

# City of Plainwell



“The Island City”

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

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Web Address: [www.plainwell.org](http://www.plainwell.org)

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## AGENDA

City of Plainwell

All Boards Workshop

City Hall Council Chambers

Tuesday, May 27, 2025 @ 5:30PM

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of Minutes from 09/23/2024
5. New Business:

**A. Mill Property Development**

Board members will review and discuss the proposed development plans presented at the May 12, 2025 City Council meeting by Allen Edwin Homes and Watts Homes & Construction.

6. Public Comment
7. Board Member Comment
8. Adjournment

Agenda Subject to Change

Note: All public comment limited to two minutes, when recognized please rise and give your name and address.  
Plainwell is an equal opportunity provider and employer

**Plainwell City All Boards Meeting Minutes**  
**September 23, 2024**

1. Regular meeting was call to order by Mayor Keeler at 6:30pm.
2. Pledge of Allegiance was given by all present.
3. Present: City Council: Lori Steele, Brad Keeler, Todd Overhuel, Roger Keeney, Randy Wisnaski  
DDA/BRA/TIFA: Jim Turley, Cathy Green, Nick Larabel, Adam Hopkins  
Planning Commission: Beth Raich, Kevin Hammond, Stephen Bennett, Rachel Colingsworth (6:45pm)  
Parks & Tress: Shirley DeYoung, Corey Redder, Rosemary LaDuke, Mathew Collingsworth (6:45pm)
3. Approval of Minutes: None.
4. New Business: Annual Report Presentation  
Community Development Manager Siegel gave a presentation on the Board and Commission activities related to the Master Plan and the Community Recreation plan from June 30, 2023 through June 30, 2024. She also discussed the Redevelopment Ready Community grants and projects.
6. Public Comment: None
7. Board Comments: None
8. Adjournment:  
There being no further business, the meeting was adjourned at 6:59pm.

Respectfully submitted by  
JoAnn Leonard  
City Clerk



**Plainwell + Allen Edwin Home**  
**Single Family Residential Subdivision**  
**Sample Portfolio of Homes + TIF**

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1,800 Square Foot  
Bi-Level Home

3 Bedrooms, 2 ½  
Bathrooms

2 Stall Garage, 2 Car  
Driveway



# Integrity 1800

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1,910 Square Foot  
Two-Story Home

4 Bedrooms, 2 ½  
Bathrooms

2 Stall Garage, 2 Car  
Driveway



# Integrity 1910

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# Papermill site, 6.77 Acres



# Site Preparation + Infrastructure Improvements

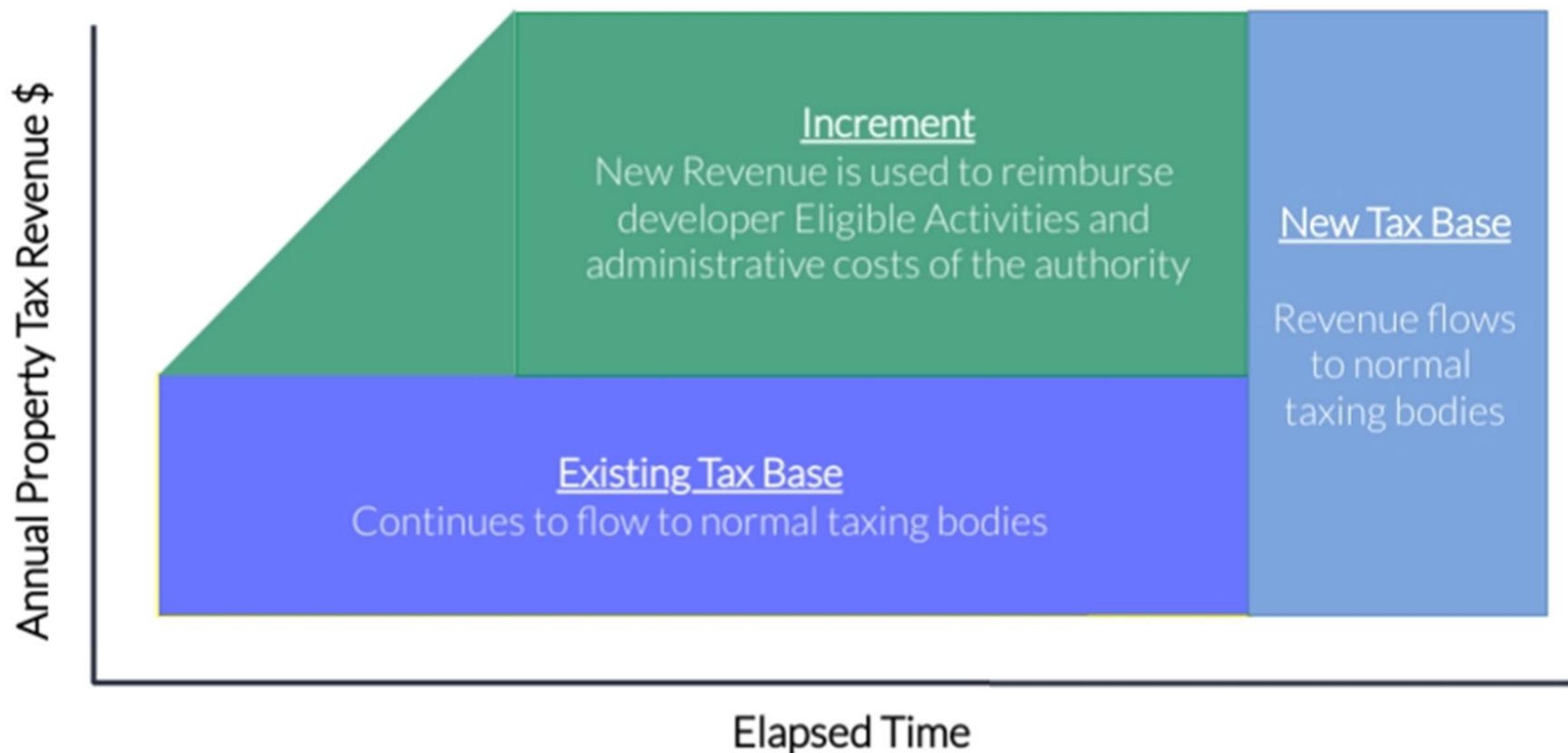
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- The TIF (Taxable Incremental Funding) allows a Municipality to partner with a builder to help defray the development costs of a site. These items, which are reimbursable, are:
  - Sanitary, Storm, and potable water improvements;
  - Site Preparation including soft costs:
    - Engineering, Environmental, etc.,
  - Franchise utility improvements:
    - Electric, Fiber Optic, Natural Gas

