

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
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Plainwell, Michigan 49080
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“The Island City”

AGENDA

Plainwell City Council

Monday, May 22, 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** – 05/08/2023 Regular Meeting and 05/15/2023 Special Meeting
6. **General Public Comments**
7. **Introduction of New Firefighters**
8. **County Commissioner Report**
9. **Agenda Adjustments and Approval**
10. **Mayor’s Report**
11. **Recommendations and Reports:**
 - A. Master Plan Update / Resolution 2023-15**

Council will consider adopting 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.
 - B. Ordinance 395 – Amending Chapter 53 Article XIV “Flood Hazard Areas”**

Council will consider approving Ordinance 395 Amending Chapter 53 Article XIV, Sections 53-71, 53-73, 53-76 and 53-77 of the Zoning Chapter of the City of Plainwell Code of Ordinances.
 - C. DPW – Jersey Street Paving**

Council will consider approving the paving of Jersey Street from West Bridge to Starr, using city staff/equipment with materials from Wyoming Asphalt at an estimated cost of \$148,251.14.
 - D. Draft 2023/2024 BRA/TIFA/DDA Budget**

Council will consider approving the draft 2023/2024 BRA/TIFA/DDA Budget.
 - E. City Manager Evaluation Process**

Council will consider changes to the process of evaluating the City Manager.
 - F. Setting a Public Hearing – June 26, 2023 7pm**

Council will consider setting a public hearing for June 26, 2023 at 7pm for the adoption of the 2023/2024 City Budget.
 - G. Sale of Land**

Council will consider accepting a cash offer of \$315,000.00 from Nobis Agri Service, Inc. to sell 10.48 acres of land located at 830 Miller Road.
 - H. Consideration of Temporary Summer Hours for City Hall**

Council will consider experimenting with a compressed work schedule for City Hall during the summer months.
 - I. Resignation of Interim City Managers**

Council will consider accepting, separately, the resignations of Brian Kelley and Robert Nieuwenhuis from their duties as Interim City Manager, effective June 12, 2023.

12. **Communications:** The April 2023 Water Renewal and Public Safety Reports, the draft May 9, 2023 DDA/BRA/TIFA Meeting Minutes and the draft May 17, 2023 Planning Commission Meeting Minutes.
13. **Accounts Payable - \$213,574.73**
14. **Public Comments**
15. **Staff Comments**
16. **Council Comments**
17. **Adjournment**

Agenda Subject to Change

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

MINUTES
Plainwell City Council
May 8, 2023

1. Mayor Keeler called the regular meeting to order at 7:00 PM in City Hall Council Chambers.
2. Scott Fenner 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 Keeney and Councilmember Wisnaski. Absent: None.
5. Approval of Minutes:
A motion by Steele, seconded by Overhuel, to accept and place on file the Council Minutes of the 04/22/2023 special meeting and the 04/24/2023 regular meeting and the closed session. On a voice vote, all voted in favor. Motion passed.
6. Public Comment:
Citizen Denise Miller at 241 N Sunset briefed Council on concerns about climate change and recommended discussions or a committee to consider things the city could be doing now to mitigate future concerns.
7. County Commissioner Report: None.
8. **A motion by Steele, seconded by Overhuel, to approve the Agenda for the May 8, 2023 meeting as presented. On a voice vote, all voted in favor. Motion passed.**
9. Mayor's Report:
Mayor Keeler reported the city is moving forward with the City Manager and City Clerk. He noted that the Noon Whistle is nearly ready for installation and will be on display at City Hall on Friday May 12, 2023.
10. Recommendations and Reports:
 - A. Superintendent Nieuwenhuis reported shrubbery that needs replacement in Hicks Park along Allegan Street between the bridge and Soule Fountain. Rather than replacing with new shrubbery that will need to grow and be maintained, the recommendation is to replace the shrubs with black-lined chain link fencing. The city also identified fencing needed on the Mill property from the NW Corner of Building 2 north to the river. Backyard Fencing LLC provided quotes for both projects for \$5,000 for Hicks Park and \$3,900 for the Mill. Council suggested installing a 16' gate on the Mill property, instead of the 12' quoted. **A motion by Wisnaski, seconded by Keeney, to approve the project with Backyard Fencing LLC to install black-coated chain link fencing in Hicks Parks and on the North Side of the Mill Property, with a 16' gate, at a cost not to exceed \$10,000.00. On a roll call vote, all in favor. Motion passed.**
 - B. Superintendent Nieuwenhuis reminded Council of a 3-year certification needed for the freight elevator in the Mill. Upon review after the project was approved at the last Council meeting, Great Lakes Elevator realized the original quote was for a passenger elevator, not a freight elevator. Due to the additional weights needed to certify the elevator's operation, additional funds are needed.

A motion by Keeney, seconded by Steele, to modify the approved cost a three-year certification for the mill freight elevator with Great Lakes Elevator to the amount of \$14,000.00. On a roll call vote, all voted in favor. Motion passed.

- C. Superintendent Nieuwenhuis reported additional sweepings to be hauled after the spring 2023 sweepings. Since the approved project to haul and dispose of old piles had not yet started, the administration recommends adding the new pile to the existing pile for disposal this spring, which could reduce overall costs. Additional disposal fees will be needed due to the extra weight of the debris being hauled.

A motion by Overhuel, seconded by Wisnaski, to modify the approved disposal fees to Kent County Landfill to the amount of \$15,000.00. On a roll call vote, all voted in favor. Motion passed.

- D. Clerk Kelley reminded Council of the motion made at the April 22 special meeting to offer a contingent job offer and reported that the background check had come back and that the employment contract had been negotiated successfully. The agreed upon contract was included in the Council packet for approval.

A motion by Keeney, seconded by Wisnaski, to approve a 3-year employment contract with Justin Lakamper for Plainwell City Manager, beginning June 12, 2023. On a voice vote, all voted in favor. Motion passed.

- E. Mayor Keeler noted the new Manager's contract ties raises to "favorable" performance evaluations and Council has the opportunity to tweak its process for evaluating the Manager. He suggested starting with the current evaluation form, consider the ICMA's evaluation form, and include a component for staff input as part of the process. Council debated the score level that would qualify as "favorable" and agreed on an 85% score. Council debated the changes to the scoring form as felt additional time was needed to consider all the possibilities.

A motion by Steele, seconded by Overhuel, to define an 85% score as "favorable" for the City Manager evaluation, and to table the updates to the evaluation form with inclusion of staff comments. On a roll call vote, all voted in favor. Motion passed.

- F. Clerk Kelley asked for a special meeting on May 15, 2023 to discuss water rate proposals after a rate study done as part of the DWAM Grant. The special meeting would also review the 2023/2024 draft budget. Council could gather before the meeting for a meal.

A motion by Steele, seconded by Keeney, to set a special meeting for May 15, 2023 at 7pm to discuss water rates and the draft 2023/2024 City Budget. On a voice vote, all voted in favor. Motion passed.

11. Communications:

- A. **A motion by Steele, seconded by Overhuel, to accept and place on file the April 2023 Investment and Fund Balance Reports. On a voice vote, all voted in favor. Motion passed.**

12. Accounts Payable:

A motion by Keeney, seconded by Wisnaski, that the bills be allowed and orders drawn in the amount of \$444,885.94 for payment of same. On a roll call vote, all voted in favor. Motion passed.

13. Public Comments:

County Clerk Bob Genetski gave an overview of the 2022 Annual Report of the Allegan County Clerk and Register of Deeds (full report on file at the Clerk's Office). He also reported a new fee service for property owners to protect them against property fraud. He also reminded Council the need to budget funds for the replacement of election tabulators scheduled for replacement, at city cost, in 2027.

14. Staff Comments:

Personnel Coordinator reported having ordered a background check for a soon-to-be-named City Clerk.

Community Development Manager Siegel reported lead abatement will start May 12 and that the River Dam project is ongoing and will need extensions because the project is so large and complicated.

Superintendent Pond noted that the Dystor cover replacement is completely and that the tank is operating much more efficiently.

Director Callahan reported outfitting the two new on-call firefighters with gear.

Clerk/Finance Director Kelley reported ongoing budget work and working with staff on contract negotiations.

Superintendent Nieuwenhuis reported a planned closing of the interconnect with Otsego Township on May 17 when the township's water system is scheduled to go live. He then reported that Plainwell fire hydrants will be flushed beginning 2am on Friday May 19. Finally, he reported that the work on the West Bridge and North Main bridges will begin on June 5. The North Main work will shift traffic to one side of the bridge, then the other, while work is being done. West Bridge will be closed to thru-traffic from Park to Church during the project.

15. Council Comments:

Council each thanked staff for going above and beyond during staff shortages.

16. Adjournment:

A motion by Steele, seconded by Overhuel, to adjourn the meeting at 7:59 PM. On a voice vote, all voted in favor. Motion passed.

Minutes respectfully
Submitted by,
Brian Kelley
City Clerk

MINUTES APPROVED BY CITY COUNCIL
May 22, 2023

Brian Kelley, City Clerk

MINUTES
Plainwell City Council
May 15, 2023

1. Mayor Keeler called the special meeting to order at 7:01 PM in City Hall Council Chambers.
2. Pledge of Allegiance was given by all present.
3. Roll Call: Present: Mayor Keeler, Mayor Pro Tem Steele, Councilmember Overhuel, Councilmember Keeney and Councilmember Wisnaski. Absent: None.
4. **A motion by Steele, seconded by Overhuel, to approve the Agenda for the May 15, 2023 meeting as presented. On a voice vote, all voted in favor. Motion passed.**
5. New Business:
 - A. Finance Director Kelley introduced Andy Campbell from Bakertilly Municipal Advisors who was engaged through the DWAM Grant to do a water rate study. He started by giving an overview of the city's financial reports, noting that the Water Fund is in good shape for now, but noted the current rates were modeled to cover operational costs without including major capital improvements. He reported that many municipalities have switched methodologies to include the cost of road replacements when funding water/sewer projects; that one lane of road could be funded by each a water and a sewer project. This methodology is consistent with the Complete Streets goals used by Council and the RRC. He presented Council with a likely scenario of capital improvements planned for the next several years and talked about funding them with cash or with debt, all of which is dependent on the rates. He presented the scenario of an "average" water customer using 4,500 gallons per month – currently the Ready To Serve (RTS) and the commodity charges would be \$22.20 for this customer, which is enough to cover operations. Given the capital and debt service needs, the current rates need to be increased. Having reviewed the operational and capital costs, the rates would need to be increased so that the "average" water customer's charges would be \$31.70, again based on 4,500 gallons used per month. The \$9.50 monthly increase would be \$5.00 from RTS fees and the rest from consumption charges. These are only the water rates, not sewer, and customers using more water would have a larger monthly dollar increase. Additionally, the RTS rates currently being charged are quite far below the American Water Works Association (AWWA) standards for meter sizes. Customers with larger sized meters would be a higher increase in their RTS charges than a typical residential user. Campbell noted that the statewide average for similar usage is between \$40 and \$45 monthly, so this increase would keep Plainwell below the statewide average. He noted that for many years, the city kept its water rates very low because of not fully funding capital improvements, but that the rate really should include debt service and capital improvements. He noted that Plainwell may not be eligible for future grant funding because many of the grant programs are income-dependent and Plainwell's median household income is too high for most of the statewide grants available. Council asked about how this study impacts the sewer rates, which it doesn't. Council asked about inflationary jumps and capital improvements. The rate study recommends a 3% annual increase and includes known capital projects, but that new project would need to be included in future studies. Council considered implementing the new rates later in the budget year as opposed to July 1.
A motion by Steele, seconded by Overhuel, to authorize staff to continue the water rate study with Bakertilly as presented for final consideration at the June 12, 2023 Council Meeting. On a roll call vote, all in favor. Motion passed.

B. Finance Director Kelley gave a brief overview of the working 2023/2024 City Budget to Council. He specifically noted the General Fund, which looks good on paper, but includes \$500,000 in one-time funding from the sale of land, which would be needed for debt service and infrastructure improvements. Accordingly, the General Fund is a fund to be watched to minimize the use of fund balance. He also reported the Solid Waste Fund is still being watched and reported a needed change to the billing structure for the recycling/bulk trash program, citing the attorney's review of the current contract and the original ordinance setting up the program suggests that a quarterly billing for the recycling/bulk trash fees is more appropriate than including the charges directly on the summer tax bill. Council expressed concern about adding a new quarterly bill for residents who may not actually participate in the recycling program. Council asked staff to continue working on the budget as presented and present the full budget at the appropriate time.

6. Public Comments: None

7. Council Comments: None

8. Adjournment:

A motion by Keeney, seconded by Steele, to adjourn the meeting at 9:12 PM. On a voice vote, all voted in favor. Motion passed.

Minutes respectfully
Submitted by,
Brian Kelley
City Clerk

MINUTES APPROVED BY CITY COUNCIL
May 22, 2023

Brian Kelley, City Clerk

**CITY OF PLAINWELL
ALLEGAN COUNTY, MICHIGAN**

Resolution No. 2023-15

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

**A RESOLUTION APPROVING THE DRAFT MASTER
PLAN FOR DISTRIBUTION AND ASSERTING THE CITY
COUNCIL’S RIGHT TO ADOPT THE UPDATED CITY OF
PLAINWELL MASTER PLAN**

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 has undertaken an effort to evaluate and update the City’s Master Plan and has assembled a revised draft Master Plan; and

WHEREAS, the Michigan Planning Enabling Act, MCL 125.3842, requires the City Council to authorize distribution of the Master Plan to the notice group entities identified in the MPEA; and

WHEREAS, the Michigan Planning Enabling Act, MCL 125.3843, provides the City Council with the option to assert their right to adopt the Master Plan.

NOW, THEREFORE, BE IT HEREBY RESOLVED AS FOLLOWS:

1. ***Intent to Adopt Master Plan.*** Pursuant to MCL 125.3843, the City Council hereby asserts its right and intention to adopt an updated Master Plan.

2. ***Distribution of Draft Plan to Notice Group.*** Pursuant to MCL 125.3842, the City Council hereby approves distribution of the draft Master Plan to the Notice Group outlined in MPEA for review and comment.

YEAS: _____

NAYS: _____

ABSENT/ABSTAIN: _____

RESOLUTION DECLARED ADOPTED.

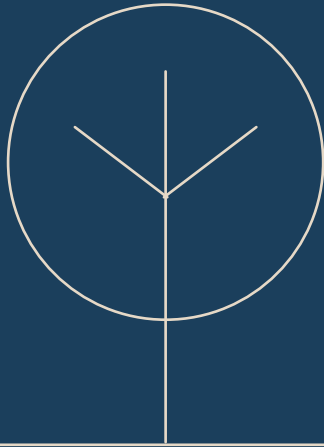
CERTIFICATION

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

Respectfully submitted,

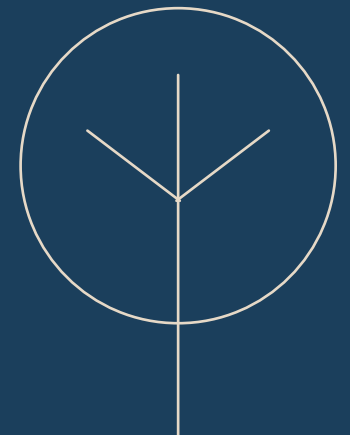
Date: _____

Brian Kelley
City of Plainwell 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

Eric Wilson, City Manager

Denise Siegel, Economic Development Director

With assistance from



CONTENTS

Chapter 1. Introduction..... 1

Chapter 2. Plainwell Today 7

Chapter 3. Public Input & Visioning..... 29

Chapter 4. Plainwell Tomorrow 33

Chapter 5. Implementation 55

APPENDICES:

- 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.”

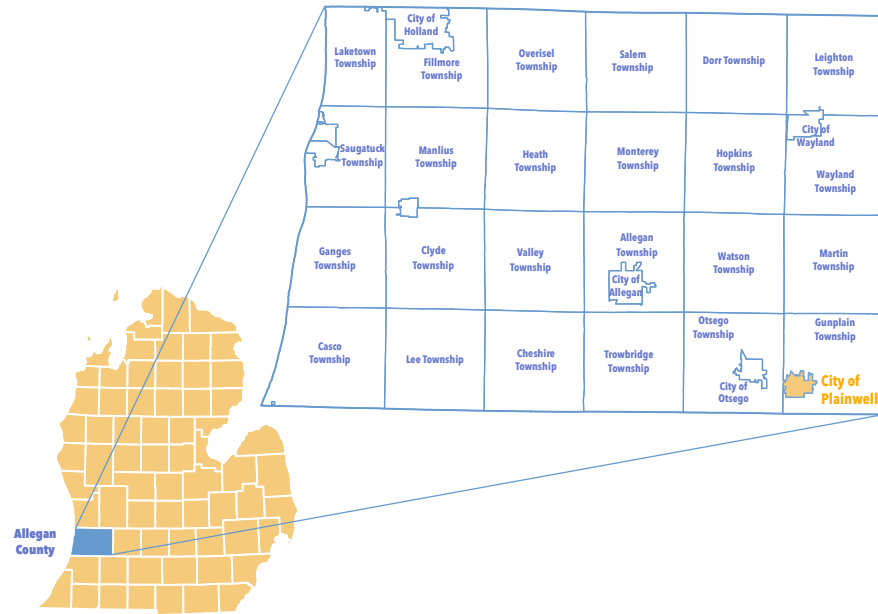
The Plainwell House was torn down in 1891, but Plainwell was by then established as a center for transportation and commerce. The City was platted in 1863 and incorporated as a village in 1869, with a population of approximately 200. The first railroad arrived in 1868. The community adopted a new charter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

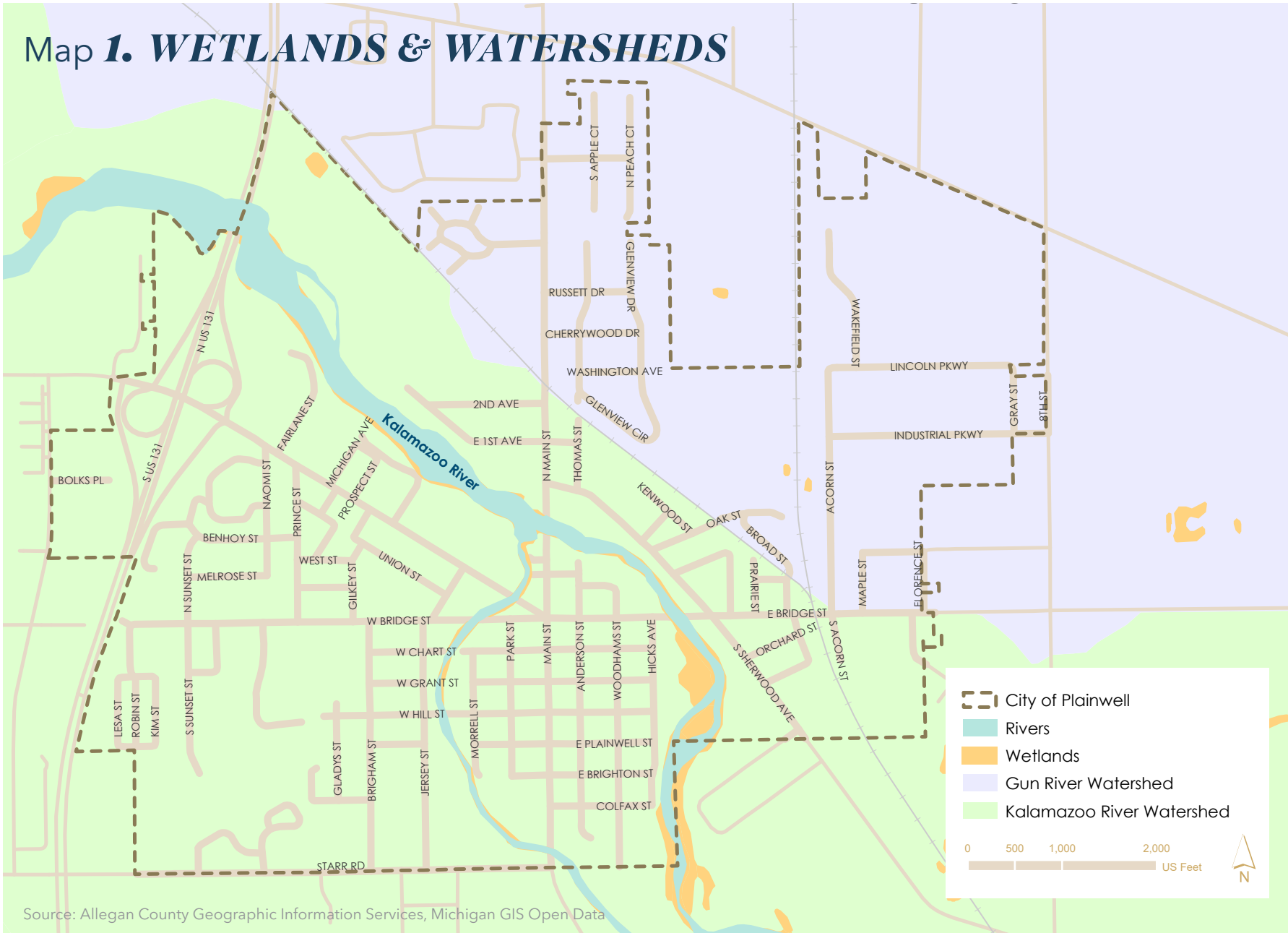
Planning Values

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.

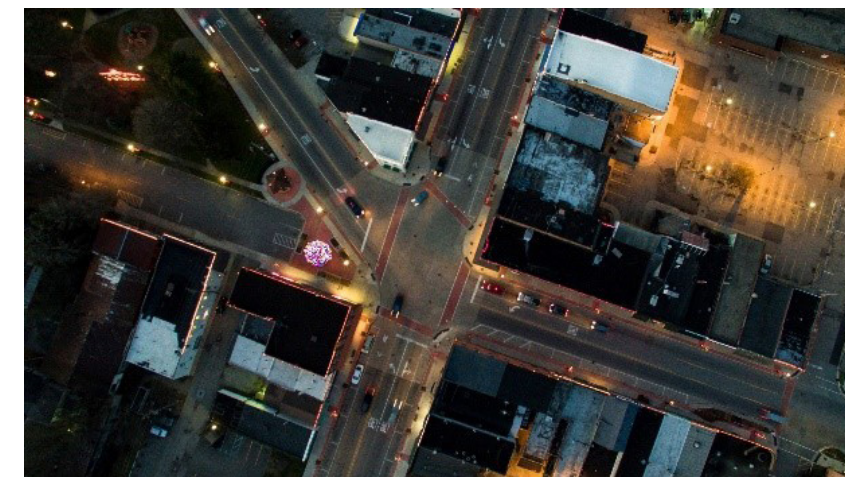
Planning Values

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.

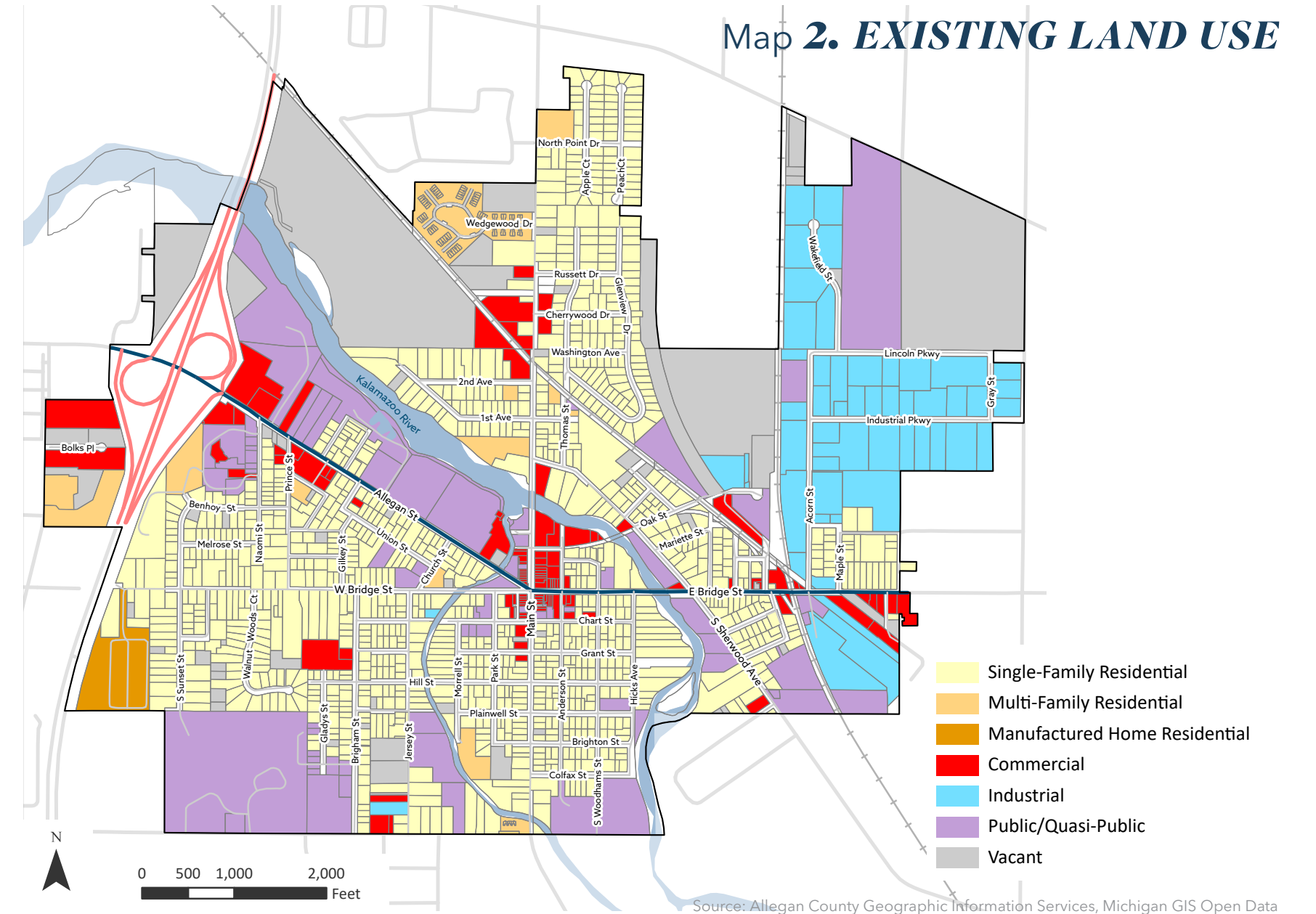
The approach on M-89 from the US-131 interchange is oriented toward highway traffic with gas stations, convenience stores, and a hotel. The Ascension Borgess-Pipp Hospital is also located here, but its entrance and approaches are not well defined. Further east, Harding's has taken over the old Big Top 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.

