different than those that are described in the plan?
- Will there be any adverse effects on adjacent properties as a result of the proposed land use change?
- What impacts will result on the public health, safety, and welfare?

Appendix A

2022 OPEN HOUSE PUBLIC ENGAGEMENT REPORT



Master Plan Engagement Report

CITY OF PLAINWELL PLANNING COMMISSION

WILLIAMS & WORKS

Introduction

The existing City of Plainwell Master Plan was adopted in 2016 and was written to guide the future growth and development of the City. In 2022, the City of Plainwell Planning Commission began the process of updating the existing Master Plan to ensure that the Plan was still accurate and relevant. As part of the update, the City of Plainwell utilized an open house to engage with community members and gain input regarding land use and infrastructure concerns. The open house was utilized for both the Master Plan and the Parks and Recreation Plan update. This report presents the findings of this outreach effort. It includes a summary of findings and a discussion of the methods used to solicit feedback.

Public Open House

The public open house was held on Thursday, April 14, 2022, at the Plainwell City Hall from 6 pm to 8 pm. The open house featured several interactive stations designed to solicit input from the community through engaging activities. The general purpose of each activity was to prompt the public with questions relevant to the Master Plan. The public was tasked with providing feedback regarding characteristics of the City that are important to them and ideas they may have to address issues or concerns. Attendees were given the opportunity to engage in any of the activities as they pleased and further discuss specific items of personal importance with city officials and planning consultants.

The open house received around 30-40 attendees. The event was publicized through online methods such as emails and social media announcements. Other forms of advertising were also used. Results from each of the activities are presented on the following pages, along with conclusions and next steps.

Welcome Board

An informative welcome board was present at the planning event that provided context about the Plan and encouraged participants to take part in the available activities. The board included educational text regarding three questions: (1) What is a Master Plan? (2) Why is long-range planning important? and (3) Why are we here today?

Station 1. Community Values

What Makes Plainwell so Great?

Participants were asked to write down reasons why they think the City of Plainwell is great on a sticky note and place their responses on the designated board. This activity was important because it highlights what is working in the community and what could be built upon in the future.

Figure 1 a word cloud of common terminology used in the responses to this question. The larger the word, the more commonly it was used in the responses. The word cloud generator used removes numbers, special characters, and stop words (e.g., the, is, are, etc.) from the transcribed comments.

Topics commonly expressed include parks and the riverwalk, appreciation of community events, and the enjoyment of local shops and eateries. A full list of comments can be found in Appendix A.

What is Detracting or a Threat to Plainwell?

Participants were also asked to write down what they perceive as a threat against the City of Plainwell on a sticky note and place their responses on the designated board. This activity was important because it outlines problems or what isn't working in the community. Figure 2 is a word cloud of common terminology used in the responses to this question

Figure 3 lists the major topics that were provided by the public and the number of times these topics were mentioned on the sticky notes.

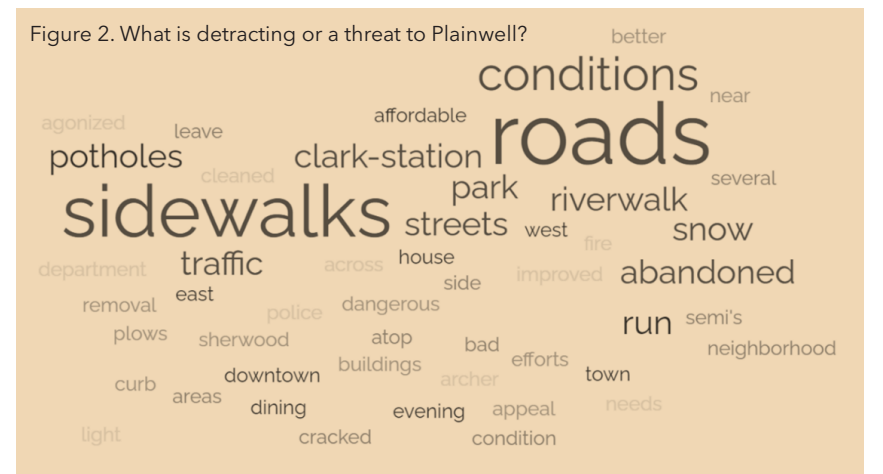


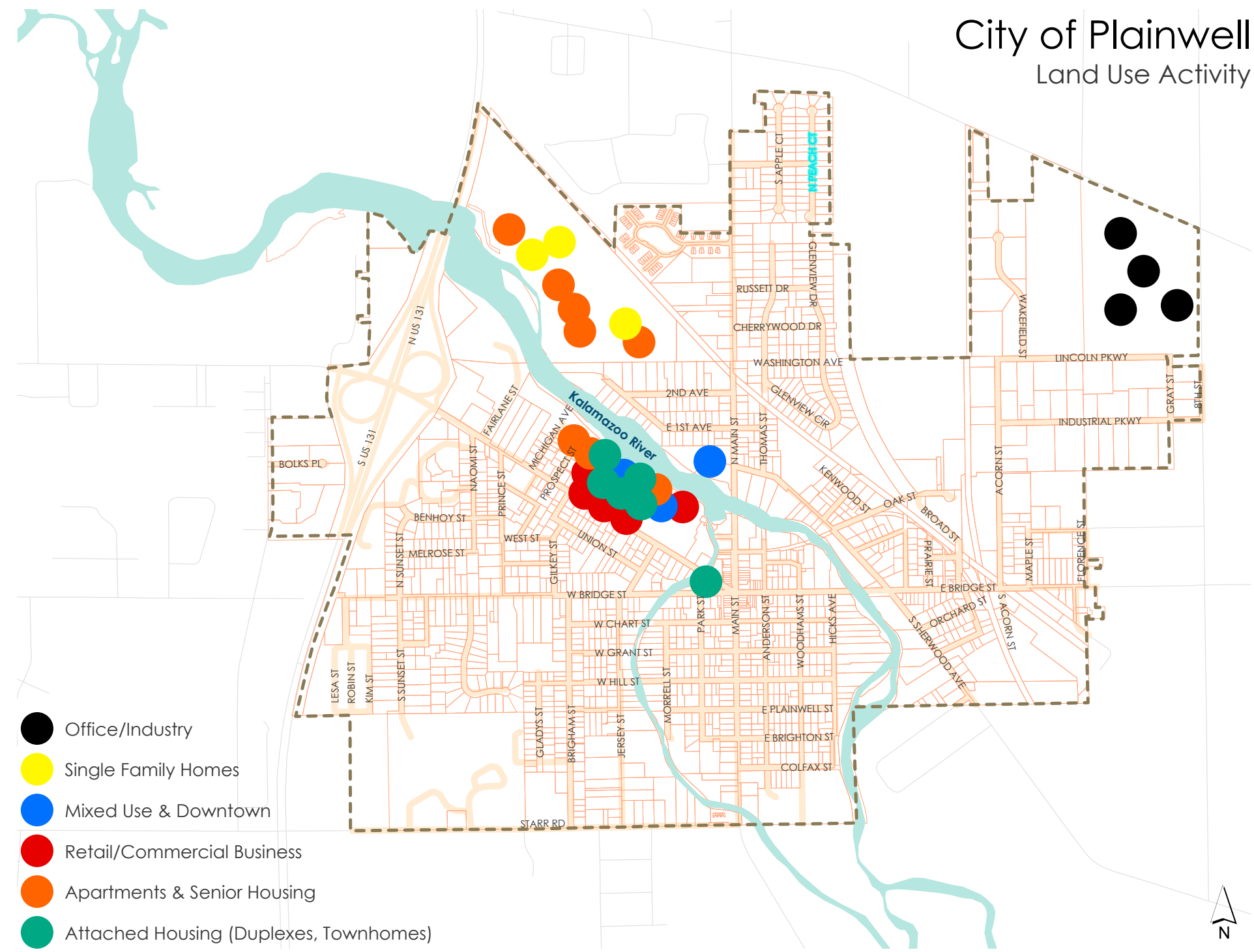
Figure 3. Community Values

What makes Plainwell so great?		What is detracting or a threat to Plainwell?	
Shops and Restaurants 7	Community Events..... 1	Sidewalks/Road Conditions ... 10	Donnie's Auto..... 1
Parks 5	City Workers 1	River Pollution..... 3	Sidewalk Snow Removal 1
Riverwalk..... 4	Safe 1	Abandoned Clark Station 2	East/west traffic 1
People 3			



Station 2. Future Land Use Activity

To glean insights into the future land use and development, participants were asked to use the different color stickers to mark where the differing uses of land should be encouraged. The respondent's feedback was transcribed onto a map and is illustrated on the land use activity map on the following page. Single-family homes were denoted by yellow stickers and were largely placed in the existing agricultural properties west of the railroad and north of the Kalamazoo River. Apartments and Senior Housing are denoted in orange and can also be seen in the same area and along the riverfront properties north of Allegan Road near City Hall. Stickers in green represent attached housing (duplexes, townhomes) and commercial use (in red) were also placed along the river and north of Allegan Road. Suggestions for office and industry uses were concentrated in the northeastern portion of the City.



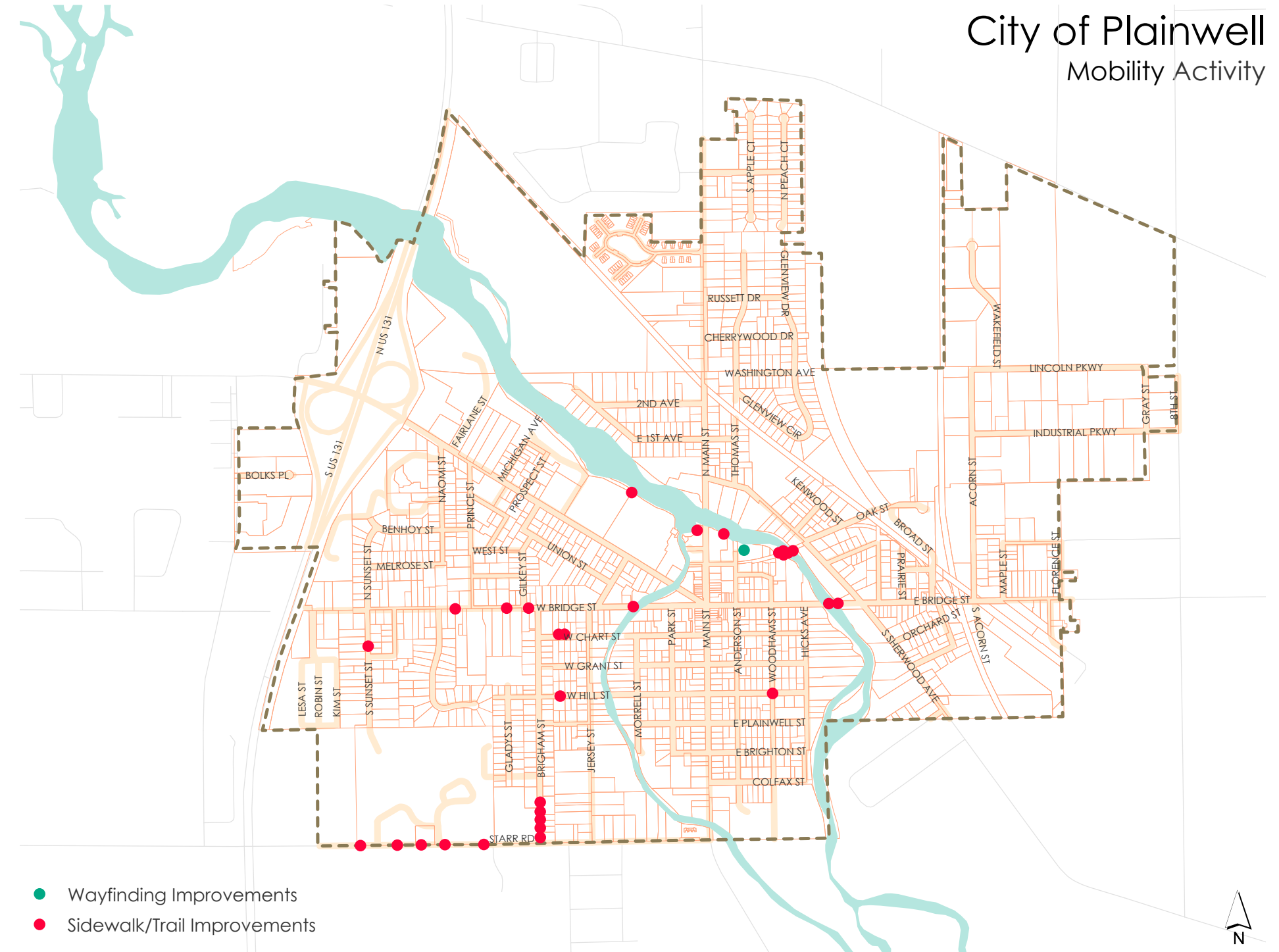
Station 3. Mobility Activity

Participants were asked to place pins on the map that corresponded to various transportation and mobility improvement categories. Blue pins denoted improvements regarding crosswalks, sidewalk/trail improvements were indicated in red, and wayfinding improvements were represented by green pins. A majority of the pins placed on the maps were red, regarding sidewalk and trail improvements, and only one green pin was placed indicating wayfinding improvements. No blue pins were placed on the mobility activity map. The category pins and their relative locations are represented on the map on the next page.

As shown on the map, pins for sidewalk improvements were seen in clusters south of the Kalamazoo River. Streets on which the pins were placed were:

- Starr Rd. (west of Brigham St.)
- Brigham St. (near Plainwell Middle School)
- Plainwell Riverwalk (including the bridge)
- W Chart St.
- W Bridge St.
- E Bridge St. (near Sherwood Park)
- S Woodhams St. & E Hill St.
- W Hill St.
- S Sunset St

Additionally, participants repeatedly expressed the need for improved pedestrian connections to the school, an improved deck surface on the pedestrian bridge, and city-wide sidewalk maintenance.



Station 4. Comment Cards

Comment cards were available during the event to gather open-ended feedback from the participants. The cards asked for the participant's additional thoughts or ideas regarding the City of Plainwell's Master Plan update. Additionally, Station 4 shared copies of a recently completed Redevelopment Ready Site Request for Qualifications (RFQ) for the Paper Mill Site located at 200 W Allegan Street. Therefore, many of the comments were related to the overall site design vision illustrated in this RFQ. A total of seven comment cards were completed and their content has been transcribed below.

- Lots of good ideas however, if we can't maintain what we already have, we can't expand. Neighborhood roads are horrible especially bad in the orchards, patching is long past being effective.
- Use existing buildings, no big city look. Current buildings mixed-use areas- develop into upstairs lofts and retail on the main level. Develop 1-story condos for those who want to stay in the town to retire, but don't want to keep their bigger 2-story homes. 1200-1800 sq ft type of housing. Small office spaces for rent- 100-200 sq ft. More green and family-use areas, splash pad, skate parks, farm markets own space, all close in town!
- Really like the paper mill properties site map. As an individual thinking of living downtown in the future, is there/will there be an opportunity to get on a housing waiting list and/or invest ahead of time toward a home?
- The mill redevelopment plan is great! Looking forward to townhomes and multipurpose uses
- Enjoyed seeing how Plainwell is becoming more attractive, especially with the old mill development

- Don't like the road next to the riverwalk- keep it open for walking, biking. Etc. Don't like the single-family homes on the north side of Allegan St. Maybe parking for commercial space.
- The amount of apartment housing vs the amount of green space in the current plan is very disappointing. It does not become a destination for residents to visit or non-residents to make a point to travel to. The mill area is already the most traffic-congested area in Plainwell, the housing structure would only compound this. As the population of Plainwell continues to increase and young families buy homes, we are all looking for centrally located kids-focused playground parks, a splash pad, and a peaceful space along the river. This model of stacked housing devalues the downtown district for its current residents. Please use this opportunity to make downtown Plainwell a destination for residents and non-residents to make a point to visit, not just a source of income at the cost of a cultural improvement opportunity- particularly at a site that has been a cultural stalwart in the City for a long time. To put it simply, this plan bums me the hell out.

Growth Opportunity Board

This board provided information from the Paper Mill Properties Redevelopment Ready Site RFQ. The City of Plainwell has been collaboratively developing a vision for future development on the Paper Mill site since 2006. A concept map was included that displayed the future of this site. The goals of the concept included creating new residential options through attached housing formats, providing a central gathering place internal to the site with waterfront views, ensuring accessibility to the Kalamazoo River, etc. The participants also provided feedback regarding this redevelopment concept which can be seen in the comment card section transcribed on the previous page.

Conclusions

Based on the results of the Public Open House, the City of Plainwell Planning Commission may wish to consider the following as it updates the goals, objectives, and action items contained in the Master Plan:

Recommendations

- Parks, shops, restaurants, and the riverwalk were identified as defining features of Plainwell. Encouraging the use of these features and creating more green spaces like parks, trails, etc. with proper amenities can be of great importance to residents and should be considered throughout the Master Plan update.
- Participants displayed a strong concern regarding the conditions of roads and sidewalks in and around the City. Improving these issues should be highlighted when reviewing the Master Plan goals and objectives. The mobility activity section can be utilized to prioritize areas in the City that need sidewalk and road improvements.
- In the land-use activity, participants expressed an overall interest in seeing apartment/senior housing and attached housing (duplexes and townhomes) more than single-family homes. The Planning Commission may consider this interest while developing future land use.

Next Steps

The City of Plainwell Planning Commission should review and discuss the open house results contained in this report at their next meeting and future meetings, if necessary.