# Missing Middle Housing

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- Options:
  - Rent:
    - Market Rate and/or,
    - Missing Middle: For people working and earning 80 – 120% of Area Median Income
  - Retail:
    - Recapture is used for site improvements and infrastructure.
    - Gap between Appraised Value and Sales Price if a market segment was aimed for servicing
  - Hybrid
    - We have the flexibility and experience to weave together the various components



# How a TIF works

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- Allows a City to recapture all of the taxes on a property:
  - Those they would be entitled to and,
  - All county and state taxes that would leave the municipality.
- With that revenue, the City repays the Developer for all agreed upon qualified expenses over a time period.
  - Developer only gets paid after they perform and only for actual expense incurred.

# Not Captured:

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- School Debt milage is not collected and will increase allowing for faster repayment of School Debt



**WATTS HOMES  
& CONSTRUCTION**  
5071 Gull Road | Kalamazoo, MI 49048

269-345-3859

Fax 269-345-1570

[www.MyWattsHome.com](http://www.MyWattsHome.com)

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*Your life... Your home... Your style!*

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# CITY OF PLAINWELL'S VISION MILL SITE REIMAGINED

PRESENTED BY  
WATTS HOMES & CONSTRUCTION

MAY 12, 2025

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*Your life... Your home... Your style!*

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#### Bio

Watts Homes & Construction is a small local company that is very diverse in all construction needs from small residential homes and condos to luxury homes, remodeling and commercial construction.

We're confident that if you look into our reputation, you'll find a long history of very happy and satisfied customers in the greater Kalamazoo, area. They've also recommended us to their friends and family. We've worked hard in this industry to ensure the Watts name is synonymous with thoughtfully designed and beautifully crafted homes. We stand behind the work we've done in the past, the present and we won't stop in the future. We've staked our reputation on it.

3 generations of the Watts family have carried on the tradition of building quality homes in our community. We have been building communities within the greater Kalamazoo area for 70 years! We know a house is more than a building; it's your home. It's where your life happens. We are dedicated to making sure your home suits your life. What does that say about us?

- It tells you that for seven decades, our clients have put their trust in us to build their new homes.
- They've gone on to recommend us to their neighbors, friends and family members.
- Many have trusted us to build multiple homes for their families.
- We've also built solid relationships with our suppliers and sub-contractors.
- That kind of longevity lets you know that we have a tremendous amount of experience in understanding what our customers want and need.
- It says we keep our promises.

We deliver quality and value in a home you'll love for years to come. You may choose from a wide variety of residential and condominium designs to suit your taste. Each of our existing home plans can be changed and customized as much or as little as you choose.

We are a real estate developer as well as a home builder. Our company finds and buys land suitable for a project, improves it accordingly, and builds on it. We specialize in residential real estate projects and manage all phases, including neighborhood concept, infrastructure, home design, project marketing and client move-in.



SCALE:  
1" = 60'-0"