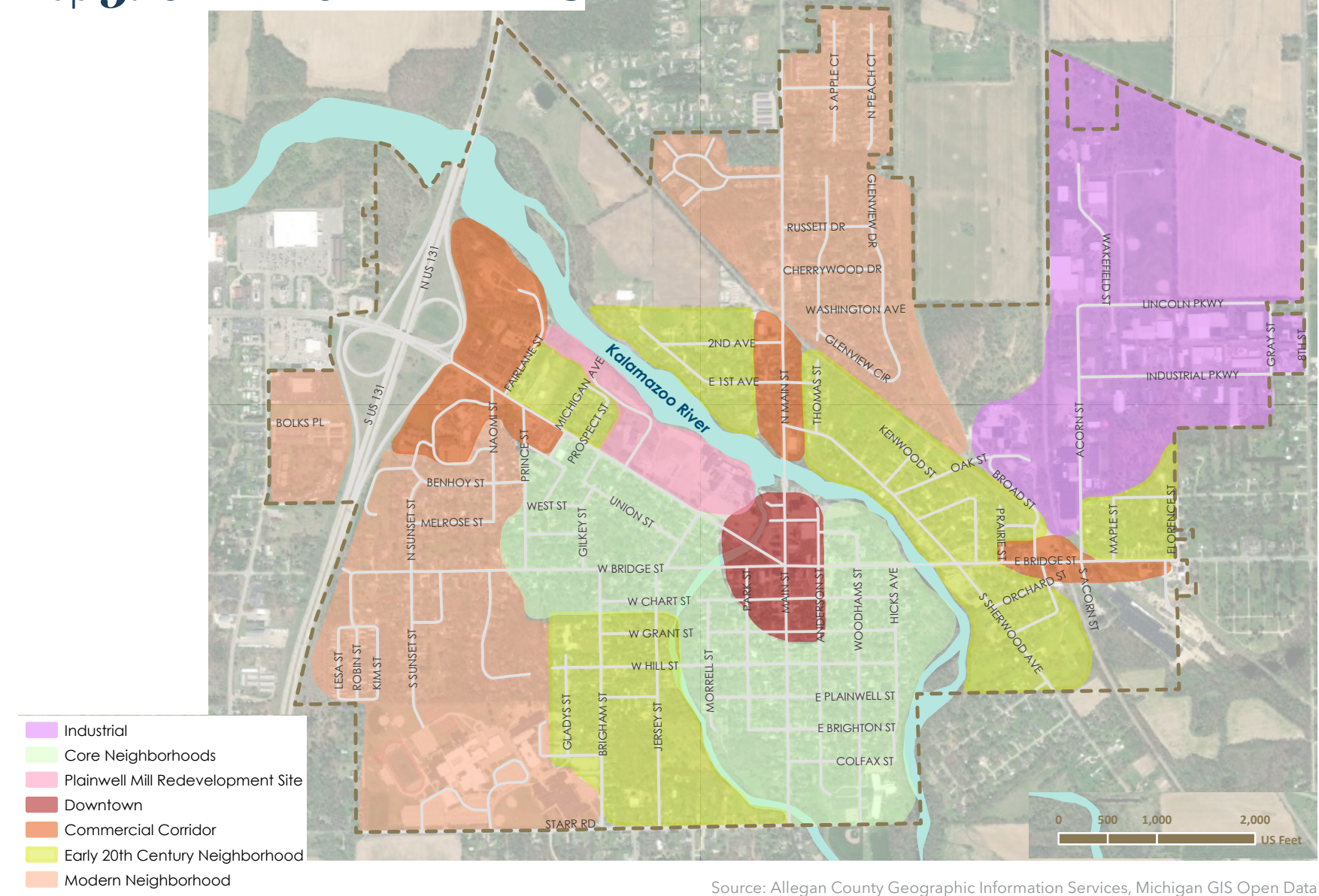
Planning Values

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 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**
 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.
- Early 20th Century Neighborhoods**
 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

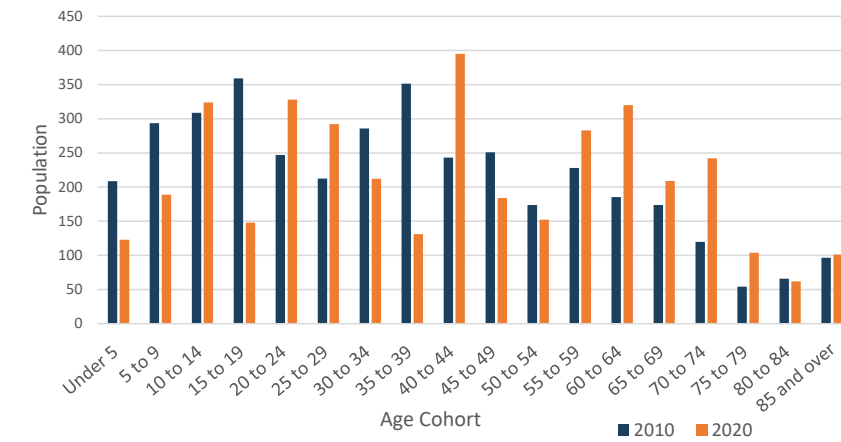
	2035	2040	2045
Allegan County	137,392	142,005	145,603
City of Plainwell	4,345	4,491	4,604
Gun Plain Township	7,057	7,294	7,479

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

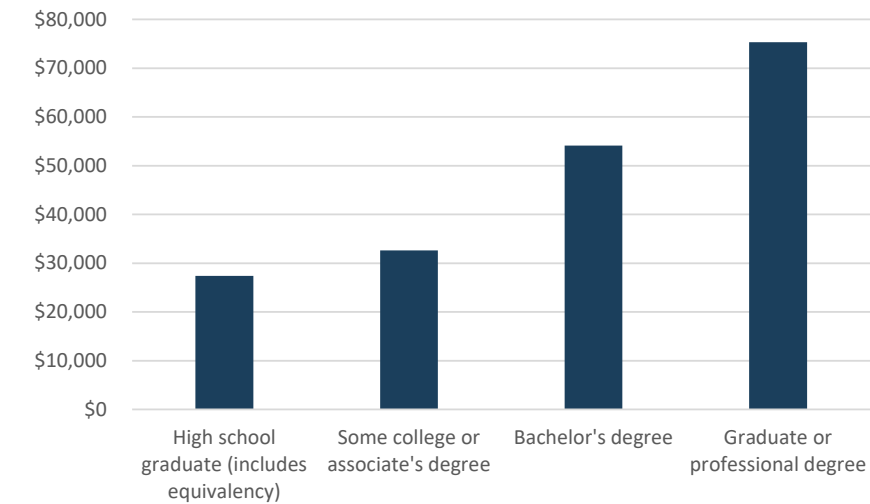
Educational Attainment & Income

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.

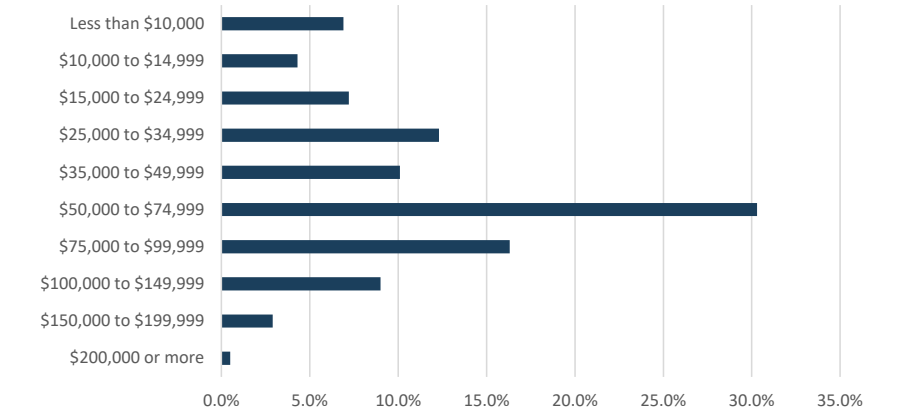
According to the 2020 ACS 5-year estimates, Plainwell's median household income was \$58,776 that increased almost 30% since 2010 and is similar to that of the state average (\$59,234). As shown in Chart 3, 30.3% of the households falls under the \$50,000 to \$74,999 income category and about 18.4% of 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

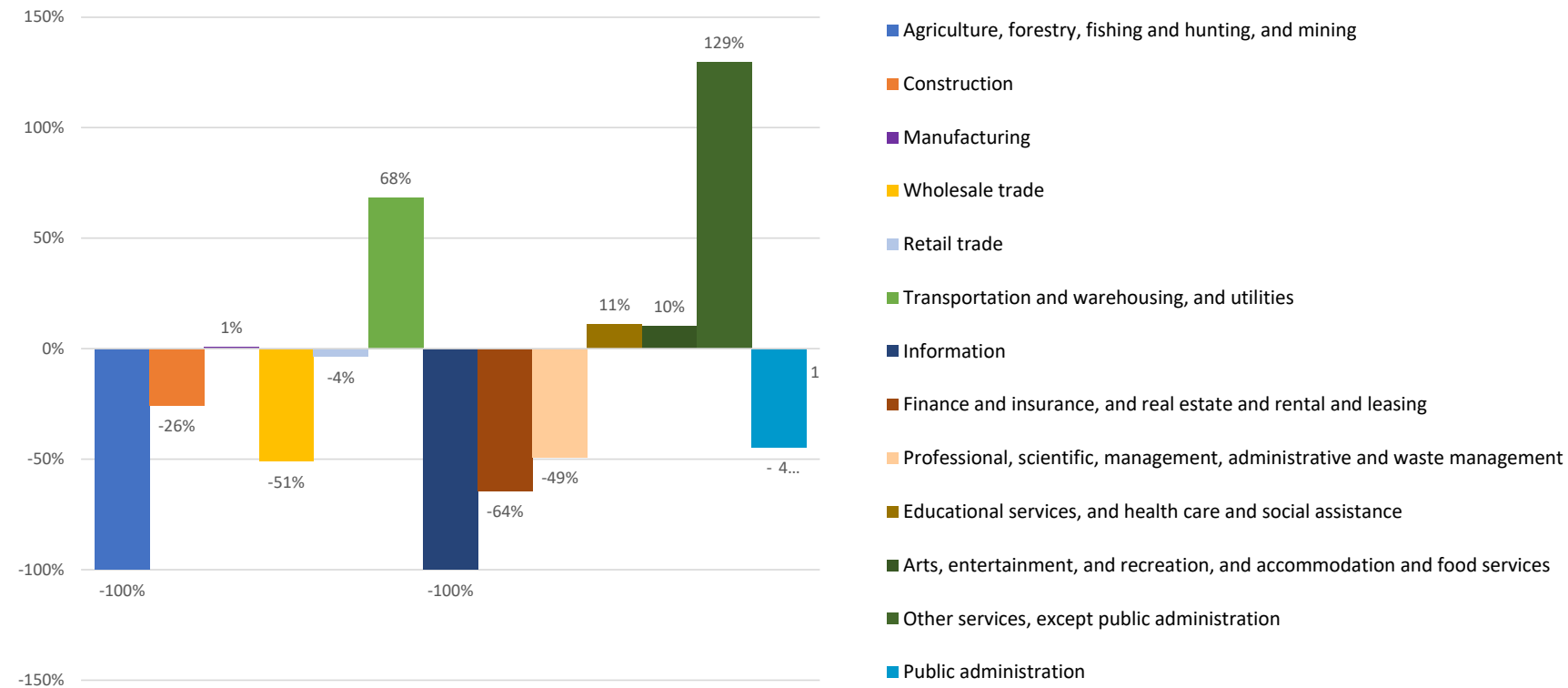


Table 4: Leading Employment Sectors

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

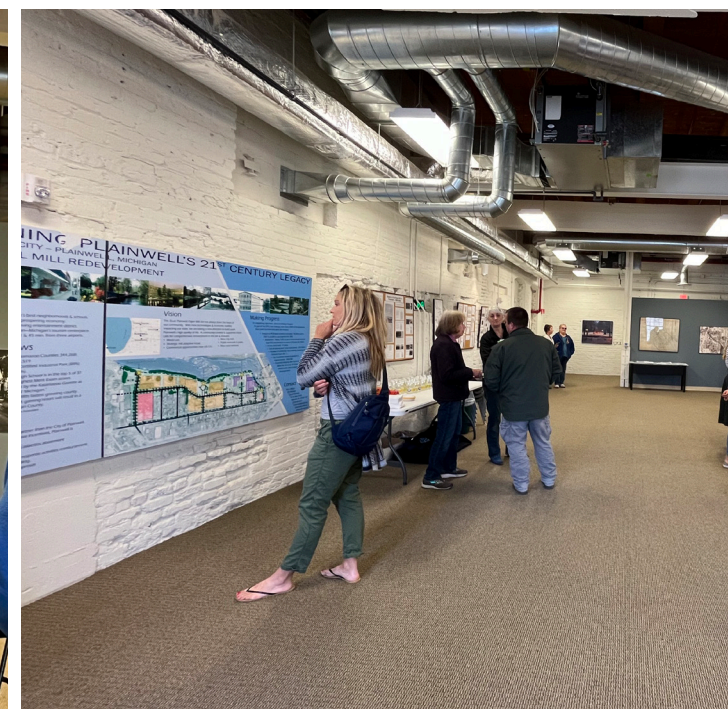
Based on stakeholder interviews, public surveys and public workshop events, key community issues and opportunities were identified and then translated into planning values. These values, which are described in Chapter Two, are focused on a series of topics that were discussed with the broader public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

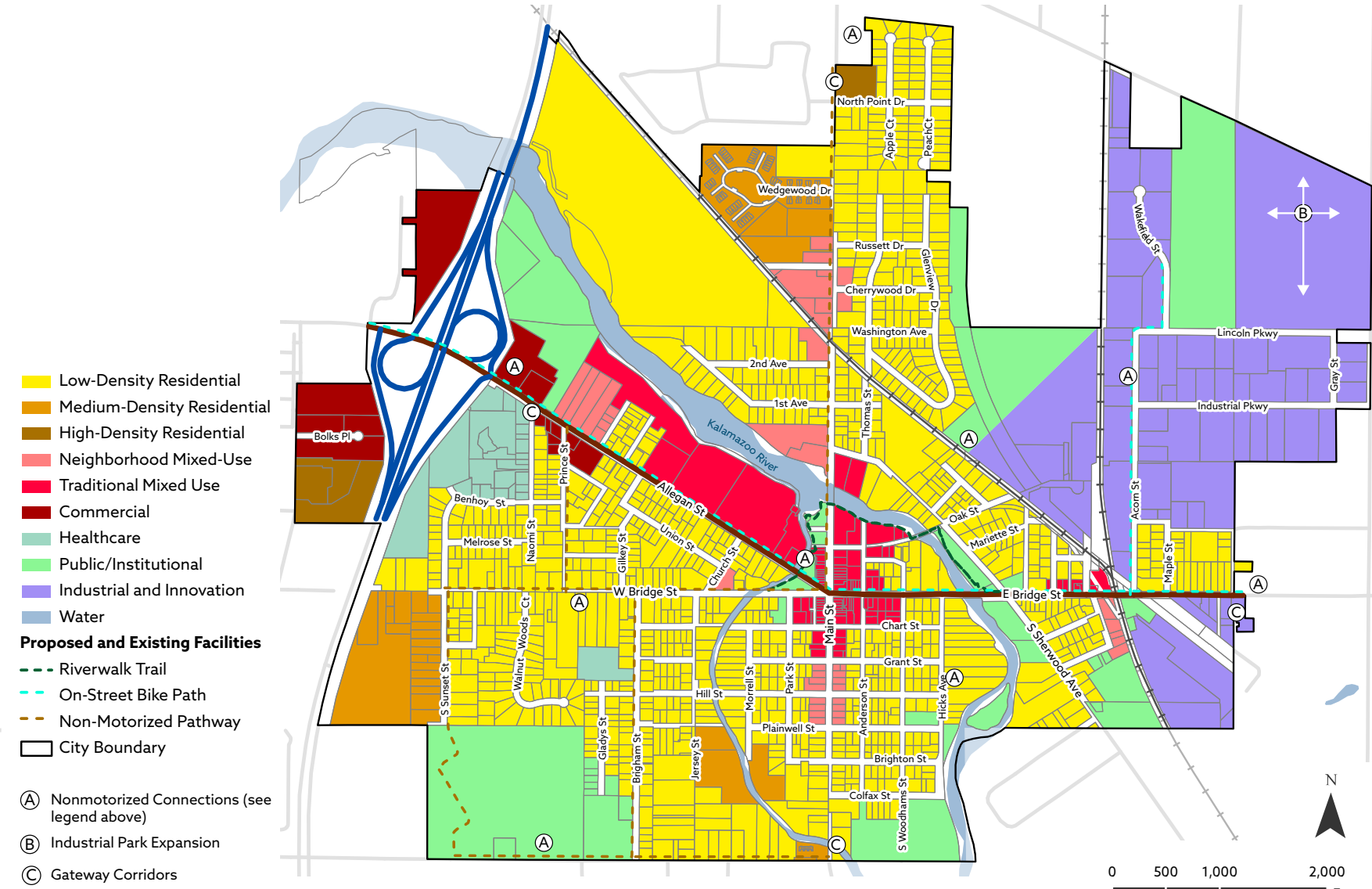
There are three categories of residential land uses:

- 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.

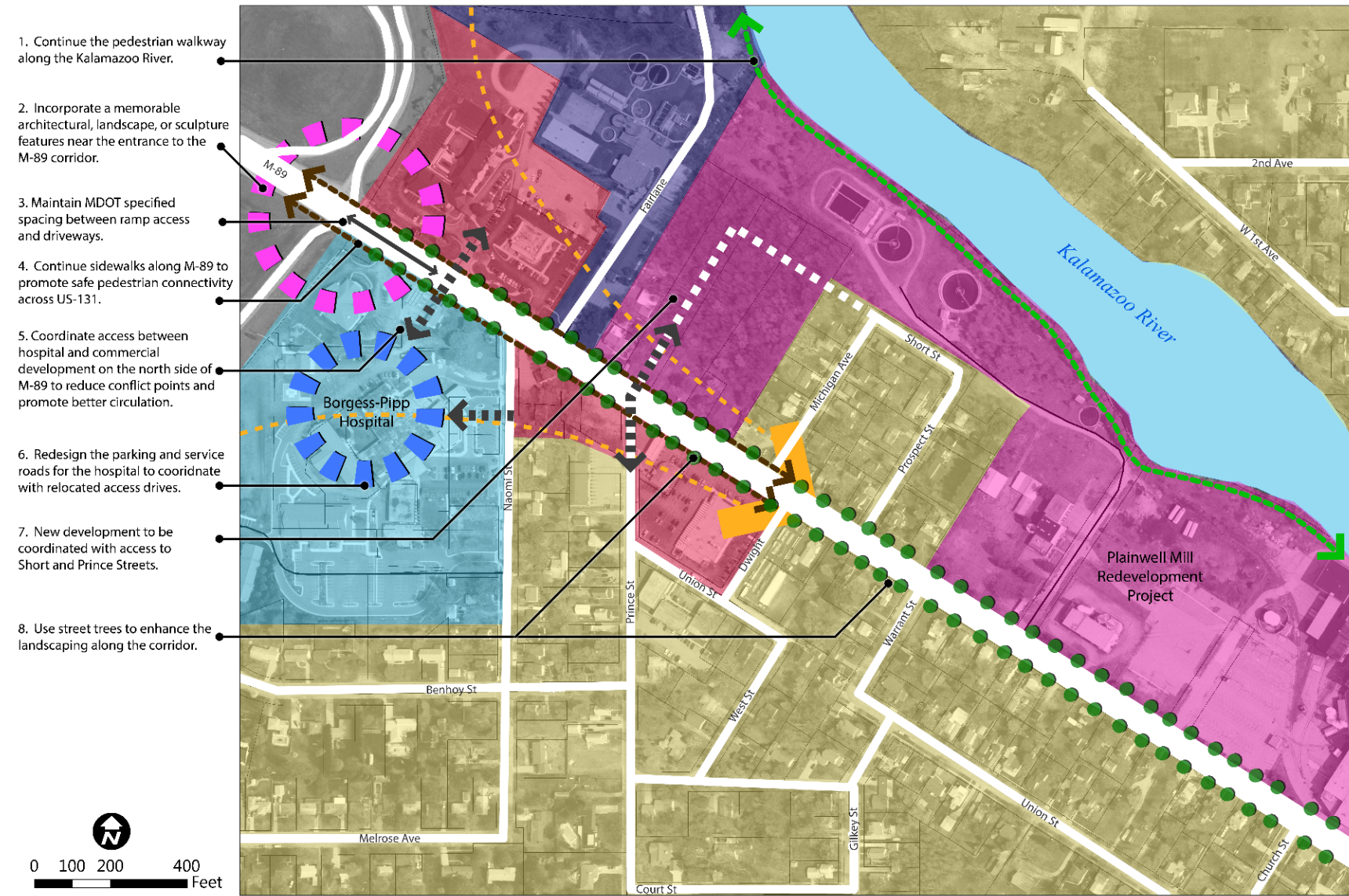
In particular, the Kalamazoo River and Mill Race add to Plainwell’s unique character, and while a river walk is already established along the Kalamazoo River near downtown, it should be expanded and continued along both banks, especially toward the west.

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

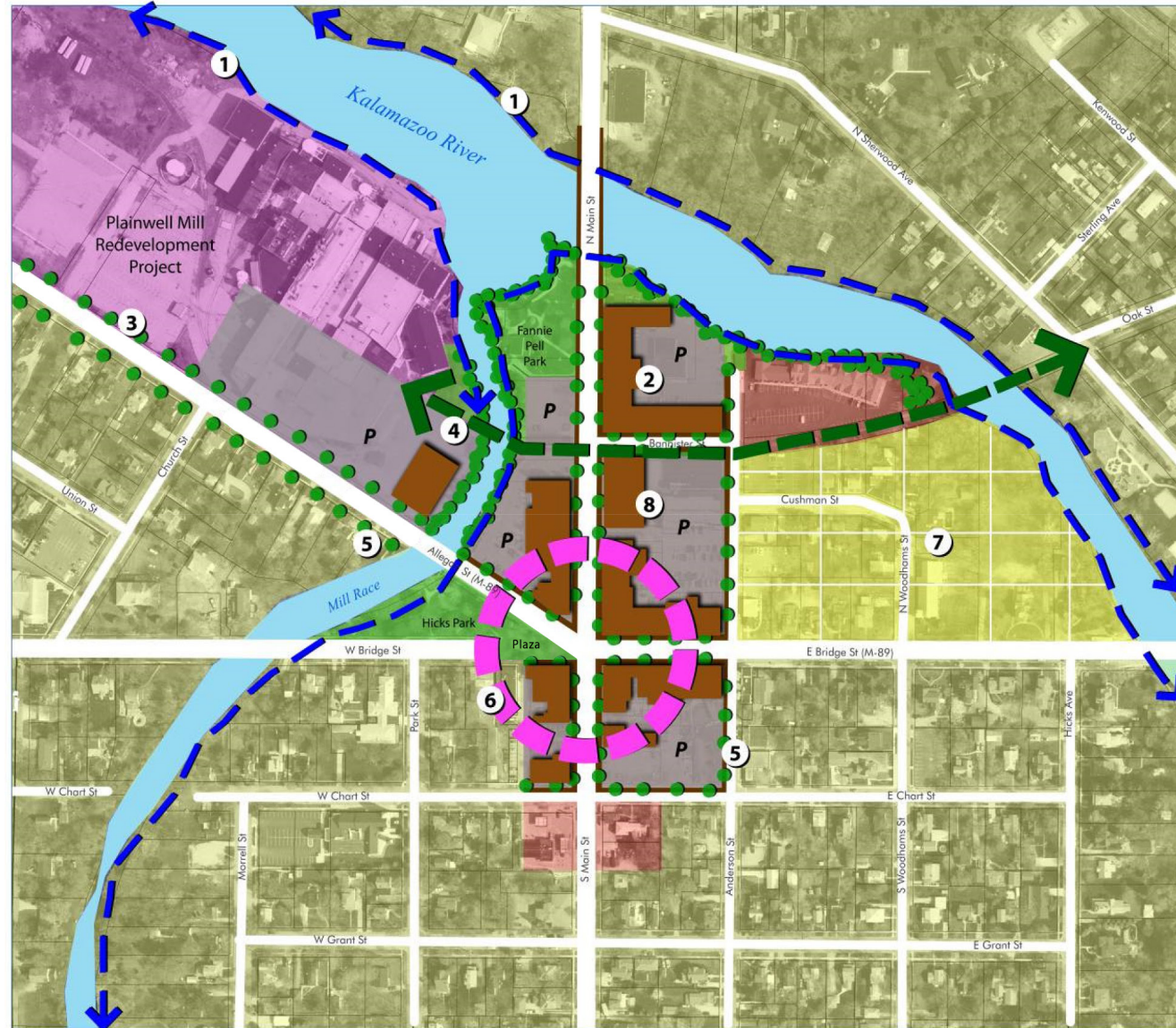
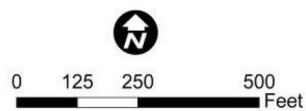
4. Reinforce the pedestrian walkway through downtown linking the Mill Project with the east side of the Kalamazoo River.