Appendix A

What makes Plainwell so Great?
The flowers and flags
Location on the river, some nice shops/stores; hart's dean's Plainwell ice cream, kayak co.
Shops and restaurants
Parks
People
Riverwalk awesome
Riverwalk
The parks and community events
The people
The businesses that have invested in our downtown area (Perfect Image, Passiflora, Dog and the Bank etc.) are truly appreciated. More of this please!
Safe
Commitment from those working for the City
Parks and people
Plainwell ice cream
City events and festivals
Food
Local dining establishments
Shops and restaurants
City workers do an awesome job
Family; friendly parks and play areas
Donnie’s auto
Pedestrian friendly spaces

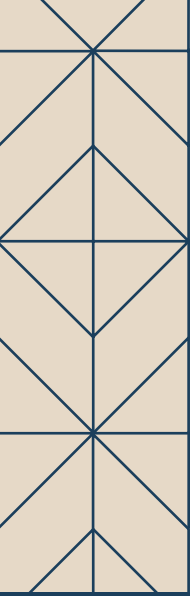
What is detracting or a threat to Plainwell?
Donnie’s auto
What is getting dumped into the river upstream from us?
East/west traffic through town
Affordable evening dining downtown
House on M-89 across from the police/fire department needs to be cleaned up
Streets and sidewalks
Agonized archer at the traffic light. Improved "curb appeal" to some buildings.
The abandoned Clark station :
Abandoned Clark station
I would like to see better snow removal efforts near riverwalk park and Sherwood Park. It is very dangerous as plows leave snow atop the sidewalks in several areas
Sidewalks
Sidewalks and road conditions semis on side streets
Potholes and cracked sidewalks
Condition of neighborhood roads
Bad roads, difficult to run/walk
Sidewalk conditions and road potholes
Run down riverwalk
Bridge street historic district road conditions and all adjoining roads. Walnut woods especially.
What is getting dumped in the river?

Appendix B

COMPLETED ACTION PLAN ITEMS FROM PREVIOUS PLANS

Ordinances, Guidelines, Plans, and Policies: Completed Items since 2011

Action	Status
1. Complete, fund, and implement a streetscape program for downtown.	Downtown streetscape completed with N & S Main Street Project 2011.
2. Implement policies to encourage community cleanup efforts and provide incentives to clean up and improve property.	Façade grants and revolving loan funding for businesses and an Allegan County 0% interest loans for residential properties.
3. Work with the Plainwell School District and area youth organizations to create a “youth cabinet,” to advise Plainwell on policies affecting area youth.	Create a seat on our committees for a youth, start with Parks & trees; promotion committee; Look at a youth council.
4. Aggressively market Plainwell’s restaurants, businesses, and waterfront as a unique destination between Kalamazoo and Grand Rapids	Created the Otsego Plainwell Area Chamber of Commerce whose purpose is to market area businesses.
5. Develop and implement policies that serve to protect existing trees, woodlots and street trees in Plainwell.	Have a Street Tree Ordinance # 201
6. Continue and build on programs that encourage building renovation and improvements.	Façade grants and revolving loan funding for businesses and an Allegan County 0% interest loans for residential properties
7. Prepare and implement a plan that addresses congestion and yet is sensitive to the context of the M-89 corridor and at the M-89/Main/Bridge intersection.	Complete. Notes: Major intersection project called out in 2009 plan completed.
8. Continue to market and expand Plainwell’s current industrial park.	Industrial Park is currently full
9. Prepare an economic development plan that: <ul style="list-style-type: none">Identifies potential employers and lists requirements for each category.Is done in conjunction with public schools, establishing a program to provide necessary public infrastructure and public services (such as education and training) to secure jobs.Promotes development and creates a business climate to attract positive economic development and maintains competitiveness.	Completed and updated in 2023

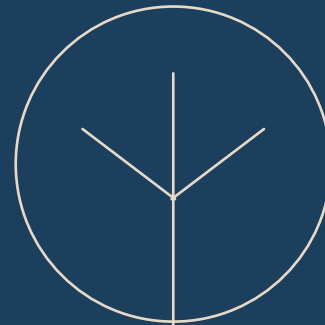


Appendix C

APPROVAL RESOLUTIONS



City of ***Plainwell***
2023 Master Plan





"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: August 11, 2023
SUBJECT: Ordinance 396 – to amend the Plainwell Code of Ordinances

SUGGESTED MOTION: "I move to adopt Ordinance 396 to amend section 36-17 of the Plainwell Code of Ordinances entitled "Water Billing" as presented."

BACKGROUND INFORMATION: As we moved to adjust some of the practices pertaining to billing and water shut-offs we reviewed the water ordinance and realized that it needed updating to be in-line with current and future practices. The main issue was when past due bill statements were sent out, when shut-offs were performed. Previously, past due bill statements were sent out two weeks after they became past due and shut-offs were performed in the third week of the following month after the original bill had been sent out. Effectively drawing out the entire process to over 7 weeks.

ANALYSIS: We would like to amend the ordinance to expressly state that water users must have a zero balance by the first Tuesday of the month to prevent them from being be shut-off and that past due notices will be sent out immediately upon becoming past due. The ordinance currently calls for shutoffs to take place 40 days after the original bill is sent and that past due notices be sent on the 27th. This gives the user less notice about their past due bill and led to the practice of the City shutting off services later than the 40 days. Essentially, we would like to perform shutoffs on or around the 10th of each month and give the user about 3 weeks of notice. This language allows us to do that.

BUDGET IMPACT: None

CITY COUNCIL
CITY OF PLAINWELL
ALLEGAN COUNTY, MICHIGAN

(Ordinance No. 396)

At a regular meeting of the City Council for the City of Plainwell held at City Hall on _____, 2023 and beginning at ~~7:00p.m~~7:00 p.m., the following Ordinance was offered for adoption by Council Member _____ and was seconded by Council Member _____:

**AN ORDINANCE TO AMEND SECTION 36-17 ~~ENTITLED “WATER BILLING”~~
OF THE CODE OF ORDINANCES FOR THE CITY OF PLAINWELL ENTITLED
“WATER BILLING”.**

THE CITY OF PLAINWELL (the “City”) ORDAINS:

Article 1. Amendment of Section 36-17. Paragraphs A-, B, and ~~B-D~~ of Section 36-17 of the Code of Ordinances for the City of Plainwell entitled “Water Billing” is hereby amended to read in its entirety as follows:

A. It is made the duty of the City Billing Clerk to render ~~bills for water service~~billing statements for user fees and all other charges as provided for herein in connection ~~therewith~~with the provision of water service and to collect all monies due therefrom. ~~Statements for the rates and charges as herein established by the city~~Said billing statements will be sent monthly on or about the first day of the month ~~after~~following the month of the provision of the water service and shall be due and payable at the offices of the City Billing Clerk on or before the fifteenth day (if a weekend or holiday, then the next business day) of the month in which the bill-billing statement was rendered~~at the offices of the City Billing Clerk~~. ~~If any charge for the services of the system~~. If the full balance of the billing statement is not paid by the fifteenth day (if a weekend or holiday, then the next business day) of the month in which it ~~shall become~~became due and payable, a late payment service charge of 10% ~~shall be immediately added to the balance due~~. ~~If the charges are not paid by the sixteenth day of the month when due, the Clerk shall send a delinquent notice of~~ of the balance due shall be added to the amount owed, with said late payment service charge due immediately and the City Billing Clerk shall issue a notice of delinquency and intent to discontinue service. Failure by a Customer to receive the notice of delinquency and intent to discontinue service shall not waive payment of any disconnect charges.~~B. If any bills for the service of this system shall, reconnect charges, or other fees or charges.~~

B. If the full balance due and payable including any late payment charges or other fees or charges for the provision of water service remain unpaid as of the first Tuesday ~~after the 3rd~~after the 3rd of the month ~~following the rendition of the bill thereof~~when said balance become due and payable, the water service for the lot, parcel of land-, or the premises affected ~~shall be turned off and~~is eligible to be disconnected, and if disconnected, shall not be turned on again until all sums then due and owing, including penalties, ~~shall be paid. This will include a shut-off and turn-on fee in amounts to be~~ and reconnection fees or charges, are

paid. Any disconnection or reconnection fees shall be in amounts as determined by resolution of the City Council. If water services are ~~shut off or turned on~~ disconnected or reconnected at times other than the regular business hours of the ~~City Department of~~ Public Works Department, there will be imposed an additional charge for time and materials in an amount to be determined by resolution of the City Council. ~~In the event it is impracticable to discontinue the supply of water, there shall be a late charge in an amount to be determined by resolution of the City Council.~~

D. The user fees and charges for water service which are, under the provisions of Public Act No. 94 of 1933 (MCL 141.101 et seq.), made a lien on all premises served thereby, are hereby recognized to constitute such lien and whenever any such charge against any piece of property shall be delinquent for a period of six months, the city council shall certify on or before April 1 of each year to the city tax assessing officer the fact of such delinquency, whereupon such delinquent charge shall be entered upon the next tax roll as a charge against such premises and the lien thereof enforced in the same manner as general city taxes against such premises are collected and the lien thereof enforced.

Article 2. Conflict.

- A. Nothing in this Ordinance will be construed in such a manner so as to conflict with existing City ordinances except as otherwise stated herein.
- B. Nothing in the Ordinance will be construed in such a manner so as to conflict State law.

Article 3. Repealer.

Any other ordinances in conflict with this Ordinance are, to the extent of such conflict, hereby repealed.

Article 4. Savings Clause.

The provisions of this Ordinance are severable. If any article, clause, sentence, paragraph, chapter, or section is declared void or inoperable for any reason by a court of competent jurisdiction, such declaration will not void any or render inoperable other part or portion of this Ordinance.

Article 5. Effective Date.

This Ordinance is effective ten days following its publication in the manner required by law.

The vote regarding the adoption of this Ordinance was as follows:

YEAS:

NAYS:

ABSENT:

ORDINANCE DECLARED ADOPTED.

Brad Keeler
Mayor

Ginger J Leonard
City Clerk

CERTIFICATION

It is hereby certified that the foregoing Ordinance was adopted by the City Council for the City of Plainwell, Allegan County, Michigan, at a meeting of the City Council duly called and held on _____, 2023

By:

Ginger J Leonard
City Clerk

Adopted:

Published (date/paper):

Effective:

{19502-004-00161272.2}

Comparison Details	
Title	compareDocs Comparison Results
Date & Time	8/9/2023 1:53:35 PM
Comparison Time	0.76 seconds
compareDocs version	v4.3.300.65

Sources	
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Modified Document	[#00161249.DOCX] [v3] Plainwell - Water Billing Ordinance - Amnd.DOCX

Comparison Statistics	
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<u>Insertions</u>	
Deletions	
<u>Moves</u> / Moves	
Font Changes	
Paragraph Style Changes	
Character Style Changes	
Inserted cells	
Deleted cells	
Merged cells	
Changed lines	Mark left border.
Comments color	By Author.
Balloons	False

compareDocs Settings Used	Category	Option Selected
Open Comparison Report after Saving	General	Always
Report Type	Word	Formatting
Character Level	Word	False
Include Headers / Footers	Word	True
Include Footnotes / Endnotes	Word	True
Include List Numbers	Word	True
Include Tables	Word	True
Include Field Codes	Word	True
Include Moves	Word	False
Show Track Changes Toolbar	Word	True
Show Reviewing Pane	Word	True
Update Automatic Links at Open	Word	[Yes / No]
Summary Report	Word	End
Include Change Detail Report	Word	Separate
Document View	Word	Print
Remove Personal Information	Word	False
Flatten Field Codes	Word	True

**CITY COUNCIL
CITY OF PLAINWELL
ALLEGAN COUNTY, MICHIGAN**

(Ordinance No. 396)

At a regular meeting of the City Council for the City of Plainwell held at City Hall on August 14, 2023 and beginning at 7:00 p.m., the following Ordinance was offered for adoption by Council Member _____ and was seconded by Council Member _____:

**AN ORDINANCE TO AMEND SECTION 36-17 OF THE CODE OF ORDINANCES
FOR THE CITY OF PLAINWELL ENTITLED “WATER BILLING”.**

THE CITY OF PLAINWELL (the “City”) ORDAINS:

Article 1. Amendment of Section 36-17. Paragraphs A, B, and D of Section 36-17 of the Code of Ordinances for the City of Plainwell entitled “Water Billing” is hereby amended to read in its entirety as follows:

A. It is made the duty of the City Billing Clerk to render billing statements for user fees and all other charges as provided for herein in connection with the provision of water service and to collect all monies due therefrom. Said billing statements will be sent monthly on or about the first day of the month following the month of the provision of the water service and shall be due and payable at the offices of the City Billing Clerk on or before the fifteenth day (if a weekend or holiday, then the next business day) of the month in which the billing statement was rendered. If the full balance of the billing statement is not paid by the fifteenth day (if a weekend or holiday, then the next business day) of the month in which it became due and payable: a late payment service charge of 10% of the balance due shall be added to the amount owed, with said late payment service charge due immediately and the City Billing Clerk shall issue a notice of delinquency and intent to discontinue service. Failure by a Customer to receive the notice of delinquency and intent to discontinue service shall not waive payment of any disconnect charges, reconnect charges, or other fees or charges.

B. If the full balance due and payable including any late payment charges or other fees or charges for the provision of water service remain unpaid as of the first Tuesday of the month following when said balance become due and payable, the water service for the lot, parcel of land, or the premises affected is eligible to be disconnected, and if disconnected, shall not be turned on again until all sums then due and owing, including penalties and reconnection fees or charges, are paid. Any disconnection or reconnection fees shall be in amounts as determined by resolution of the City Council. If water services are disconnected or reconnected at times other than the regular business hours of the Public Works Department, there will be imposed an additional charge for time and materials in an amount to be determined by resolution of the City Council.

D. The user fees and charges for water service which are, under the provisions of Public Act No. 94 of 1933 (MCL 141.101 et seq.), made a lien on all premises served thereby, are hereby recognized to

constitute such lien and whenever any such charge against any piece of property shall be delinquent for a period of six months, the city council shall certify on or before April 1 of each year to the city tax assessing officer the fact of such delinquency, whereupon such delinquent charge shall be entered upon the next tax roll as a charge against such premises and the lien thereof enforced in the same manner as general city taxes against such premises are collected and the lien thereof enforced.

Article 2. Conflict.

A. Nothing in this Ordinance will be construed in such a manner so as to conflict with existing City ordinances except as otherwise stated herein.

B. Nothing in the Ordinance will be construed in such a manner so as to conflict State law.

Article 3. Repealer.

Any other ordinances in conflict with this Ordinance are, to the extent of such conflict, hereby repealed.

Article 4. Savings Clause.

The provisions of this Ordinance are severable. If any article, clause, sentence, paragraph, chapter, or section is declared void or inoperable for any reason by a court of competent jurisdiction, such declaration will not void any or render inoperable other part or portion of this Ordinance.

Article 5. Effective Date.

This Ordinance is effective ten days following its publication in the manner required by law.

The vote regarding the adoption of this Ordinance was as follows:

YEAS:

NAYS:

ABSENT:

ORDINANCE DECLARED ADOPTED.

Brad Keeler
Mayor

Ginger J Leonard
City Clerk

CERTIFICATION

It is hereby certified that the foregoing Ordinance was adopted by the City Council for the City of Plainwell, Allegan County, Michigan, at a meeting of the City Council duly called and held on August 14, 2023.

By:

Ginger J Leonard
City Clerk

Adopted: 08/14/2023
Published (date/paper):
Effective:



"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: August 14, 2023
SUBJECT: Consideration of Profielnorm Purchase Agreement

SUGGESTED MOTION: "Motion to approve the sale of approximately 15 acres of real property as depicted in exhibit A of the purchase agreement, located at 830 Miller Road, Plainwell, Michigan 49080 with a permanent parent parcel ID# of 55-020-056-00 and authorize the Mayor and City Clerk to enter into a purchase/sale agreement for the property subject to final approval by the City Manager and City Attorney. Further authorize the Mayor and City Clerk to execute any documents or other agreements necessary to close on the sale of the property subject to final review by the City Manager and City Attorney. Further authorize the City Manager and City Attorney to take any steps reasonably necessary to effectuate the sale of the Property subject to this motion."

BACKGROUND INFORMATION: The Council entered into a Letter of Intent with Profielnorm USA back on June 26th. Since then their Managing Director, Henry Dingemans, and I have been negotiating a purchase agreement. The agreement presented before you is in line with the Letter of Intent with the addition of the City paying for a topographical survey as part of the agreement. The agreement will sell 15 acres of land for a total of \$525,000, or \$35,000 per acre.

ANALYSIS: The agreement has been reviewed and approved by the city attorneys and is generally a standard agreement. Areas of note are that the City will pay for a standard ALTA survey and a topographical survey, the costs for which were approved at the last meeting, the crop lease must be terminated by closing, and that the closing is predicated on Profielnorm receiving site plan approval for their building. If this purchase agreement is approved we will begin the survey process and Profielnorm can start their inspection process.

BUDGET IMPACT: This will add \$525,000 less realtor and closing costs to the General Fund.

PURCHASE AND SALE AGREEMENT

THIS PURCHASE AND SALE AGREEMENT (“Agreement”) is made effective as of the last date signed by one of the parties below (“**Effective Date**”), by and between **Profielnorm USA Holdings, Inc.**, a Michigan corporation (“**Purchaser**”), whose address is 5838 West KL Avenue, Kalamazoo, Michigan 49009, and the **City of Plainwell**, a Michigan municipal corporation (“**Seller**”), whose address is 211 N. Main Street, Plainwell, Michigan 49080.

- A. Seller is the owner of certain real property, described in Section 1 below.
- B. Seller is desirous of selling, and Purchaser is desirous of purchasing, said real property upon the terms and conditions stated in this Agreement
- C. The real property is subject to a lease for the planting and harvesting of agricultural crops (the “**Crop Lease**”) that is terminable at the will of the Seller, and which shall be terminated prior to the Closing; and
- D. Seller and Purchaser desire to set forth the consideration, terms, and conditions upon which Seller shall sell and Purchaser shall purchase said real property, interests, and improvements.