## WATTS HOMES AND CONSTRUCTION

46 CONDOMINIUM UNITS ARRANGED IN 2 TO 4 UNIT BUILDINGS  
40 50' x 96' SINGLE FAMILY LOTS

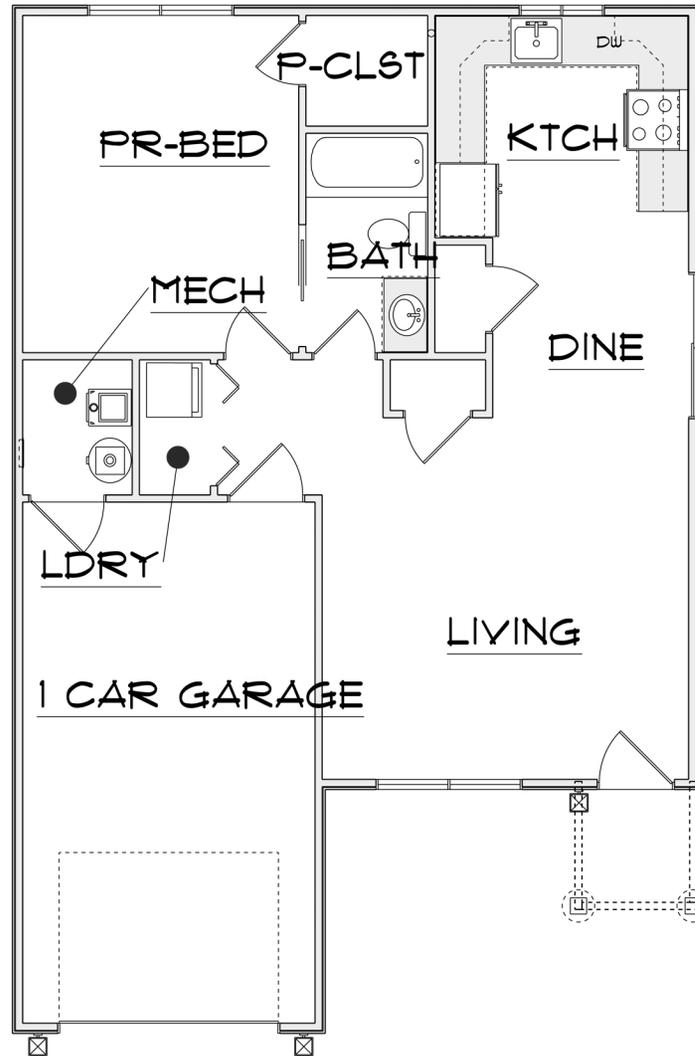
# 728 - Ranch

728 Sq Ft • 1 Bedroom • 1 Bath • 1-Car Garage



# 728 - Ranch

728 Sq Ft • 1 Bedroom • 1 Bath • 1-Car Garage



This illustration is an artists' rendering based on Watts Homes & Construction's current proposed development concepts, which continue to evolve & are subject to change without notice. This illustration is not to scale. No guarantee is made that the facilities & features depicted will be constructed or that, if constructed, the number, type, size & location will be as depicted on this illustration. Access to & use of certain areas may be restricted. The common & surrounding properties will undergo continuing growth & development, & conditions within sight may change. This illustration does not show the legal boundaries of the community; please refer to the recorded plats. Because Watts Homes & Construction does not own or control the land outside the boundary of the community, Watts Homes & Construction does not guarantee the accuracy of any matters or conditions shown on this illustration outside the boundary of the community and/or the current or future uses of those properties. © Watts Homes & Construction, Kalamazoo, MI