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

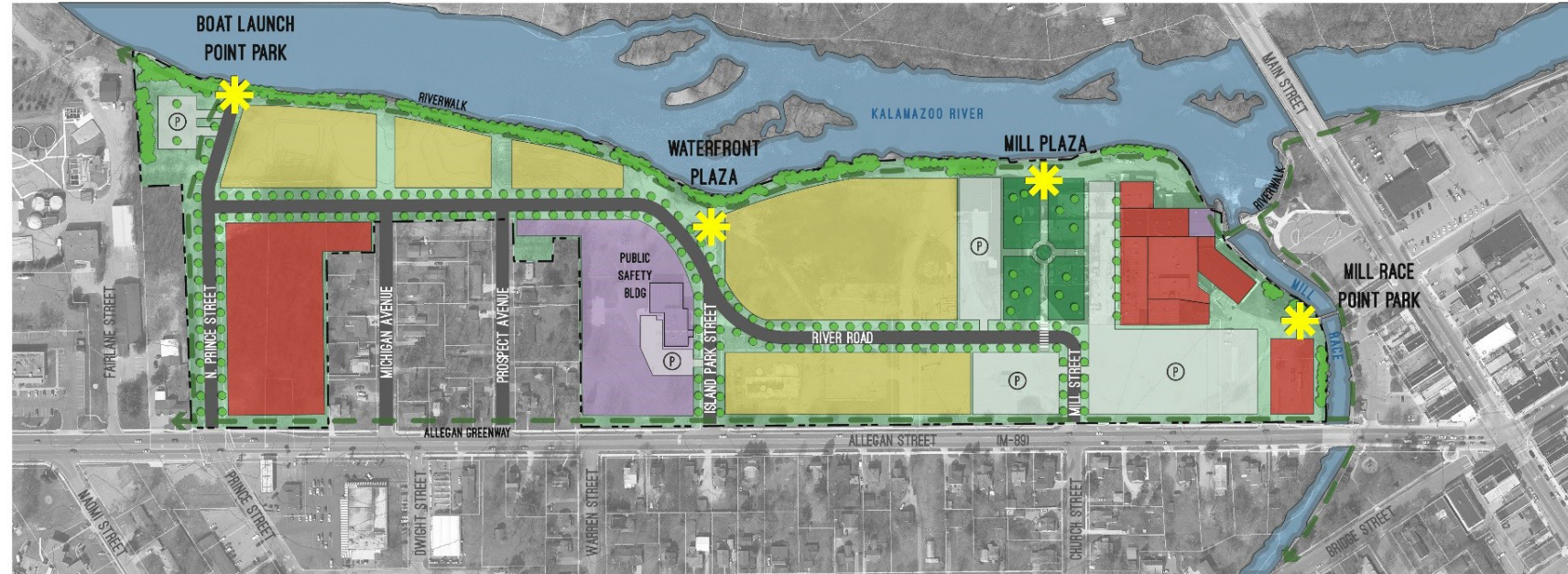
In 2006, the City acquired the 36-acres that was formerly home to the Plainwell Paper Mill and has held several town meetings to develop a community vision and plan for the site. Map 7 shows the concept plan for the site that includes the following.

- 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.

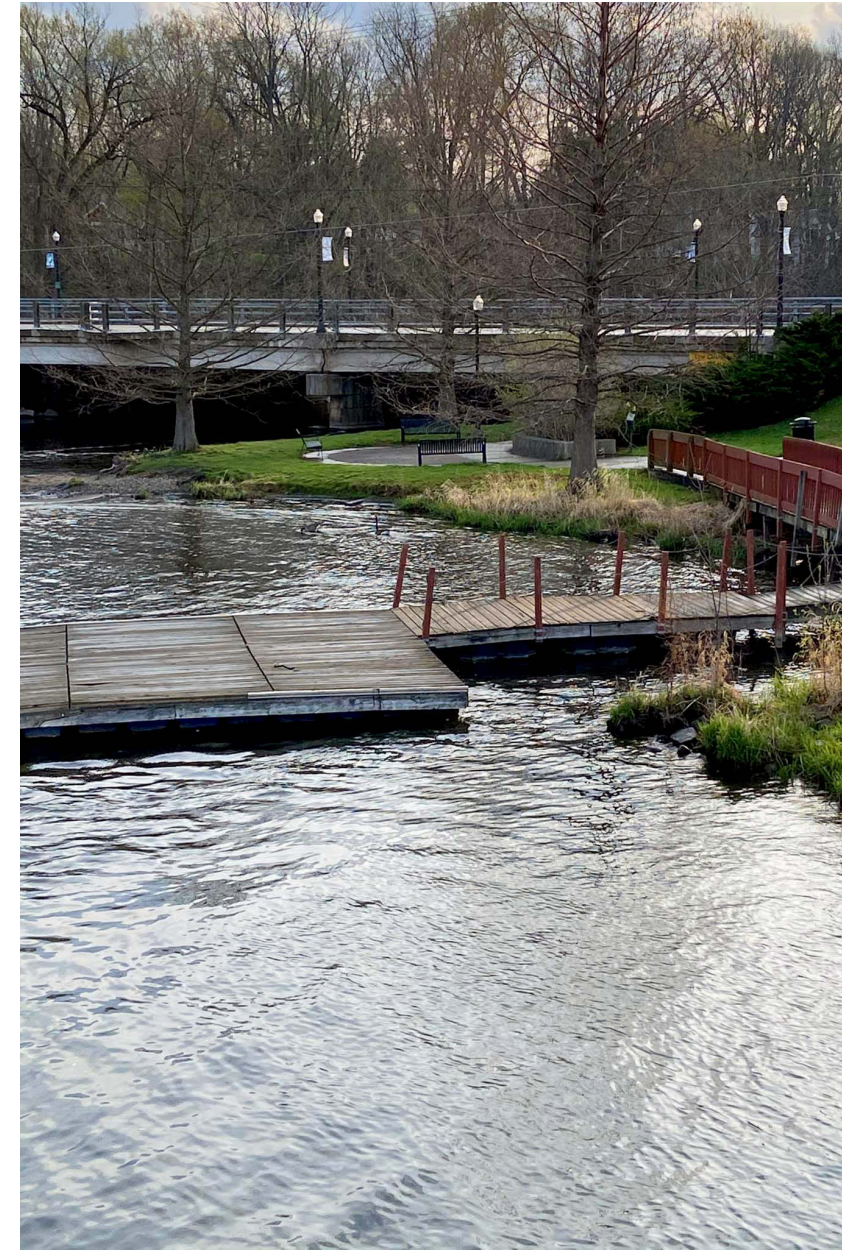


Map 7. **FORMER PLAINWELL PAPER MILL REDEVELOPMENT CONCEPT PLAN**



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 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 on 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 place-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.

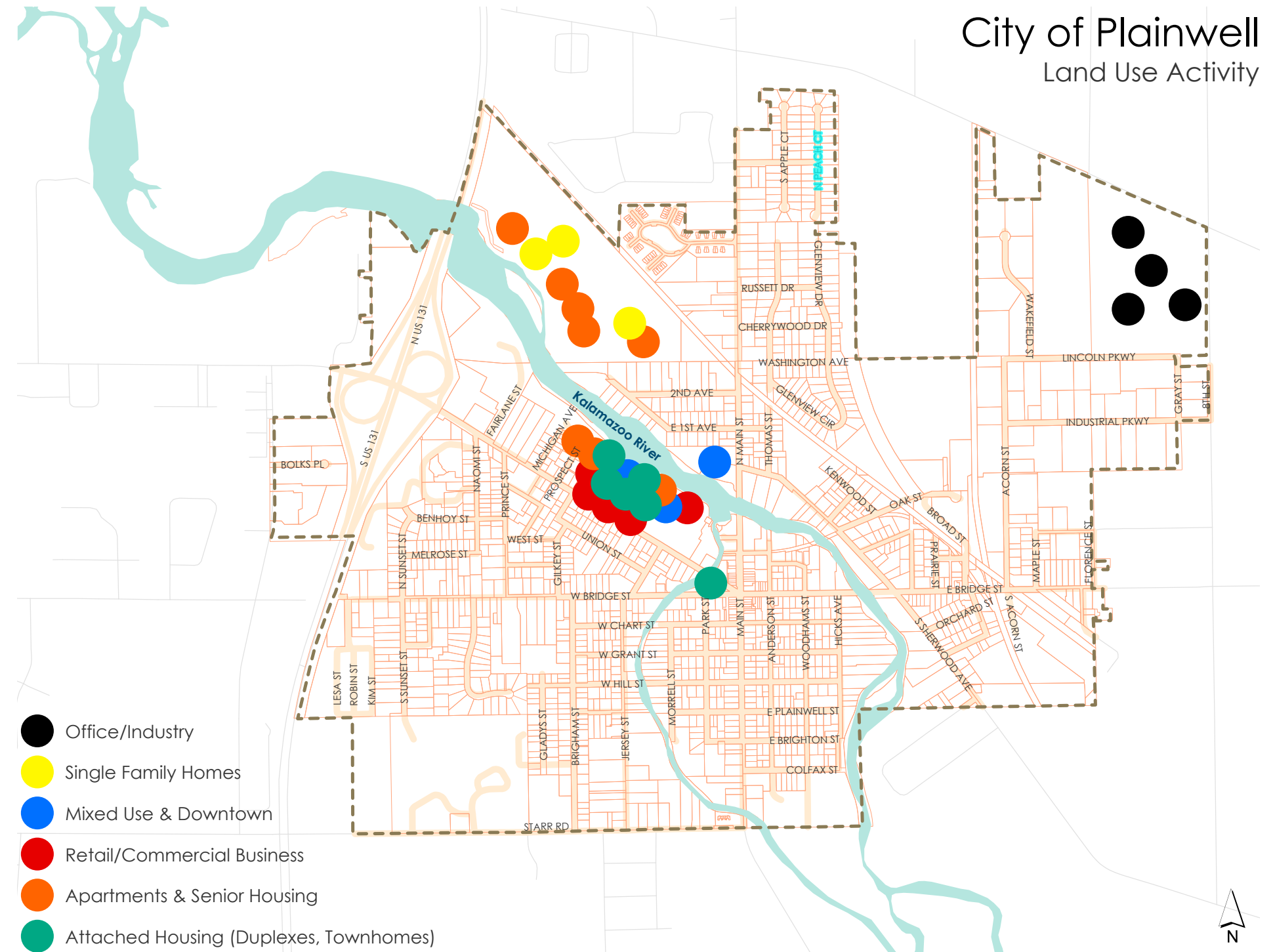
Figure 3. Community Values

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



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.



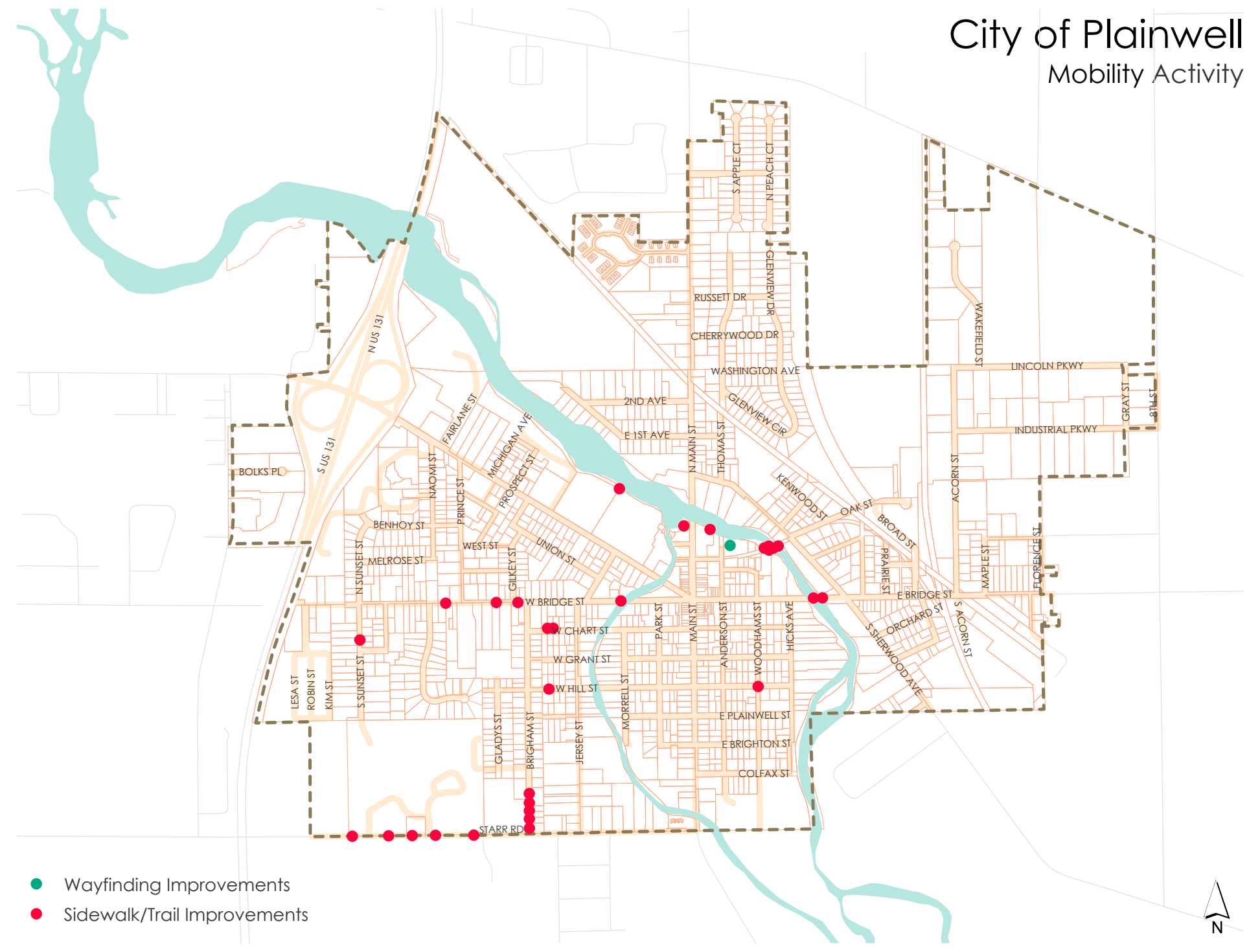
Station 3. Mobility Activity

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.



- Wayfinding Improvements
- Sidewalk/Trail Improvements

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



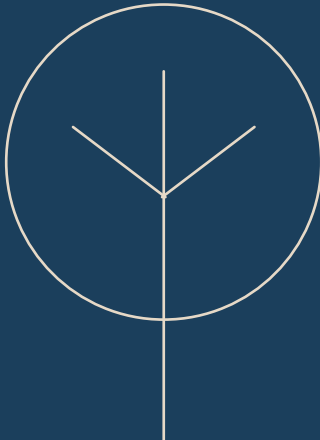
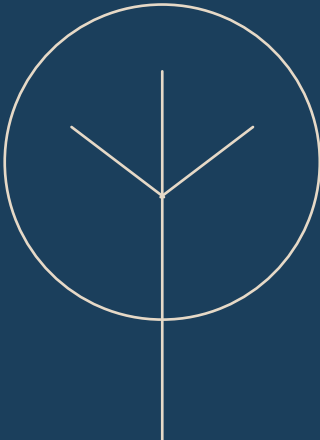
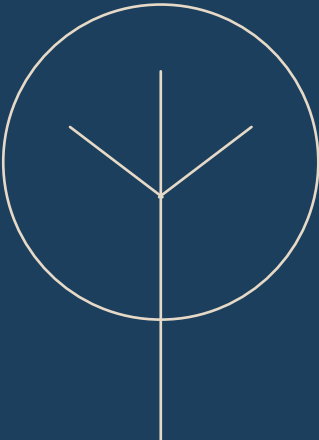
Appendix C

APPROVAL RESOLUTIONS





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



**CITY OF PLAINWELL
ALLEGAN COUNTY, MICHIGAN**

ORDINANCE NO. 395

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

**AN ORDINANCE TO AMEND CHAPTER 53, ARTICLE XIV,
SECTIONS 53-71, 53-73, 53-76, AND 53-77 OF THE ZONING CHAPTER
OF THE CITY OF PLAINWELL CODE OF ORDINANCES.**

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

Section 1. Amendment to Chapter 53, Article XIV. That Chapter 53, Article XIV, of the City of Plainwell Code of Ordinances, entitled “Flood Hazard Areas,” is hereby amended to read in its entirety as follows:

ARTICLE XIV. FLOOD HAZARD AREAS

Sec. 53-71. STATEMENT OF PURPOSE; OBJECTIVES; AGENCY DESIGNATION; CODE APPENDIX ENFORCED.

A. **PURPOSE.** It is the purpose of this article to significantly reduce hazards to persons and damage to property as a result of flood conditions in the city and to comply with the provisions and requirements of the National Flood Insurance Program (“NFIP”), as constituted in accord with the National Flood Insurance Act of 1968, and subsequent enactments and the rules and regulations promulgated in furtherance of this program by the Federal Emergency Management Agency (“FEMA”).

B. **OBJECTIVES.** The objectives of this article include:

1. The protection of human life, health and property from the dangerous and damaging effects of flood conditions;
2. The minimization of public expenditures for flood control projects, rescue and relief efforts in the aftermath of flooding, repair of flood damaged public facilities and utilities and the redevelopment of flood damaged homes, neighborhoods, commercial and industrial areas;
3. The prevention of private and public economic loss and social disruption as a result of flood conditions;

4. The maintenance of stable development patterns not subject to the blighting influence of flood damage;
5. To ensure that the public has access to information indicating the location of land areas subject to periodic flooding; and
6. To preserve the ability of floodplains to carry and discharge a base flood.

C. **AGENCY DESIGNATED.** In addition to the duties expressed in Sec. 53-202, pursuant to the provisions of the state construction code, in accordance with Section 8b(6) of Act 230, of the Public Acts of 1972, as amended, the Building Inspector of the City of Plainwell is hereby designated as the enforcing agency to discharge the responsibility of the City of Plainwell under Act 230, of the Public Acts of 1972, as amended, State of Michigan. The City of Plainwell assumes responsibility for the administration and enforcement of said Act throughout the corporate limits of the community adopting this ordinance.

D. **CODE APPENDIX ENFORCED.** Pursuant to the provisions of the state construction code, in accordance with Section 8b(6) of Act 230, of the Public Acts of 1972, as amended, Appendix G of the Michigan Building Code shall be enforced by the enforcing agency within the jurisdiction of the community adopting this ordinance.

Sec. 53-72. SUPPLEMENTARY DEFINITIONS.

For the purpose of this article, the following definitions apply unless the context clearly indicates or requires a different meaning.

BASE FLOOD. The flood having a 1 % chance of being equaled or exceeded in any given year.

DEVELOPMENT. Any human-made change to improved or unimproved real estate, including, but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations.

FLOOD or FLOODING. A general and temporary condition of partial or complete inundation of normally dry land areas from:

1. The overflow of inland or tidal waters; and
2. The unusual and rapid accumulation or runoff of surface waters from any source.

FLOOD HAZARD AREA. Land which on the basis of available floodplain information

is subject to a 1% or greater chance of flooding in any given year.

FLOOD INSURANCE RATE MAP (FIRM). An official map of a community, on which the Federal Insurance Administration has delineated both the areas of special flood hazards and the risk premium zones applicable to the community.

FLOODPLAIN. Any land area susceptible to being inundated by water from any source (see definition of **FLOOD**).

HARMFUL INCREASE. An unnaturally high stage on a river, stream or lake which causes or may cause damage to property, threat to life, personal injury or damage to land or water resources.

**Sec. 53-73. DELINEATION OF THE FLOOD HAZARD AREA OVERLAY ZONE;
DESIGNATION OF REGULATED FLOOD HAZARD AREAS.**

A. **DELINEATION OF THE FLOOD HAZARD AREA OVERLAY ZONE.** The flood hazard area overlay zone shall overlay existing zoning districts delineated on the official city Zoning Map. The boundaries of the flood hazard area zone shall coincide with the boundaries of the areas indicated as within the limits of the 100-year flood. The term flood hazard area overlay zone, as used in this chapter, shall mean the flood hazard area as designated in subsection B.

B. **DESIGNATION OF REGULATED FLOOD HAZARD AREAS.** The FEMA Flood Insurance Study entitled “Flood Insurance Study for Allegan County, All Jurisdictions” and dated June 21, 2023 and the Flood Insurance Rate Maps (FIRMs) panel numbers included on Index Panel 26005CIND0A, effective June 21, 2023 are adopted by reference for the purposes of administration of the Michigan Construction Code, and declared to be a part of Section 1612.3 of the Michigan Building Code, and to provide the content of the “Flood Hazards” section of Table R301.2(1) of the Michigan Residential Code.

C. **DISPUTES.** Where there are disputes as to the location of a flood hazard area zone boundary, the Zoning Board of Appeals shall resolve the dispute in accord with this code.

D. **COMPLIANCE REQUIRED.** In addition to other requirements of this chapter applicable to development in the underlying zoning districts, compliance with the requirements of this article shall be necessary for all development occurring within the flood hazard area zone. Land uses permitted in the flood hazard overlay zone outlined in this chapter may only be permitted if such land use is permitted in the underlying zoning district, or if the land use is accessory to a permitted principal use within the underlying zone. Conflicts between the requirements of this article and other

requirements of this chapter or any other ordinance shall be resolved in favor of this article, except where the conflicting requirement is more stringent and would further the objectives of this article to a greater extent than the requirements of this article. In these cases, the more stringent requirement shall be applied.

Sec. 53-74. USE AND PRINCIPAL STRUCTURE REGULATIONS.

Within the flood hazard area overlay zone, no land shall be used, except for one or more of the following uses:

- A. Grading and agriculture, pastureland and animal grazing;
- B. Harvesting of a native or wild crop permitted by law such as wild rice, marsh hay, berries and seeds;
- C. Harvesting of trees;
- D. Parks, picnic areas, playgrounds, playfields, athletic fields, golf courses, bridle paths, nature paths and trails;
- E. Wildlife preserves;
- F. Fishing, trapping and hunting in compliance with current laws and regulations;
- G. Hunting and conservation club, noncommercial archery, rifle and shooting ranges;
- H. Historic sites and structures;
- I. Swimming beaches, fishing and boating docks in accord with the provisions of the Inland Lakes and Streams Act of 1972;
- J. Sand and gravel extraction;
- K. Required open space or lot area for structural uses that are landward of the overlay zone; and
- L. Accessory structures and uses, including the following: off-street parking, streets, roads, bridges, outdoor play equipment, sheds and garages, boathouses, boat hoists, utility lines, pumphouses, bleachers, bank protection structures, signs, fences, gazebos and similar outdoor equipment and appurtenances; provided, each of the following requirements are met.

1. The structure would not cause an increase in water surface elevation, obstruct flow or reduce the impoundment capacity of the floodplain.
2. All equipment and structures shall be anchored to prevent flotation and lateral movement.
3. Compliance with these requirements is certified by an engineering finding by a registered engineer.

Sec. 53-75. FILLING AND DUMPING.

Dredging and filling and/or dumping or backfilling with any material in any manner is prohibited unless through compensating excavation and shaping of the floodplain, the flow and impoundment capacity of the floodplain will be maintained or improved and unless all applicable state regulations are met including, but not limited to, approvals pursuant to: Public Act 245 of 1929, as amended by Public Act 167 of 1968; Public Act 347 of 1912, as amended; Public Act 346 of 1912, as amended; and Public Act 203 of 1919, as amended.

Sec. 53-76. GENERAL STANDARDS FOR FLOOD HAZARD REDUCTION.

A. No building or structure shall be erected, converted or substantially improved or placed and no land filled or structure used in a floodplain district unless a zoning compliance permit or variance from the Zoning Board of Appeals, is obtained, which approval shall not be granted until a permit from the Department of Environment Great Lakes and Energy under authority of the State's Floodplain Regulatory Authority found in Part 31, Water Resources Protection, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended, has been obtained. Where a development permit cannot be issued prior to the issuance of a zoning compliance permit, a letter from the issuing agency indicating intent to issue contingent only upon proof of zoning compliance shall be acceptable.

B. All public utilities and facilities shall be designed, constructed and located to minimize or eliminate flood damage.

C. The Building Inspector or his or her representative shall review development proposals to determine compliance with the standards in this section and shall transmit his or her determination to the Zoning Administrator.

D. Land shall not be divided in a manner creating parcels or lots which cannot be used in conformance with the requirements of this article.

E. The flood-carrying capacity of any altered or relocated watercourse not subject to

state or federal regulations designed to ensure flood carrying capacity shall be maintained.

F. Available flood hazard data from federal, state or other sources shall be reasonably utilized in meeting the standards of this section. Data furnished by the Federal Insurance Administration shall take precedence over data from other sources.

Sec. 53-77. FLOOD HAZARD AREA APPLICATION INFORMATION.

In addition to the information required with an application for a zoning compliance permit, special use permit, variance or any other type of development permission required under this chapter, the following information shall be submitted as a part of an application for permission to commence any type of development within a flood hazard area zone:

- A. The elevation in relation to mean sea level of the floor, including basement, of all structures;
- B. A description of the extent to which any watercourse will be altered or relocated as a result of proposed development;
- C. Proof of development permission from appropriate local, state and federal agencies including a floodplain permit, approval or letter of no authority from the State Department of Environment Great Lakes and Energy under authority of the State's Floodplain Regulatory Authority found in Part 31, Water Resources Protection, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended;
- D. Base flood elevation data where the proposed development is subject to Public Act 288 of 1967, the Land Division Act or greater than five acres in size; and
- E. Additional information which may be reasonably necessary to determine compliance with the provisions of this chapter.

Sec. 53-78. SITE PLAN REVIEW.

For all uses permitted in an FP District, a site plan shall be submitted and no building permit shall be issued until the City Council has approved the site plan after recommendation from the Planning Commission in accordance with this code.

Sec. 53-79. AREA, HEIGHT, BULK AND PLACEMENT REQUIREMENTS.

Area, height, bulk and placement requirements unless otherwise specified are as provided in Article XV.

Sec. 53-80. DISCLAIMER OF LIABILITY.