NOW, with consideration for the following mutual covenants, agreements, and benefits, the receipt and adequacy of which are mutually acknowledged, Seller and Purchaser agree as follows:

1. **PROPERTY**

The term “**Property**” shall mean certain real property consisting of approximately Fifteen (15) acres of vacant land located in the Township of Gunplain, County of Allegan, and State of Michigan, bearing an address of 830 Miller Road, Plainwell, Michigan 49080 as approximately depicted on the attached Exhibit A (“**Property**”). The parties acknowledge that as of the Effective Date, there is no suitable legal description that particularly describes the Property, because the Property is part of a larger parcel, from which it will be split pursuant to Section 12 below. The parties agree that after the new survey is performed pursuant to Section 9 below, the resulting legal description will be made a part of this Agreement by way of an addendum. The Property also includes the following:

- a. All improvements, tenements, hereditaments, privileges, and appurtenances thereto belonging or in any way appertaining to the Property;
- c. All licenses and permits in any way appertaining to the Property;
- d. All of the Seller's right, title, and interest appertaining to the Property of any and all streets, roads, or avenues, open or proposed, abutting, adjacent, contiguous, or adjoining the Property, to the center line thereof, if applicable;

- e. All of the Seller's right, title, and interest appertaining to the Property of any and all easements, strips, and rights-of-way whether or not of record, abutting, adjacent, contiguous, or adjoining the Property;
- f. All right, title, and interest of Seller in and to any and all air, mineral, oil, gas, timber, and riparian rights in any way appertaining to the Property; and
- g. Up to two (2) division rights under the Michigan Land Division Act, MCL 560.101 et seq., possessed by the Seller.

2. **OCCUPANCY**

The Seller shall deliver and the Purchaser shall accept full, exclusive, and clear possession of said Property at time of the Closing subject only to: 1) the Permitted Exceptions as hereinafter defined; 2) all pertinent governmental laws, statutes, regulations, and requirements; 3) such state of facts that an accurate current survey and physical inspection of the Property would reveal; including, without limitation, all existing easements and encroachments, if any; and 4) any title exceptions arising out of the acts of Purchaser.

3. **MAINTENANCE OF PREMISES**

Seller agrees to maintain the Property in the same condition as that existing as of the Effective Date until possession is delivered to Purchaser, reasonable wear and tear and casualty events excepted. Purchaser shall have the right to physically examine the Property during the last forty-eight (48) hours before scheduled closing to determine that the above representation is accurate.

4. **SALE AND CONVEYANCE**

On the terms and subject to the conditions set forth in this Agreement, Seller agrees to sell, warrant, and convey to Purchaser by Warranty Deed, and Purchaser agrees to buy from Seller, the Property, for the Purchase Price as hereinafter defined, subject only to: 1) the Permitted Exceptions as hereinafter defined; 2) all pertinent governmental laws, statutes, regulations, and requirements; 3) such state of facts that an accurate current survey and physical inspection of the Property would reveal; including, without limitation, all existing easements and encroachments, if any; and 4) any title exceptions arising out of the acts of Purchaser.

5. **TAXES, SPECIAL ASSESSMENTS, CLOSING COSTS, AND PRORATIONS**

- a. Seller shall assume and pay all real estate taxes and personal property taxes (“**Taxes**”) on the Property which are billed or become due and payable on or before the date of Closing and all outstanding installments of special assessments which are due and payable on or before the Closing Date. All taxes coming due and payable during the

calendar year in which the Closing occurs shall be prorated between Purchaser and Seller as of the Closing Date with the Seller being responsible for that portion of such Taxes allocable to the period from January 1 of the year of closing to the Closing Date and the Purchaser being responsible for the balance of such Taxes. If as of the Closing Date, the precise amount of Taxes is not known, the Taxes will be estimated based upon the best available information, which may include the use of the prior year's paid tax bills.

b. The City represents and warrants that as of the Effective Date, the City has no current plans to levy any special assessments affecting the Property and any future special assessments levied on the Property shall confer a specific benefit on the Property as required by state law, the City Charter, and the City Code.

c. Seller and Purchaser shall each pay their respective attorneys' fees and one half of the closing fee charged by the title company. Seller shall pay all recording fees associated with this transaction and for recording documents necessary to remove exceptions to title insurance. All transfer taxes shall be paid by the Seller, if any.

d. Seller is entitled to all rent and other sums which are owed to Seller by tenant(s) of the Property for periods prior to the Closing Date ("**Seller's Delinquent Rents**"). Seller may pursue collection of Seller's Delinquent Rents, if any. Although it is the parties' intention that all leases will be terminated and that all tenants will have vacated the Property prior to closing, Purchaser shall be entitled to all rent accrued after the Closing Date due to a Tenant's failure to vacate.

e. Amounts owing, prepaid, or received by Seller on all Contracts expressly assumed by Purchaser and assigned to Purchaser hereunder shall be apportioned as of the Closing Date.

f. All prorations for the closing statement shall be calculated as of the Closing Date (with Seller's portion covering the period through the day immediately prior to the Closing Date and Purchaser's portion commencing on and including the Closing Date), based on payments and invoices received as of midnight two (2) days before the Closing Date. Payments and invoices that are subsequently received will be apportioned and paid to or by the appropriate party after the closing.

g. This Section 5 shall survive Closing.

6. **PURCHASE PRICE**

The purchase price for the Property shall be **Five Hundred Twenty-five Thousand Dollars and Zero Cents (\$525,000.00)** ("**Purchase Price**"). The Purchase Price shall be payable in full at the Closing.

7. **DEPOSIT**

Within five (5) days of the Effective Date, Purchaser shall deliver to Sun Title Company of 925 S. Burdick Kalamazoo, MI 49001 ("**Escrow Agent**") an earnest money deposit ("**Deposit**") in the amount of **Ten Thousand Dollars and Zero Cents (\$10,000.00)**. The Deposit shall be held by the Escrow Agent in an escrow account. The Deposit will be refunded to Purchaser should Purchaser decide not to proceed with the purchase of the Property at any time during or at the end of the Inspection Period, or as otherwise provided by this Agreement. At Closing, Purchaser shall receive a credit against the Purchase Price for the Deposit. Seller and Purchaser acknowledge and agree that the Escrow Agent is acting in this capacity as an accommodation to them and Seller and Purchaser agree to hold Escrow Agent harmless from any liability or claim with respect to the Deposit, other than claims arising or resulting from Escrow Agent's gross negligence or willful misconduct. Seller and Purchaser agree that in the event of any dispute or disagreement with respect to the Deposit, Escrow Agent may tender the Deposit to the Clerk of the Circuit Court for Allegan County, Michigan, and Escrow Agent shall thereafter be relieved of any and all obligations with respect to the Deposit.

8. **EVIDENCE OF TITLE**

a. As evidence of title to the Property, Seller shall furnish at Seller's expense, and in no case later than Sixty (60) days from the Effective Date of this Agreement, a commitment for an owner's policy of title insurance, without exceptions, in the amount of the Purchase Price, dated on or after the date of this Agreement ("**Title Commitment**") undertaking to insure marketable fee simple title to the Property in Purchaser. The Title Commitment shall also include, at Seller's expense, a copy of all recorded liens, encumbrances, mortgages, restrictions, or exceptions shown on the Title Commitment. The final title policy will be issued without standard exceptions as long as the Purchaser provides the Escrow Agent with a survey in a form that will allow the Escrow Agent to remove the survey exception. Seller shall pay for the cost of any requested endorsements beyond the standard policy.

b. If the Title Commitment shows any liens, encumbrances, mortgages, restrictions, or exceptions which, in the opinion of Purchaser and/or Purchaser's counsel, may interfere with Purchaser's use of a marketable fee simple title to the Property, ("**Title Defects**") Purchaser shall object thereto and notify ("**Title Notice**") Seller thereof in writing on or before forty 10 (10) business days from Purchaser's receipt of the Title Commitment. If Seller is unable or elects in its discretion not to cure the Title Defects by either: (i) eliminating such Title Defects or (ii) obtaining title insurance coverage over such Title Defects within Thirty (30) days of the Title Notice (the "**Title Defect Cure Period**"), then Purchaser may terminate this Agreement upon written notice to Seller within ten (10) business days of expiration of the Title Defect Cure Period. The Title Defect Cure Period will be extended as reasonably necessary to accommodate any ongoing efforts to cure a Title Defect when said cure was commenced within the Title Defect Cure Period. If Purchaser either fails to deliver a Title Notice or fails to terminate this Agreement as provided by this Section 8(b), Purchaser shall be deemed to have accepted title to the Property "As Is" subject to the Title Defects. If Purchaser terminates this Agreement in accordance with this Section 8(b), the Deposit shall be immediately returned to Purchaser and this Agreement shall thereafter be of no further force or effect, except for those

provisions that expressly survive termination. Seller acknowledges that it is obligated to discharge any mortgage or other lien at Closing which may be discharged by the payment of money. Any matters disclosed in the Title Commitment to which Purchaser does not object or were accepted by Purchaser pursuant to this Section are deemed “**Permitted Exceptions**”.

c. During the Inspection Period (defined below), Purchaser shall have the right, at its cost, to obtain Uniform Commercial Code Financing Statement searches. All financing statements, security interests, and liens shown on the UCC searches which affect the Property shall be discharged and terminated by Seller, prior to the Closing.

9. **SURVEY**

Within Five (5) business days from the Effective Date, Seller shall furnish to Purchaser a copy of any existing surveys of the Property in Seller’s possession. Within Sixty (60) days from the Effective Date, Seller shall, at its sole cost and expense, deliver to Purchaser a new or recertified ALTA/ACSM survey of the Property depicting all easements of record, encroachments, vertical relief, and a legal description of the Property (“**Survey**”). If any of the surveys reveals a survey defect, such as an encroachment or overlap (“**Survey Defect**”) Purchaser shall notify Seller of Purchaser’s objections within ten (10) business days from Purchaser’s receipt of the applicable survey and Purchaser shall provide Seller with a copy of the applicable survey. If Seller either cannot or elects in its discretion not to remedy such Survey Defect within thirty (30) days of Purchaser’s notice of the Survey Defect (the “**Survey Defect Cure Period**”), then Purchaser may terminate this Agreement upon written notice to Seller within ten (10) business days of the expiration of the Survey Defect Cure Period. The Survey Defect Cure Period will be extended as reasonably necessary to accommodate any ongoing efforts to cure a Survey Defect when said cure was commenced within the Survey Defect Cure Period. If Purchaser either fails to notify Seller of a Survey Defect or fails to terminate this Agreement pursuant to this Section 9, Purchaser shall be deemed to have accepted the condition of the Property "As Is" subject to the Survey Defect. If Purchaser terminates this Agreement under this Section 9, the Deposit shall be immediately returned to Purchaser and this Agreement shall thereafter be of no further force or effect, except for those provisions that expressly survive termination.

In addition, Seller shall provide Purchaser with copies of all architectural and engineering drawings, reports, and related data which Seller has in its possession concerning the Property.

10. **INSPECTION PERIOD**

a. Purchaser shall have ninety (90) days from the receipt of the Title Commitment and the Survey (the “**Inspection Period**”) to inspect all aspects of the Property and to conduct any and all investigations, at Purchaser's sole cost and risk, provided however that nothing in this Section shall prevent Purchaser from beginning its inspections under this Section 10 prior to the receipt of the Title Commitment and Survey, if practical. Seller agrees to allow Purchaser and its representatives full and complete access to the Property to conduct

whatever tests, inspections, and studies of the Property Purchaser desires. Purchaser shall have the right to fully inspect the Property to determine its suitability for the use proposed by Purchaser. For this purpose, Purchaser may have soil borings made on the Property and may conduct such additional engineering studies and tests on the Subject Property as may be deemed reasonable by Purchaser. Purchaser may also make inquiries regarding any applicable zoning or other government regulation affecting the Property. Purchaser's inspections may also include, but are not limited to, inspections of all authorizations and permits, connectivity to the development roads, architectural assessments, obtaining building permit or site plan approvals, rezoning and subdivision interpretations and confirmations, and all variances, utility permits, authorizations, and easements necessary for Purchaser's intended use. Nothing in this Agreement shall be construed to constitute any form of zoning or building approval that the Purchaser is otherwise required to obtain under any applicable law, code, or ordinance. The Seller, in its capacity as the owner of the Property only, will reasonably consent, as necessary, to the submission of any land use or building permit application necessary to obtain a building or land use approval.

b. Within five (5) days from the Effective Date, Seller shall provide Purchaser with copies of any written contracts or leases that are currently in effect or existence with respect to the Property (the "Contracts") which shall remain in effect or existence following the Closing. Seller shall deliver to Purchaser within said five (5) days, all existing appraisals, environmental reports, and surveys. Seller also agrees, upon Purchaser's request, to provide copies of bills of expenses for the Property for the prior twenty-four (24) months, if any. Prior to the expiration of the Inspection Period, Purchaser shall give written notice to Seller identifying any Contracts for the Property which Purchaser desires to assume. Purchaser shall be responsible for obtaining any necessary consents to such assumption. Any Contracts not so identified will be terminated by Seller effective on the Closing Date.

c. Purchaser's activities under this Section 10 shall be subject to all of the following: (i) Purchaser shall coordinate such inspections with Seller to avoid disrupting Tenants, if any, of the Property; (ii) all such inspections shall be at Purchaser's sole expense; (iii) Purchaser shall not disclose the results of its inspections or any test results to a third party without the Seller's prior written consent in each instance; (iv) Purchaser shall allow no liens of any nature, including, but not limited to, materialman's or mechanic's liens to be placed on the Property as a result of its activities under this Section 10; (v) Purchaser shall indemnify, defend, and hold harmless Seller from and against all loss, costs, claims, and damages arising out of or related to Purchaser, or its agents, employees, contractors, or representatives, access, inspection of, or entry upon the Property pursuant to this Section 10; and (vi) Purchaser shall restore any damage caused to the Property by any tests, studies, audits, entry, and investigations performed by or on behalf of Purchaser to substantially the condition existing immediately prior to any such tests, studies, audits, entry, and investigations. The obligations of this Section 10(c) shall survive Closing or termination of this Agreement.

d. Subject to the terms and conditions of this Section 10, Seller shall grant Purchaser and its agents, employees, contractors and consultants reasonable access to the Property for purposes of the inspections permitted under this Section 10.

e. If Purchaser, in its sole discretion, is not satisfied with the condition or any aspect of the Property discovered as a result of its inspections conducted pursuant to this Section 10, Purchaser shall notify ("**Inspection Notice**") Seller in writing of said defect ("**Inspection Defect**") before the expiration of the Inspection Period. Seller will thereafter have twenty (20) days from the date of the Inspection Notice to cure the Inspection Defect (the "**Inspection Defect Cure Period**"). If Seller either cannot or elects in its discretion not to remedy the Inspection Defect, then Purchaser may terminate this Agreement upon written notice to Seller within ten (10) days of the expiration of the Inspection Defect Cure Period. The Inspection Defect Cure Period will be extended as reasonably necessary to accommodate any ongoing efforts to cure an Inspection Defect when said cure was commenced within the Inspection Defect Cure Period. If Purchaser fails to deliver an Inspection Notice or fails to terminate this Agreement pursuant to this Section 10(e), Purchaser shall be deemed to have accepted the condition of the Property "As Is" subject to the Inspection Defect and the Deposit shall become non-refundable. If Purchaser terminates this Agreement under this Section 10(e), the Deposit shall be immediately returned to Purchaser and this Agreement shall thereafter be of no further force or effect except for those provisions that expressly survive termination.

f. Purchaser may terminate this Agreement for any reason whatsoever during the Inspection Period in which event the Deposit shall be returned to Purchaser.

11. **COVENANTS OF SELLER**

Seller covenants with Purchaser that during the term of this Agreement:

- a. Excluding any actions of Seller to terminate the Crop Lease, Seller shall not sell, transfer, assign, convey, or dispose of any of its rights under this Agreement or in the Property.
- b. Seller shall not grant any lien or encumbrance on or permit any lien or encumbrance on the Property.
- c. Seller shall not grant any easement or right-of-way in or on the Property.
- d. Seller shall not grant any lease, license, or other right to use or occupy the Property.
- e. Seller shall not materially alter, modify, improve, or impair the Property in any respect, except as necessary to respond to an emergency condition existing or threatening the Property.
- f. Seller shall permit Purchaser and Purchaser's agents, employees, contractors, and consultants, at Purchaser's risk and expense, access to the Property at all reasonable times for the purpose of inspecting the Property subject to the terms and conditions of Section 10.

- g. Seller shall provide Purchaser with any knowledge or information Seller possesses concerning the past or current use of the Property and the environmental conditions which exist at the Property which Purchaser may reasonably request in connection with any petition by Purchaser for a baseline environmental assessment adequacy determination.

12. **PARCEL SPLIT**

The Property that is the subject of this Agreement is part of a larger parcel bearing Parcel Number 55-020-056-00 (“**Parent Parcel**”). Prior to Closing, Seller, at its sole expense, will effectuate the split of the Property from the Parent Parcel, forming a new parcel which shall be the Property, according to the legal description provided in the new survey performed under Section 9 above.

13. **TERMINATION OF LEASES**

Prior to Closing, Seller shall terminate the Crop Lease, as well as all leases to which the Property is subject which Seller has knowledge of. Seller shall be responsible for all amounts payable to former tenants due to the lease termination or lost crops. To the extent permitted by law, Seller shall indemnify and hold harmless Purchaser from any claims or disputes that may arise from the termination of a lease pursuant to this Section 13. Seller’s obligations under this Section 13 shall survive Closing.