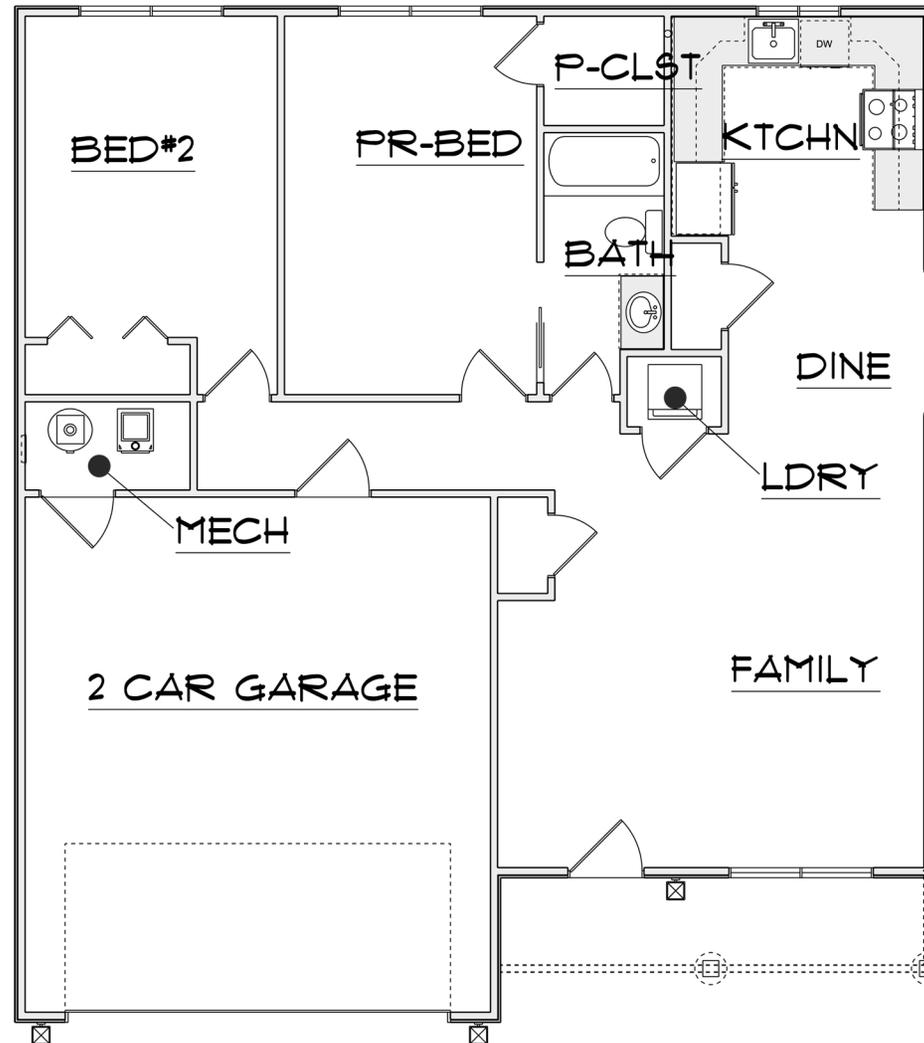
# 1014 - Ranch

1,014 Sq Ft • 2 Bedrooms • 1 Bath • 2-Car Garage



# 1014 - Ranch

1,014 Sq Ft • 2 Bedrooms • 1 Bath • 2-Car Garage



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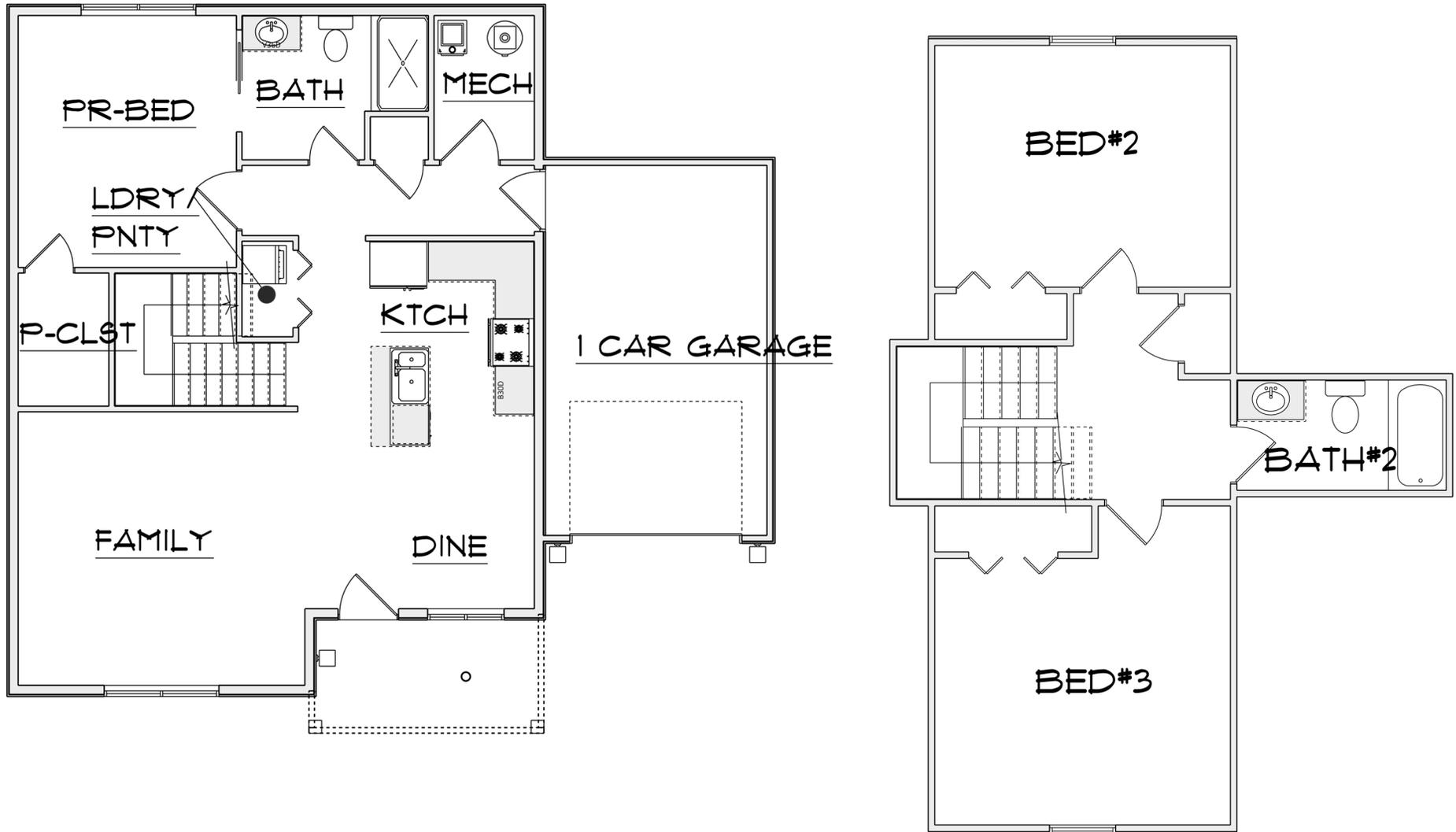
# 1426 - 1.5 Story