A. The degree of flood protection required by this chapter is considered reasonable for regulatory purposes and is based upon engineering and scientific methods of study. Larger floods may occur on rare occasions. Flood heights may be increased by human-made or natural causes, such as ice jams and bridge openings restricted by debris. Approval of the use of land under this article shall not be considered a guarantee or warranty of safety from flood damage.

B. This chapter does not imply that areas outside the flood hazard area will be free from flood damage. This chapter does not create liability on the part of the city or any officer or employee thereof for any flood damages that result from reliance on this chapter or any administrative decision lawfully made thereunder.

Section 3. Repealer. Any other ordinances or portions of any other ordinances in conflict with this Ordinance are, to the extent of such conflict, hereby repealed.

Section 4. Savings Clause. The provisions of this Ordinance are severable. If any part of this Ordinance is declared void or inoperable for any reason by a court of competent jurisdiction, such declaration does not void any or render inoperable any other part or portion of this Ordinance.

Section 5. Publication and Effective Date. This Ordinance shall become effective upon the expiration of ten (10) days following the publication of lawful notice of its adoption in a newspaper of general circulation in the City of Plainwell.

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

YEAS: _____

NAYS: _____

ABSENT/ABSTAIN: _____

ORDINANCE DECLARED ADOPTED.

By: _____
Brad Keeler
City of Plainwell, Mayor

By: _____
Brian Kelley
City of Plainwell, Clerk

CERTIFICATION

I hereby certify the foregoing to be a true copy of the Ordinance adopted by the City Council for the City of Plainwell at the time and date specified above pursuant to the procedures required by law.

Respectfully submitted,

By: _____
Brian Kelley
City of Plainwell, Clerk

Planning Commission Public Hearing
Adopted:
Published (Date / Newspaper):
Effective:



"The Island City"

MEMORANDUM

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

TO: City Council
FROM: Brian Kelley, Finance Director/Treasurer
DATE: May 19, 2023
SUBJECT: Jersey Street Paving

ACTION RECOMMENDED: To approve the paving of Jersey Street from West Bridge to Starr, using city staff/equipment with materials from Wyoming Asphalt at an estimated cost of \$148,251.14.

Included in the 2022/2023 City Budget is the paving of Jersey Street from West Bridge to Starr. This project was anticipated to be done in sections and the work would be done by city staff with city equipment. Staff and the administration have partnered to come up with a cost estimate for the full project. The asphalt materials, provided by Wyoming Asphalt, are estimated at \$109,560, based on tonnage needed, plus a 10% contingency. Staff time is estimated at \$16,163.70 for the total project and the equipment rental is estimated at \$22,527.44, for a total project cost of \$148,251.14.

Preliminary comparisons indicate the city is saving 40% to 50% on cost for doing the work itself. The time and materials will be tracked for this project and used to develop more concise estimates for future projects.

If approved, the project would happen in June 2023 with a completion prior to June 30, weather permitting. Property owners will be notified and every effort to minimize disruption will be made.

CITY OF PLAINWELL
 DPW PAVING PROJECT COST SHEET

PROJECT NAME Jersey Street
 ESTIMATED DATE: "June 2023

								LABOR					
								(WAGE)	EQUIPMENT				
								-	662.20	839.00			
PREP/GRADE PHASE													
	# hours	#OT hours	Rate	# staff	Estimated Cost	Contingency	Project Request						
Labor	10	2	30.10	2	662.20	-	662.20						
Dump Truck	10	-	45.96	1	459.60	-	459.60						
Skid Steer	10	-	37.94	1	379.40	-	379.40						
PAVING PHASE I - West Bridge to Hill								46,200.00	5,327.70	7,331.00			
	# hours	#OT hours	Rate	# staff	Estimated Cost	Contingency	Project Request						
Base	350	-	56.00	1	19,600.00	1,960.00	21,560.00						
Top	350	-	64.00	1	22,400.00	2,240.00	24,640.00						
Labor	22	6	30.10	6	4,515.00	812.70	5,327.70						
Dump trucks	22	-	45.96	3	3,033.36	413.64	3,447.00						
One ton trucks	22	-	15.18	2	667.92	91.08	759.00						
Skid Steer	22	-	37.94	1	834.68	113.82	948.50						
Paver	22	-	27.58	1	606.76	82.74	689.50						
Trailer for paver	22	-	9.58	1	210.76	28.74	239.50						
Roller	22	-	49.90	1	1,097.80	149.70	1,247.50						
PAVING PHASE II - Hill to Starr								63,360.00	7,765.80	9,970.16			
	# hours	#OT hours	Rate	# staff	Estimated Cost	Contingency	Project Request						
Base	480	-	56.00	1	26,880.00	2,688.00	29,568.00						
Top	480	-	64.00	1	30,720.00	3,072.00	33,792.00						
Labor	30	14	30.10	6	6,682.20	1,083.60	7,765.80						
Dump trucks	30	-	45.96	3	4,136.40	551.52	4,687.92						
One ton trucks	30	-	15.18	2	910.80	121.44	1,032.24						
Skid Steer	30	-	37.94	1	1,138.20	151.76	1,289.96						
Paver	30	-	27.58	1	827.40	110.32	937.72						
Trailer for paver	30	-	9.58	1	287.40	38.32	325.72						
Roller	30	-	49.90	1	1,497.00	199.60	1,696.60						
STORM PHASE								-	1,444.80	3,044.88			
	# hours	#OT hours	Rate	# staff	Estimated Cost	Contingency	Project Request						
Labor	24	-	30.10	2	1,444.80	-	1,444.80						
Dump Truck	24	-	45.96	1	1,103.04	-	1,103.04						
Skid Steer	24	-	37.94	1	910.56	-	910.56						
Backhoe	24	-	42.97	1	1,031.28	-	1,031.28						
FINISH GRADE / MISC PHASE								-	963.20	1,342.40			
	# hours	#OT hours	Rate	# staff	Estimated Cost	Contingency	Project Request						
Labor	16	-	30.10	2	963.20	-	963.20						
Dump Truck	16	-	45.96	1	735.36	-	735.36						
Skid Steer	16	-	37.94	1	607.04	-	607.04						
TOTAL PROJECT ESTIMATED COST								<u>109,560.00</u>	<u>16,163.70</u>	<u>22,527.44</u>	<u>148,251.14</u>		

Fund 243 - **BROWNFIELD REDEVELOPMENT AUTHORITY - BRA**

05/07/2023

Draft approved by BRA/TIFA/DDA Board 05/09/2023

Original Draft approved by Council ??/??/2023

Updated revenue/expenditures approved ??/??/2023

2023-2024 Budget

NEW GL NUMBER	DESCRIPTION	19-20 ACTUAL AMOUNTS	20-21 ACTUAL AMOUNTS	21-22 ACTUAL AMOUNTS	22-23 AMENDED BUDGET	22-23 ACTUAL TO 04/30	22-23 PROJECTED TOTALS	2023-2024 REQUESTED BUDGET
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ESTIMATED REVENUES

Dept 002 - **TAX REVENUES**

243-000-404.040	Captured Tax - AdVal Real - City	6,146	6,253	6,074	6,197	6,197	6,197	6,359
243-000-404.041	Captured Tax - AdVal Real - Library	1,112	1,130	1,103	1,123	1,123	1,123	1,179
243-000-404.042	Captured Tax - AdVal Real - Capital Impr	491	500	488	504	504	504	529
243-000-404.043	Captured Tax - AdVal Real - Fire Reserve	491	500	488	504	504	504	529
243-000-404.044	Captured Tax - AdVal Real - Solid Waste	638	649	635	656	656	656	688
243-000-404.047	Captured DDA-SCHOOL	12,262	12,443	20,670	19,098	19,098	19,098	16,242
243-000-404.048	Captured Tax - AdVal Real - County (All)	2,955	3,114	3,084	3,495	3,504	3,504	3,679
243-000-413.060	Captured Tax - AdVal Pers - City	506	473	9,283	7,163	7,163	7,163	3,536
243-000-413.061	Captured Tax - AdVal Pers - Library	92	86	1,685	1,298	1,298	1,298	656
243-000-413.062	Captured Tax - AdVal Pers - Capital Impr	40	38	746	583	583	583	295
243-000-413.063	Captured Tax - AdVal Pers - Fire Reserve	40	38	746	583	583	583	295
243-000-413.064	Captured Tax - AdVal Pers - Solid Waste	53	49	970	757	758	758	383
243-000-413.065	Captured Tax - AdVal Pers - County (All)	243	236	4,711	4,040	4,050	4,050	2,046
243-000-504.000	Federal Grant	0	3,047,183	1,377,691	25,000	0	0	0
243-000-665.000	Interest Earned - Investments	168	0	222	100	4,102	4,700	1,260
243-000-684.000	Miscellaneous Revenue	0	0	9,599	0	144,000	144,000	0
243-000-696.010	Loan Proceeds	0	0	559,236	0	0	40,764	0
243-000-699.101	Interfund Transfer In - General Fund	150,000	150,000	0	0	0	0	0
243-000-699.401	Interfund Transfer In - Capital Improve	65,000	80,000	80,000	60,000	50,000	80,000	80,000
Totals for dept 000 - OPERATIONS		240,237	3,302,692	2,077,431	131,101	244,123	315,485	117,676

TOTAL ESTIMATED REVENUES

240,237	3,302,692	2,077,431	131,101	244,123	315,485	117,676
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APPROPRIATIONS

Dept 443 - **PUBLIC WORKS**

243-443-703.000	Salaries/Wages - Full Time Employees	30,355	35,180	38,128	41,538	33,740	38,172	43,989
243-443-704.001	Wages - Part Time Employees	403	487	1,460	3,083	3,140	3,768	2,591
243-443-709.000	Payroll Tax - FICA/Medicare (Social Sec)	2,195	2,530	2,830	3,269	2,859	3,241	3,436
243-443-712.001	Medical Insurance Opt Out	200	204	166	390	349	462	360
243-443-713.001	Overtime Pay	0	0	0	0	1,748	1,748	0
243-443-716.000	Retirement Benefits	2,571	3,013	3,095	3,603	2,743	3,118	4,021

243-443-718.001	Health Insurance Premiums	5,069	6,689	6,628	7,113	4,256	4,791	6,306
243-443-718.012	Health Insurance - FSA - Employer Paid	1	0	0	0	0	0	0
243-443-718.013	Health Insurance - HSA - Employer Paid	1,426	1,722	1,908	1,992	999	1,192	1,812
243-443-723.001	Other Post Employment Benefits	297	313	283	123	103	123	51
243-443-725.001	Life Insurance	34	43	44	43	36	40	42
243-443-725.010	Workers Comp Insurance	387	324	230	240	155	225	239
243-443-767.000	Uniforms	21	21	23	65	4	6	101
243-443-775.000	Supplies - Repairs and Maintenance	0	1,051	379	0	2,855	2,855	0
243-443-801.000	Engineering Services	94,332	0	0	11,000	0	0	8,000
243-443-801.013	Professional Services - Attorney	10,975	1,890	5,004	3,000	1,270	1,270	1,000
243-443-801.030	Professional Services - Audit	353	353	339	2,874	374	374	374
243-443-830.000	Contractual Reimbursement CRA Activities	18,801	19,131	38,013	33,891	22,997	34,516	27,486
243-443-851.000	Postage	297	0	16	0	40	40	0
243-443-900.000	Printing and Publishing	606	0	0	250	0	0	0
243-443-931.000	Repairs and Maintenance - Equipment	8,627	4,027	668	1,000	27,240	78,557	2,760
243-443-935.001	Liability Insurance	4,917	5,683	5,624	6,186	6,050	6,050	6,958
243-443-940.000	Rentals - Equipment	1,173	1,814	3,464	3,600	4,686	5,500	3,600
243-443-948.000	Computer Services	10	418	10	0	7	7	0
243-443-955.000	Miscellaneous	0	68	0	0	0	0	0
243-443-968.000	Depreciation Expense	0	0	3,401	0	0	0	0
Totals for dept 443 - PUBLIC WORKS		183,050	84,961	111,713	123,260	115,651	186,055	113,126

Dept 900 - CAPITAL OUTLAY

243-900-972.000	Contracted Services	70,718	4,000,815	724,932	0	11,207	11,207	0
Totals for dept 900 - CAPITAL OUTLAY		70,718	4,000,815	724,932	0	11,207	11,207	0

Dept 905 - DEBT SERVICE

243-905-991.000	Principal Payment - Interfund Loans	14,930	15,079	15,230	15,382	12,819	15,382	15,536
243-905-992.050	Interest Payment - Interfund Loans	1,695	1,546	1,395	1,242	1,035	1,242	1,089
Totals for dept 905 - DEBT SERVICE		16,625	16,625	16,625	16,624	13,854	16,624	16,625

Dept 965 - TRANSFERS TO OTHER FUNDS

243-965-965.101	Interfund Transfer Out - General Fund	0	0	150,000	50,000	0	50,000	0
Totals for dept 965 - TRANSFERS TO OTHER FUNDS		0	0	150,000	50,000	0	50,000	0

TOTAL APPROPRIATIONS		270,393	4,102,401	1,003,270	189,884	140,712	263,886	129,751
NET OF REVENUES/APPROPRIATIONS - FUND 244		(30,156)	(799,709)	1,074,161	(58,783)	103,411	51,599	(12,075)

Estimated Cash **beginning of year:** 125,985

Estimated Cash **end of year:** 125,985 113,910

Fund 247 (450) - TAX INCREMENT FINANCING AUTHORITY - TIFA (INDUSTRIAL PARK)

05/07/2023

Draft approved by BRA/TIFA/DDA Board 05/09/2023

Original Draft approved by Council ??/??/2023

Updated revenue/expenditures approved ??/??/2023

2023-2024 Budget

NEW GL NUMBER	DESCRIPTION	19-20 ACTUAL AMOUNTS	20-21 ACTUAL AMOUNTS	21-22 ACTUAL AMOUNTS	22-23 AMENDED BUDGET	22-23 ACTUAL TO 04/30	22-23 PROJECTED TOTALS	2023-2024 REQUESTED BUDGET
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ESTIMATED REVENUES

Dept 002 - TAX REVENUES

247-000-402.040	Captured Tax - AdVal Real - City	0	0	0	0	0	0	7,946
247-000-402.041	Captured Tax - AdVal Real - Library	0	0	0	0	0	0	1,472
247-000-402.042	Captured Tax - AdVal Real - Capital Impr	0	0	0	0	0	0	661
247-000-402.043	Captured Tax - AdVal Real - Fire Reserve	0	0	0	0	0	0	661
247-000-402.044	Captured Tax - AdVal Real - Solid Waste	0	0	0	0	0	0	860
247-000-402.048	Captured Tax - AdVal Real - County (All)	0	0	0	0	0	0	4,595
Totals for dept 002 - TAX REVENUES		0	0	0	0	0	0	16,195

Dept 006 - INTERGOVERNMENTAL REVENUE - LOCAL

247-000-583.000	Local Grants	75,521	79,912	85,615	82,349	86,683	86,883	104,593
Totals for dept 005 - INTERGOVERNMENTAL REVENUE - STATE		75,521	79,912	85,615	82,349	86,683	86,883	104,593

Dept 009 - INTEREST AND RENTS

247-000-665.000	Interest Earned - Investments	1,617	456	198	150	1,787	2,144	3,337
Totals for dept 009 - INTEREST AND RENTS		1,617	456	198	150	1,787	2,144	3,337

TOTAL ESTIMATED REVENUES

77,138	80,368	85,813	82,499	88,470	89,027	124,125
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APPROPRIATIONS

Dept 443 - PUBLIC WORKS

247-443-703.000	Salaries/Wages - Full Time Employees	41,860	42,504	47,183	48,562	39,285	47,400	51,342
247-443-704.001	Wages - Part Time Employees	579	396	358	166	320	348	927
247-443-709.000	Payroll Tax - FICA/Medicare (Social Sec)	3,018	3,048	3,363	3,627	2,857	3,476	3,894
247-443-712.001	Medical Insurance Opt Out	375	388	388	855	622	836	855
247-443-716.000	Retirement Benefits	2,147	2,197	2,286	2,538	1,985	2,324	2,777
247-443-718.001	Health Insurance Premiums	5,041	5,903	6,375	6,719	5,032	5,861	7,046
247-443-718.012	Health Insurance - FSA - Employer Paid	4	0	0	0	0	0	0
247-443-718.013	Health Insurance - HSA - Employer Paid	1,716	1,823	1,916	1,968	1,232	1,481	1,848
247-443-723.001	Other Post Employment Benefits	6	19	30	0	0	0	0
247-443-725.001	Life Insurance	20	18	20	22	16	18	21
247-443-725.010	Workers Comp Insurance	241	354	187	242	168	244	270

247-443-775.000	Supplies - Repairs and Maintenance	13	0	0	0	0	0	3,600
247-443-801.013	Professional Services - Attorney	0	3,234	0	1,000	1,045	1,045	1,000
247-443-801.030	Professional Services - Audit	67	67	64	71	71	71	71
247-443-931.000	Repairs and Maintenance - Equipment	645	83	715	500	830	1,000	500
247-443-935.001	Liability Insurance	394	455	395	435	127	127	146
247-443-940.000	Rentals - Equipment	2,444	1,262	842	1,500	636	1,500	1,500
247-443-948.000	Computer Services	10	6	10	0	7	7	0
247-443-955.000	Miscellaneous	0	5,000	0	500	0	0	0
247-443-962.000	Memberships & Dues	305	0	0	300	0	0	0
Totals for dept 443 - PUBLIC WORKS		58,885	66,757	64,132	69,005	54,233	65,738	75,797

NET OF REVENUES/APPROPRIATIONS - FUND 247

18,253	13,611	21,681	13,494	34,237	23,289	48,328
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Estimated Cash **beginning of year:**

166,849

Estimated Cash **end of year:**

166,849 215,177

Fund 248 - **DOWNTOWN DEVELOPMENT AUTHORITY - DDA**

05/07/2023

Draft approved by BRA/TIFA/DDA Board 05/09/2023

Original Draft approved by Council ??/??/2023

Updated revenue/expenditures approved ??/??/2023

2023-2024 Budget

NEW GL NUMBER	DESCRIPTION	19-20 ACTUAL AMOUNTS	20-21 ACTUAL AMOUNTS	21-22 ACTUAL AMOUNTS	22-23 AMENDED BUDGET	22-23 ACTUAL TO 04/30	22-23 PROJECTED TOTALS	2023-2024 REQUESTED BUDGET
ESTIMATED REVENUES								
Dept 000 - OPERATIONS								
248-000-404.030	Captured Tax - AdVal Real - City	24,516	26,174	26,636	29,290	29,290	29,290	33,440
248-000-404.031	Captured Tax - AdVal Real - Library	4,436	4,731	4,835	5,307	5,307	5,307	6,200
248-000-404.032	Captured Tax - AdVal Real - Capital Impr	1,957	2,091	2,140	2,383	2,383	2,383	2,784
248-000-404.033	Captured Tax - AdVal Real - Fire Reserve	1,957	2,091	2,140	2,383	2,383	2,383	2,784
248-000-404.034	Captured Tax - AdVal Real - Solid Waste	11,785	13,035	2,783	3,098	3,098	3,098	3,620
248-000-404.045	Captured Tax - AdVal Real - County (All)	2,544	2,718	13,519	16,518	16,559	16,559	19,347
248-000-413.060	Captured Tax - AdVal Pers - City	2,409	2,044	1,831	1,974	1,974	1,974	1,796
248-000-413.061	Captured Tax - AdVal Pers - Library	436	369	332	358	358	358	333
248-000-413.062	Captured Tax - AdVal Pers - Capital Impr	192	163	147	161	161	161	150
248-000-413.063	Captured Tax - AdVal Pers - Fire Reserve	192	163	147	161	161	161	150
248-000-413.064	Captured Tax - AdVal Pers - Solid Waste	250	212	191	209	209	209	194
248-000-413.065	Captured Tax - AdVal Pers - County (All)	1,158	1,018	929	1,113	1,116	1,116	1,038
248-000-583.000	Local Grants	5,894	6,828	7,236	6,835	7,195	7,195	7,752
248-000-583.001	Local Donations	350	1,075	0	0	0	0	0
248-000-642.001	DDA - Sale of Merchandise	978	63	1,340	0	76	76	0
248-000-642.248	DDA - Farmer's Market SNAP Sales	82	0	0	0	0	0	0
248-000-654.001	DDA - Farmers Market Entry Fee	2,577	1,790	4,811	2,200	3,729	4,709	4,225
248-000-654.001	DDA - Special Event Revenues	736	0	2,140	300	1,625	1,965	1,625
248-000-654.103	DDA Donations - Movies in the Park	0	0	0	0	1,650	1,650	0
248-000-665.000	Interest Earned - Investments	1,028	438	166	156	1,620	1,944	1,489
248-000-684.000	Miscellaneous Revenue	1,263	315	222	0	10	10	0
Totals for dept 010 - OPERATIONS		64,740	65,318	71,545	72,446	78,904	80,548	86,927
TOTAL ESTIMATED REVENUES		64,740	65,318	71,545	72,446	78,904	80,548	86,927

APPROPRIATIONS

Dept 443 - **PUBLIC WORKS**

248-443-703.000	Salaries/Wages - Full Time Employees	15,560	16,455	17,565	18,899	14,438	18,433	18,502
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248-443-704.001	Wages - Part Time Employees	0	0	0	458	0	76	0
248-443-709.000	Payroll Tax - FICA/Medicare (Social Sec)	1,065	1,127	1,182	1,408	980	1,281	1,338
248-443-712.001	Medical Insurance Opt Out	48	48	22	60	63	86	0
248-443-716.000	Retirement Benefits	69	51	35	126	12	37	0
248-443-718.001	Health Insurance Premiums	2,571	3,154	2,902	3,160	2,639	3,157	3,249
248-443-718.013	Health Insurance - HSA - Employer Paid	723	820	852	864	591	733	792
248-443-723.001	Retiree Health Care - OPEB	0	0	9	79	66	76	0
248-443-725.001	Life Insurance	0	2	2	1	1	1	0
248-443-725.010	Workers Comp Insurance	81	155	56	69	47	72	43
248-443-751.000	Office Supplies	13	0	0	0	0	0	0
248-443-775.000	Supplies - Repairs and Maintenance	52	20	16	50	60	60	100
248-443-801.013	Professional Services - Attorney	0	0	56	0	0	0	0
248-443-801.030	Professional Services - Audit	67	67	64	71	71	71	71
248-443-851.000	Postage	0	55	1	100	44	100	100
248-443-900.000	Printing and Publishing	1,450	799	1,496	1,800	932	1,800	1,800
248-443-931.000	Repairs and Maintenance - Equipment	2,820	1,035	1,215	200	363	500	500
248-443-935.001	Liability Insurance	503	581	608	669	196	196	225
248-443-948.000	Computer Services	10	6	10	50	13	50	50
248-443-955.000	Miscellaneous	396	174	451	400	451	451	400
248-443-960.000	Education & Training - Professional	0	75	175	200	0	0	200
248-443-962.000	Memberships & Dues	2,910	3,180	690	1,930	450	600	700
Totals for dept 443 - PUBLIC WORKS		28,338	27,804	27,407	30,594	21,417	27,780	28,070

Dept 775 - **SPECIAL EVENTS**

248-775-880.021	Special Events	788	316	1,042	2,850	3,220	3,220	4,250
248-775-881.022	DDA Farmers Market Expense	614	368	774	850	823	850	1,010
248-775-881.025	DDA Christmas Ornament Costs	0	0	797	0	0	0	0
248-775-881.036	DDA Movies in the Park	1,163	0	1,770	700	0	0	0
248-775-881.037	DDA - Farmer's Market SNAP Vendor	94	0	0	0	0	0	0
Totals for dept 775 - SPECIAL EVENTS		2,659	684	4,383	4,400	4,043	4,070	5,260

Dept 900 - **CAPITAL OUTLAY**

248-900-971.000	Capital Purchase	0	0	8,793	15,000	12,014	12,014	7,500
Totals for dept 900 - CAPITAL OUTLAY		0	0	8,793	15,000	12,014	12,014	7,500

Dept 905 - **DEBT SERVICE**

248-905-991.000	Principal Payment - Interfund Loans	11,666	11,783	11,900	24,159	20,133	24,159	0
248-905-992.050	Interest Payment - Interfund Loans	595	478	361	242	202	242	0
Totals for dept 905 - DEBT SERVICE		12,261	12,261	12,261	24,401	20,335	24,401	0

TOTAL APPROPRIATIONS	43,258	40,749	52,844	74,395	57,809	68,265	40,830
NET OF REVENUES/APPROPRIATIONS - FUND 249	21,482	24,569	18,701	(1,949)	21,095	12,283	46,096
Estimated Cash beginning of year:							<u>148,872</u>
Estimated Cash end of year:						148,872	<u>194,968</u>

City Manager - Staff Review

In keeping with the City of Plainwell's goal to continuously improve, please provide candid feedback on the performance of the City Manager this past year. This information will be provided to City Council to be considered as part of their annual performance evaluation of the City Manager. The objective of this evaluation is to open communication, allowing the council to function as effectively as possible in all interactions with administrative staff members, departments, and the overall guidance of city affairs.

Name of Manager: _____

Completed by (optional): _____

Date: _____

Using a scale of 1 - 5, with 5 being strongly agree (best rating) and 1 being strongly disagree (worst rating), please select one response for each statement; Utilize comments for any additional information you would like to provide relevant to the question.