14. **REPRESENTATIONS AND WARRANTIES OF SELLER**

Seller represents and warrants the following to Purchaser as of the Effective Date and then again as of Closing, which representations shall survive Closing for a period of two (2) years:

- a. Seller is currently the owner of marketable fee simple title to the Property and there are no liens or mortgages on or against the Property that will not be paid and discharged at the Closing.
- b. To the best of Seller’s knowledge, there are no unrecorded liens, encumbrances, mortgages, restrictions, easements, assessments, or other matters on or against the Property which are not of record.
- c. To the best of Seller’s knowledge, there are no pending or threatened actions, suits, claims, or proceedings against Seller, the Property, or otherwise affecting the Property at law or in equity or before any federal, state, or local governmental department or agency.
- d. Seller has duly and validly authorized and executed this Agreement and Seller has full power and authority to enter into and perform its obligations under this Agreement.

- e. Seller is not a “foreign person” as that term is defined in Section 1445 of the Internal Revenue Code of 1986, as amended.
- f. To the best of Seller’s knowledge, except for the Crop Lease, there are no agreements, licenses, options, rights of first refusal, rights of first offer to use, occupy, or purchase any part of the Property to which Seller is a party, and no party has been granted any right by Seller to use or possess any part of the Property as tenant, licensee, or otherwise.
- g. Seller is not a party to or bound by any agreement (non-lease) of any kind whatsoever, written or verbal, which might affect the Property, other than those that have been disclosed to Purchaser in writing or are terminable at will by Seller or Purchaser without recourse or liability against Purchaser or the Property.
- h. To the best of Seller’s knowledge, no toxic or hazardous substance or waste, including without limitation any substance defined as hazardous under the Comprehensive Environmental Response, Compensation and Liability Act (42 U.S.C. § 9601 et. seq. as amended), or under the Michigan Natural Resources and Environmental Protection Act (PA 451 of 1994) or any federal, state, or local environmental law, ordinance, rule, or regulation (collectively "Hazardous Materials") have been used, stored, generated, treated, released, spilled, discharged, or otherwise disposed of by Seller on, in, under, or otherwise affecting the Property during any period in which Seller was either the owner or occupier of the Property. Moreover, Seller has not received any notice from any applicable governmental entity of the potential or actual existence of any Hazardous Materials on, in, under, or otherwise affecting the Property.
- i. To the best of Seller’s knowledge, there are no underground storage tanks or underground storage tank systems, on, in, or under the Property.
- j. Seller has no knowledge or information or is otherwise on notice that the Property is a "facility" as that term is defined under the Michigan Natural Resources and Environmental Protection Act (PA 451 of 1994).
- k. To the best of Seller’s knowledge, except for the Crop Lease, there are no leases, tenancies, or rights of possession (pursuant to either oral or written agreements) with respect to Property which shall remain in effect after the Closing.
- l. Seller does not know of any notices stating that the Property is not in compliance with all applicable zoning, building, public health and environmental laws and regulations or any other laws and regulations of governmental authorities having jurisdiction over the Property.
- m. There are no pending or proposed special assessments affecting or which may affect the Property or any part of the Property.

To the extent permitted by law, Seller shall indemnify and hold Purchaser harmless against any and all claims, damages, or injury of any type which Purchaser may suffer or face due to the material and intentional misrepresentations by Seller of any of the provisions of this Paragraph 14.

15. **WARRANTIES AND REPRESENTATIONS OF PURCHASER**

Purchaser represents and warrants to Seller both now and as of the date of Closing:

a. Purchaser has full power and authority to enter into and to perform the terms and conditions of this Agreement, the person executing this Agreement for Purchaser is fully and duly empowered so to act, and this Agreement constitutes a legal, valid and binding obligation of Purchaser, enforceable in accordance with its terms.

b. Neither the execution and delivery of this Agreement nor the consummation of the transactions contemplated hereby will violate any agreement to which Purchaser is a party or by which Purchaser is bound, or violate any statute or law or any judgment, decree, order, regulation or rule of any court, or governmental body.

c. There is no claim, action, proceeding, or investigation pending or to the best of Purchaser's knowledge, threatened against or involving Purchaser, which questions or challenges the validity of this Agreement or any action taken or to be taken by Purchaser pursuant to this Agreement or in connection with the transaction contemplated hereby; and Purchaser knows of no valid basis for any such action, proceeding or investigation.

Purchaser shall indemnify and hold Seller harmless against any and all claims, damages, or injury of any type which Seller may suffer or face due to the material and intentional misrepresentations by Purchaser of any of the provisions of this Section 15.

16. **CLOSING**

The consummation of the sale and purchase of the Property ("**Closing**" or "**Closing Date**") shall take place no later than Thirty (30) days after the expiration of the Inspection Period. The Closing shall be held a place to be agreed upon by the parties. Should either party fail to be prepared to close on the Closing Date, then such party shall be deemed to be in breach of this Agreement. However, the parties may mutually agree to delay the Closing Date, for mutual convenience.

The Closing shall be consummated by the execution and delivery of the following, in form and content satisfactory to both parties:

- a. The execution and delivery by Seller to Purchaser of a Warranty Deed, subject only to: 1) the Permitted Exceptions; 2) all pertinent governmental laws, statutes, regulations, and requirements; 3) such state of facts that an accurate current survey and physical inspection of the Property would reveal; including, without limitation, all existing easements and encroachments, if any; and 4) any title exceptions arising out of the acts of Purchaser. The Warranty Deed shall transfer two (2) divisions.

- b. The execution and delivery of a closing settlement prepared by the Title Company providing for the prorations and adjustments required by this Agreement.
- c. The execution and delivery by Seller to Purchaser of an affidavit certifying that Seller is not a "foreign person" as defined in Section 1445 of the Internal Revenue Code of 1986, as amended, which shall include Seller's federal employer identification number.
- d. Payment by Purchaser to Seller of the Purchase Price minus the Deposit and plus the net amount of any prorations and adjustments required by this Agreement.
- f. Seller and Purchaser shall sign an assignment and assumption of Contracts, if, and to the extent that Purchaser elects to assume any Contracts.
- g. Seller and Purchaser shall sign and deliver any other Closing documents that Purchaser's counsel or Seller's counsel may reasonably require.
- h. If applicable, all water, sewer, and utility charges and maintenance charges shall be paid by Seller through the Closing or prorated between the parties and appropriate credits given.
- i. A list of all utility accounts, if any, shall be given to the Purchaser on or before the Closing.

17. **CONDITIONS PRECEDENT AND CONTINGENCIES TO PERFORMANCE OF AGREEMENT**

The obligation of Purchaser to consummate the purchase of the Property is absolutely contingent and conditional on each of the following conditions precedent or contingencies being satisfied, or waived, by all parties in Purchaser's sole discretion by the dates set forth below:

- a. At Closing, Seller shall be able to convey marketable fee simple title to and possession of the Property in the condition required under this Agreement.
- b. On the Closing Date, Seller shall not have breached any covenant, representation, or warranty made under this Agreement.
- c. On the Closing Date, the representations and warranties made by Seller under this Agreement are true.
- d. On the Closing Date, Seller shall have complied with all of the terms and conditions of this Agreement.

- e. On or before the Closing Date, Seller shall provide Purchaser with confirmation that the parcel split provided for in Section 12 above has been successfully completed and that there are no outstanding issues related thereto.
- f. On or before the Closing Date, Seller shall provide confirmation to Purchaser that any leases to which the Property is subject have been terminated and any tenants have vacated pursuant to Section 13 above.
- g. On or before the Closing Date, Seller and/or the local relevant municipal authorities shall have approved Purchaser's site plan.

If any of the foregoing conditions precedent or contingencies are not satisfied, or waived, by the dates set forth above, Purchaser shall have the right to terminate this Agreement whereupon, the Deposit shall be immediately refunded to Purchaser, and this Agreement shall thereafter be of no further force or effect except those provisions that expressly survive termination.

18. **DEFAULT**

If either party shall have performed or tendered performance of all of its obligations under this Agreement, and the sale contemplated hereby is not closed because of a default by the other party in its obligation under this Agreement, then the non-defaulting party may, in its discretion, after providing the defaulting party a fifteen (15) day prior written notice and opportunity to cure the default and close: (a) terminate this Agreement by giving written notice thereof to the defaulting party, in which event the entire Deposit will promptly be returned to the non-defaulting party and the parties shall have no further obligation to each other except for expressly surviving obligations; or (b) the non-defaulting party may seek any remedy available at law or equity, including specific performance of this Agreement.

19. **GENERAL PROVISIONS**

a. **Integration**

This Agreement, together with the attached schedules and exhibits, constitutes the entire understanding between the parties with respect to the subject matter of this Agreement and supersedes any prior discussions, negotiations, agreements, and understandings.

b. **Choice of Law**

This Agreement shall be governed and controlled in all respects by the laws of the State of Michigan, including as to interpretation, enforceability, validity, and construction.

c. **Choice of Forum**

The parties submit to the jurisdiction and venue of the circuit court for the County of Allegan, State of Michigan, with respect to any action arising, directly or

indirectly, out of this Agreement or the performance or breach of this Agreement. The parties stipulate that the venues referenced in this Agreement are convenient.

d. Notice

Any and all notices permitted or required to be given under this Agreement shall be in writing and shall be given by either personal delivery or mailed certified mail, return receipt requested, postage prepaid, addressed to each party as set forth below, or sent by a recognized overnight mail carrier. Notice shall be deemed effective upon the earlier of actual receipt or two (2) days after being mailed, if sent by mail, or on the date of delivery, if personally delivered.

If to Purchaser: Profielnorm USA Holdings, Inc.
 c/o Henry Dingemans, Managing Director
 5835 West KL Avenue
 Kalamazoo, MI 49009

With a copy to: Jacob B. Greendyk, Esq.
 David, Wierenga & Lauka, P.C.
 99 Monroe Ave. NW, Suite 1210
 Grand Rapids, MI 49503

If to Seller: City of Plainwell
 c/o Denise Siegel and Justin Lakamper
 211 N. Main Street
 Plainwell, Michigan 49080

With a copy to: Blake Conklin
 Bloom Sluggett, PC
 161 Ottawa Ave NW, Suite 400
 Grand Rapids, Michigan 49503

e. Severability

Whenever possible, each provision of this Agreement shall be interpreted in such a way as to be effective and valid under applicable law. If any provision is prohibited by or invalid under applicable law, it shall be ineffective only to the extent of such prohibition or invalidity, without invalidating the remainder of such provision or the remaining provisions of this Agreement.

f. Amendment

The terms of this Agreement may not be varied or modified in any manner, except in a subsequent writing executed by both parties.

g. Successors and Assigns

This Agreement shall be binding upon and inure to the benefit of the parties, and their respective successors and permitted assignees.

h. Counterparts

This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which shall be considered one instrument and shall become a binding agreement when one or more counterparts have been signed by each of the parties and delivered to the other. Delivery of an executed counter part of this Agreement by facsimile or electronic file shall be equally as effective as delivery of an original executed counterpart of this Agreement.

i. Titles

Titles and headings to articles, sections, or paragraphs in this Agreement are inserted for convenience of reference only and are not intended to affect the interpretation or construction of the Agreement.

j. Attorney Review

The parties represent that they have carefully read this Agreement and have consulted with their respective attorneys. The parties affirmatively state that they understand the contents of this Agreement and sign this Agreement as their free act and deed.

k. Construction of Agreement

Regardless of which party was responsible for the preparation of the Agreement, this Agreement shall not be construed more strictly against either party.

l. Third-Party Beneficiaries

This Agreement shall not confer any rights or remedies upon any third party other than the parties to this Agreement and their respective successors and permitted assigns.

m. Time

Time is of the essence in this Agreement.

n. Brokers

Purchaser represents to Seller that it has not dealt with any real estate broker in connection with the negotiation of this Agreement, other than Seller's agents, Kara Schroer and Bailey Witt of NAI Wisinski of West Michigan. Seller will pay NAI Wisinski of West Michigan a commission pursuant to its listing agreement. Purchaser shall defend, indemnify, and hold Seller harmless from any expense or liability arising out of a breach of this representation. Seller represents to Purchaser that it has not dealt with any real estate broker in connection with the negotiation of this Agreement, other than Seller's agent, NAI Wisinski of West Michigan. Seller shall defend, indemnify, and hold Purchaser harmless from any expense or liability arising out of a breach of this representation.

o. Waiver

No provision in this Agreement may be waived, except in a writing signed by the

waiving party. No oral statements or course of conduct or course of dealing shall be deemed a waiver. No waiver of a breach of this Agreement shall be deemed a waiver of a subsequent or continuing breach.

p. Assignment

Purchaser may freely assign its rights under this Agreement to any of its related or subsidiary entities.

q. Governmental Immunity

Notwithstanding anything in this Agreement to the contrary, nothing in this Agreement shall be construed as a waiver of any right of the Seller to claim or rely on a defense of governmental immunity, except as it relates to enforcement by Purchaser of Seller's obligations under this Agreement.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK
SIGNATURES ON FOLLOWING PAGE

This Purchase and Sale Agreement is executed to be effective as of the date first written above.

PURCHASER:

Profielnorm USA Holdings, Inc.

Date: _____

By: Henry Dingemans
Its: Managing Director

SELLER:

City of Plainwell

Date: _____

By: _____
Its: Mayor

Date: _____

By: _____
Its: Clerk

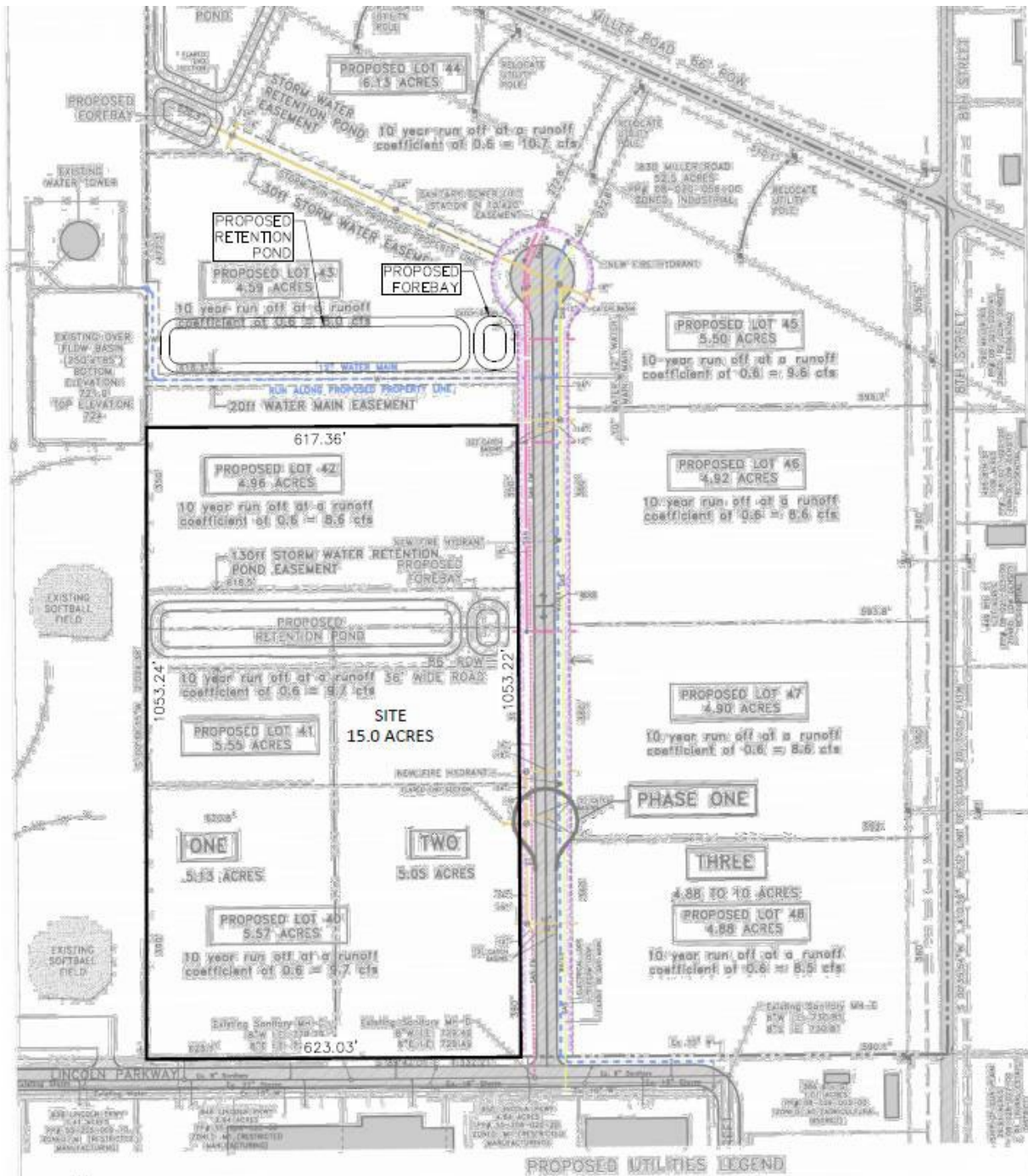
ESCROW AGENT'S ACKNOWLEDGMENT OF DEPOSIT

Escrow Agent received from the above named Purchaser Ten Thousand Dollars and Zero Cents (\$10,000.00) deposit money above mentioned.

Escrow Agent:

By: _____
Its: _____

The Property



*the above intended for informational/clarification purposes only.

Investment Activity Report



"The Island City"

City of Plainwell

Investment Portfolio Detail - Unaudited

at: 07/31/2023

Brian Kelley, Finance Director/Treasurer

I verify that this investment portfolio is in conformity with Michigan laws and the City's Investment Policy as approved by City Council.