1,426 Sq Ft • 3 Bedrooms • 2 Baths • 1-Car Garage



# 1426 - 1.5 Story

1,426 Sq Ft • 3 Bedrooms • 2 Baths • 1-Car Garage



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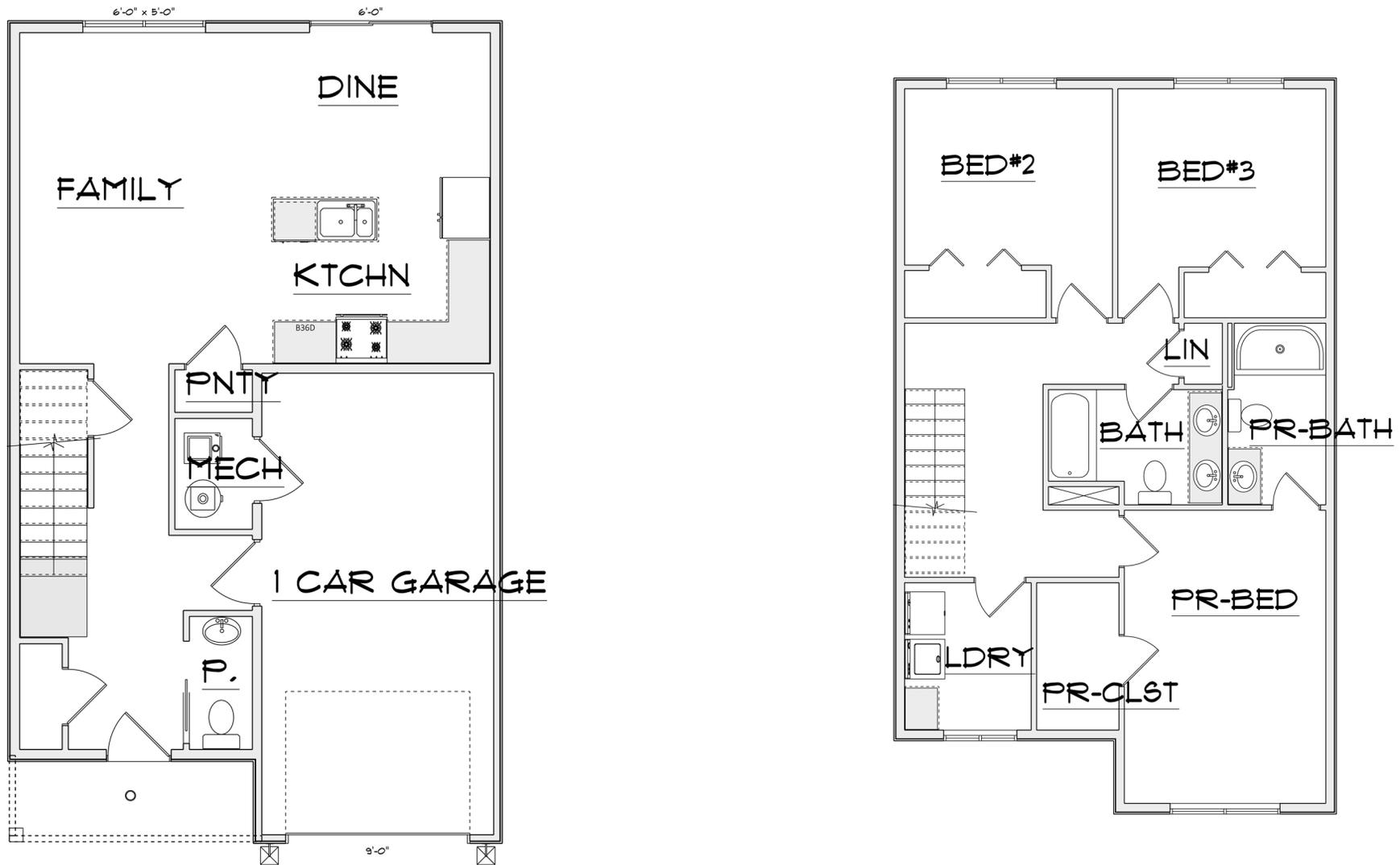
# 1464 - 2 Story