Demonstrates interest and enthusiasm in performing his/her duties and leads by example.	1 2 3 4 5
comments:	
Is respectful and supportive of staff, offering direction when requested and delegates as appropriate.	1 2 3 4 5
comments:	
Strives to understand issues by actively listening and seeking information before making decisions.	1 2 3 4 5
comments:	
Creates an atmosphere that encourages teamwork and communication among staff.	1 2 3 4 5
comments:	
Makes an effort to be visible and available to all departments and connect with employees.	1 2 3 4 5
comments:	
Develops and motivates personnel so they are increasingly effective in performing their duties. (performance reviews, setting job expectations & objectives, encouraging training for betterment of the city)	1 2 3 4 5
comments:	

Takes care of issues equally and fairly.	1 2 3 4 5
comments:	
As an employee, you feel issues are being fully communicated through the City Manager to the City Council.	1 2 3 4 5
comments:	
Demonstrates appropriate follow-through on department-specific projects; actively involved in the progress of departmental goals.	1 2 3 4 5
comments:	
Overall communication with the City Manager is sufficient and satisfactory with appropriate follow through.	1 2 3 4 5
comments:	
Provides the leadership, guidance, and direction to staff that is necessary for their success.	1 2 3 4 5
comments:	
Responsibly plans ahead for upcoming issues/financial outlay and maintains open lines of communication surrounding issues.	1 2 3 4 5
comments:	
Acts in the best interest of the staff and the community; promoting long-term growth and development.	1 2 3 4 5
comments:	

Additional comments/feedback:
What areas are going well? What could use improvement?

City of Plainwell - Performance Appraisal

Evaluation Period 2023/2024 Fiscal year

City Manager



Rate each by putting a number in the box at the end of each sentence in each category

- 5 = **Excellent** (almost always exceeds the performance standard)
 - 4 = **Above average** (generally exceeds the performance standard)
 - 3 = **Average** (generally meets the performance standard)
 - 2 = **Below average** (usually does not meet the performance standard)
 - 1 = **Poor** (rarely meets the performance standard)
- Any item left blank will be interpreted as a score of "3 = Average"

I. MANAGEMENT and LEADERSHIP PRACTICES

A. Elected Body Relationships

1	Does not surprise council; all council members are informed of organization activities, progress, and problems on a regular basis	
2	Is receptive to council member ideas and suggestions	
3	Makes sound recommendations for council action	
4	Effectively implements policy decisions of the council	
5	Facilitates the decision-making process for the council	
6	Follows up on all problems and issues brought to his or her attention	
7	Is nonpartisan; does not show favoritism	
8	Accepts responsibility	

Total

B. Organizational

1	Proposes organizational goals and objectives prior to each fiscal year	
2	Anticipates and plans well in advance	
3	Is progressive in attitude and action	
4	Follows through on set plans and deadlines	
5	Emphasizes development and enhancement of the skills of all employees	
6	Hires and retains competent staff members who know what is expected of them	
7	Delegates effectively	
8	Encourages staff productivity and accountability	
9	Stays accurately informed and appropriately concerned about employee relations	
10	Staff feedback indicates overall level of satisfaction in leadership, communication, follow-through and visibility	

Total

C. Supervision

1	Encourages heads of departments to make decisions within their jurisdictions with minimal city manager involvement, yet maintains general control of operations by providing the right amount of communication to the staff	
2	Instills confidence and promotes initiative in subordinates through supportive rather than restrictive controls while still monitoring operations at the department level	
3	Develops and maintains a friendly and informal relationships with the staff and workforce in general, yet maintains the professional dignity of the city manager's office	
4	Sustains or improves staff performance by evaluating the performance of staff members at least annually, setting goals and objectives for them, periodically assessing their progress, and providing appropriate feedback	
5	Encourages teamwork, innovation, and effective problem-solving among the staff members	

Total

D. Community Relations

1	Is appropriately visible and active within the community	
2	Understands and is knowledgeable about the needs of the community	
3	Encourages and honestly considers community input	
4	Requests feedback from the community on the performance of the city	
5	Provides services that are up to community standards and expectations	
		Total

E. Fiscal Performance

1	Prepares and presents a long-range financial plan, which is updated as circumstances dictate	
2	Presents balanced annual budgets with service levels clearly identified	
3	Recognizes and manages the budget within fiscal constraints	
4	Seeks all available funding sources	
5	Provides accurate and complete financial reports in a timely manner	
		Total

F. Policy Execution

1	Implements governing body actions in accordance with the intent of council	
2	Supports the actions of the governing body after a decision has been reached, both inside and outside the organization	
3	Understands, supports, and enforces local government's laws, policies, and ordinances	
4	Offers workable alternatives to the governing body for changes in law or policy when an existing policy or ordinance is no longer practical.	
		Total

G. Intergovernmental/Agency/Association Relationships

1	Participates in professional management and leadership organizations	
2	Effectively collaborates, coordinates, and communicates with other communities, regional associations, and similar organizations	
		Total

H. Communication

1	Responds to all requests for information in a timely and thorough manner	
2	Responds to correspondence, phone calls, and requests for information in a timely and thorough manner	
3	Provides all necessary and required reports and records	
4	Ensures that information of general interest is current and timely, that website is up-to-date, and that available technology is used effectively	
5	Provides details about specific projects to those affected in a timely manner	
		Total

I. Personal

1	Is ethical, honest, and of high integrity	
2	Projects professional demeanor and respect in all interactions	
3	Is cordial and approachable	
		Total

II. SUGGESTED GOALS/TARGETS FROM LAST YEAR

A.
B.
C.
D.

III. SUGGESTED GOALS/TARGETS FOR UPCOMING YEAR

A.
B.
C.
D.

IIII. WHAT SHOULD THE MANAGER START DOING, STOP DOING, AND CONTINUE DOING?

OVERALL EVALUATION

--

Print Council Member Name _____

Council Member Signature _____

Date _____



BUY AND SELL AGREEMENT FOR VACANT LAND

Office of NAI Wisinski of West Michigan, Broker,

Kalamazoo (city), Michigan Phone: (269) 207-1040 Fax: (269) 392-1738

Email: jodim@naiwmm.com Offer Date: 5/19/2023 | 10:45 AM PDT (time)

- 1. Agency Disclosure. The undersigned Buyer and Seller each acknowledge the Broker named above is acting as (choose one):
2. Buyer's Offer. The undersigned Buyer hereby offers and agrees to purchase property located in the City of Plainwell, Allegan County, Michigan, commonly known as Part of 830 Miller Rd - Approx 10.48 acres fronting Lincoln Parkway referenced as proposed lots 40 and 41.

Permanent Parcel Number 55-020-056-00 and legally described as follows: Legal to follow with Seller provided survey

(the "Land"), together with all fixtures and improvements situated on the Land (the "Improvements"), all of which is collectively referred to herein as the "Premises", except the following:

- 3. Purchase Price. The purchase price for the Property is: Three Hundred Fifteen Thousand and 00/100's Dollars Dollars (\$ 315,000.00).

- 4. Payment of Purchase Price and Financing. Complete subparagraph "A" and subparagraph "B". Terms of Payment. The purchase price shall be paid at the closing by Buyer to Seller as indicated by "X" below (mark one box or the other under this subparagraph "A").

Cash. Buyer shall pay the full purchase price to Seller upon execution and delivery of warranty deed and performance by Seller of the closing obligations specified in this agreement. Land Contract. Buyer shall pay the full purchase price to Seller pursuant to the terms and conditions stated in the Commercial Alliance of REALTORS Land Contract form...

Financing. Indicate by an "X" below which applies (mark one box or the other under this subparagraph "B"). No Financing Contingency. Buyer's obligation to purchase the Premises is not contingent upon Buyer obtaining financing for all or any portion of the purchase price. Financing Contingency. Buyer's obligation to purchase the Premises is contingent upon Buyer obtaining financing for the purchase of the Premises that is acceptable to Buyer...

- 5. Survey. Seller shall provide Buyer with a copy of any existing survey of the Premises that Seller has in Seller's possession within five (5) days of the date of the Effective Date. In addition, (select one of the following): A new survey: ALTA showing all easements of record, improvements and encroachments, if any, and completed to the most current ALTA/NSPS Land Title Survey minimum requirements; or boundary survey with iron corner stakes and with all easements of record, improvements and encroachments, if any; or A recertified survey; or No new or recertified survey;

shall be obtained by Buyer at Buyer's expense; or provided by Seller to Buyer at Seller's expense, within thirty (30) days after the title insurance commitment referenced in this Agreement has been provided by Seller to Buyer under the terms of Title Insurance paragraph

DS BN Buyer's Initials Seller's Initials

contained in this Agreement. If Seller is responsible to provide a new or recertified survey under this paragraph and fails to do so within the required time, then Buyer may order the required survey at Seller's expense. If any matter disclosed in the new or recertified survey (or absent either, an existing survey) adversely and materially affects the value of the Premises or Buyer's intended use of the Premises, Buyer shall give seller written notice of the matter within ten (10) days after copies of both such survey and the title commitment (and all exception documents identified in the title commitment) referenced in this written Agreement are delivered to Buyer. If Seller fails to cure the matter within ten (10) days of receiving notice (the "Survey Cure Period"), Buyer shall have the right to terminate this Agreement by giving Seller written notice within ten (10) days after the expiration of the Survey Cure Period, otherwise Buyer's right to terminate this Agreement pursuant to this paragraph shall be deemed to have been waived. Other:

Seller to provide Survey that is acceptable to both parties.

6. **Title Insurance.** At Seller's expense, Seller shall provide Buyer with a standard ALTA owner's policy of title insurance in the amount of the purchase price, effective as of the date of closing. A commitment to issue such policy insuring marketable title (as defined in this Agreement) vested in Buyer, including a tax status report, shall be ordered within seven (7) days after the Effective Date, and shall be delivered, with copies of all title exception documents, as soon as feasible thereafter. (Note that some title commitments do not report on the status of oil, gas, or mineral rights.) If any matter disclosed by the title commitment adversely and materially affects the value of the Premises or Buyer's intended use of the Premises, Buyer shall give Seller written notice of the matter within ten (10) days after copies of both the title commitment (and all exception documents identified in the title commitment) and survey referenced in this Agreement are delivered to Buyer. If Seller fails to cure the matter within ten (10) days of receiving written notice (the "Title Commitment Cure Period"), Buyer shall have the right to terminate this Agreement by giving Seller written notice within ten (10) days after the expiration of the Title Commitment Cure Period, otherwise Buyer's right to terminate this Agreement pursuant to this paragraph shall be deemed to have been waived. Other:

7. **Inspections.** By signing this Agreement, Buyer is representing that the Buyer is aware that professional services are commercially available at a fee by experts selected by Buyer. The Buyer has elected to arrange and pay for services/investigations, including, but not limited to, the following:
- No Inspections Soil Borings Zoning Site Plan Approval Utilities Permitting Other (specify):

Buyer may obtain any and all inspections it deems necessary during the Inspection period.

The Buyer shall have the right to terminate this Agreement if the due diligence results are not acceptable to the Buyer by giving Seller written notice within ninety (90) days after the Effective Date of this Agreement, otherwise the right to terminate shall be deemed to have been waived. Buyer agrees that Buyer is not relying on any representation or statement made by Seller or any real estate salesperson (whether made intentionally or negligently) regarding any aspect of the Property or this sale transaction, except as may be expressly set forth in this Agreement, a written amendment to this Agreement, or a disclosure statement separately signed by the Seller. Accordingly, Buyer agrees to accept the Property "as is" and "with all faults" (whether obvious or concealed) except as otherwise expressly provided in the documents specified in the preceding sentence. Other:

8. **Closing Adjustments.** The following adjustments shall be made between the parties by the close of business on the closing date, with Buyer receiving a credit or assuming responsibility, as the case may be, for amounts attributable to time periods following the closing date:
- Prepaid rent and Additional Rent (as defined in the paragraph);
 - Interest on any existing indebtedness assumed by Buyer;
 - Charges for any transferable service contracts assigned to Buyer described in Exhibit D;
 - Utility deposits;
 - Security deposits;
 - Additional Rent (as defined below).

If any tenant is late, delinquent or otherwise in default in the payment of rent on the closing date, Seller shall assign to Buyer the claim for and the right to collect the rent; Buyer shall pay such past due rent to Seller promptly upon receipt; but Buyer shall not be obligated to file suit to collect such rent and shall reassign the claim to Seller on demand. If any tenants are required to pay percentage rent, charges for real estate taxes, insurance, common area maintenance expenses, or other charges of a similar nature ("Additional Rent"), and any Additional Rent is collected by Buyer after closing attributable in whole or in part to any period prior to closing, Buyer shall promptly pay to Seller Seller's proportionate share of the Additional Rent. Other:

9. **Property Taxes.** All property taxes first billed prior to the year of closing will be paid by Seller, without proration. All property taxes billed or to be billed in the year of closing will be paid as follows (choose one):
- No Proration:
 Buyer Seller shall pay the taxes billed in July.
 Buyer Seller shall pay the taxes billed in December.
- Calendar Year Proration. Combined per diem tax amount representing both the July bill and the December bill shall be calculated based on a 365 day year. Seller shall be responsible for the per diem total from January 1 to, but not including, the day of closing. Buyer shall be responsible for the difference between the total of the two tax bills and the Seller's share. If the amount of either tax bill is unknown on the day of closing, such amount shall be based on the prior years' tax bill.

10. **Special Assessments**, and deferred assessments, whether due in installments or otherwise, which are due and payable on or before the closing shall be paid by the Seller. All other special assessments, including deferred assessments, for improvements, now installed, not yet installed, or in the process of being installed, that are first due and payable after the closing shall be paid by Buyer. Other:

11. **Conveyance**. Upon performance by Buyer of the closing obligations specified in this Agreement, Seller shall convey the marketable title to the Property to Buyer by warranty deed or agree to convey marketable title by land contract or assignment, as required by this Agreement, including oil, gas and other mineral rights owned by Seller, if any, subject only to existing zoning ordinances, and the following matters of record: building and use restrictions, easements, oil and gas leases, and reservations, if any. As used herein, "marketable title" means marketable title within the meaning of the Michigan 40-Year Marketable Title Act (Mich. Comp. Laws §§ 565.101 et seq.).

The following paragraph applies only if the Property includes unplatted land:

Seller agrees to grant Buyer at closing the right to make (insert number) all division(s) under Section 108 (2), (3) and (4) of the Michigan Land Division Act. (if no number is inserted, the right to make divisions under the sections referenced above stays with any remainder of the parent parcel retained by Seller. If a number is inserted, Seller retains all available divisions in excess of the number stated; however, Seller and/or Broker do not warrant that the number of divisions stated is actually available.) If this sale will create a new division, Seller's obligations under this Agreement are contingent on Seller's receipt of municipal approval, on or before n/a (date), of the proposed division to create the Premises. Other:

12. **Warranties of Buyer**. Except as otherwise provided or acknowledged in this Agreement, Buyer represents and warrants to Seller as follows:
a. The performance of the obligations of Buyer under this Agreement will not violate any contract, indenture, statute, ordinance, judicial or administrative order or judgment applicable to Buyer.
b. There is no litigation or proceeding pending, or to Buyer's knowledge threatened, against or involving Buyer, and Buyer does not know or have reason to know of any ground for any such litigation or proceeding, which could have an adverse impact on Buyer's ability to perform, or Seller's interests, under this Agreement.
c. In entering into this Agreement, Buyer has not relied upon any written or verbal representations made by Seller or any representative of Seller, including any real estate salesperson, regarding the Property or any aspect of this transaction, which are not expressly set forth in this Agreement.
d. Other:

13. **Warranties of Seller**. Except as otherwise provided or acknowledged in this Agreement, Seller represents and warrants to, and agrees with Buyer as follows:
a. Seller's interest in the Property shall be transferred to Buyer on the closing date, free from liens, encumbrances and claims of others.
b. The performance of the obligations of Seller under this Agreement will not violate any contract, indenture, statute, ordinance, judicial or administrative order or judgment applicable to Seller or the Property.
c. There is no litigation or proceeding pending or to Seller's knowledge threatened against or involving Seller or the Property, and Seller does not know or have reason to know of any ground for any such litigation or proceeding which could have an adverse impact on Seller's ability to perform under this Agreement or that could adversely affect Buyer's title or use of the Property.
d. Seller shall continue to operate the Property in the ordinary course of business and maintain the Property in a state of good condition and repair during the interim between the signing of this Agreement and the closing date.
e. If a statement(s) of income and expense with respect to the operation of the Property is (are) described in Exhibit B, such statement(s) is (are) accurate for the period(s) designated in the statement(s).
f. The information concerning written leases and tenancies not arising out of written leases described in Exhibit B is accurate as of the Effective Date, and there are no leases or tenancies with respect to the Premises other than those described in Exhibit B (the "Leases"). The warranties in this paragraph do not apply to oil and gas leases, if any. Except as otherwise described in the documents that will be delivered pursuant to the index of Exhibits:
(1) All of the Leases are in full force and effect, no party thereto is in material default thereunder, and none of them have been modified, amended, or extended beyond what will be delivered per Exhibit B; with respect to renewal or extension options, options to purchase the Premises, advance payments in excess of one month, common area maintenance and utility fees, and security deposits, these items are set forth in the written leases described in Exhibit B.
(2) The rents set forth are being collected on a current basis and there are no arrearages;
(3) No real estate brokerage commission will become owing in the event of any tenant's exercise of any existing option to renew the term of any lease or purchase of the Premises.
g. With respect to underlying land contracts or mortgages, the sale will not accelerate indebtedness, increase interest rates, or impose penalties and sanctions.
h. Seller is without personal knowledge as to the presence on the Property of any toxic or hazardous substances or of any underground storage tanks.
i. Other:

- 14. **Damage to Business.** If between the Effective Date and the closing date, all or any part of the Property is damaged by fire or natural elements or other causes beyond Seller's control that cannot be repaired prior to the closing date, or any part of the Property is taken pursuant to any power of eminent domain, Seller shall immediately notify Buyer or such occurrence, and either Seller or Buyer may terminate this Agreement by written notice to the other within fifteen (15) days after the date of damage or taking. If neither elects to terminate this Agreement, there shall be no reduction in the purchase price and, at closing, Seller shall assign to Buyer whatever rights Seller may be with respect to any insurance proceeds or eminent domain award.
- 15. **Closing.** The closing shall be held on or before 10 days after inspect. (date) and as promptly as practical after all necessary documents have been prepared. An additional period of two (2) days shall be allowed for closing to accommodate delays in title work or the correction of title defects and/or survey problems which can be readily correctable, delays in obtaining any required inspections, surveys or repairs, delays in completing Environmental Site Assessments, Baseline Environmental Assessment or Due Care Plan/Section 7a Compliance Analysis (if such assessments or plans were ordered in a timely manner), or if the terms of purchase require participation of a lender and the lender has issued a commitment consistent with the requirement but is unable to participate in the closing on or before the required date. Other:
- 16. **Possession.** Seller shall tender to Buyer possession of the Property upon completion of the closing, subject to all existing leases and rights of tenants in possession. Other:
- 17. **Seller's Closing Obligations.** At closing, Seller shall deliver the following to Buyer:
 - a. The warranty deed, land contract or assignment of land contract required by this Agreement.
 - b. A bill of sale for any Personal Property (described in Exhibit "D").
 - c. A written assignment by Seller of Seller's interest in all leases and a transfer to Buyer of all security deposits, accompanied by the original or a true copy of each lease.
 - d. An assignment of all Seller's rights under any Service Contracts described in Exhibit C which are assignable by their terms and which Buyer wishes to assume, together with an original or true copy of each Service Contract assigned.
 - e. A notice to any tenants advising the tenants of the sale and directing that future payments be made to Buyer.
 - f. An accounting of operating expenses including, but not limited to, CAM, taxes, insurance and Additional Rent, collected in advance or arrears, spent or not yet spent by Seller, showing an accurate allocation between the parties pursuant to the leases.
 - g. Payment of the County and State real estate transfer tax.
 - h. Any other documents required by this Agreement to be delivered by Seller.
- 18. **Buyer's Closing Obligations.** At closing, Buyer shall deliver to Seller the following:
 - a. The cash portion of the purchase price specified in this Agreement shall be paid by cashier's check or other immediately available funds, as adjusted by the apportionments and assignments in accordance to this Agreement.
 - b. A written assumption by Buyer of the obligations of Seller under the leases arising after closing, including an acknowledgement of the receipt of all security deposits.
 - c. Any other documents required by this Agreement to be delivered by Buyer.
- 19. **1031 Tax Deferred Exchange.** Upon either party's request, the other party shall cooperate and reasonably assist the requesting party in structuring the purchase and sale contemplated by this Agreement as part of a tax deferred, like-kind exchange under Section 1031 of the Internal Revenue code of 1986, as amended; provided, however, that in connection therewith, the non-requesting party shall not be required to (a) incur any additional costs or expenses; (b) take legal title to additional real property (i.e. the requesting party's "replacement property" or "relinquished property"); or (c) agree to delay the closing.
- 20. **Notices.** Any notice required or permitted to be given hereunder shall be deemed to have been properly given, if in writing and delivered to the parties at the addresses shown below, and shall be deemed received (a) upon delivery, if delivered in person or by facsimile transmission, with receipt thereof confirmed by printed facsimile acknowledgement, (b) one (1) business day after having been deposited for next day overnight delivery with a nationally recognized overnight courier service, (c) two (2) business days after having been deposited in any U.S. post office or mail depository and sent by certified mail, postage paid, return receipt requested, or (d) upon sending, if sent by email (with a confirmation copy sent the same day by overnight delivery).
- 21. **Authority of the Parties.** Each of the undersigned individuals who have signed this Agreement on behalf of Seller and Buyer entities represent and warrant that he/she is authorized to sign this Agreement on behalf of such party and to bind such party to the requirements of this Agreement.
- 22. **Additional Acts.** Buyer and Seller agree to execute and deliver such additional documents and to perform such additional acts after the closing as may become necessary to effectuate the transfers contemplated by this Agreement.
- 23. **Entire Agreement.** This Agreement contains the entire agreement of the parties with respect to the sale of the Property. All contemporaneous or prior negotiations have been merged into this Agreement. This Agreement may be modified or amended only by written instrument signed by the parties to this Agreement. This Agreement shall be governed by and construed in accordance with the laws of the State of Michigan.
- 24. **Earnest Money.** Buyer shall deposit \$ 10,000.00 with Sun Title Company, Escrow Agent, [insert name of Broker, Title Company or other] with this offer or within two (2) days after acceptance of this offer, evidencing Buyer's good faith, to be held by the Escrow Agent and to apply to the purchase price or the down payment portion thereof where applicable. If this offer is not accepted, or the title is not marketable, or if the purchase is contingent upon conditions specified that cannot be met, this deposit shall be promptly refunded. If the Buyer defaults, all deposits made may be forfeited as liquidated damages at Seller's election, or alternatively, Seller may retain the deposits as part payment of the purchase price and pursue Seller's legal or equitable remedies against Buyer. If the sale is not closed according to its terms, the selling Broker may notify Buyer(s) and Seller(s) of Escrow Agent's intended disposition of earnest deposit, and all parties shall be deemed to have agreed to the disposition of the earnest money deposit unless Escrow Agent is notified of a court action pending concerning this sale or disposition of earnest money within thirty (30) days after notice to the parties.
- 25. **Disclosure of Price and Terms.** The purchase price and the terms of this sale may be disclosed by the Commercial Alliance of REALTORS® Multiple Listing Service (CARWM) in the ordinary conduct of its business. Deletion of this paragraph shall not be considered a counter offer that would require a counter acceptance.

26. **Advice of Counsel.** Buyer acknowledges that the Broker has recommended that the parties retain an attorney or attorneys to review the terms of this Agreement.

27. **Attorneys' Fees.** In the event of litigation arising from the failure or alleged failure of either party to perform its obligations under this Agreement, the party prevailing in that litigation (including appeals of all levels) shall be entitled to collect its court costs and reasonable attorneys' fees incurred in connection with such litigation from the other party. The provisions of this Section shall survive Closing or termination of this Agreement.

28. **Environmental.**

a. **Notice to buyers and sellers (environmental risks).**

Whenever real property is acquired or occupied, the buyer incurs some degree of risk with regard to potential environmental contamination and/or protected natural resources on the property. Various federal, state, and local laws may impose liability upon the buyer for the remediation of the contamination even though the buyer did not cause it, or may restrict the buyer's ability to fully develop or utilize the property. Such risk can be minimized through the performance of environmental due diligence. Additionally, sellers are advised that they may have an obligation to provide certain environmental information and/or disclosures to prospective buyers. The failure to provide such information or disclosures may subject a seller to potential liability or result in the loss of certain liability protections.

No real estate brokers/salespersons in this transaction possess the expertise necessary to assess the nature or extent of these environmental risks or to determine the presence of environmental contamination or protected natural resources. The real estate brokers/salespersons involved in this transaction do not make independent investigations as to environmental contamination or protected natural resources with respect to any property, and they make no representations regarding the presence or absence, now or in the past, of environmental contamination. It is therefore prudent for each party to this transaction to seek legal and technical counsel from professionals experienced in environmental matters to provide an evaluation of the environmental risks associated with the transaction.

b. **Environmental reports and assessments.**

(1) Within five (5) days of the Effective Date, Seller shall deliver to Buyer copies of any existing reports, data, plans, permits, notices and/or information in Seller's possession relating to environmental matters pertaining to the Premises ("Seller's Environmental Documents").

(2) Buyer shall have a period of forty-five (45) days after the Effective Date to evaluate environmental matters relating to the Premises ("Environmental Due Diligence Period"). Buyer and Buyer's agents shall have the right to enter upon the Premises during the Environmental Due Diligence Period during reasonable business hours for the purpose of conducting, at Buyer's expense, any environmental assessments of the Premises that Buyer deems appropriate, which assessments may include, but shall not be limited to, a Phase I Environmental Site Assessment, Transaction Screen, and/or evaluation of other regulated conditions or matters such as wetlands, asbestos containing materials, mold, or lead based paint ("Environmental Assessments"). The Environmental Assessments may not include the collection or analysis of samples of soil, groundwater, soil gas, indoor air, surface water, building components or any other environmental medium unless Buyer obtains prior written consent from Seller, which consent shall not be unreasonably withheld, delayed or conditioned. Buyer agrees that the Environmental Assessments shall not unreasonably interfere with the rights of Seller or any tenants in possession and Seller agrees to reasonably cooperate and to request that its tenants reasonably cooperate with the Environmental Assessments.