Insert Signature:

Brian Kelley

Digitally signed by Brian Kelley
Date: 2023.08.01 19:45:29 -04'00'

	Investment Type	CUSIP	Principal Purchase	Monthly Interest Earned	Institution or Bank	Contact Name and Number	Purchase Date	Maturity Date	Yield	Remaining Days to Maturity
1	Pooled Investment*	N/A	\$396,348	\$1,771.46	Michigan Class	Jeff Anderson - 616.244.9376	03/28/2016		5.28%	
2	730-Day CD	N/A	\$255,055	\$568.93	Grand River Bank	Christy Vierzen - 616.259.1322	06/10/2022	06/09/2024	2.75%	314
3	365-Day CD	N/A	\$86,338	\$0.00	First National Bank	Doug Johnson - 616.538.6040	11/16/2022	11/16/2023	3.89%	108
4	435-Day CD	N/A	\$64,203	\$685.69	First National Bank	Doug Johnson - 616.538.6040	04/05/2023	06/13/2024	4.33%	318
5	365-Day CD	N/A	\$203,770	\$0.00	First National Bank	Doug Johnson - 616.538.6040	09/27/2022	09/27/2023	3.21%	58
6	365-Day CD	N/A	\$250,000	\$0.00	Flagstar Bank	Lisa Powell - 616.285.2263	09/29/2022	09/29/2023	3.50%	60
7	365-Day CD	N/A	\$248,362	\$0.00	Northstar Bank	Julie Smith - 810.329.7104	10/03/2022	10/03/2023	2.75%	64
8	90-Day CD	N/A	\$21,390	\$52.46	Northstar Bank	Julie Smith - 810.329.7104	02/15/2023	08/14/2023	2.95%	14
9	6-month CD	N/A	\$51,186	\$161.13	Consumers Credit Union	Christopher Rusche - 616.208.1166	05/22/2023	11/19/2023	4.41%	111
10	6-month CD	N/A	\$51,186	\$161.13	Consumers Credit Union	Christopher Rusche - 616.208.1166	05/22/2023	11/19/2023	4.41%	111
11	9-month CD	N/A	\$166,179	\$535.11	Southern Michigan Bank & Trust	Aimee Kornowicz 269.279.3568	01/03/2023	10/03/2023	4.00%	64
12	9-month CD	N/A	\$41,252	\$132.83	Southern Michigan Bank & Trust	Aimee Kornowicz 269.279.3568	01/03/2023	10/03/2023	4.00%	64
13	9-month CD	N/A	\$5,960	\$19.19	Southern Michigan Bank & Trust	Aimee Kornowicz 269.279.3568	01/03/2023	10/03/2023	4.00%	64
14	365-Day CD	N/A	\$25,554	\$92.68	Horizon Bank	Tammy Kerr 616.214.3754	01/09/2023	01/09/2024	4.43%	162
15										

Total Investments: \$1,866,781.21 \$4,180.61 = Monthly investment interest

Average Yield: 3.85%

Cash Activity for the Month

Cash, beginning of month:	\$1,466,647.68	
		\$1,887.02 = Monthly bank account interest
Cash, end of month:	\$1,454,493.78	
Cash and Investments, end of month:	\$3,321,274.99	\$6,067.63 = Total monthly interest earned

Justin Lakamper, City Manager

I verify that this investment portfolio is in conformity with Michigan laws and the City's Investment Policy as approved by City Council.

Insert Signature:

Justin Lakamper

Digitally signed by Justin Lakamper
Date: 2023.08.11 14:59:45 -04'00'

** Funds 701 and 703 not included - Trust & Agency

ESTIMATED CASH BALANCE/FUND BALANCE REPORTMONTH ENDED: **7/31/2023**% OF FISCAL YEAR: **8.47%***** - Amounts taken from audited financial statements as of June 30, 2022****** - OPEB listing on this worksheet is included in the General Fund for financial statement purposes******* - These amounts are taken directly from the End of Month Financial Statement provided to Council**

AUDITED FIGURES AS OF MOST RECENT AUDIT *			CURRENT YEAR PERFORMANCE - UNAUDITED ***		ESTIMATED FUND BALANCE (AUDIT FB + ACT REV - ACT EXP)	TOTAL RECONCILED CASH AND INVESTED FUNDS	CURRENT YEAR AMENDED BUDGET EXP	EXPENSE BUDGET USED
FUND	CASH AND INVESTED FUNDS BALANCE	FUND BALANCE	ACTUAL REVENUE YTD - CASH BASIS	ACTUAL EXPENSE YTD - CASH BASIS				
General	512,074	518,562	277,849	165,197	631,213	600,237	2,820,009	5.86%
Major Streets	200,745	243,284	156	55,926	187,514	126,637	373,556	14.97%
Local Streets	334,175	321,899	8,564	5,682	324,781	329,711	516,231	1.10%
Solid Waste	37,501	31,091	25,742	10,181	46,651	34,187	224,256	4.54%
Brownfield BRA	92,521	74,253	30,541	11,032	93,763	152,761	128,943	8.56%
Tax Increment TIFA	125,410	123,227	14,911	3,362	134,776	159,130	74,424	4.52%
Downtown DDA	90,322	87,380	65,825	2,283	150,922	164,174	40,478	5.64%
Stimulus Fund ARPA	397,887	967	930	-	1,897	411,894	415,469	0.00%
Revolving Loan	11,563	62,083	665	-	62,748	31,257	10,000	0.00%
Capital Improvement	49,405	49,405	18,866	10,540	57,731	71,061	116,423	9.05%
Fire Reserve	100,962	100,962	18,939	41,120	78,780	74,575	97,995	41.96%
Airport	40,059	47,892	9,358	10,291	46,959	50,635	78,927	13.04%
Sewer	1,082,130	1,075,055	126,052	63,712	1,137,395	851,835	2,538,400	2.51%
Water	326,364	264,009	61,384	30,794	294,599	155,678	3,311,837	0.93%
Motor Pool / Equipment	47,571	37,311	23,694	26,716	34,289	26,795	273,325	9.77%
OPEB**	76,460	76,460	4,552	5,265	75,747	80,707	58,434	9.01%
	3,525,149	3,113,840	688,028	442,102	3,359,765	3,321,275	11,078,707	3.99%

Justin Lakamper, City Manager	Brian Kelley, Finance Director/Treasurer
I verify that I have reviewed the revenue and expenditure financial summary attributed to my department and to the best of my knowledge the report is accurate.	I verify that I have reviewed the revenue and expenditure financial summary attributed to my department and to the best of my knowledge the report is accurate.
Insert Signature: <div>Justin Lakamper</div> <div>Digitally signed by Justin Lakamper Date: 2023.08.11 14:59:17 -04'00'</div>	Insert Signature: <div>Brian Kelley</div> <div>Digitally signed by Brian Kelley Date: 2023.08.01 19:52:45 -04'00'</div>

Minutes
Plainwell DDA, BRA, and TIFA:
July 11, 2023

1. Call to Order - Meeting called to order at 7:31 a.m. by Hopkins
2. Pledge of Allegiance
3. Roll Call
Members Present: Randy Wisnaski, Adam Hopkins, Paul Rizzo, Justin Lakamper,
Excused: Angela Ridgway, Nick Larabel, Paul Rizzo
Approval of Minutes of 06/13/23: Minutes were approved to place on file.
4. General Public-None
5. Chairman's Report: Mention W. Bridge and N. Main Bridge work looks good
6. BRA Action Items
 - A. Lead Abatement on buildings; the project is back on track, 3 good days w/out compliance issues.
 - B. **Motion to accept accounts payable for June of \$19,529.35 was made by Wisnaski and seconded by Turley. All in favor vote. Motion carried.**
7. DDA Action Items
 - A. Progress Report on the Rental Rehab – discussion on the project and finalized reports
 - B. **Motion to accept accounts payable for June of \$447.39 was made by Turley and seconded by Wisnaski. All in favor vote. Motion carried.**
8. TIFA Action Items
 - A. Update on Industrial Park 52 Acres – 25 acres pending sale. 10 Acres to Nobis and 15 acres to Profielnorm. Leaving approximately 25 acres still available for sale.
 - B. **Motion to accept accounts payable for June of \$517.74 was made by Turley and seconded by Wisnaski. All in favor vote. Motion carried.**
9. Communications: 05/22/23 and 06/12/2023 Council Minutes. Also, the Financial Report/ Summary as of 06/30/2023 was approved and placed on file.
10. Public Comments: None
11. Staff Comments: Community Development Manager, Siegel reported:
Events: Food Truck Rallies, Concerts at the Bandshell, Farmers' Market
Businesses: Sale pending on Bridge St. Deli; Dean's Ice Cream; New owners of Old Plank have leased the restaurant portion, Bloom, opening mid to late August.
Site plans – Mosaic Distillery is in the final stages
Member Comments: Hopkins – Powered wash and painted the back of Design Street.
12. Adjournment: **A Motion to adjourn the meeting at 8:13 a.m. was made by Turley and seconded by Wisnaski.**

Submitted by Denise Siegel, Community Development Manager

Minutes
Plainwell DDA, BRA, and TIFA:
August 8, 2023

1. Call to Order - Meeting called to order at 7:30 a.m. by Larabel
2. Pledge of Allegiance
3. Roll Call
Members Present: Randy Wisnaski, Adam Hopkins, Justin Lakamper, Jim Turley
Angela Ridgway, Nick Larabel, Paul Rizzo
Approval of Minutes of 07/11/23: Minutes were approved with edits to place on file.
4. General Public-None
5. Chairman's Report: None
6. BRA Action Items
 - A. Mill Updates were given by Siegel on the Lead Abatement and 2 current contract negotiations for 2 Mill buildings and 3 acres of Mill property.
 - B. **Motion to accept accounts payable for July of \$7,361.72 was made by Hopkins and seconded by Rizzo. All in favor vote. Motion carried.**
7. DDA Action Items
 - A. Discussion/updates on downtown projects. Wayfinding Signs; Social District; Property sold
 - B. **Motion to accept accounts payable for July of \$1,579.72 was made by Ridgway and seconded by Larabel. All in favor vote. Motion carried.**
8. TIFA Action Items
 - A. General Information to group by Lakamper, City Manager, there will be a resolution placed on City Council Agenda, Mon. August 14 to rename the Industrial Park to the James R. Higgs Industrial Park.
 - B. **Motion to accept accounts payable for July of \$783.05 was made by Turley and seconded by Wisnaski. All in favor vote. Motion carried.**
9. Communications: 06/26/23 and 07/10/2023 Council Minutes. Also, the Financial Report/Summary as of 07/31/2023 was approved and placed on file.
10. Public Comments: None
11. Staff Comments: Community Development Manager, Siegel reported:
Events: Food Truck Rallies, Side Walk Sales, Farmers' Market
Businesses: New owner of Envy; Bloom Eatery to open mid-September
Site plans – Hotel (Holiday Inn Express) approved on Aug. 2
Member Comments: Turley – Announced Bronson Hospital purchased his building.
12. Adjournment: **A Motion to adjourn the meeting at 7:38 a.m. was made by Hopkins and seconded by Wisnaski.**

**MINUTES
CITY OF PLAINWELL
PARKS & TREES COMMISSION
July 13, 2023**

1. Bunny LaDuke called the meeting to order at 5:04 PM.
2. Roll Call: Present: Marsha Keeler, Bunny LaDuke, Shirley DeYoung, Cory Redder and Council Member Todd Overhuel
Absent: Public Works Superintendent Bob Nieuwenhuis. Also attending City Manager Justin LaKamper.
3. Approval of Minutes:

Shirley moved to accept and place on file the minutes of, June 15, 2023 with one minor correction. Marsha Keeler supported the motion. On voice vote, motion carried unanimously.

4. Parks:

Bob was not able to attend the meeting but he let us know that the fence is up in Hicks Park. Bunny had a suggestion that we move some of the roses that used to be on the mill property. They are at the DPW right now. So maybe they would look nice along the new fence line in Hicks Park along M-89 so people could enjoy them.

Sherwood Park Maintenance Report – Shirley DeYoung

Shirley reported that she went to the park today and it looked great. The basketball courts were very busy. She noticed the big white pot by the restrooms needed help.

Pell Park Maintenance Report – Marsha Keeler

Marsha reported that she was there recently and trimmed the Japanese Maple and noticed the base of the tree looks very stressed.

Hicks Park Maintenance Report – Matthew Bradley

Matthew was unable to come to the meeting. Shirley and Marsha said they planted some hostas in the park and they look nice.

Cook Park Maintenance Report – Cory Redder

Cory reported that the park was very busy with pickle ball and the dogs. He said there was a wasp nest by the restrooms. The path that goes up to Upper Cook Park needs attention. It is not up to code (ADA). Can we get an estimate and maybe a grant to fix it?

Kenyon Park Maintenance Report – Bob Nieuwenhuis

Todd reported that looks pretty good but no one was there.

Darrow Park Maintenance Report – Bunny LaDuke

Bunny reported that she went by yesterday and it looks fine.

River walk, Band Shell & CBD Maintenance Report – Cory Redder

Cory reported that it looks fine.

5. New Business

- A. Sculpture Garden Update: Bunny brought in pictures of the work her garden club did to make the area beautiful. She wondered if we could add this to the weed spray list.

6. Open Business

- A. None

7. Public Comments

- None.

8. Staff Comments

Cheryl mentioned that we had to clean up graffiti by the library under the bridge.

9. Chairman's Report

None.

10. Commissioners' Comments

Shirley mentioned about getting a bucket for cigarette butts by the dog park. In addition, the board wants some updates about the 5-year plan. Have we put in for any grants for some updates to our parks besides the work out area? When is the river-to-river walkway going to start? Have we applied for any grants for that?

11. Items For Next Agenda

12. Next Meeting

The next meeting will be Thursday, August 17, 2023 at 5 PM.

13. Adjournment

Shirley DeYoung moved to adjourn the meeting. Marsha Keeler supported the motion. On voice vote, motion carried unanimously.

There being no further business, the meeting adjourned at 5:55 PM.

Minutes Respectfully Submitted,
Cheryl Pickett

**CITY OF PLAINWELL
MINUTES
Planning Commission
Wednesday, August 2, 2023**

1. Call to Order at 6:30 pm by Colingsworth
2. Pledge of Allegiance was given by all present.
3. Roll Call:
Present: Rachel Collingsworth, Lori Steele, Jay Lawson, Jim Higgs, Gary Sausaman
Excused: Stephen Bennett, Jim Higgs
4. Approval of Minutes: 05/17/2023
Motion to approve minutes was made by Sausaman and seconded by Lawson. All in favor vote to approve minutes and place on file.
5. Chairperson's Report: None
6. Public Comments: None
7. New Business:
 - A. Public Hearing on Master Plan – Open Public Hearing at 6:32
No discussion and no public was present Closed Public Hearing at 6:33 pm
Motion made by Steele recommending the updated Master Plan to City Council for final approval, seconded by Sausaman. All in favor vote. Motion passed.
 - B. Site Plan Approval for Island City Hospitality, Inc. Holiday Inn Express
Siegel presented the staff review of the site plan. **A motion made by Sausaman to approve the Site Plans as presented, with conditions that the Public Safety concerns re: fire suppression/sprinkling are met was seconded by Lawson. All in favor vote. Motion passed.**
8. Old Business: Accept David Collard's resignation and place on file
9. Reports and Communications: 04/24, 05/08, 5/22, 6/12, 6/26, 7/10 were reviewed and placed on file.
10. Public Comments: None
11. Staff Comments: Siegel, Community Development Manager provided an update on the new businesses in downtown
13. Commissioner Comments: None
14. Adjournment: Colingsworth adjourned the meeting at 6:46 p.m.

Minutes submitted by Denise Siegel, Community Development Manager



PLAINWELL PUBLIC SAFETY

Police, Fire and Medical First Responder Services

MONTHLY REPORT

July 2023

Prepared by Director Kevin Callahan

Plainwell Department of Public Safety

Scheduled Hours By Activity for July 2023

The categories listed below are based on law enforcement related activities and the hours that scheduled road patrol personnel spend in the 4 major areas.

TOTAL ROAD PATROL HOURS SCHEDULED FOR THE MONTH

The Hours officers are scheduled for road patrol or other uniformed functions. These are fixed shifts which generally carry assigned duties.

Totals of all the below mentioned areas.

HOURS SPENT INVESTIGATING OR HANDLING CRIMINAL COMPLAINTS

The Hours Scheduled for criminal investigations of complaints that are in violation of a criminal law that an individual could be arrested and jailed for.

Examples include: Burglaries, Robberies, Drunk Driving, All Sex Offenses, Alcohol Offenses, Larcenies, Etc.

HOURS SPENT INVESTIGATING OR HANDLING NON-CRIMINAL COMPLAINTS

The Hours Scheduled for Calls for Service or Complaints that require investigation but are not criminal in nature.

Examples include: Auto Accidents, Accidental Fires, Traffic Citations, Property Inspections, Etc.

HOURS SPENT ON SUPPORT OR PERIPHERAL ACTIVITIES

The Hours Scheduled for required duties however are not criminal or non-criminal in nature and are supporting functions.

Examples include: Report Writing, Court, Directed Patrol, Foot Patrol, On Duty Training, Transport of Paperwork to the Court, Evidence to the Crime Lab, Etc.

TOTAL UNOBLIGATED PATROL HOURS

The Hours of Scheduled Road Patrol left over that officers are not assigned to an activity or working on a complaint.

Examples include: General Preventive Patrol, Building Security Checks, Etc.

Note: This also includes any break time the officers take during their shift.

TOTAL HOURS OBLIGATED TO DUTIES, COMPLAINTS, INVESTIGATIONS, ETC.

It is recommended by the International Association of Chiefs of Police (IACP) that no more than 65% to 70% of an officers time on duty, be obligated to complaints, investigations, activities or assigned responsibilities. The rationale behind this is to assure that officers are available for emergencies without unreasonable delay and provide for preventive and traffic patrol duties.