1,464 Sq Ft • 3 Bedrooms • 2.5 Baths • 1-Car Garage



# 1464 - 2 Story

1,464 Sq Ft • 3 Bedrooms • 2.5 Baths • 1-Car Garage



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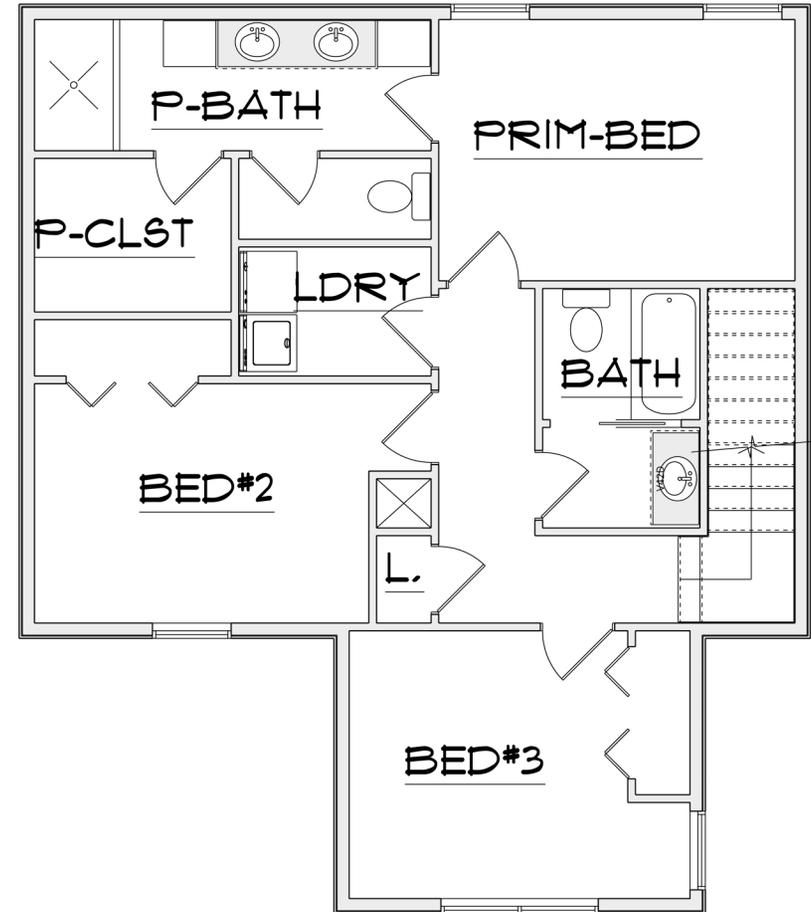
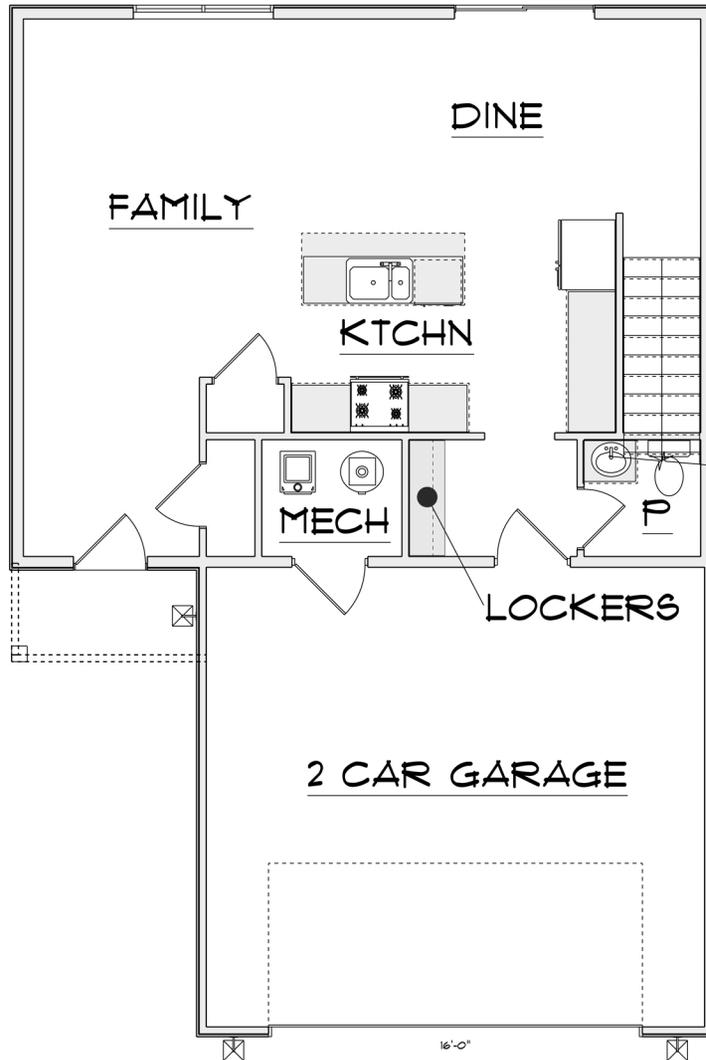
# 1592 - 2 Story