(3) Buyer shall have the right to terminate this Agreement if Seller's Environmental Documents or the Environmental Assessments are not acceptable to Buyer by delivering written notice to Seller prior to the expiration of the Environmental Due Diligence Period. If Buyer determines that any additional environmental due diligence activities (including, but not limited to, any additional environmental investigations, reports, approvals or permits) are warranted, then Buyer may provide Seller with a proposed amendment to this Agreement to extend the Environmental Due Diligence Period to allow Buyer to conduct such activities. If Buyer does not deliver a termination notice or proposed amendment to Seller prior to the expiration of the Environmental Due Diligence Period, then Buyer shall be deemed to have waived any objections to environmental matters relating to the Premises. If Buyer provides Seller with a proposed amendment to this Agreement, then Seller shall have a period of ten (10) days to execute or negotiate mutually acceptable terms for such amendment, otherwise Buyer may, but shall not be obligated to, terminate this Agreement by delivering written notice to Seller with two (2) days after Seller's deadline for executing or negotiating an amendment to this Agreement.

(4) If the Environmental Assessments cause any damage to the Premises, Buyer agrees to reasonably restore the Premises to the condition that existed prior to such damage. The restoration obligation does not require the remediation of any existing environmental condition. Buyer shall indemnify, defend and hold Seller and Broker harmless from and against any damage to persons or property caused by Buyer or Buyer's agents in conducting the Environmental Assessments.

c. **Nondisclosure.**

(1) If Seller's Environmental Documents or the Environmental Assessments identify the Land as a "facility" as defined in Part 201 of Michigan's Natural Resources and Environmental Protection Act, Public Act 451 of 1994, as amended ("NREPA") or a "site" as defined in Part 213 of NREPA, then Buyer may conduct a Baseline Environmental Assessment ("BEA") and/or a Due Care Plan ("DCP"); provided, however, that Buyer may not submit or otherwise disclose such BEA, DCP, or similar report (e.g., a response activity plan) to the Michigan Department of Environmental Quality prior to closing unless Buyer obtains prior written consent from Seller.

(2) If Buyer exercises its right to terminate this Agreement pursuant to subparagraph b(3) above, Buyer shall not disclose Seller's Environmental Documents or the Environmental Assessments to any third party unless required by mandatory disclosure pursuant to legal process. At Seller's request, Buyer shall provide copies of any Environmental Assessments to Seller.

d. **Other:**

29. **Brokerage Fee.** Seller and/or Buyer agree(s) to pay the broker(s) involved in this transaction a brokerage fee as specified in any agency agreement or other written agreement between them. In the event no such agreement exists, Buyer Seller agrees to pay a brokerage fee of per listing agreement. This brokerage fee shall be paid in full promptly after it is earned, but not later than closing. Unless otherwise previously agreed, Buyer and/or Seller agree(s) that the brokerage fee may be shared by the recipient with any cooperating broker who participates in the sale, in such amount as the recipient decides, without further disclosure to or consent from Buyer and/or Seller. Seller and Buyer agree that the broker(s) involved in this transaction is/are an intended third party beneficiary entitled to enforce the obligation set forth herein to pay the brokerage fee. Other:

30. **Other Provisions:**

1. Buyer may transfer sales agreement to another entity owned by Buyer, or its LLC members, anytime prior to closing.

31. **Time.** Time is of the essence in this Agreement. In any case where a date for performance by either party or a deadline falls on a Saturday, Sunday or federal government holiday, the time for performance or the deadline, as applicable, shall automatically extend until 11:59 p.m. on the next business day. As used in this Agreement, a "business day" shall mean a day other than Saturday, Sunday or a federal government holiday. All other references to "days" in this Agreement shall refer to calendar days. The term "Effective Date" as used in this Agreement shall be the date upon which this Agreement is fully executed (as described below).

32. **Index of Exhibits.** Seller to furnish within _____ (____) days from Effective Date unless specified below:

Not Applicable	Attached	Exhibit #	Subject	Exhibit to be furnished within ____ number of days
X		A	Disclosure Regarding Real Estate Agency Relationships	
X		B	Income and Expense with respect to the operation of the Premises	
X		C	Written leases and any tenancies not arising out of written leases	
X		D	Service Contracts	
X		F	Addendum	

As to any "Seller to furnish" item(s) listed above, Buyer shall have the right to terminate this Agreement if any such item is not acceptable to Buyer by giving Seller written notice within n/a (n/a) days after receipt of such item(s), otherwise the right to terminate this Agreement pursuant to this paragraph shall be deemed to have been waived.

33. **By signing below, Buyer acknowledges having read this Agreement and authorizes delivery of this Agreement to Seller.** If this Agreement is signed by Seller without any modifications, the date Seller signs becomes the Effective Date. Buyer gives Broker above named until 5/25/23 (time) 5:00 p.m. (date) to obtain Seller's written acceptance of the Buyer's offer.

Buyer: Nobis Agri Service, Inc.
(print name of individual or entity)

Buyer: _____
(print name of individual or entity)

Signature: Ben Nobis
C1FFC9031ACE4D5...

Signature: _____

Its: C. E. O.
(if Buyer is an entity)

Its: _____
(if Buyer is an entity)

Date: 5/19/2023 | 10:45 AM PDT

Date: _____

Buyer's Address: _____

Bus. Phone: _____ Fax: _____

Email: ps

34. SELLER'S ACCEPTANCE

Date: _____ Time: _____

The above offer is hereby accepted as written as modified

By signing below, Seller acknowledges having read and authorizes delivery of this Agreement to Buyer. If this Agreement is signed by Seller without any modifications, the date Seller signs becomes the Effective Date. If this Agreement is signed by Seller subject to any modifications, Seller gives Broker above named until _____ (time) _____ (date) to obtain Buyer's written acceptance of Seller's counter offer.

Seller: _____
(print name of individual or entity)

Seller: _____
(print name of individual or entity)

Signature: _____

Signature: _____

Its: _____
(if Seller is an entity)

Its: _____
(if Seller is an entity)

Date: _____

Date: _____

Seller's Address: _____

Bus. Phone: _____ Fax: _____

Email: _____

35. BUYER'S RECEIPT OF ACCEPTANCE

Date: _____ Time: _____

Buyer acknowledges receipt of Seller's acceptance of Buyer's offer. If Seller's acceptance of Buyer's offer was subject to a counter offer, Buyer agrees to accept the terms of the counter offer:

as written (with all other terms and conditions of Buyer's offer remaining unchanged); or modified as follows:

If Buyer is accepting a counter offer from Seller as written, the date Buyer signs below becomes the Effective Date. If Buyer is accepting Seller's counter offer subject to any modifications, Buyer gives Broker above named until _____ (time) _____ (date) to obtain Seller's written acceptance of Buyer's counter offer.

Buyer: _____
(print name of individual or entity)

Buyer: _____
(print name of individual or entity)

Signature: _____

Signature: _____

Its: _____
(if Buyer is an entity)

Its: _____
(if Buyer is an entity)

Date: _____

Date: _____

36. SELLER'S RECEIPT OF ACCEPTANCE

Date: _____ Time: _____

Seller acknowledges receipt of a copy of Buyer's acceptance of Seller's counter offer (if Seller made a counter offer), or Seller agrees to accept the terms of Buyer's counter offer as written. If Seller is accepting the terms of Buyer's counter offer as written, then the date Seller signs below becomes the Effective Date.

Seller: _____
(print name of individual or entity)

Seller: _____
(print name of individual or entity)

Signature: _____

Signature: _____

Its: _____
(if Seller is an entity)

Its: _____
(if Seller is an entity)

Date: _____

Date: _____



ADDENDUM # 1

NAI Wisinski of West Michigan

Office of: _____, REALTOR®

Kalamazoo _____ Michigan, Phone: 269-353-0311 FAX: N/A

Email: baileyw@naiwwm.com Date: 5/22/2023 Time: N/A

1. Addendum to Agreement dated 5/19/2023 covering property commonly known as:
Part of 830 Miller Road, Approximately 10.48 acres fronting Lincoln Parkway referenced as proposed Lots 40 & 41
Permanent Parcel Number Part of 55-020-056-00

2. This Addendum to be an integral part of the agreement, which is amended as follows:

The purchase price shall be \$345,840.00

All other terms and conditions of the Buy & Sell Agreement remain in full force and effect.

3. By signing below, Buyer/Tenant acknowledges having read and received a copy of this agreement.

Buyer/Tenant: <u>Nobis Agri Service, Inc.</u> <small>(print name of individual or entity)</small>	Buyer/Tenant: _____ <small>(print name of individual or entity)</small>
Signature: _____	Signature: _____
Its: _____ <small>(if Buyer is an entity)</small>	Its: _____ <small>(if Buyer is an entity)</small>
Buyer/Tenant Address: _____	Bus. Phone: _____ Fax: _____
_____	Email: _____

4. By signing below, Seller/Landlord acknowledges having read and received a copy of this agreement.

Seller/Landlord: <u>The City of Plainwell</u> <small>(print name of individual or entity)</small>	Seller/Landlord: _____ <small>(print name of individual or entity)</small>
Signature: <u>Denise Siegel</u> <u>5/22/2023 11:44 AM EDT</u> <small>BFC8461D2355437...</small>	Signature: _____
Its: _____ <small>(if Seller is an entity)</small>	Its: _____ <small>(if Seller is an entity)</small>
Seller/Landlord Address: _____	Bus. Phone: _____ Fax: _____
_____	Email: _____

Estimated Proceeds to Seller

Prepared For: City of Plainwell
 Property: Lots 40 & 41
Plainwell, Michigan

Net Sheet Estimate

Date: 5/22/2023

Sale Price			\$ 345,840.00
		\$ -	
Less Closing Costs:			
County Transfer Tax	\$ 380.42		
State Transfer Tax	\$ 2,593.80		
Environmental (negotiable)	\$ -	Buyer Paid	
Survey (negotiable)	\$ 5,000.00	ALTA	
Closing Fee	\$ 450.00		
Taxes/Assessments	\$ -	TBD	
Title Insurance close by 8/1/23	\$ 2,055.10		
Mortgage Balance	\$ -		
Recording Fee	\$ 150.00		
Commission at 8.0%	\$ 27,667.20		\$ 38,296.52
			\$ 307,543.48
Net (Before Tax) Proceeds to Seller			\$ 307,543.48

COMMENTS

Prepared By: **Bailey Witt**
Realtor Associate

NAI Wisinski of West Michigan
 1803 Whites Road
 Suite 2
 Kalamazoo MI 49008

269 459 0433 direct
baileyw@naiwwm.com

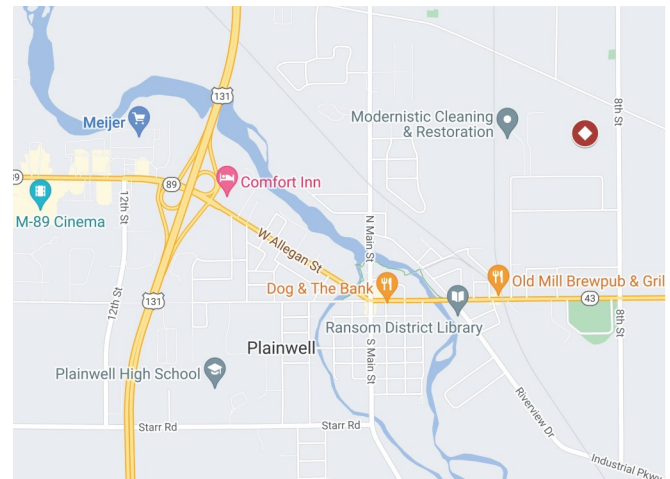


830 Miller Road

Plainwell, Michigan 49080

Property Features

- Flexible site sizes available from 5 acres up to 52.5 acres
- Industrial zoning and located just north of the existing Plainwell Industrial Park
- 37 miles to Grand Rapids and 12 miles to Kalamazoo
- Level topography
- Easy access to interstate highway system; Less than 2 miles away from US-131 and less than 1 mile away to M-89
- See agent for utility and infrastructure details
- Phase I on file
- Development ready community



For more information please contact:

Bailey Witt

+1 269 459 0433 direct
+1 269 806 1882 cell
baileyw@naiwwm.com

Kara Schroer, CCIM

+1 269 459 0435 direct
+1 269 569 0953 cell
karas@naiwwm.com

Asset Overview

Industrial Land Sites—830 Miller Rd
Plainwell, Michigan

More Than An Address

Vacant industrial lots available for sale in the City of Plainwell's expanded Industrial Park located at 8th Street, Miller Road and Lincoln Parkway. Lot sizes may be modified to fit user needs. Priced from \$25,000 to \$35,000 per acre. Easy access to interstate highway systems. Less than 1 mile from M-89 and 2 miles east of US-131. See agent for utility and infrastructure details.

Site Specifications

Acreage	+/- 52.5 Acres
Lot Dimensions	1,175' x 2,000'
Parcel Number	55-020-056-00
Municipality	City of Plainwell
Zoning	M-2
Future Land Use	Industrial

2022 Est. Demographics

Distance	1 Mile	3 Miles	5 Miles
Population	1,613	9,854	21,024
Households	662	3,885	8,238
Average HH Income	\$89,961	\$81,970	\$83,488

**Statistics according to ESRI.com*



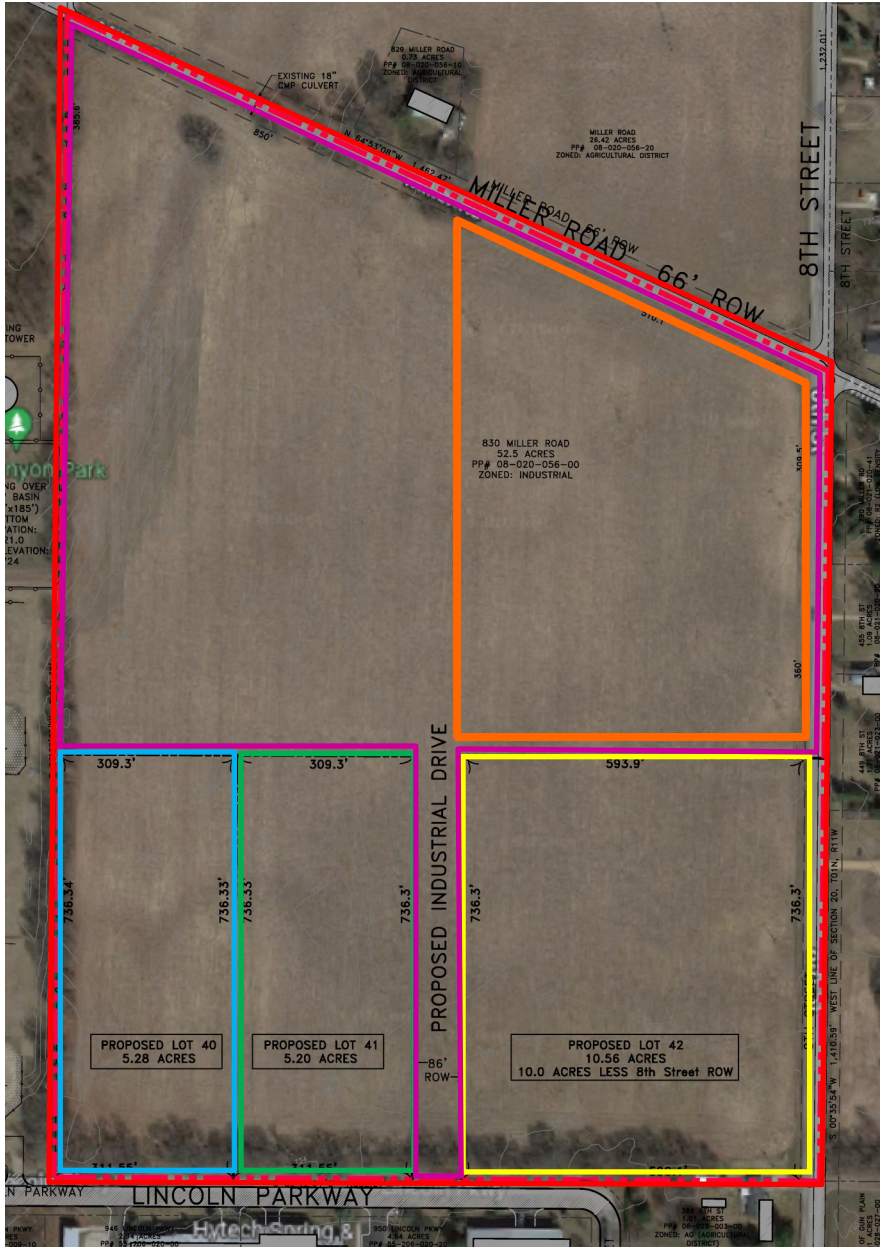
NAI Wisinski of
West Michigan

Commercial Real Estate Services, Worldwide.



1803 Whites Rd, Suite 2
Kalamazoo, Michigan 49008
+1 269 459 0433
naiwmm.com

Availabilities & Pricing

Industrial Land Sites—830 Miller Rd
Plainwell, Michigan



Availabilities*

Site	Acres	Price Per Acre	Price
 Lot 40	5.28	\$35,000	\$184,800
 Lot 41	5.20	\$35,000	\$182,000
 Lot 42	10.56	\$35,000	\$369,600
 Lot A + drive	31.46	\$25,000	\$786,500
 Part of Lot A	15	\$30,000	\$450,000
 Entire Parcel	52.5	\$29,000	\$1,522,900

Utility Information

Electric Available

Natural Gas Available

Telephone Available

Sewer Available

Water Available

*Buyer should investigate utility connections.

Availabilities & Pricing

Industrial Land Sites—830 Miller Rd
Plainwell, Michigan

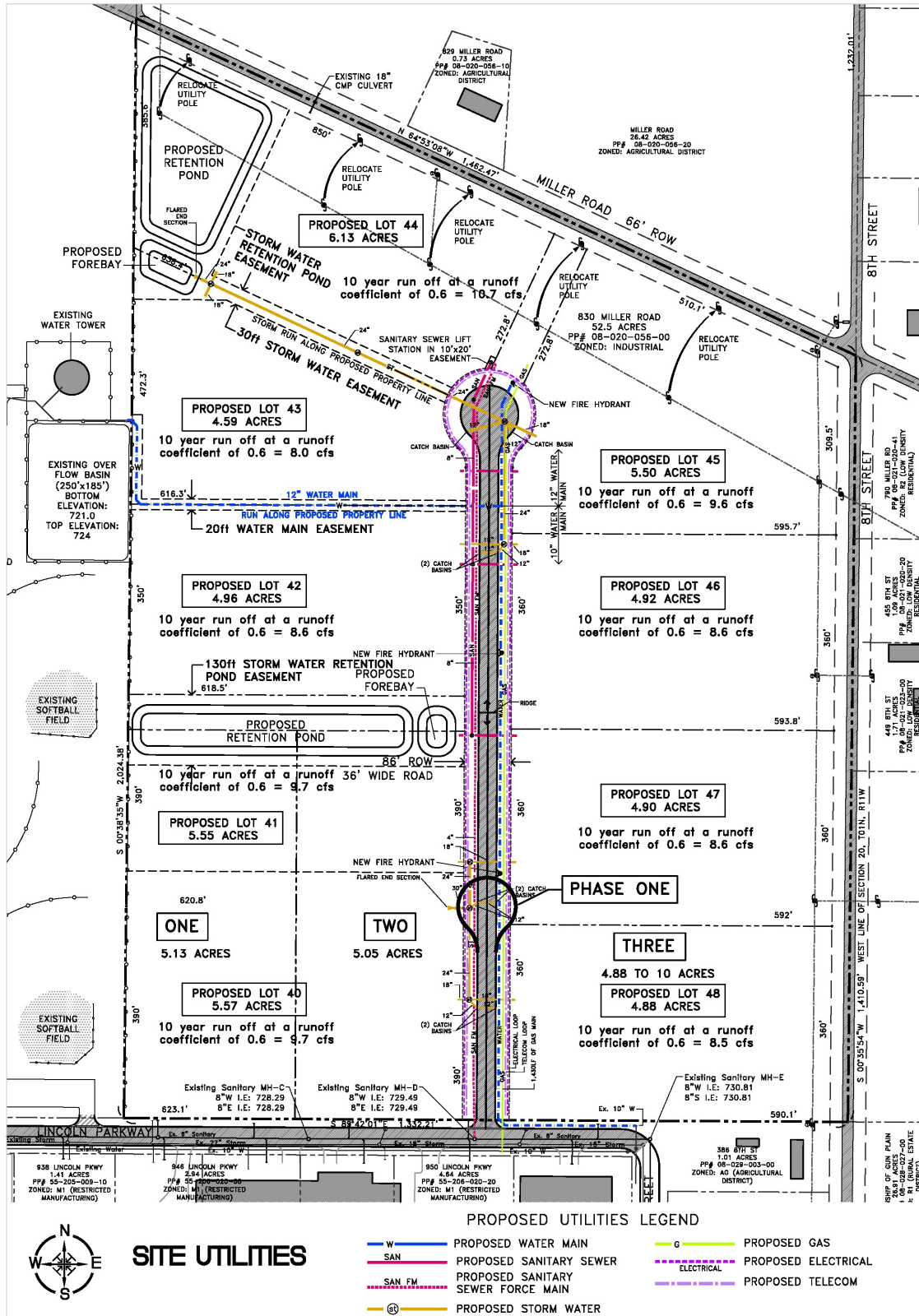
Availabilities*

Site	Acres	Price Per Acre	Price
Lot 40	5.28	\$35,000	\$184,800
Lot 41	5.20	\$35,000	\$182,000
Lot 42	10.56	\$35,000	\$369,600
Lot A + drive	31.46	\$25,000	\$786,500
Part of Lot A	15	\$30,000	\$450,000
Entire Parcel	52.5	\$29,000	\$1,522,900



Proposed Utilities

Industrial Land Sites—830 Miller Rd
Plainwell, Michigan



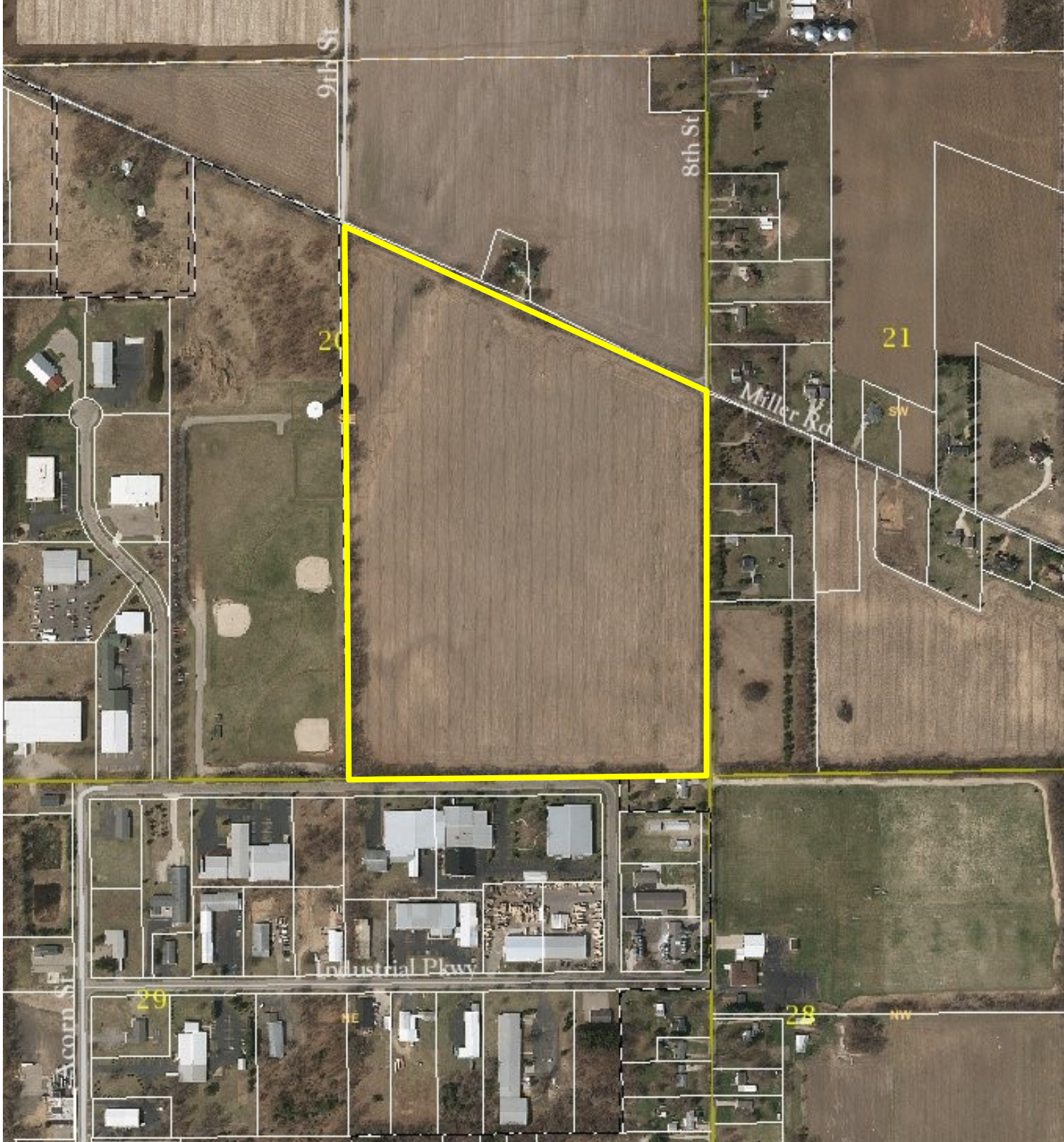
Photos

Industrial Land Sites—830 Miller Rd Plainwell, Michigan



GIS Aerial

Industrial Land Sites—830 Miller Rd
Plainwell, Michigan



Aerial Overview

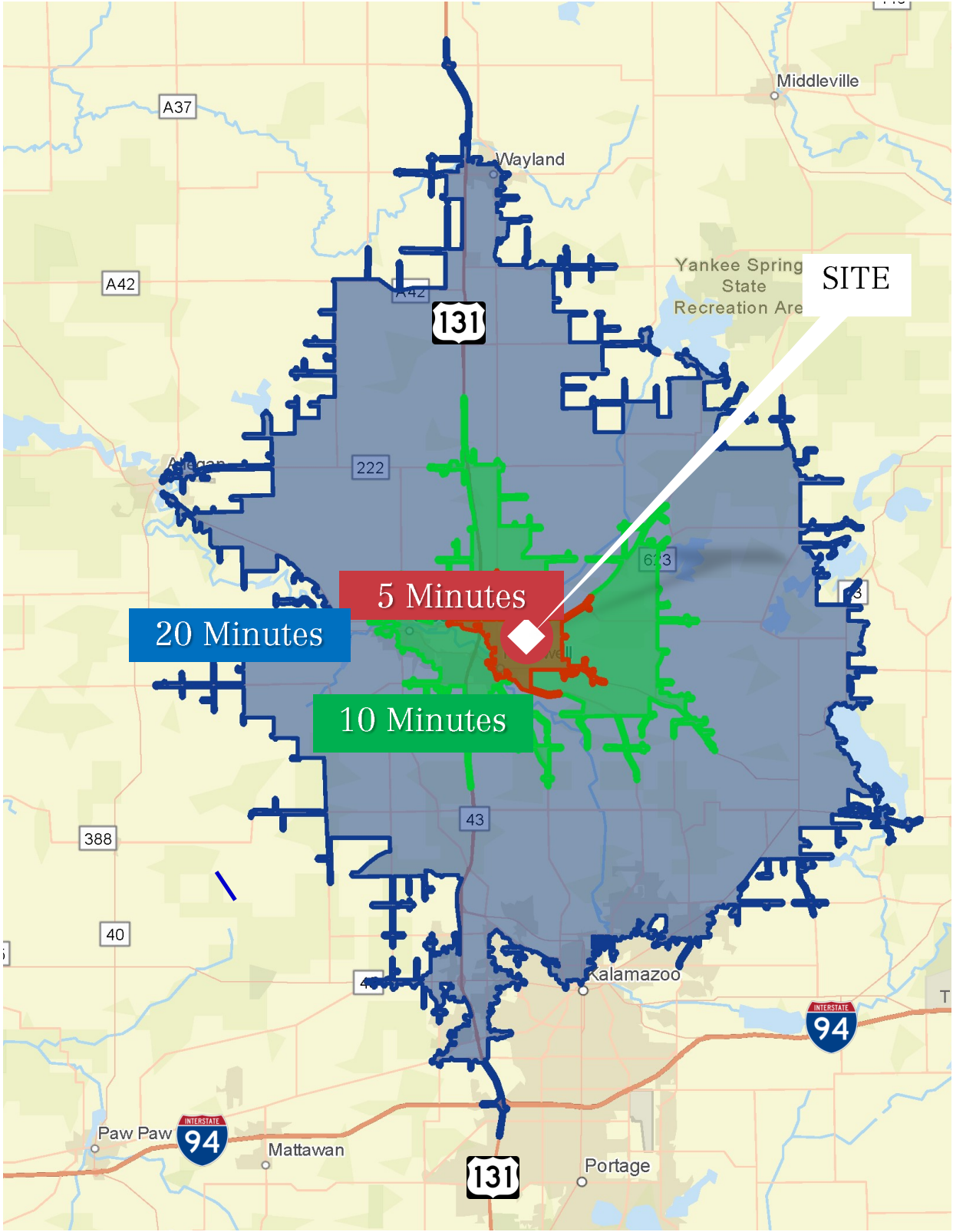
Industrial Land Sites—830 Miller Rd
Plainwell, Michigan



Thayer Ave.