Total Hours
843

Percentage of Total Hours

65 7.76%

199 23.60%

327 38.79%

252 29.86%

592 70.14%

Plainwell Department of Public Safety

Complaints/Activities for July 2023

ARRESTS

CUSTODIAL ARRESTS	4	An individual taken into custody for a criminal offense and jailed for that offense.
ARREST COUNTS	3	Criminal complaints or cases cleared by the custodial arrest or issuance of a warrant(s).

TRAFFIC ENFORCEMENT & CITATIONS

HAZARDOUS CITATIONS	4	Uniform Law Citations issued by officers to individuals for moving traffic violations. (Drag racing, Speeding, etc.)
NON-HAZARDOUS CITATIONS	4	Uniform Law Citations issued by officers to individuals for NON-moving traffic violations. (Registration, Equipment, Etc.)
DRUNK DRIVING CITATIONS	0	This is an activity that we specifically monitor that would normally be considered a hazardous citation.
PARKING CITATIONS	0	Citations issued in violation of city ordinance. This would include Overnight Parking, Time Limitation Parking, etc.
VERBAL WARNINGS	16	Traffic enforcement where no citation was issued but warnings were given.
TOTAL TRAFFIC CITATIONS/WARNINGS	24	

COMPLAINTS

ORIGINAL DISPATCH COMPLAINTS	241	Complaints that are call in or the officer is dispatched to by Allegan County Central Dispatch (911) or our business office.
PATROL INITIATED COMPLAINTS	21	Complaints observed by the officer while on patrol or came to their attention by personal observation.
TOTAL COMPLAINTS	262	

OTHER ACTIVITIES

MOTORISTS ASSISTS	2	Motorist contacts caused by mechanical breakdown or similar problem.
PROPERTY INSPECTIONS	0	Checks of homes or business specifically requested by a home or business owner.
MOTOR VEHICLE ACCIDENTS	3	Total motor vehicle accidents both on public roads or private property.
COMMERCIAL BUILDING SECURITY CHECK	1,489	Nightly security inspections of business' conducted by officers to assure windows and doors are locked.
FOUND UNSECURED	0	The number of business' found unlocked or unsecured.

Classification of Crimes Reported

File Class	CRIMES AGAINST PERSON	July	Year to Date
900	Murder and Non-Negligent Manslaughter	0	0
1000	Kidnapping	0	0
1100	Sexual Assault	1	6
1200	Robbery	0	0
1300	Aggravated & Non-Aggravated Assault	5	37
PROPERTY CRIMES			
2000	Arson	0	0
2100	Extortion	0	0
2200	Burglary	1	4
2300	Larceny	2	22
2400	Motor Vehicle Theft	1	4
2500	Forgery/Counterfeiting	0	0
2600	Fraudulent Activities	2	11
2700	Embezzlement	0	0
2800	Stolen Property - Buying, receiving	0	0
2900	Damage to Property	0	5
3500	Violation of Controlled Substances Act	0	6
MORALS/DECENCY CRIMES			
3600	Sex Offenses (Other than Sexual Assault)	0	0
3700	Obscenity	0	0
3800	Family Offenses	0	3
4100	Liquor Violations	0	5
PUBLIC ORDER CRIMES			
4800	Obstructing Police - Offenses Which Interfere with Investigations	0	0
4900	Escape/Flight - Fleeing and Eluding a Officer's Custody	0	1
5000	Obstructing Justice	4	30
5200	Weapons Offenses	1	4
5300	Public Peace	1	26
5400	Traffic Investigations - Any Criminal Traffic Complaints	3	22
5500	Health and Safety	3	61
5600	Civil Rights	0	0
5700	Invasion of Privacy	1	6
6200	Conservation Law Violation	0	0
7300	Miscellaneous Criminal Offense	0	0
GENERAL NON-CRIMINAL			
9100	Juvenile/Minor/School Complaints	3	13
9200	Civil Custody	1	7
9300	Traffic Non-Criminal (Reports Only - Does not include Citations Issued)	1	7
9400	False Alarm Activation	5	34
9500	Fires (Other than Arson)	0	3
9700	Accidents, All Other	6	68
9800	Inspections, Unfounded FIRS	0	0
9900	General Assistance (All Except Other Police Agencies)	107	572
9911 & 9912	General Assistance (Other Police Agencies)	81	473
FIRS	Medical First Responder	33	234



July Reports for Plainwell Department of Public Safety

PRIORITY 1 ASSISTS OUTSIDE OF JURISDICTION

The Plainwell Department of Public Safety was dispatched to **82** calls for assistance outside the city limits of Plainwell by Allegan County Central Dispatch.

These calls were classified as priority 1 assists.

Fire Suppression/Call Out Incident Report

Date	Dispatch Time	Arrival Time	Location	Incident Type	Actions taken	Apparatus	PSO	POC
07/01/2023	00:34	00:46	320 Brigham St	Smoke Odor	Investigate	C5, E11, E17, T63	2	5
07/01/2023	18:48	18:59	301 Washington St #103	Building Fire	Evacuate & Ventilate	C5, E17	1	4
07/13/2023	16:24	16:38	381 21 st St	Building Fire	Provide Water & Manpower	E17, T63	1	7
07/13/2023	20:14	20:24	381 21 st St	Building Fire	Canceled En Route	E17	0	3
07/18/2023	21:26	21:27	800 E. Bridge St	Alarm	Canceled En Route	C1, C5	2	0
07/20/2023	18:09	18:12	465 12 th St	Swimming / Drowning	Provide Manpower, Equipment, and First Aid	C5, T63	2	0
07/23/2023	00:23	00:26	406 Naomi St	Gas Odor	Investigate	C5	1	0
07/26/2023	15:00	15:09	742 106 th Ave	Structure Fire	Canceled En Route	E17, E11	3	6
07/27/2023	19:01	19:05	224 E Chart St	Lift Assist	Assist EMS	C5	1	2
07/29/2023	00:53	00:53	411 Naomi St	Severe Weather	Remove Water	C5, E17, T63, S62	2	6

Calls for Service at Plainwell Schools

Plainwell High School: 0
684 Starr Road

Gilkey School: 0
707 S. Woodhams Street

Plainwell Middle School: 0
720 Brigham Street

Starr Elementary: 0
601 school Drive

Early Childhood Development: 0
307 E. Plainwell Street

Renaissance School: 0
798 E. Bridge Street

Admin, Maintenance & Bus Garage: 0
600 School Drive

Ordinance Report

There was a total of three new ordinance violations in July. Two ordinance violation notices were given out to violators – the letters were for grass violations and fence violations.

Three violation cases were resolved and closed. One violation case remains unresolved from June that was issued a civil infraction ticket and turned over to the courts.

Water Renewal

Superintendent: Bryan Pond

July 2023



Significant Department Actions and Results

Painting of the exterior of the Dystor tank was completed by staff.

I submitted the annual Assett Managment Report to EGLE as part of our NPDES Permit.

Several requisitions were submitted for routine annual purchases.

Pending Items (including CIP) FY 23/224

Expenditure Summary/Issues

(budgeted)

(completed)

Bio-Bed Replacement

\$55,000

Replace 2003 Meile Labware Washer

\$12,000

Replace three 1980,s roofs

Boiler Room

\$30,300

Final Pump Room

\$39,330

Cushman St

\$40,100

\$109,730

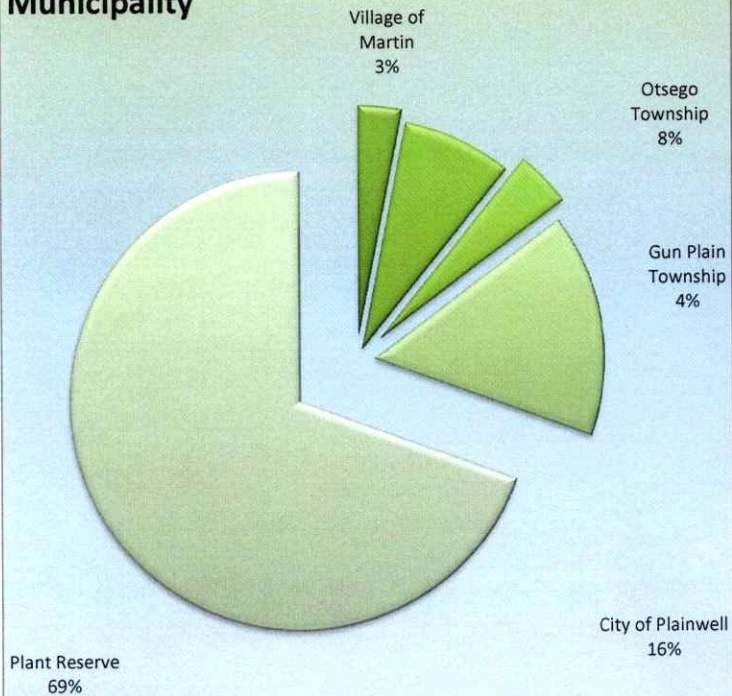
\$176,730

Monthly Flow Data

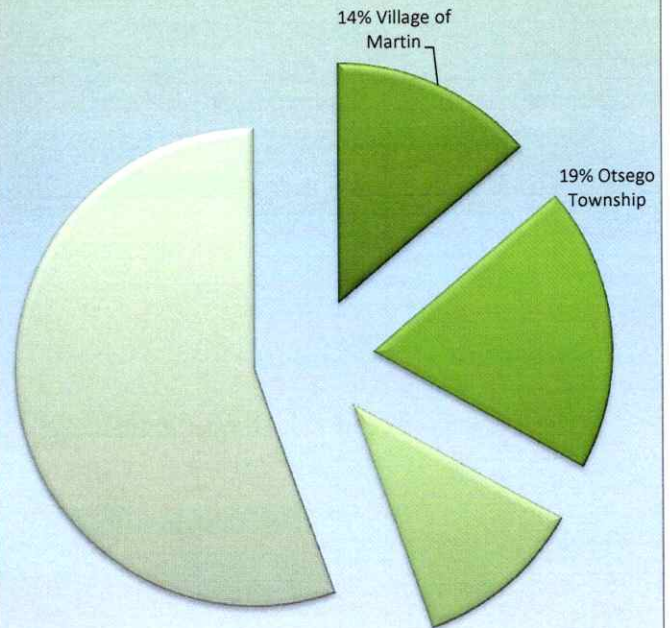
Our permitted volume of treatment is 1,300,000 gallons per day. The table and graph below shows the breakdown of average monthly flow from our customer communities, the percent ownership of our customer communities.

		Permitted Daily Flow Gallons	Reserve	Ownership of Plant Capacity
Total Gallons				
Village of Martin	774,951			
Gun River MH Park	403,000			
US 131 Motor Sports Park	65,780			
Total:	1,243,731			
AVG. DAILY:	44,419	180,000	75%	14%
Otsego Township				
Total:	3,129,904			
AVG. DAILY:	111,782	250,000	55%	19%
Gun Plain Township				
Total:	1,105,000			
North Point Church	1,000			
North 10th Street	226,040			
Gores Addition	264,000			
AVG. DAILY	57,001	150,000	62%	12%
City of Plainwell				
Total:	6321041			
AVG. DAILY:	203904.54	720,000	72%	55%
Avg. Daily Plant Flow from entire service district		0.38		

**Monthly %
of Flow
Per
Municipality**



Ownership of Plant Capacity



State Required Reporting Compatible Pollutants

MI State Requirement	City Benchmark	Monthly Avg. Reported/MDEQ
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Carbonaceous Biochemical oxygen demand (CBOD-5):

25 mg/l	15	5.57
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This test measures the amount of oxygen consumed by bacteria during the decomposition of organic materials. Organic materials from wastewater treatment facility act as a food source for bacteria.

TOTAL SUSPENDED SOLIDS (TSS):

30 mg/l	15	9
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Includes all particles suspended in water which will not pass through a filter. As levels of TSS increase, a water body begins to lose its ability to support a diversity of aquatic life.

PHOSPHORUS (P):

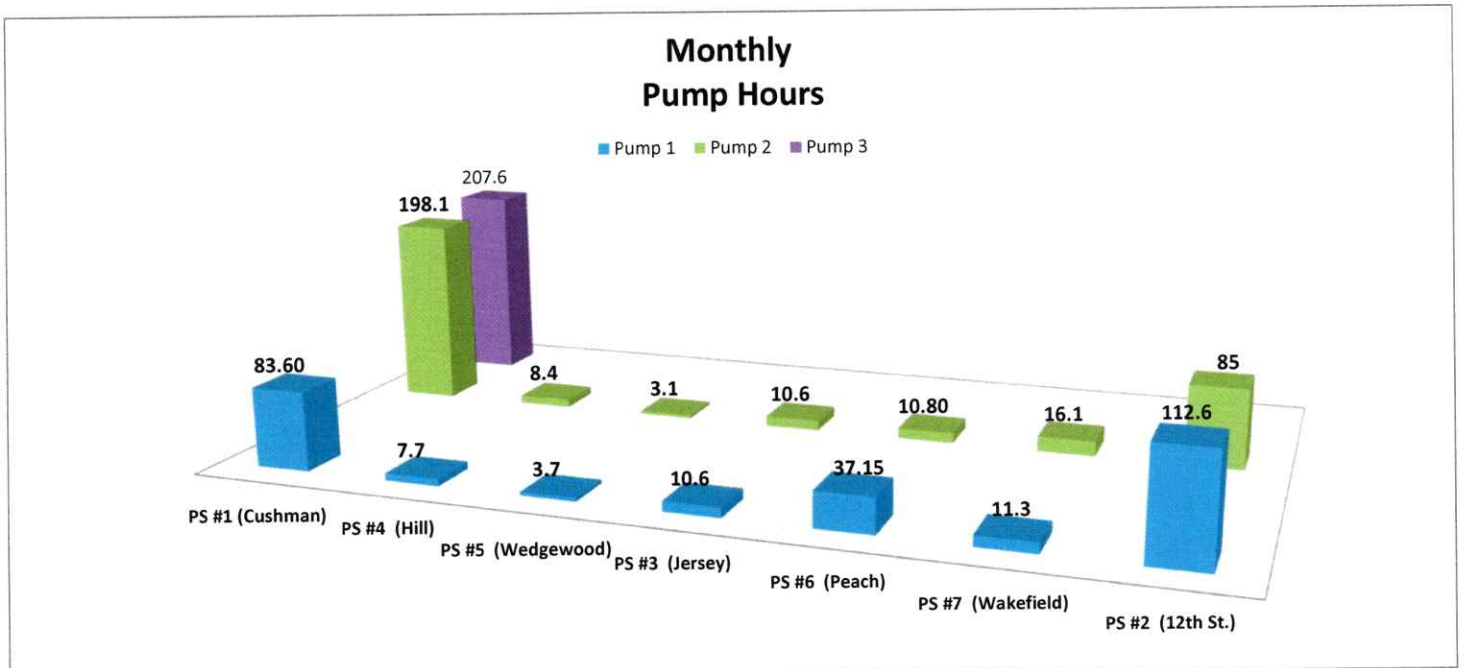
1.0 mg/l	0.45	0.25
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Controlling phosphorous discharges is a key factor in preventing eutrophication of surface waters. Eutrophication is caused by water enrichment of inorganic plant nutrients. Eutrophication negatively effects water bodies due to increases in algal blooming, causing excessive plant growth which depletes dissolved oxygen in the river which is necessary for aquatic life to survive.

Total Coliform (COLI):

200counts/ml	50	3
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A group of bacteria found in soil, on vegetation and in large numbers in the intestine of warm-blooded animals, including humans. Water is not a natural medium for coliform organisms and their presence in water is indicative of some type of contamination.



Pumps convey the waste where gravity sewers cannot, run times are a indicator of how the station is operating and being maintained.