1,592 Sq Ft • 3 Bedrooms • 2.5 Baths • 2-Car Garage



# 1592 - 2 Story

1,592 Sq Ft • 3 Bedrooms • 2.5 Baths • 2-Car Garage



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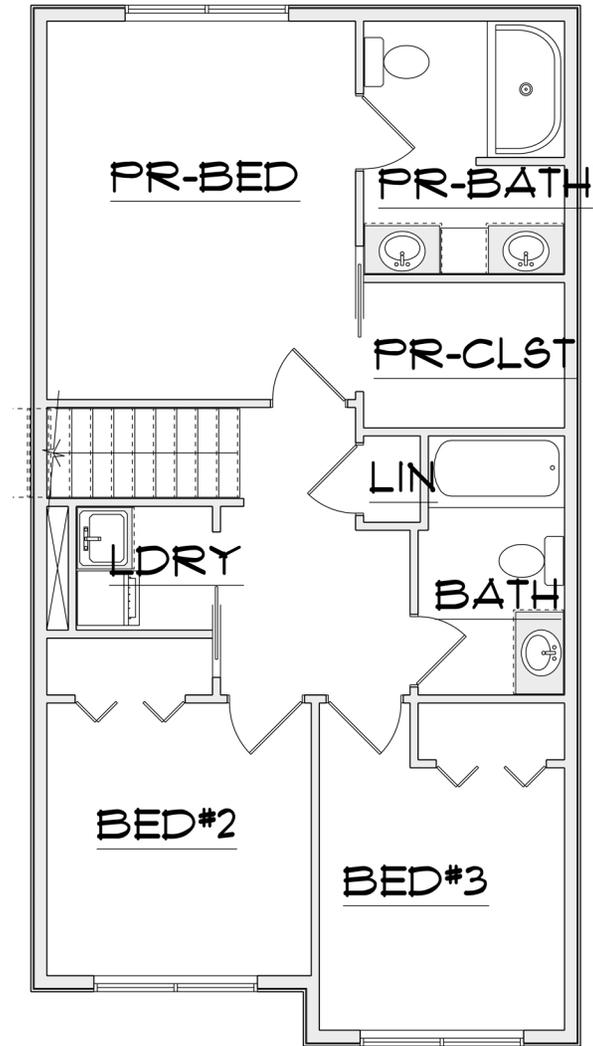
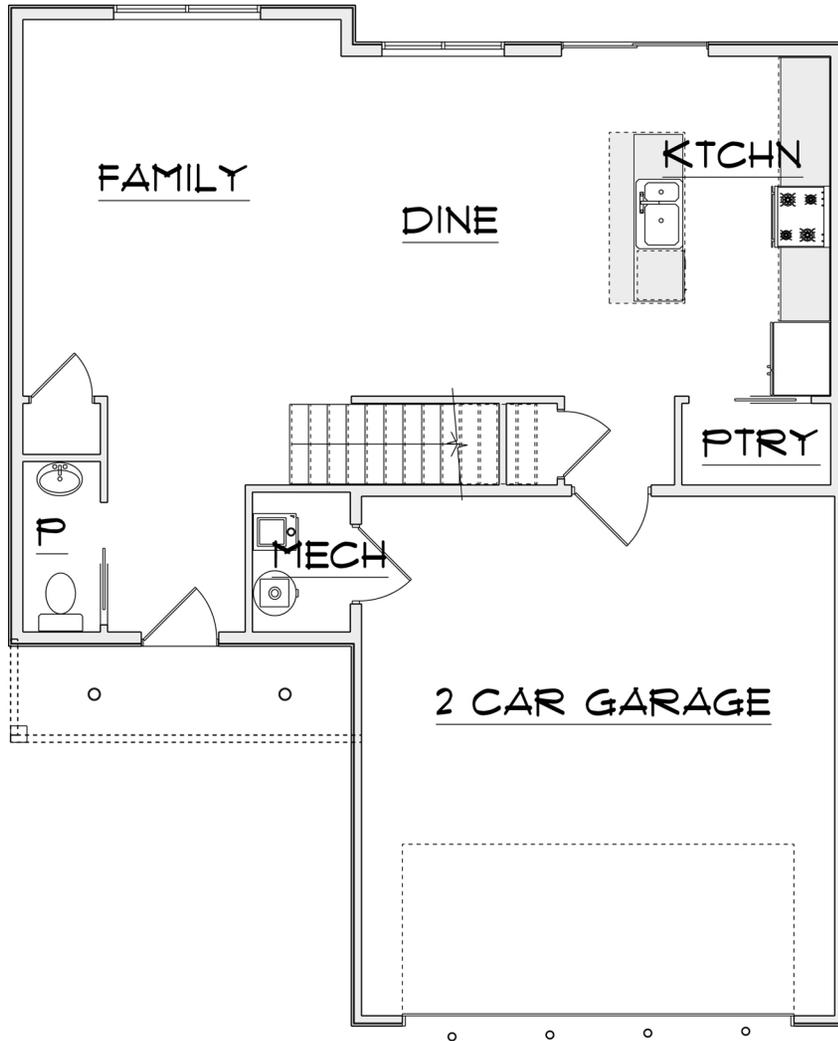
# 1677 - 2 Story