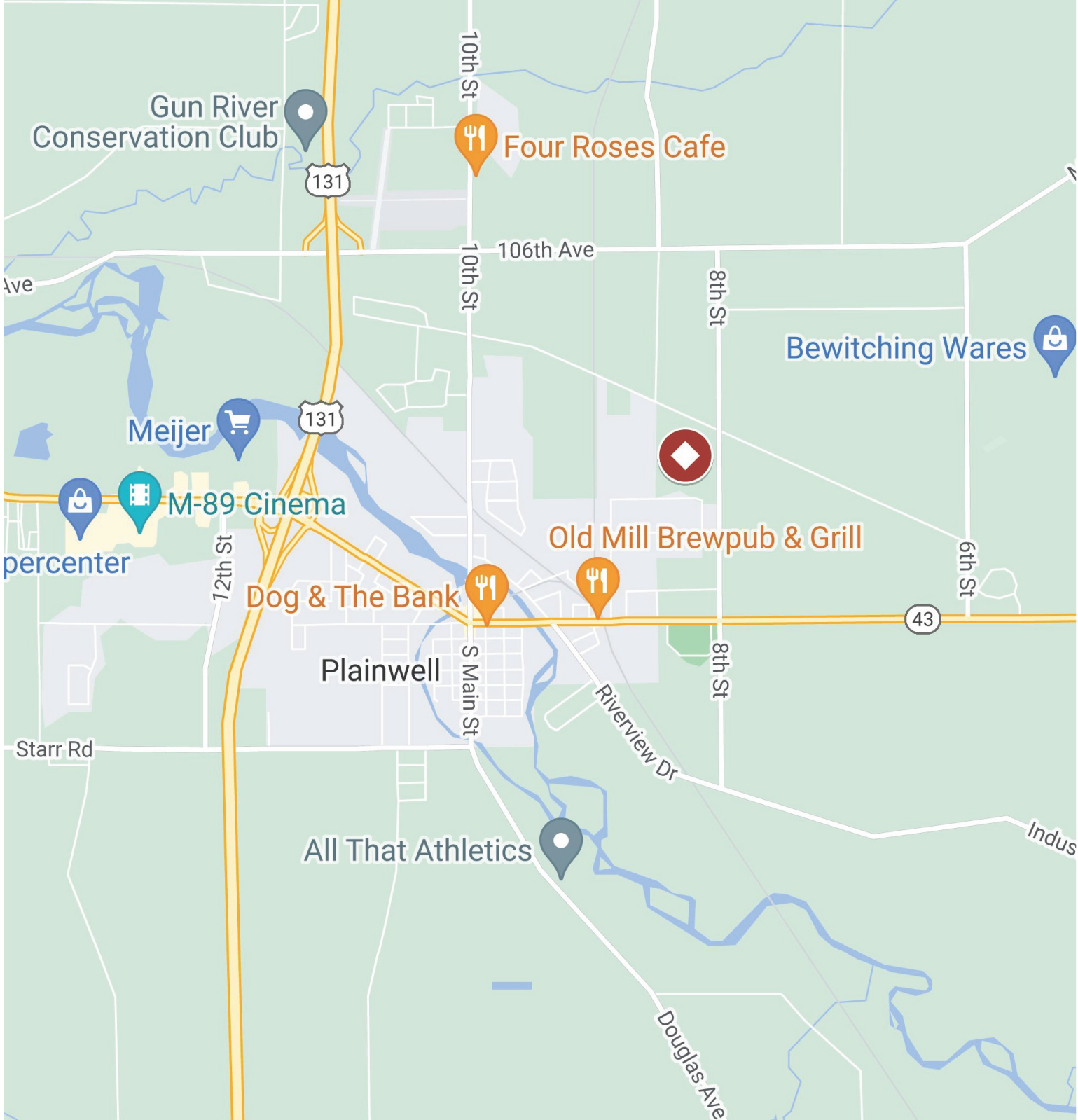
Drive Time Map

Industrial Land Sites—830 Miller Rd
Plainwell, Michigan



Property Location

Industrial Land Sites—830 Miller Rd
Plainwell, Michigan



Demographic Information

Industrial Land Sites—830 Miller Rd
Plainwell, Michigan

1-Mile

KEY FACTS

1,613

Population

43.3

Median Age

2.4

Average Household Size

\$70,033

Median Household Income

EDUCATION

3%

No High School Diploma



27%

High School Graduate



36%

Some College



33%

Bachelor's/Grad/Pr of Degree

BUSINESS



94

Total Businesses



967

Total Employees

EMPLOYMENT



57%

White Collar



33%

Blue Collar



10%

Services

3.4%

Unemployment Rate

INCOME



\$70,033

Median Household Income



\$35,050

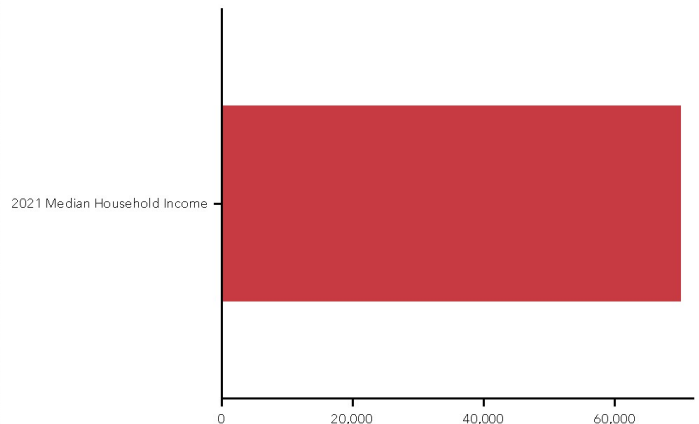
Per Capita Income



\$220,156

Median Net Worth

2021 Median Household Income



This infographic contains data provided by Esri, Esri and Data Axle. The vintage of the data is 2022, 2027.

© 2021 Esri

Demographic Information

Industrial Land Sites—830 Miller Rd
Plainwell, Michigan

3-Mile

KEY FACTS

9,854

Population



2.5

Average Household Size

41.1

Median Age

\$64,573

Median Household Income

EDUCATION

7%

No High School Diploma



33%

High School Graduate



33%

Some College



28%

Bachelor's/Grad/Prof of Degree

BUSINESS



462

Total Businesses



5,398

Total Employees

EMPLOYMENT



58%

White Collar



31%

Blue Collar



11%

Services

2.2%

Unemployment Rate

INCOME



\$64,573

Median Household Income



\$32,387

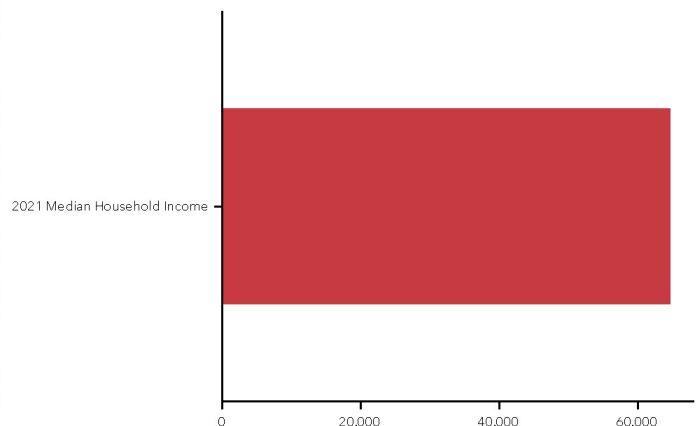
Per Capita Income



\$176,775

Median Net Worth

2021 Median Household Income



This infographic contains data provided by Esri, Esri and Data Axle. The vintage of the data is 2022, 2027.

© 2021 Esri

Demographic Information

Industrial Land Sites—830 Miller Rd
Plainwell, Michigan

5-Mile

KEY FACTS

21,024

Population



2.5

Average Household Size

42.1

Median Age

\$63,987

Median Household Income

EDUCATION

8%

No High School Diploma



34%

High School Graduate



32%

Some College



25%

Bachelor's/Grad/Pr of Degree

BUSINESS



718

Total Businesses



9,979

Total Employees

EMPLOYMENT



58%

White Collar



33%

Blue Collar



9%

Services

2.3%

Unemployment Rate

INCOME



\$63,987

Median Household Income



\$32,856

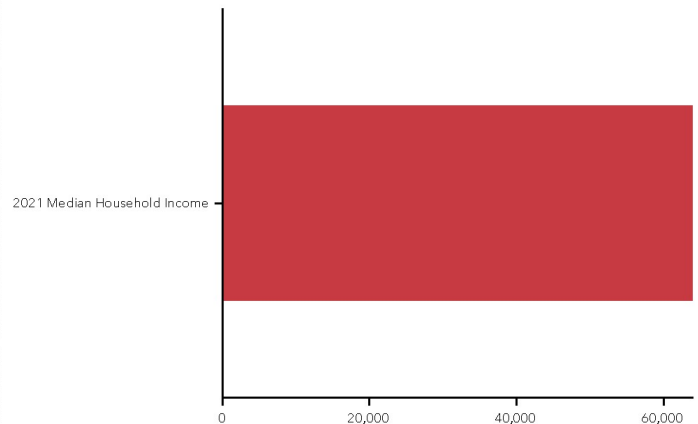
Per Capita Income



\$186,114

Median Net Worth

2021 Median Household Income



This infographic contains data provided by Esri, Esri and Data Axle. The vintage of the data is 2022, 2027.

© 2021 Esri



“The Island City”

MEMORANDUM

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

TO: City Council
FROM: Brian Kelley, Finance Director/Treasurer
DATE: May 22, 2023
SUBJECT: Consideration of Temporary Summer Hours for City Hall

ACTION RECOMMENDED: To consider experimenting with a compressed work schedule for City Hall during the summer months.

The City Administration would like to experiment with an alternative work schedule for City Hall. Based upon a survey, many municipalities use a schedule different from the “traditional” 8am to 5pm. The trend is to work longer days during the week for shorter work schedules on Friday. Many area municipalities close before 5pm. City Hall is the only department where the staff has a full one-hour unpaid lunch period – all other city departments use a 30-minute, or a working lunch period.

For the period from Memorial Day to Labor Day, City Hall would be open 7.30am to 4.30pm Monday through Thursday, with staff taking rolling 30-minute unpaid lunch periods, and 7.30am to 1.30pm on Fridays. This maintains 40 hours of staff time for full-time employees and minimizes impact on the citizens, by allowing Plainwell families to conduct city business before the regular workday on Mondays through Thursdays.

We believe this compressed schedule may lead to greater employee satisfaction and increased overall productivity. The City Administration will measure the impacts of this experiment and collect feedback from Plainwell residents to determine the success of the compressed schedule. The Plainwell Department of Public Safety will continue its operational schedule, and the Public Works and Water Renewal operational staffs will retain normal working hours.



"The Island City"

MEMORANDUM

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

TO: City Council
FROM: Brian Kelley, Finance Director/Treasurer
DATE: May 22, 2023
SUBJECT: Resignation as Interim City Manager

ACTION RECOMMENDED: To accept the resignation of Brian Kelley from his duties as Interim City Manager, effective June 12, 2023.

On March 17, 2023, the City Manager's position became vacant. Pursuant to Charter, the City Council appointed me as one of the two Interim City Managers for a term not to exceed 90 days.

On June 12, 2023, the new City Manager, Justin Lakamper, will begin service, therefore my service as Interim City Manager will no longer be needed. Accordingly, I hereby resign the office of Interim City Manager effective June 12, 2023.

It has been my honor to serve the City Council and the Citizens of the City of Plainwell as Interim City Manager.

This resignation applies only to my duties as Interim City manager and does not affect my duties as Finance Director/Treasurer or City Clerk.

Respectfully,

_____ Date _____
Brian Kelley



"The Island City"

MEMORANDUM

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

TO: City Council
FROM: Robert Nieuwenhuis, DPW Superintendent
DATE: May 22, 2023
SUBJECT: Resignation as Interim City Manager

ACTION RECOMMENDED: To accept the resignation of Robert Nieuwenhuis from his duties as Interim City Manager, effective June 12, 2023.

On March 17, 2023, the City Manager's position became vacant. Pursuant to Charter, the City Council appointed me as one of the two Interim City Managers for a term not to exceed 90 days.

On June 12, 2023, the new City Manager, Justin Lakamper, will begin service, therefore my service as Interim City Manager will no longer be needed. Accordingly, I hereby resign the office of Interim City Manager effective June 12, 2023.

It has been my honor to serve the City Council and the Citizens of the City of Plainwell as Interim City Manager.

This resignation applies only to my duties as Interim City manager and does not affect my duties as DPW Superintendent.

Respectfully,

_____ Date _____
Robert Nieuwenhuis

Water Renewal

Superintendent: Bryan Pond

April 2023



Significant Department Actions and Results

The plant digesters were cleaned and had not been cleaned since 2013, the mixing valves were also replaced due to the fact these tanks were out of service, and two of them leaked, the valves were installed in 2005.

The DYSTOR tank was also cleaned in preparation for the cover replacement, the tank had not been cleaned since 2005, and had heavy debris in it from the eight years we did not have proper screening removal at the head of the plant.

The plant experienced heavy inflows from the heavy rains at the beginning of the month, the excess water comes from the groundwater table rising and infiltrating pipes, and in basements, that are hooked to sump pumps to sanitary sewer in homes. The plant was operating at full capacity hydraulically but not organically.

Pending Items (including CIP) FY 21/22

Expenditure Summary/Issues

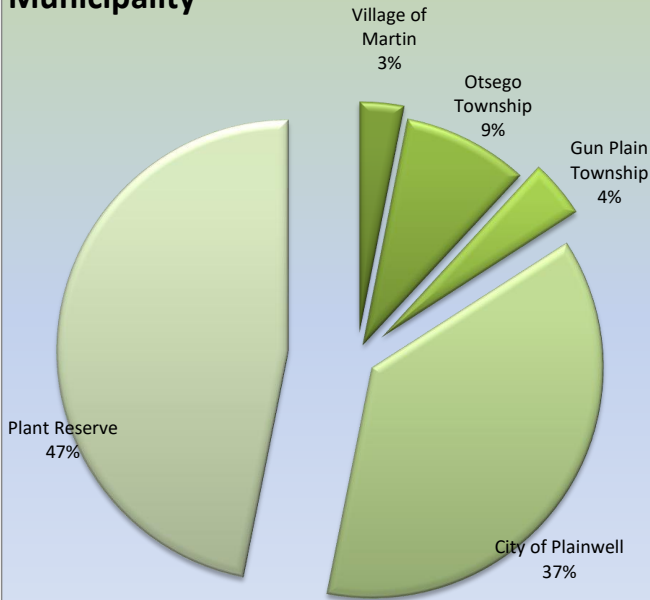
		<u>(budgeted)</u>	(completed)
New non clog pumps for 12th St lift station (2)	\$16,750	\$33,500	complete
Clean Dystor, last cleaned 2005 & digesters last cleaned 2013		\$50,000	complete
New Dystor Cover Installed, 2005 cover removed		<u>\$318,000</u>	complete
		\$401,500	

Monthly Flow Data

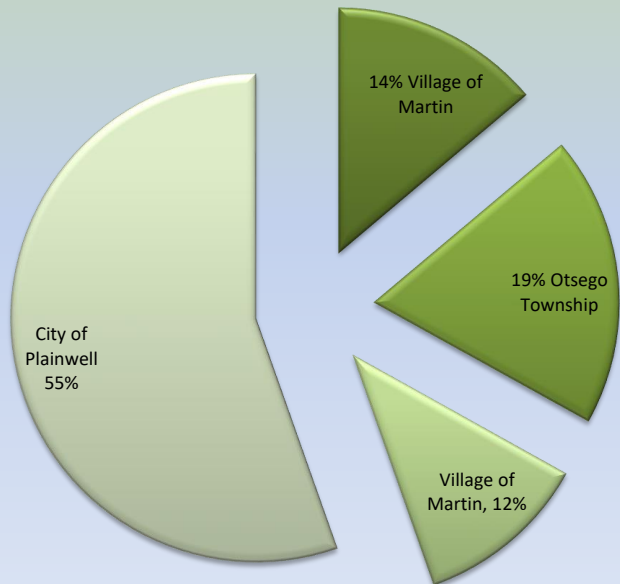
Our permitted volume of treatment is 1,300,000 gallons per day. The table and graph below shows the breakdown of average monthly flow from our customer communities, the percent ownership of our customer communities.

	Total Gallons	Permitted Daily Flow Gallons	Reserve	Ownership of Plant Capacity
Village of Martin	788,396			
Gun River MH Park	406,000			
US 131 Motor Sports Park	9,400			
Total:	1,203,796			
AVG. DAILY:	42,993	180,000	76%	14%
Otsego Township	Total: 3,419,323			
	AVG. DAILY: 122,119	250,000	51%	19%
Gun Plain Township	Total: 996,000			
North Point Church	2,000			
North 10th Street	382,244			
Gores Addition	201,000			
AVG. DAILY	56,473	150,000	62%	12%
City of Plainwell	Total: 14,512,111			
	AVG. DAILY: 483,737	720,000	33%	55%
Avg. Daily Plant Flow from entire service district	0.67			

Monthly % of Flow Per Municipality



Ownership of Plant Capacity



State Required Reporting Compatible Pollutants

MI State Requirement	City Benchmark	Monthly Avg. Reported/MDEQ
----------------------	----------------	----------------------------

Carbonaceous Biochemical oxygen demand (CBOD-5):

25 mg/l	15	13.53
---------	----	-------

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	19
---------	----	----

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):

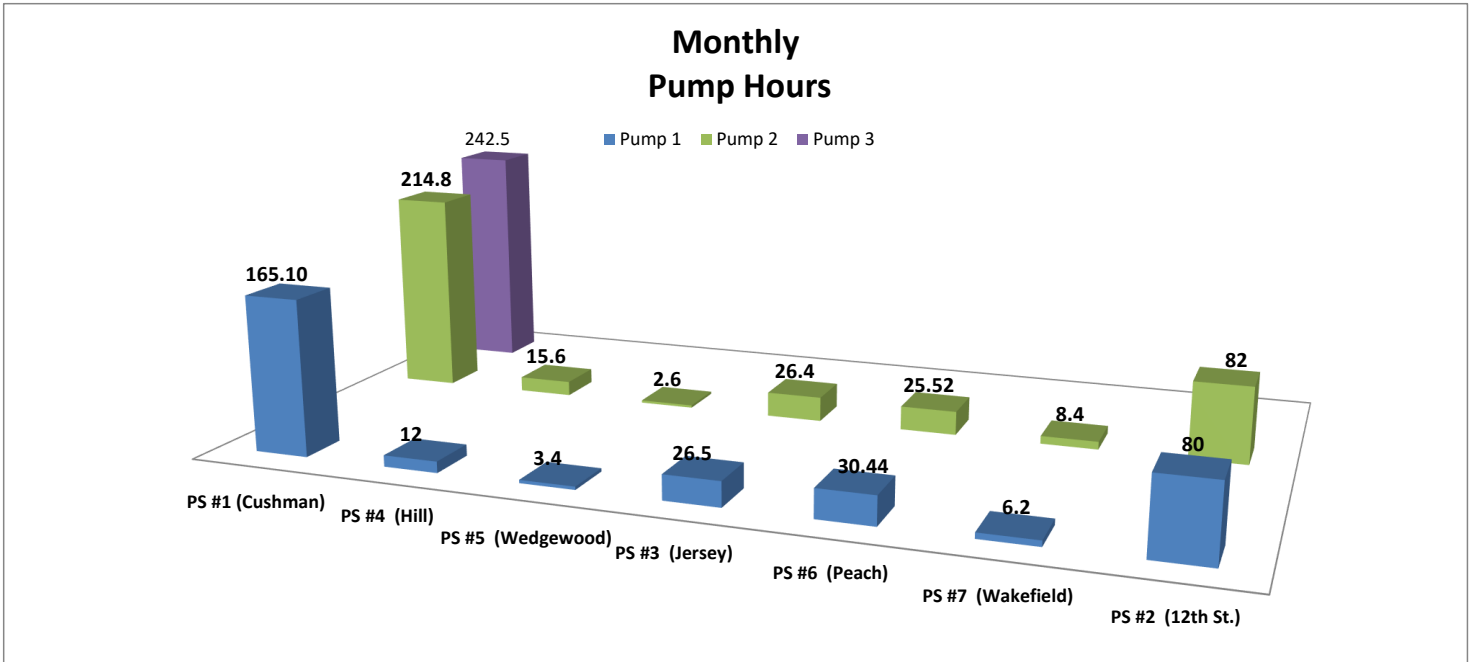
1.0 mg/l	0.45	0.54
----------	------	------

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.

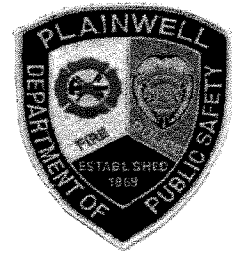
Total Coliform (COLI):

200counts/ml	50	13
--------------	----	----

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.



PLAINWELL PUBLIC SAFETY

Police, Fire and Medical First Responder Services

MONTHLY REPORT

April 2023

Prepared by Director Kevin Callahan

Plainwell Department of Public Safety

Scheduled Hours By Activity for April 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 Hours
Percentage of Total Hours

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.

870

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.

70

8.10%

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.

161

18.48%

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.

253

29.14%

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.

385

44.28%

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.

485

55.72%

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.