08/10/2023

INVOICE APPROVAL BY INVOICE REPORT FOR CITY OF PLAINWELL
 INVOICE ENTRY DATES 07/21/2023 - 08/10/2023
 BOTH JOURNALIZED AND UNJOURNALIZED
 BOTH OPEN AND PAID

Vendor Code	Vendor Name		Amount
	Invoice	Description	
000002	AT&T		
	269685195707.7	AIRPORT LANDLINE PHONE SERVICE 6/14 - 7/13/2023	60.36
	269685682407.7	DPS LANDLINE PHONE SERVICE 6/14 - 7/13/2023	60.36
TOTAL FOR: AT&T			120.72
000004	PLAINWELL AUTO SUPPLY INC		
	693337	DPW - START FLUID/SILICONE SPRAY AB	14.48
	693497	DPW - OIL DRY FOR SHOP	66.45
	693943	DPW - PARKING LOT STRIPING PAINT DR	5.29
	694085	WR - AIR/OIL FILTERS/TUNE UP MOWER #75	47.67
	694399	WR - HUB NUT MOWER #77 BP	1.79
	694482	ADMIN - SILICONE & WHITE LITHIUM GEASE SPRAY RB	13.98
TOTAL FOR: PLAINWELL AUTO SUPPLY INC			149.66
000009	CONSUMERS ENERGY		
	2023.8	JULY 2023 CITY WIDE ELECTRIC SERVICE	10,787.78
	204033719455	JULY 2023 ELECTRIC 612 ALLEGAN ST	6,853.66
	601013343178	CHRISTMAS LIGHTS ELECTRIC SEPT/JUNE 2023	607.36
TOTAL FOR: CONSUMERS ENERGY			18,248.80
000014	MICHIGAN GAS UTILITIES CORP		
	4652848849	CRISPE HOUSE GAS SERVICE 6/13 - 7/12/2023	62.47
	4652916346	WR CUSHMAN GAS SERVICE 6/13 - 7/12/2023	40.86
	4653836737	CITY HALL GAS SERVICE 6/13 - 7/12/2023	37.00
	4653937618	DPS GAS SERVICE 6/13 - 7/12/2023	27.56
	4654038181	WR PLANT GAS SERVICE 6/13 - 7/12/2023	759.77
	4654089484	DPW GAS SERVICE 6/13 - 7/12/2023	63.23
	4655044644	WR CHEM ROOM GAS SERVICE 6/14 - 7/13/2023	57.43
	4655822105	WR 12TH STREET GAS SERVICE 6/14 - 7/13/2023	37.77
	4657929255	DPW BACK BARN GAS SERVICE 6/13 - 7/11/2023	35.73
TOTAL FOR: MICHIGAN GAS UTILITIES CORP			1,121.82
000034	VERIZON		
	9940374178	CITY WIDE CELL PHONES 6/24 - 7/23/2023	1,147.69
	9940374179	EOC/DPS PHONE SERVICE 6/24 - 7/23/2023	194.37
TOTAL FOR: VERIZON			1,342.06
000079	ALLEGAN COUNTY NEWS		
	7700	PLANNING COMMISION MEETING ON MASTER PLAN	140.00

TOTAL FOR: ALLEGAN COUNTY NEWS			140.00
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000087	BILL G BOMAR		
	2023.8	RETIREE HEALTH PREMIUM AUGUST 2023 BOMAR	500.00
TOTAL FOR: BILL G BOMAR			500.00
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000104	HARDINGS MARKET 380		
	2023.7.27	DDA - ICE & WATER	15.67
TOTAL FOR: HARDINGS MARKET 380			15.67
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000131	KEVIN CHRISTENSEN		
	2023.8	RETIREE PREMIUMS AUGUST 2023 CHRISTENSEN	193.10
TOTAL FOR: KEVIN CHRISTENSEN			193.10
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000138	AMERICAN OFFICE SOLUTIONS		
	34424980	DPS COPIER LEASE & USAGE JUNE 2023	145.21
TOTAL FOR: AMERICAN OFFICE SOLUTIONS			145.21
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000153	FLEIS & VANDENBRINK INC		
	66312	BRIDGE REPAIR ENGINEERING JUNE 2023	42,060.00
	66417	PROFESSIONAL SERVICES JUNE 2023 WRP & IPP	394.00
	66561	PROFESSIONAL SERVICES JUNE 2023 DWAM GRANT	2,520.00
	66564	PROFESSIONAL SERVICES JUNE 2023 OLD ORCHARD	13,475.33
TOTAL FOR: FLEIS & VANDENBRINK INC			58,449.33
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000164	ETNA SUPPLY CO INC		
	S104855935.001	DPW - TRUCK #5 INVENTORY WK	1,144.00
	S105195103.001	DPW - BALL VALVE/COUPLING MI AVE PROJECT RN	72.00
	S105199211.001	DPW - CHINESE FINGER MI AVE PROJECT RN	120.00
TOTAL FOR: ETNA SUPPLY CO INC			1,336.00
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000189	BRYAN POND		
	2023.8	WR - SHOE REIMBURSEMENT POND	225.00
TOTAL FOR: BRYAN POND			225.00
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000243	JIFFY PRINT		
	23199	DPS - COMPLAINT CARDS KC	358.70
TOTAL FOR: JIFFY PRINT			358.70
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000348	KALAMAZOO LANDSCAPE SUPPLIES		
	IN0252119	DPW - YARD BLEND (2) STUMP REPAIR RL	57.50
	IN0252276	DPW - YARD BLEND (2) STUMP REPAIR DR	57.50
TOTAL FOR: KALAMAZOO LANDSCAPE SUPPLIES			115.00
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000356	LOCK MASTER SECURITY LLC		
	11994	MILL ELEVATOR CONTROL ROOM DOOR UNLOCK/MAKE I	145.00
TOTAL FOR: LOCK MASTER SECURITY LLC			145.00
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000531	CUMMINS SALES AND SERVICE		
	S3-84017	WR - SERVICE CALL CUSHMAN ST GENERATOR BP	687.57

	TOTAL FOR: CUMMINS SALES AND SERVICE		687.57

000624	AIS CONSTRUCTION-JOHNDEERE POWERPLN		
	G02562	DPW - CARTRIDGE VALVE PAVER	199.82

	TOTAL FOR: AIS CONSTRUCTION-JOHNDEERE POWERPLN		199.82

000714	WEBB CHEMICAL SERVICE CORP		
	558952	WR - FERRIC CHLORIDE 17522# BP	11,389.33

	TOTAL FOR: WEBB CHEMICAL SERVICE CORP		11,389.33

000734	SAFETY-KLEEN SYSTEMS		
	92504214	DPW - OIL SERVICE STOP FEE/USED OIL RECYCLE	134.10

	TOTAL FOR: SAFETY-KLEEN SYSTEMS		134.10

000760	ALLEGAN COUNTY SHERIFFS DEPT		
	2023.6	DPW - WORK CREW ASSIST JUNE 2023 CP	174.00
	2023.7	DPW - SHERIFFS WORK CREW ASSIST JULY 2023	168.00

	TOTAL FOR: ALLEGAN COUNTY SHERIFFS DEPT		342.00

000947	WYOMING ASPHALT PAVING INC.		
	2023-505	DPW - POT HOLE REPAIR AB/WK	290.16

	TOTAL FOR: WYOMING ASPHALT PAVING INC.		290.16

000951	MICHIGAN RURAL WATER ASSOC		
	07/01/2023	MRWA membership dues	800.00

	TOTAL FOR: MICHIGAN RURAL WATER ASSOC		800.00

001043	BS&A SOFTWARE		
	148905	HR SYSTEM ANNUAL SERVICE/SUPPORT 8/2023 - 8/2024	413.00

	TOTAL FOR: BS&A SOFTWARE		413.00

001215	FLIER'S		
	137731	WR - UV LIGHT/FILTER/DI WATER BP	349.04

	TOTAL FOR: FLIER'S		349.04

001350	STATE OF MICHIGAN		
	2023.6	ANNUAL CERTIFICATION FOR MILL ELEVATOR 2023	185.00

	TOTAL FOR: STATE OF MICHIGAN		185.00

001413	NCL OF WISCONSIN		
	490579	WR - LAB TESTING SUPPLIES BP	539.45

	TOTAL FOR: NCL OF WISCONSIN		539.45

001536	WASHWELL-STADIUM DRIVE GROUP-SOAP		

3443	DPS - DRY CLEANING JULY 2023	35.00
TOTAL FOR: WASHWELL-STADIUM DRIVE GROUP-SOAP		35.00
001748	REPUBLIC SERVICES	
0249-007948234	DPW - TWO CONTAINER SERVICE AUGUST 2023	256.67
0249-007948565	WR - TWO CONTAINER SERVICES AUGUST 2023	243.36
TOTAL FOR: REPUBLIC SERVICES		500.03
001974	BOMMERSCHEIM WINDOW & DOOR LLC	
2512	WR - SERVICE DOOR @ 12TH ST LIFT STATION BP	250.00
TOTAL FOR: BOMMERSCHEIM WINDOW & DOOR LLC		250.00
002018	CDW-G	
KQ65791	ADMIN - COMPUTERS (3) PER CIP/BUDGET	3,627.33
KR20614	ADMIN - CDW PRODUCT PROTECTION (2)	246.36
TOTAL FOR: CDW-G		3,873.69
002106	ERIK WILSON	
2023.7	JULY 2023 CONSULTING	1,760.00
TOTAL FOR: ERIK WILSON		1,760.00
002116	CHARTER COMMUNICATIONS	
0011894070723	AIRPORT INTERNET JULY 2023	84.00
005582801070123	CITY HALL INTERNET/PHONE/TV JULY 2023	387.06
005583601070123	DPW/WR INTERNET SERVICE JULY 2023	149.98
005584501071423	DPS - INTERNET/TV SERVICE 7/19 - 8/18/2023	286.15
TOTAL FOR: CHARTER COMMUNICATIONS		907.19
002147	COFESSCO FIRE PROTECTION	
INV-22206-M2D2	DPW - 2023 ANNUAL INSPECTION VEHICLES	249.95
INV-22217-N5L6	WR - 2023 ANNUAL INSPECTION	357.40
INV-22218-G7F6	DPW - 2023 ANNUAL INSPECTION	528.45
INV-22219-Z7B2	ANNUAL INSPECTIONS 2023 WELL HOUSES	367.70
INV-22220-Y4J5	AIRPORT ANNUAL INSPECTION & 1 REPLACEMENT VW/C	382.95
INV-22221-V9W0	CITY HALL 2023 ANNUAL INSPECTION	210.45
INV-22224-Q1D4	DPS - 2023 ANNUAL INSPECTIONS POLICE VEHICLES KC	47.50
INV-22225-W7N4	DPS - 2023 ANNUAL INSPECTION/MAINTENANCE KC	268.45
TOTAL FOR: COFESSCO FIRE PROTECTION		2,412.85
002201	VOSS LIGHTING	
20196102-00	DPW - STREET LIGHT BULBS	684.00
TOTAL FOR: VOSS LIGHTING		684.00
002219	CLARK TECHNICAL SERVICES	
269	CITY WIDE IT SERVICES JULY 2023	1,346.25
TOTAL FOR: CLARK TECHNICAL SERVICES		1,346.25

002234	P.K. CONTRACTING, INC		
	232159-1	JUNE 2023 PAVEMENT MARKINGS	23,185.41
TOTAL FOR: P.K. CONTRACTING, INC			23,185.41
002246	ELHORN ENGINEERING CO.		
	298289	DPW - CHEMICALS FOR WELLS 4 &7	400.00
TOTAL FOR: ELHORN ENGINEERING CO.			400.00
002281	HOME DEPOT		
	07/19/2023	Fire training supplies	10.36
TOTAL FOR: HOME DEPOT			10.36
002283	AXON ENTERPRISE, INC.		
	07/01/2023	Flexible magnet mount	31.30
TOTAL FOR: AXON ENTERPRISE, INC.			31.30
002353	SOCIETY FOR HUMAN RESOURCE MANAGEME		
	07/13/2023	Labor law posters	723.07
TOTAL FOR: SOCIETY FOR HUMAN RESOURCE MANAGEME			723.07
002368	ORTON, TOOMAN, HALE, MCKOWN & KIEL		
	2023.6	DPS - PROFESSIONAL SERVICES JUNE 2023	550.00
TOTAL FOR: ORTON, TOOMAN, HALE, MCKOWN & KIEL			550.00
002371	RENEWED EARTH INC		
	31805	AUGUST 2023 COMPOST SITE MANAGEMENT	1,250.00
TOTAL FOR: RENEWED EARTH INC			1,250.00
002402	STEENSMA LAWN & POWER EQUIPMENT		
	1051544	WR - SPOOL W/ LINE (2) BP	31.48
TOTAL FOR: STEENSMA LAWN & POWER EQUIPMENT			31.48
002478	ENGINEERED PROTECTION SYSTEMS INC		
	A840980	DPW - NOTIFIER SYSTEM MONITORING 9/1 - 11/30/2023	195.72
TOTAL FOR: ENGINEERED PROTECTION SYSTEMS INC			195.72
002527	COPS HEALTH TRUST		
	2023.8	AUGUST 2023 DENTAL/VISION PREMIUMS	1,571.80
TOTAL FOR: COPS HEALTH TRUST			1,571.80
002539	BELDEN SAND & GRAVEL		
	2023.7.28	DPW - 60YD SAND/10YR GRAVEL	990.00
TOTAL FOR: BELDEN SAND & GRAVEL			990.00
002540	SEWER EQUIPMENT CO OF AMERICA		
	07/01/2023	Credit balance for return	(384.70)
TOTAL FOR: SEWER EQUIPMENT CO OF AMERICA			(384.70)

002562	CITY OF ALLEGAN		
	0000011699	DPW - 2ND QUARTER 2023 WATER TESTING	440.00
TOTAL FOR: CITY OF ALLEGAN			440.00
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002582	COSGROVE ENTERPRISES LLC		
	072823-323	DPW - CONCRETE NORTH MAIN SIDEWALK	1,326.75
TOTAL FOR: COSGROVE ENTERPRISES LLC			1,326.75
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002673	STATE OF MICHIGAN MDOT		
	2023.6	BRIDGE REPAIRS JUNE 2023	9,795.88
TOTAL FOR: STATE OF MICHIGAN MDOT			9,795.88
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002703	CONTINENTAL LINEN SERVICES INC		
	3644212	DPS RUGS	28.45
	3650043	CITY HALL RUGS	30.88
	3650044	DPW RUGS	43.02
	3650045	WR WRUGS	19.68
	3655774	DPS RUGS	28.45
	3661659	CITY HALL RUGS	30.88
	3661660	DPW RUGS	43.02
	3661661	WR WRUGS	19.68
TOTAL FOR: CONTINENTAL LINEN SERVICES INC			244.06
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002719	STATE OF MICHIGAN - D.N.R.E./DEQ		
	761-11103237	DPW - WATER SAMPLE TESTING WK	126.00
TOTAL FOR: STATE OF MICHIGAN - D.N.R.E./DEQ			126.00
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003067	HELPNET		
	145-3338	ADMIN - JULY 2023 EAP	299.88
TOTAL FOR: HELPNET			299.88
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004168	SBF ENTERPRISES		
	2023.8	POSTAGE FOR AUGUST 2023 UB	609.72
TOTAL FOR: SBF ENTERPRISES			609.72
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004195	NIEBOER HEATING & COOLING		
	I41316	DPS - AC SERVICE/REPAIR KC	230.00
TOTAL FOR: NIEBOER HEATING & COOLING			230.00
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004206	MADISON NATIONAL LIFE INSURANCE CO		
	1571605	AUGUST 2023 LIFE INSURANCE PREMIUMS	89.29
TOTAL FOR: MADISON NATIONAL LIFE INSURANCE CO			89.29
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004241	GHD SERVICES INC		
	340-0076425	PROFESSIONAL SERVICES JULY 2023 SURVEY MW-18 REP	330.00
TOTAL FOR: GHD SERVICES INC			330.00
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004785	PRIORITY HEALTH		
	231970001813	JUNE 2023 HEALTH INSURANCE PREMIUM	188.43
	231970001813.2	AUGUST 2023 HEALTH INSURANCE PREMIUMS	23,159.55
TOTAL FOR: PRIORITY HEALTH			23,347.98
004794	UNITED HEALTHCARE INSURANCE COMPANY		
	2023.08TOWN	RETIREE HEALTH INSURANCE AUGUST 2023 - TOWN	260.62
	2023.08WHIT	RETIREE HEALTH INSURANCE AUGUST 2023 - WHITNEY	268.75
TOTAL FOR: UNITED HEALTHCARE INSURANCE COMPANY			529.37
004796	SILVERSCRIPT INSURANCE COMPANY		
	2023.08TOWN	RETIREE PRESCRIPTION COVERAGE AUGUST 2023 - TOWN	30.60
	2023.08WHIT	RETIREE PRESCRIPTION COVERAGE AUGUST 2023 - WHIT	30.60
TOTAL FOR: SILVERSCRIPT INSURANCE COMPANY			61.20
004803	ARROW ENERGY INC		
	142167	AIRPORT FUEL PURCHASE 1804 GALLONS	8,909.52
TOTAL FOR: ARROW ENERGY INC			8,909.52
004837	MUNIWEB		
	55153	WEBSITE HOSTING JULY 2023	376.50
TOTAL FOR: MUNIWEB			376.50
004855	PLAINWELL ACE HARDWARE		
	13821	DPW - MISC FASTENERS JF	5.16
	13823	DPW - MISC FASTENERS/WING NUTS	8.52
	13860	DPS - KEYS (3) MB	6.77
	13915	DPW - ELEC TAPE/SHACKLE/DRILL BIT MI AVE WATER SEI	23.17
	13921	DPW - MISC FASTENERS/HOOK LEAK @ S SUNSET WK	45.48
	13934	DPW - GRASS SEED STUMP/SIDEWALK REPAIR DR	109.99
	13936	DPW - CLEANERS PELL BATHROOMS RL	11.17
	13939	DPW - HAND SOAP PELL BATHROOM DR	9.18
	13941	DPW - PAINT/BRUSHES STREET LIGHT POLES DR	162.15
	13957	DPS - CABLE TIES FOR BOAT LIGHTS & CABLES JW	9.57
	13959	DPW - WINDOW/DOOR SEAL AB	22.98
	13963	DPW - MISC OFFICE AB/CP	13.77
	13965	DPW - PAINT BRUSHES STREET LIGHTS DR	34.95
	13982	DPW - HEX KEY SET (22PC) AB	22.99
	13983	DPW - MISC FASTENERS FRONT OFFICE AB	12.72
	13987	DPW - EXTENSION CORD OFFICE AB	36.99
	13988	DPW - EPOXY (2) & MISC FASTENERS (4) OFFICE AB	24.74
	13989	DPW - TURRET SPRINKLER (2) IRRIGATION WK	23.98
	13992	DPW - SQ PLUG/STAR BIT/MULTI SCREW OFFICE AB	24.37
	13993	DPW - PAINT FOR HYDRANTS/ST LIGHTS BASKETBALL NE	359.88
	13994	DPW - PAINT BRUSHES ST LIGHTS DR	15.58
	13997	DPW - COVE MOLDING/MISC FASTENERS OFFICE AB	12.37