1,677 Sq Ft • 3 Bedrooms • 2.5 Baths • 2-Car Garage



# 1677 - 2 Story

1,677 Sq Ft • 3 Bedrooms • 2.5 Baths • 2-Car Garage



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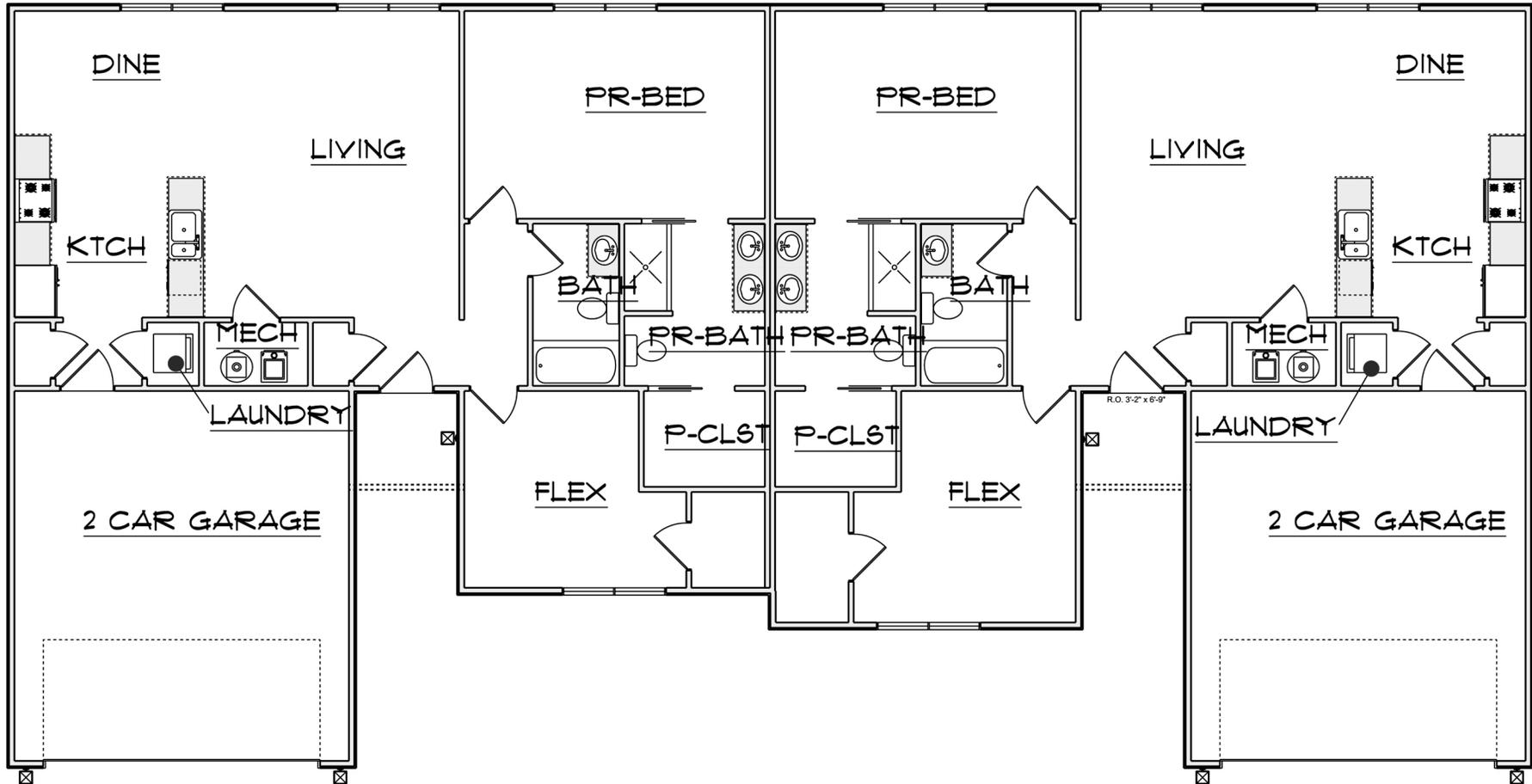
# 2 Unit Condo - Ranch

1,203 Sq Ft • 2 Bedrooms • 2 Baths • 2-Car Garage Per Unit



# 2 Unit Condo - Ranch

1,203 Sq Ft • 2 Bedrooms • 2 Baths • 2-Car Garage Per Unit



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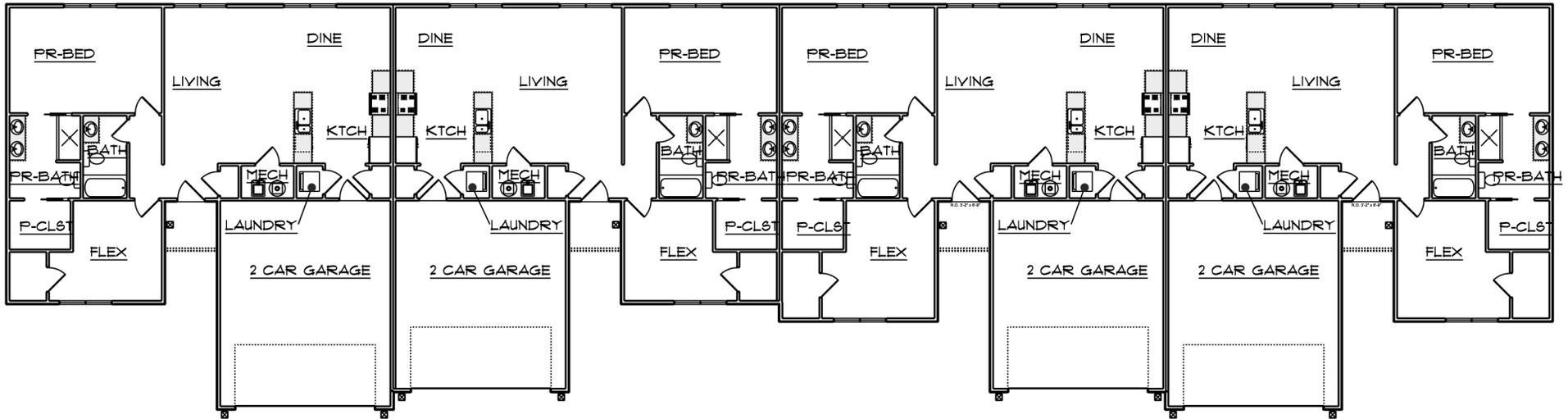
# 4 Unit Condo - Ranch

1,239 Sq Ft • 2 Bedrooms • 2 Baths • 2-Car Garage Per Unit



# 4 Unit Condo - Ranch

1,239 Sq Ft • 2 Bedrooms • 2 Baths • 2-Car Garage Per Unit



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