	14007	DPS - WINDSHIELD WASHER CAR #5/BATTERY THERMAL I	19.48
	14036	DPW - MISS DIG PAINT/CELL PHONE HOLDER TRUCK #5 \	62.96
	14038	WR - FUEL/BUG SPRAY/VEG SPRAY BP	141.13
	14040	DPW - DBL LOOP CHAIN	19.08
	14077	DPW - POLY ELBOW (3) IRRIGATION WK	7.17
	14093	DPW - CLIP/WIRE TRUCK #5 AIR FILTER/SHOP WK	50.12
	14104	DPW - SPRAY PAINT FOR GRAFITTI WK	11.98
	14118	ADMIN - PICKLE BALL KEYS (10) RB	29.90
	14120	WR - PAINT/GREASE GUN BP	107.98
TOTAL FOR: PLAINWELL ACE HARDWARE			1,446.28
004858	FERGUSON WATERWORKS		
	0182144	DPW - COPPER TUBE MI AVE PROJECT RN	495.77
TOTAL FOR: FERGUSON WATERWORKS			495.77
004886	REPUBLIC SERVICES		
	0249-007952055	CITY WIDE RECYCLE AUGUST 2023	4,632.99
TOTAL FOR: REPUBLIC SERVICES			4,632.99
004888	PAGE FREEZER SOFTWARE INC		
	INV-14491	PAGEFREEZER FOR SOCIAL MEDIA 5 ACCOUNTS 9/4/2023	1,385.21
TOTAL FOR: PAGE FREEZER SOFTWARE INC			1,385.21
005012	UNITED BANK		
	2023.07.14	ACH FEE - SICK LEAVE PAYOUT PAYROLL TRANSFER	7.00
	2023.07.24	ACH FEE - PROPERTY TAX DISTRIBUTION 07/28/2023	7.00
	2023.07.28	ACH FEE - RETIREE/EMPLOYEE REIMBURSEMENTS AUG 1	7.00
	2023.07.31	ACH FEE - TAX DISTRIBUTION AUG 4	7.00
	2023.08.02	ACH FEE - PAYROLL DIRECT DEPOSIT FOR 08/03/2023	7.00
	2023.08.03	ACH FEE - UB POSTAGE REIMBURSEMENT	7.00
	2023.08.08	ACH FEES (2) - TAX DISTRIBUTION 8/11/23 & UB PRENOTI	14.00
	2023.08.10	WIRE FEE - LERETA TAX PAYMENT	12.00
TOTAL FOR: UNITED BANK			68.00
005020	GOOD NEWS PAPER		
	2023.6	DDA - FABULOUS FINDS AD DS	70.00
TOTAL FOR: GOOD NEWS PAPER			70.00
005023	VAIRKKO TECHNOLOGIES, LLC		
	23685	EMPLOYEE TRAINING CONTENT JULY 2023	97.80
	23686	EMPLOYEE TRAINING COURSE CONTENT JULY 2023	67.80
TOTAL FOR: VAIRKKO TECHNOLOGIES, LLC			165.60
005037	PINE LAKE BOAT & MOTOR		
	005094	DPS - MOTOR SWAP RESCUE BOAT KC	4,000.00
TOTAL FOR: PINE LAKE BOAT & MOTOR			4,000.00

005038	BARNES & THORNBURG LLP		
	3128328	JUNE 2023 LEGAL SERVICES	59.00
	3128329	DPS - JUNE 223 LEGAL SERVICES	701.40
TOTAL FOR: BARNES & THORNBURG LLP			760.40
005040	US INTERNET		
	3974426	SECURANCE EMAIL FIILTERING 8/14 - 9/13/2023	70.00
TOTAL FOR: US INTERNET			70.00
005041	EVOQUA WATER TECHNOLOGIES		
	906007098	WR - ODOR CONTROL JULY 2023	300.00
TOTAL FOR: EVOQUA WATER TECHNOLOGIES			300.00
005047	STAPLES, INC.		
	07/12/2023	Office supplies	69.65
	07/15/2023	Office supplies	214.48
	3542112931	CITY HALL SUPPLIES HAND TOWELS/TP RB	151.09
	3542539082	DPS - HAND TOWELS/SOAP, TAPE & PAPER OL	89.13
	3542680573	CITY HALL SUPPLIES BINDERS/USB DRIVES RB/BK	68.21
	3542680574	ADMIN - TOILET CLEANER	43.38
	3543005328	CITY HALL SUPPLIES PUSH PINS/CORK BAR RB	76.62
	3543494884	ADMIN - DRY ERASE SUPPLIES/DESK TRAY CLERKS OFFICE	124.62
TOTAL FOR: STAPLES, INC.			837.18
005050	QUADIENT LEASING USA		
	N10061695	POSTAGE METER LEASING 6/8 - 9/7/2023	429.36
TOTAL FOR: QUADIENT LEASING USA			429.36
005064	R & R ASSESSING INC		
	2023.8	AUGUST 2023 ASSESSING SERVICES	1,625.00
TOTAL FOR: R & R ASSESSING INC			1,625.00
005066	TRACKER PRODUCTS		
	004148	DPW - SAFE CLOUD BASED MGMT SYSTEM ANNUAL 8/2	3,700.00
TOTAL FOR: TRACKER PRODUCTS			3,700.00
005073	HAVILAND PRODUCTS COMPANY		
	478784	WR - CHLORINE GAS & SULFUR DIOXIDE BP	2,310.00
TOTAL FOR: HAVILAND PRODUCTS COMPANY			2,310.00
005085	TRACE ANALYTICAL LABORATORIES, INC.		
	3061090	WR - PFAS TESTING JUNE 2023 BP	1,012.00
TOTAL FOR: TRACE ANALYTICAL LABORATORIES, INC.			1,012.00
005094	HARRINGTON'S AUTO SERVICE		
	38541	WR - MOWER #75 REAR TIRE BP	94.20
	38844	WR - TIRE TUBES MOWER #77 KENYON PARK BP	97.00

TOTAL FOR: HARRINGTON'S AUTO SERVICE			191.20
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005125	8X8 INC		
	3971918	CITY WIDE PHONES JULY 2023	721.43
TOTAL FOR: 8X8 INC			721.43
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005149	AAA LAWN CARE INC		
	1812523	WR - 2023 SUMMER WEED CONTROL BP	266.00
	1812524	SUMMER WEED CONTROL 2023	998.00
TOTAL FOR: AAA LAWN CARE INC			1,264.00
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005159	BAKER TILLY US LLP		
	BT2483041	WATER RATE STUDY - DWAM GRANT	10,500.00
TOTAL FOR: BAKER TILLY US LLP			10,500.00
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ACACH	ALLEGAN COUNTY TREASURER		
	2023.07.22	2023 TAX COLLECTIONS W/E 07/22/2023	36,369.72
	2023.07.29	2023 TAX COLLECTIONS W/E 07/29/2023	62,859.73
	2023.08.05	2023 TAX COLLECTIONS W/E 08/05/2023	144,251.85
TOTAL FOR: ALLEGAN COUNTY TREASURER			243,481.30
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ALLEG ISD	ALLEGAN AREA EDUCATION SVC AGENCY		
	2023.07.21DPP	2022 DELINQUENT PERSONAL TAX COLLECTIONS W/E 07,	39.74
TOTAL FOR: ALLEGAN AREA EDUCATION SVC AGENCY			39.74
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ALLEGAN TR	ALLEGAN COUNTY TREASURER		
	2023.07.21DPP	2022 DELINQUENT PERSONAL TAX COLLECTIONS W/E 07,	14.73
TOTAL FOR: ALLEGAN COUNTY TREASURER			14.73
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CBEFT	HUNTINGTON NATIONAL BANK		
	2023.07	JULY 2023 HUNTINGTON BANK SERVICE FEES	30.00
TOTAL FOR: HUNTINGTON NATIONAL BANK			30.00
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CC9999	AMAZON		
	06/24/2023	Thumb drives	26.35
	06/26/2023	Notary seal embosser (2)	61.46
	06/27/2023	Notary stamp (2)	36.02
	06/28/2023	MACOP Training	267.97
	06/29/2023	Notary log book & journal	81.18
	07/01/2023	Gift card for Wyoming	74.09
	07/01/2023	Equipment parts	117.01
	07/01/2023	Monitor mounts Justin	56.08
	07/03/2023	Hands free phone device for trucks	201.84
	07/03/2023	Web hosting July-Sept 2023	44.85
	07/05/2023	Electric stand up desk Justin	199.98
	07/06/2023	Monthly Constant contact support	45.00
	07/10/2023	Ethernet cables (3)	27.84

	07/13/2023	Farmers Market	70.14
	07/19/2023	State of MI MES license renewal	25.00
	07/20/2023	Whole Effluent Toxicity test (WET)	550.00
	07/24/2023	White board magnets	28.94
TOTAL FOR: AMAZON			1,913.75
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COPEFT	CITY OF PLAINWELL		
	2023.08	AUGUST 2023 CITY UTILITY BILLS FOR JULY 2023 USAGE	3,816.98
TOTAL FOR: CITY OF PLAINWELL			3,816.98
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PL COM SCH	PLAINWELL COMMUNITY SCHOOLS		
	2023.07.21DPP	2022 DELINQUENT PERSONAL TAX COLLECTIONS W/E 07,	135.44
TOTAL FOR: PLAINWELL COMMUNITY SCHOOLS			135.44
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RANSOM	RANSOM DISTRICT LIBRARY		
	2023.07.21DPP	2022 DELINQUENT PERSONAL TAX COLLECTIONS W/E 07,	6.22
TOTAL FOR: RANSOM DISTRICT LIBRARY			6.22
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RDLACH	RANSOM DISTRICT LIBRARY		
	2023.07.22	2023 TAX COLLECTIONS W/E 07/22/2023	4,779.49
	2023.07.29	2023 TAX COLLECTIONS W/E 07/29/2023	8,561.24
	2023.08.05	2023 TAX COLLECTIONS W/E 08/05/2023	18,957.05
TOTAL FOR: RANSOM DISTRICT LIBRARY			32,297.78
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SOMEFT	STATE OF MICHIGAN		
	2023.07	JULY 2023 SALES TAX REMITTANCE	90.37
TOTAL FOR: STATE OF MICHIGAN			90.37
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USDARDACH	USDA RURAL DEVELOPMENT		
	2023.08	DEBT SERVICE PAYMENT PUBLIC SAFETY BULIDING	19,870.48
TOTAL FOR: USDA RURAL DEVELOPMENT			19,870.48
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TOTAL - ALL VENDORS			522,656.35

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: 2023.08.10
13:30:06 -04'00'

Brian Kelley, Finance Director/Treasurer

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:

Brian Kelley

Digitally signed by Brian
Kelley
Date: 2023.08.10
16:45:59 -04'00'

Bryan Pond, 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:

Bryan Pond

Digitally signed by Bryan
Pond
Date: 2023.08.10
15:14:41 -04'00'

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: 2023.08.10
16:08:28 -04'00'

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: 2023.08.10
13:49:49 -04'00'

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: 2023.08.11
15:01:14 -04'00'

**STATE OF MICHIGAN
BEFORE THE MICHIGAN PUBLIC SERVICE COMMISSION
NOTICE OF HEARING
FOR THE GAS CUSTOMERS OF
MICHIGAN GAS UTILITIES CORPORATION
CASE NO. U-21067**

- Michigan Gas Utilities Corporation requests Michigan Public Service Commission's approval for reconciliation of its gas cost recovery plan (Case No. U-21066) for the 12-month period ending March 31, 2023.
- The information below describes how a person may participate in this case.
- You may call or write Michigan Gas Utilities Corporation, 899 S. Telegraph Rd., Monroe, MI 48161, (734) 457-6137 for a free copy of its application. Any person may review the documents at the offices of Michigan Gas Utilities Corporation or on the Commission's website at: michigan.gov/mpscedockets.
- A pre-hearing will be held:

DATE/TIME: **Tuesday, August 29, 2023 at 9:00 AM**

BEFORE: **Administrative Law Judge Christopher Saunders**

LOCATION: **Video/Teleconferencing**

PARTICIPATION: Any interested person may participate. Persons needing any assistance to participate should contact the Commission's Executive Secretary at (517) 284-8096, or by email at mpscedockets@michigan.gov in advance of the hearing.

The Michigan Public Service Commission (Commission) will hold a pre-hearing to consider Michigan Gas Utilities Corporation (MGUC)'s June 29, 2023 application requesting the Commission to: 1) approve the reconciliation of the 12-month gas costs & revenues, as well as the reservation costs & revenues, for the period April 1, 2022 through March 31, 2023, as proposed by MGUC; 2) determine that MGUC's gas costs and reservation costs incurred during the period April 1, 2022 through March 31, 2023, were reasonably and prudently incurred; 3) authorize MGUC to roll-in the cumulative under-recovered balance of \$1,609,562 into its 2023/2024 Gas Cost Recovery (GCR) plan period gas costs for GCR customers and authorize MGUC to roll-in the over-recovered balance of \$318,167 into its 2023/2024 GCR plan period reservation costs; and 4) grant MGUC other and further authority as the Commission deems appropriate.

Received

JUL 28 2023

City of Plainwell
Office of the City Clerk

All documents filed in this case shall be submitted electronically through the Commission's E-Dockets website at: michigan.gov/mpscedockets. Requirements and instructions for filing can be found in the User Manual on the E-Dockets help page. Documents may also be submitted, in Word or PDF format, as an attachment to an email sent to: mpscedockets@michigan.gov. If you require assistance prior to e-filing, contact Commission staff at (517) 284-8090 or by email at: mpscedockets@michigan.gov.

Any person wishing to intervene and become a party to the case shall electronically file a petition to intervene with this Commission by August 22, 2023. (Interested persons may elect to file using the traditional paper format.) The proof of service shall indicate service upon Michigan Gas Utilities Corporation's attorney, Paul M. Collins, One Michigan Ave., Ste. 900, Lansing, MI 48933.

The prehearing is scheduled to be held remotely by video conference or teleconference. Persons filing a petition to intervene will be advised of the process to participate in the hearing.

Any person wishing to participate without intervention under Mich Admin Code, R 792.10413 (Rule 413), or file a public comment, may do so by filing a written statement in this docket. The written statement may be mailed or emailed and should reference Case No. **U-21067**. Statements may be emailed to: mpscedockets@michigan.gov. Statements may be mailed to: Executive Secretary, Michigan Public Service Commission, 7109 West Saginaw Hwy., Lansing, MI 48917. All information submitted to the Commission in this matter becomes public information, thus available on the Michigan Public Service Commission's website, and subject to disclosure. Please do not include information you wish to remain private. For more information on how to participate in a case, you may contact the Commission at the above address or by telephone at (517) 284-8090.

Requests for adjournment must be made pursuant to Michigan Office of Administrative Hearings and Rules R 792.10422 and R 792.10432. Requests for further information on adjournment should be directed to (517) 284-8130.

For more information on how to participate in a case, you may contact the Commission at the above address or by telephone at (517) 284-8090.

The Utility Consumer Representation Fund has been created for the purpose of aiding in the representation of residential utility customers in various Commission proceedings. Contact the Chairperson, Utility Consumer Participation Board, Department of Licensing and Regulatory Affairs, P.O. Box 30004, Lansing, Michigan 48909, for more information.

Jurisdiction is pursuant to 1909 PA 300, as amended, MCL 462.2 et seq.; 1919 PA 419, as amended, MCL 460.54 et seq.; 1939 PA 3, as amended, MCL 460.1 et seq.; 1969 PA 306, as amended, MCL 24.201 et seq.; 1982 PA 304, as amended, MCL 460.6h et seq.; and Parts 1 & 4 of the Michigan Office of Administrative Hearings and Rules, Mich. Admin Code, R 792.10106 and R 792.10401 through R 792.10448.

Reports & Communications:

A. Board and Commission Appointment Listing

There are vacancies on several Boards and Commissions. Each appointment is made by the Mayor, subject to confirmation from Council.

Recommended action: Consider confirming the Mayor's Board and Commission appointments as presented.

B. Resolution 2023-27 renaming and dedicating Industrial Park to James R. Higgs

Council will consider approving Resolution 2023-27 to rename Industrial Park to James R. Higgs Industrial Park in recognition of years of support and service to the City of Plainwell.

Recommended action: Consider approving the renaming and dedication of Industrial Park in honor of Jim Higgs for his many contributions and steadfast years of service to the City of Plainwell.

C. WR – PFAS Compliance Testing Supplies

These test supplies are required to meet compliance testing required by the State of Michigan.

Recommended action: Consider approving the purchase of testing supplies in an amount not to exceed \$6,048.00.

D. WR – New Roofs for Three Water Renewal Plants

There are three Water Renewal Plants whose roofs were installed in the 1980's and need to be replaced. Quotes were solicited from three companies, with only one company provided a quote.

Recommended action: Consider approving the contract with J&L Roofing for new roofing at three Water Renewal Plants for the amount of \$110,130.00. This is a budgeted item.

E. Resolution 2023-26 - Approval of the 2023 Master Plan

Recommended action: Consider approving Resolution 2023-26 and adopting the Updated 2023 Master Plan.

F. Ordinance 396 – An ordinance to amend section 37-17 of the code of ordinances of the City of Plainwell entitled 'Water Billing'.

Recommended action: Consider approving the Ordinance 396 to amend and update the water billing ordinance.

G. Consideration of Profielnorm Purchase Agreement

The Council entered into a Letter of Intent with Profielnorm USA on June 26, 2023. Since then, their Managing Director, Henry Dingemans, and City Manager Justin Lakamper have been negotiating a purchase agreement. The agreement presented before Council is in line with the Letter of Intent with the addition of the City paying for a topographical survey. The agreement will sell 15 acres of land for a total of \$525,000, or \$35,000 per acre.

Reminder of Upcoming Meetings

- August 16, 2023 – Plainwell Planning – 7:00pm
- August 17, 2023 – Plainwell Parks & Trees – 5:00pm
- **August 28, 2023 – Plainwell City Council – 7:00pm**
- September 12, 2023 – Plainwell DDA/BRA/TIFA – 7:30am

Non-Agenda Items / Materials Transmitted

- Notice of Public Hearing- MI Gas Utilities Corporation Customers – August 29, 2023

The Island City

Plainwell is an equal opportunity provider and employer