Plainwell Department of Public Safety

Complaints/Activities for April 2023

ARRESTS

CUSTODIAL ARRESTS	13	<i>An individual taken into custody for a criminal offense and jailed for that offense.</i>
ARREST COUNTS	11	<i>Criminal complaints or cases cleared by the custodial arrest or issuance of a warrant(s).</i>

TRAFFIC ENFORCEMENT & CITATIONS

HAZARDOUS CITATIONS	12	<i>Uniform Law Citations issued by officers to individuals for moving traffic violations. (Drag racing, Speeding, etc.)</i>
NON-HAZARDOUS CITATIONS	14	<i>Uniform Law Citations issued by officers to individuals for NON-moving traffic violations. (Registration, Equipment, Etc.)</i>
DRUNK DRIVING CITATIONS	2	<i>This is an activity that we specifically monitor that would normally be considered a hazardous citation.</i>
PARKING CITATIONS	0	<i>Citations issued in violation of city ordinance. This would include Overnight Parking, Time Limitation Parking, etc.</i>
VERBAL WARNINGS	18	<i>Traffic enforcement where no citation was issued but warnings were given.</i>
TOTAL TRAFFIC CITATIONS/WARNINGS	46	

COMPLAINTS

ORIGINAL DISPATCH COMPLAINTS	221	<i>Complaints that are call in or the officer is dispatched to by Allegan County Central Dispatch (911) or our business office.</i>
PATROL INITIATED COMPLAINTS	15	<i>Complaints observed by the officer while on patrol or came to their attention by personal observation.</i>
TOTAL COMPLAINTS	236	

OTHER ACTIVITIES

MOTORISTS ASSISTS	3	<i>Motorist contacts caused by mechanical breakdown or similar problem.</i>
PROPERTY INSPECTIONS	0	<i>Checks of homes or business specifically requested by a home or business owner.</i>
MOTOR VEHICLE ACCIDENTS	5	<i>Total motor vehicle accidents both on public roads or private property.</i>
COMMERCIAL BUILDING SECURITY CHECK	1,413	<i>Nightly security inspections of business' conducted by officers to assure windows and doors are locked.</i>
FOUND UNSECURED	0	<i>The number of business' found unlocked or unsecured.</i>

Classification of Crimes Reported

File Class	CRIMES AGAINST PERSON	April	Year to Date
900	Murder and Non-Negligent Manslaughter	0	0
1000	Kidnapping	0	0
1100	Sexual Assault	1	4
1200	Robbery	0	0
1300	Aggravated & Non-Aggravated Assault	5	23
PROPERTY CRIMES			
2000	Arson	0	0
2100	Extortion	0	0
2200	Burglary	0	2
2300	Larceny	1	13
2400	Motor Vehicle Theft	1	2
2500	Forgery/Counterfeiting	0	0
2600	Fraudulent Activities	3	8
2700	Embezzlement	0	0
2800	Stolen Property - Buying, receiving	0	0
2900	Damage to Property	0	2
3500	Violation of Controlled Substances Act	0	3
MORALS/DECENCY CRIMES			
3600	Sex Offenses (Other than Sexual Assault)	0	0
3700	Obscenity	0	0
3800	Family Offenses	0	2
4100	Liquor Violations	2	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	0
5000	Obstructing Justice	4	20
5200	Weapons Offenses	0	3
5300	Public Peace	7	17
5400	Traffic Investigations - Any Criminal Traffic Complaints	5	13
5500	Health and Safety	6	19
5600	Civil Rights	0	0
5700	Invasion of Privacy	3	5
6200	Conservation Law Violation	0	0
7300	Miscellaneous Criminal Offense	0	0
GENERAL NON-CRIMINAL			
9100	Juvenile/Minor/School Complaints	2	7
9200	Civil Custody	2	4
9300	Traffic Non-Criminal (Reports Only - Does not include Citations Issued)	1	2
9400	False Alarm Activation	6	20
9500	Fires (Other than Arson)	0	2
9700	Accidents, All Other	12	40
9800	Inspections, Unfounded FIRS	0	0
9900	General Assistance (All Except Other Police Agencies)	85	304
9911 & 9912	General Assistance (Other Police Agencies)	65	258
FIRS	Medical First Responder	25	122



April Reports for Plainwell Department of Public Safety

PRIORITY 1 ASSISTS OUTSIDE OF JURISDICTION

The Plainwell Department of Public Safety was dispatched to 66 calls for assistance outside the city limits of Plainwell by Allegan County Central Dispatch.

These calls were classified as priority 1 assists.

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Fire Suppression/Call Out Incident Report

Date	Dispatch Time	Arrival Time	Location	Incident Type	Actions taken	Apparatus	PSO	POC
04/10/2023	17:11	17:16	411 Naomi St	Medical	Provide EMS	C1	1	4
04/12/2023	13:50	13:53	323 Acorn St	Alarm	Investigate	C6, E11, E17	2	2
04/12/2023	20:46	21:09	323 Acorn St	Alarm	Investigate	C5, E11, S62	2	4
04/13/2023	19:11	19:14	684 Starr Rd	Hazmat	Provide Manpower / Control Traffic	C2, E11, T63	2	5
04/17/2023	09:15	09:17	950 Lincoln Pkwy	Alarm	Cancelled Enroute	C6	1	0
04/20/2023	19:50	19:57	116 E. Bridge St	Medical	Provide EMS	S62	2	4
04/25/2023	18:53	18:59	407 W. Chart St	Medical	Provide EMS	S62	1	5
04/26/2023	08:49	08:52	707 W. Woodhams St	Alarm	Investigate	C5	2	1
04/26/2023	19:53	19:59	327 12 th St	Medical / Overdose	Assist EMS	C2, C5, S62	4	8
04/27/2023	12:50	13:01	1069 110 th Ave	Building Fire	Provide Water / Assist	C5, E17	1	4

Calls for Service at Plainwell Schools

Plainwell High School: 5
684 Starr Road

Gilkey School: 2
707 S. Woodhams Street

Plainwell Middle School: 1
720 Brigham Street

Starr Elementary: 2
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 five ordinance violations in April. Four ordinance violation letters were sent out to violators - two for trash/debris, one for animals, and one for junk vehicles. A second notice letter was also sent.

One fine was issued for an ordinance violation, and payment was received. Two violation cases were resolved and closed. Two violation cases remain unresolved from April.

Minutes
Plainwell DDA, BRA, and TIFA:
May 09, 2023

1. Call to Order - Meeting called to order at 7:31 a.m. by Larabel
2. Pledge of Allegiance
3. Roll Call
Members Present: Randy Wisnaski, Angela Ridgway, Nick Larabel, Adam Hopkins, Paul Rizzo, Robert Nieuwenhuis, Brian Kelley
Excused: EJ Hart, Jim Turley, David O'Bryant (arrived at 8:15)
Approval of Minutes of 03/14/23: Minutes were approved to place on file.
4. General Public-None
5. Chairman's Report: Hopkins was appointed the interim DDA Chairperson in the absence of Hart.
6. BRA Action Items
 - A. Draft Budget 2023-2024 reviewed. **Larabel motioned to accept the draft budget as presented was seconded by Rizzo. All in favor vote. Motion passed**
 - B. Lead Abatement on buildings; test patch will be completed on Friday, May 12.
B. Motion to accept accounts payable for April of \$20,466.67 was made by Hopkins and seconded by Rizzo. All in favor vote. Motion carried.
7. DDA Action Items
 - A. Draft Budget 2023-2024 review. **Rizzo motioned to accept the draft budget as presented was seconded by Larabel. All in favor vote. Motion carried.**
 - B. **Motion to accept accounts payable for April of \$611.22 was made by Larabel and seconded by Rizzo. All in favor vote. Motion carried.**
8. TIFA Action Items
 - A. **Draft budget review 2023-2024. Hopkins motioned to accept the draft budget as presented and seconded by Larabel. All in favor vote. Motion carried.**
 - B. Update on Industrial Park 52 Acres – For sale sign is up, and contacts are being made to interested businesses within the Park.
C. Motion to accept accounts payable for April of \$316.63 was made by Wisnaski and seconded by Hopkins. All in favor vote. Motion carried.
9. Communications: 03/27/23 and 04/10/2023 Council Minutes. Also, the Financial Report/ Summary as of 04/30/2023 was approved and placed on file.
10. Public Comments: None
11. Staff Comments: Community Development Manager, Siegel reported:
Events: Farmers' Market; Dean's Monday Night Cruz ins; Memorial Day parade
Businesses: Sale pending on Bridge St. Deli; Dean's Ice Cream
Projects –Rental Rehab; Master Plan; Fitness Court; Dam #2 Project; Industrial Park
DDA Issues – back parking lot behind NAPA/Dance Kraze used as a cut-through; overnight parking downtown; sidewalks; paving & restriping of the parking lot.
12. Member Comments:
Wisnaski – asked about the Ano Kal property and if the sale went through.

Rizzo – asked about the City Manager, and it was shared that a new Manager has been chosen and he has verbally accepted the contract. Start date of June 12.

Adjournment: A Motion to adjourn the meeting at 8:31 a.m. was made by Larabel and seconded by Rizzo.

Submitted by Denise Siegel, Community Development Manager

DRAFT

**CITY OF PLAINWELL
MINUTES
Planning Commission
Wednesday, May 17, 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, Stephen Bennett, Jay Lawson, Jim Higgs, David Collard, Gary Sausaman
Excused: Lori Steele
4. Approval of Minutes –04/15/2023
motion to approve minutes was made by Higgs and seconded by Sausaman. All in favor to approve minutes and placing them on file.
5. Chairperson’s Report: - None
6. Public Comments- None
7. New Business:
Final Review of the Master Plan- **Motion made by Sausaman recommending the Master Plan move to City Council for approval of distribution, seconded by Lawson. All in favor vote. Motion passed.**
Ordinance Amendment to Flood Plan Zones – discussion began at 7:05 pm no public was present. Discussion regarding changes to meet FEMA standards.
A motion by Higgs was made to recommend the ordinance to City Council for final approval seconded by Sausaman. All in favor vote. Motion Passed.
9. Old Business: None
10. Reports and Communications: 03/27/23 & 04/10/23 were reviewed and placed on file.
11. Public Comments – None
12. Staff Comments: - Siegel, Community Development Manager provided an update on the City Manager and the Lead Abatement work on the buildings.
13. Commissioner Comments:
Dave Collard – announced his resignation from the Board. He is moving out of State.
14. Adjournment: Colingsworth adjourned the meeting at 7:24 p.m.

Minutes submitted by Denise Siegel, Community Development Manager

05/18/2023

INVOICE APPROVAL BY INVOICE REPORT FOR CITY OF PLAINWELL
INVOICE ENTRY DATES 05/05/2023 - 05/18/2023
BOTH JOURNALIZED AND UNJOURNALIZED
BOTH OPEN AND PAID

Vendor Code	Vendor Name	Description	Amount
000004	PLAINWELL AUTO SUPPLY INC		
	688017	DPW - T-25H TORX BIT SOCKET AB	10.99
TOTAL FOR: PLAINWELL AUTO SUPPLY INC			10.99
000009	CONSUMERS ENERGY		
	203944613074	APRIL 2023 ELECTRIC SERVICE STREET LIGHTS	70.44
	204923508307	APRIL 2023 ELECTRIC SERVICE LED LIGHTS	1,293.97
	206791904637	APRIL 2023 ELECTRIC SERVICE 934 INDUSTRIAL	2.10
	206791904666	APRIL 2023 ELECTRIC SERVICE TRAFFIC LIGHTS	49.81
	206791904667	APRIL 2023 ELECTRIC SERVICE STREET LIGHTS	2,046.50
	207058535067	APRIL 2023 ELECTRIC SERVICE CITY SIGNS	48.17
	9324865115	ADMIN - LAND RENT/LEASE MAY 2023	100.00
TOTAL FOR: CONSUMERS ENERGY			3,610.99
000010	RIDDERMAN & SONS OIL CO INC		
	163179	DPW - 658GL DIESEL 30-#2 DYED	930.47
	163180	DPW - 334GL GASOLINE 5-87 REG 10% E	809.17
TOTAL FOR: RIDDERMAN & SONS OIL CO INC			1,739.64
000014	MICHIGAN GAS UTILIITIES CORP		
	4579597374	WR GAS SERVICE 4/13 - 5/11/2023	1,649.74
	4580113220	WR GAS SERVICE CUSHMAN LIFT 4/13 - 5/11/2023	43.80
	4580139938	CRISPE HOUSE GAS SERVICE 4/13 - 5/11/2023	199.92
	4580388813	DPW BUILDING GAS SERVICE 4/13 - 5/11/2023	189.31
	4580547391	CITY HALL GAS SERVICE 4/13 - 5/11/2023	38.50
	4580929607	DPS GAS SERVICE 4/13 - 5/11/2023	116.04
	4581615062	WR - 12TH ST LIFT GAS SERVICE 4/10 - 5/12/2023	41.49
	4581857567	WR - CHEM ROOM GAS SERVICE 4/14 - 5/12/2023	79.35
	4582593822	DPW - BACK BARN GAS SERVICE 4/16 - 5/11/2023	125.39
TOTAL FOR: MICHIGAN GAS UTILIITIES CORP			2,483.54
000027	MICH ASSOC OF CHIEFS OF POLICE		
	200011530	DPS - MACP SUMMER 2023 CONFERENCE REGISTRATION	280.00
	200011532	DPS - AMT MORNING SESSION TRAINING VARLEY	25.00
TOTAL FOR: MICH ASSOC OF CHIEFS OF POLICE			305.00
000034	VERIZON		
	2023.05.10	ALARM SERVICE APRIL 11 TO MAY 10, 2023	41.76
TOTAL FOR: VERIZON			41.76

000035	APPLIED INNOVATION		
	2216603	CITY HALL COPIER CHARGES 4/13 - 5/12/2023	168.18
	2217737	DPW/WR COPIER CHARGES 4/16 - 5/15/2023	47.06
TOTAL FOR: APPLIED INNOVATION			215.24
000134	HAROLD ZIEGLER FORD		
	331087	DPS - OIL CHANGE/SERVICE #6 2020 EXPLORER KC	61.97
	331096	DPS - OIL CHANGE/SERVICE 2021 TAHOE KC	52.61
TOTAL FOR: HAROLD ZIEGLER FORD			114.58
000153	FLEIS & VANDENBRINK INC		
	64838	PROFESSIONAL SERVICES 610 ALLEGAN	178.00
	65654	WR - PROFESSIONAL SERVICES GIS SUPPORT APRIL 2023	678.00
	65872	WR - PROFESSIONAL SERVICES FOR APRIL 2023	4,510.00
TOTAL FOR: FLEIS & VANDENBRINK INC			5,366.00
000164	ETNA SUPPLY CO INC		
	S105051711.001	DPW -2 8" CLAMPS FOR WATER MAIN BREAKS CP	856.45
TOTAL FOR: ETNA SUPPLY CO INC			856.45
000348	KALAMAZOO LANDSCAPE SUPPLIES		
	IN0244080	DPW - 6 YARD BLEND/TOP SOIL	172.50
	IN0244724	DPW - YARD BLEND FOR YARD RESTORE/STUMP GRINDIN	345.00
	IN0244726	DPW - 4 YARD BLEND FOR YARD RESTORATIONS	115.00
TOTAL FOR: KALAMAZOO LANDSCAPE SUPPLIES			632.50
000461	BOB'S HARDWARE		
	85260	DPW - 5 BASKETBALL NETS SHERWOOD PARK RL	22.45
TOTAL FOR: BOB'S HARDWARE			22.45
000714	WEBB CHEMICAL SERVICE CORP		
	555356	WR - FERRIC CHLORIDE 44560LB BP	10,687.31
TOTAL FOR: WEBB CHEMICAL SERVICE CORP			10,687.31
000947	WYOMING ASPHALT PAVING INC.		
	2023-086	DPW - ASPHALT FOR BANNISTER ST REPAIR 9.08 BASE/1	1,268.80
TOTAL FOR: WYOMING ASPHALT PAVING INC.			1,268.80
001215	FLIER'S		
	136755	WR - CARBON TANK/FILTER/BALL VALVE BP	143.24
TOTAL FOR: FLIER'S			143.24
001413	NCL OF WISCONSIN		
	487194	WR - PIPET TIPS (1000) 50/PK M-FC BROTH FOR LAB BP	502.25
	487195	WR - (24) 300ML BOTTLES #49-72 LAB SUPPLIES BP	507.70
TOTAL FOR: NCL OF WISCONSIN			1,009.95

001448	PROFESSIONAL CODE INSPECTIONS		
	23004	APRIL 2023 BUILDING PERMITS	1,160.00
TOTAL FOR: PROFESSIONAL CODE INSPECTIONS			1,160.00

001536	WASHWELL-STADIUM DRIVE GROUP-SOAP		
	3384	DPS - DRY CLEANING PELL & RANTZ	30.00
TOTAL FOR: WASHWELL-STADIUM DRIVE GROUP-SOAP			30.00

002030	DRUG SCREEN PLUS INC		
	23FEB1339	ADMIN - EMPLOYEE DRUG SCREEN BIRD SHANNON	94.00
TOTAL FOR: DRUG SCREEN PLUS INC			94.00

002091	ABONMARCHE CONSULTANTS, INC.		
	146028	APRIL 2023 GRANT ADMIN SERVICES SOUTHWRIGHT APT	112.50
TOTAL FOR: ABONMARCHE CONSULTANTS, INC.			112.50

002116	CHARTER COMMUNICATIONS		
	0005188050123	DPW/WR INTERNET SERVICE MAY 2023	149.98
	0014163041923	DPS PHONE/INTERNET/TV 4/19 - 5/18/2023	298.72
TOTAL FOR: CHARTER COMMUNICATIONS			448.70

002147	COFESCO FIRE PROTECTION		
	INV-19289-R2R4	DPS - FIRE EXTINGUISHER SERVICE CALL/RECHARGE/PART	292.60
TOTAL FOR: COFESCO FIRE PROTECTION			292.60

002149	DONNIE'S AUTO REPAIR		
	2023.5.1	DPS - OIL CHANGE/BRAKE REPAIR #5 2014 FORD KC	379.05
TOTAL FOR: DONNIE'S AUTO REPAIR			379.05

002219	CLARK TECHNICAL SERVICES		
	154.	CITY WIDE IT SERVICES APRIL 2023	1,533.19
TOTAL FOR: CLARK TECHNICAL SERVICES			1,533.19

002281	HOME DEPOT		
	0013957	DPW - LINE TRIMMER SPOOL RL	36.98
	2111681	DPW - ORANGE SAFETY/BARRIER FENCE AB	107.58
	3012693	DPW - 10 & 12' 2X4'S FOR DPS AS	23.45
	3012709	DPW - HOLE SAW/LIGHTS FOR DPS AB	118.91
	3110994	DPW - PAINT COOK BATHROOM DR	37.98
	4012597	DPW - HAMMER SET/JOIST & FRAME HANGERS DPS AS	96.68
	4012635	DPW - OSB FOR DPS AS	118.72
	5012511	DPW - LUMBER/HAMMER SET/ETC DPS JF	126.89
	5012512	DPW - 20 V BATTERY PACK SHOP JF	239.00
	5021896	DPW - WELCOME SIGN S MAIN DR	25.16
	5192988CR	DPW - CREDIT FOR RETURN	(310.11)
	5524543	DPW - VALVE FOR SHERWOOD DRINKING FOUNTAIN WK	9.15

	6012431	DPW - LIQ NAILS/2X4'S/MISC DPS RL	116.04
	6013276	DPW - DRIP EDGE/EPOXY/PAINT SHERWOOD BATHROOM	179.28
	6013289	DPW - DRIP EDGE/SILICONE DPS AS	74.53
	6015343	DPW - ROOFING NAILS/WINDOW SEAL FOR DPW JF	45.04
	6522707	WR - DI WATER BP	9.61
	8011399	DPW - BUCKET/SHIMS/QUIKRETE KENYON PARK JF	27.08
	8011405	DPW - SCREWS/BOARDS RIVERWALK RL	111.46
TOTAL FOR: HOME DEPOT			1,193.43

002368	ORTON, TOOMAN, HALE, MCKOWN & KIEL		
	2023.4	DPS - PROFESSIONAL SERVICES APRIL 2023	625.00
TOTAL FOR: ORTON, TOOMAN, HALE, MCKOWN & KIEL			625.00

002371	RENEWED EARTH INC		
	31413	DPW - COMPOST SITE MANAGEMENT MAY 2023	1,250.00
TOTAL FOR: RENEWED EARTH INC			1,250.00

002402	STEENSMA LAWN & POWER EQUIPMENT		
	1022595	DPW - CAP/OIL TANK POLE SAW WK	26.40
	1023924	WR - WEED WHIP PARTS BP	8.14
	1025851	WR - WEED WHIP COVER BP	11.09
	1026730	DPW - FULL SYNTHETIC 5.2OZ (12) FOR EQUIPMENT RL	59.88
TOTAL FOR: STEENSMA LAWN & POWER EQUIPMENT			105.51

002418	WHITNEY ENTERPRISES INC		
	2023.5	DPW - STUMP GRINDING SPRING 2023	1,817.00
	2023.5.5	DDA - CHRISTMAS TREE STUMP GRINDING	103.00
TOTAL FOR: WHITNEY ENTERPRISES INC			1,920.00

002478	ENGINEERED PROTECTION SYSTEMS INC		
	A835995	DPS - NOTIFIER SYSTEM MONITORING/INSPECTIONS 6/1	195.72
TOTAL FOR: ENGINEERED PROTECTION SYSTEMS INC			195.72

002496	WAANDERS CONCRETE CO		
	75436	DPW - TUSTINS REPAIR	463.14
	75494	DPW - 10TH/BANNISTER	618.00
TOTAL FOR: WAANDERS CONCRETE CO			1,081.14

002650	FUEL MANAGEMENT SYSTEM		
	194106	DPS - FUEL FOR POLICE VEHICLES 5/15/2023	670.63
TOTAL FOR: FUEL MANAGEMENT SYSTEM			670.63

002675	ENGINEERING SUPPLY & IMAGING		
	230427-0021	DPW - REPAIR & CARTRIDGES FOR PLOTTER CP	863.58
TOTAL FOR: ENGINEERING SUPPLY & IMAGING			863.58

002703	CONTINENTAL LINEN SERVICES INC		

	3567966	CITY HALL RUGS	30.88
	3567967	DPW RUGS	43.02
	3567968	WR RUGS	19.68
	3573798	DPS RUGS	28.45
	3579618	CITY HALL RUGS	30.88
	3585456	DPS RUGS	28.45
	3591323	CITY HALL RUGS	30.88
TOTAL FOR: CONTINENTAL LINEN SERVICES INC			212.24

002740	STATE OF MICHIGAN		
	551-616007	DPS - SOR FEES APRIL 2023	60.00
TOTAL FOR: STATE OF MICHIGAN			60.00

002776	GUN PLAIN TOWNSHIP		
	2023.5	ADMIN - 2022 TAXES PER 425 AGREEMENT FROM 2021	6,000.00
TOTAL FOR: GUN PLAIN TOWNSHIP			6,000.00

002787	ESPER ELECTRIC		
	30326	WR - MOVED ELECTRICAL CONDUIT @ CONTACT CHAMBI	1,153.72
TOTAL FOR: ESPER ELECTRIC			1,153.72

002793	WQXC FM - FORUM COMMUNICATIONS		
	23050014	DDA - ADVERTISING FARMERS MARKET DS	200.00
TOTAL FOR: WQXC FM - FORUM COMMUNICATIONS			200.00

003074	OIK INDUSTRIES		
	57518	WR - SAFETY PLATFORM RAILINGS CL2 PUMP	10,635.00
TOTAL FOR: OIK INDUSTRIES			10,635.00

004190	WATERSOLVE LLC		
	9687	WR - SOLVE 137 465LB DRUM BP	1,100.00
TOTAL FOR: WATERSOLVE LLC			1,100.00

004212	BILL HILESKI		
	2023.4.25	WR - CLOTHING REIMBURSEMENT BH	76.46
TOTAL FOR: BILL HILESKI			76.46

004241	GHD SERVICES INC		
	340-0065666	UTILITIES/COMMON AREA MAINT JAN 2023	2,636.23
	340-0066206	UTILITIES/COMMON AREA MAINT FEB 2023	3,079.51
TOTAL FOR: GHD SERVICES INC			5,715.74

004768	GRAND ELK RAILROAD INC		
	91955661	DPW - SIGNAL MAINTENANCE 2022	1,427.00
TOTAL FOR: GRAND ELK RAILROAD INC			1,427.00

004794	UNITED HEALTHCARE INSURANCE COMPANY		

	2023.05TOWN	RETIREE HEALTH INSURANCE MAY 2023 - TOWN	253.59
	2023.05WHIT	RETIREE HEALTH INSURANCE MAY 2023 - WHITNEY	261.50
TOTAL FOR: UNITED HEALTHCARE INSURANCE COMPANY			515.09
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004796	SILVERSCRIPT INSURANCE COMPANY		
	2023.05TOWN	RETIREE PRESCRIPTION COVERAGE MAY 2023 - TOWN	30.60
	2023.05WHIT	RETIREE PRESCRIPTION COVERAGE MAY 2023 - WHITNEY	30.60
TOTAL FOR: SILVERSCRIPT INSURANCE COMPANY			61.20
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004837	MUNIWEB		
	55050	WEBSITE HOSTING APRIL 2023	259.50
TOTAL FOR: MUNIWEB			259.50
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004853	RICHARD POSTEMA ASSOCIATES		
	5865	ADMIN - ARCH/ENG SERVICES SPLIT 3 PARCELS/IND PARI	575.00
TOTAL FOR: RICHARD POSTEMA ASSOCIATES			575.00
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004855	PLAINWELL ACE HARDWARE		
	13073	DPS - CORDED PLUG 1/2" & 3/4"WELCHER	13.58
	13116	DPW - SHOVEL FOR DPW SHOP AB	28.99
	13189	DPW - ROOF NAILS JF	16.99
	13229	DPW - OUTLET/SWITVCH/WIRE FRONT OFFICE AB	15.81
	13249	WR - WRENCH/LIGHT BULBS CUSHMAN LIFT STATION BI	29.98
	13250	DPW - LED PEN LIGHT TRUCK 5 WK	34.99
	13263	DPW - FLOOR SQUEEGEE/HANDLE COOK BATHROOM WI	36.98
	13282	DPW - MULCH M89/PERCEPTIVE AS	80.00
	13283	DPW - PRY BAR/SHOP REPAIR DPW	17.99
	13285	DPW - MULCH SUN LOT BEDS AS	165.00
	13287	DPW - MULCH SUN LOT BEDS AS	15.00
	13289	WR - HTH TABS FOR TANKS NOT IN SERVICE BP	221.97
	13292	DPW - PAINT/SUPPLIES UNDER M89 BRIDGE SHERWOOD	54.16
	13297	DPW - MULCH SHERWOOD PARK/M89 AS	15.00
	13298	DPW - MURIATIC ACID FOR CLEANING FORMS WK	9.99
	13315	DPW - PARK BATHROOM CLEANING SUPPLIES DR	15.97
	13317	DPW - SPRAY PAINT/ LAMINATED PADLOCK (24) AB	249.75
	13358	DPW - GUTTER & SUPPLIES FOR OFFICE AB	159.80
	13359	DPW - CONNECTOR (6) OFFICE GUTTER AB	39.54
	13360	DPW - PRUNERS FOR MOWING TRUCK #2 RL	25.98
TOTAL FOR: PLAINWELL ACE HARDWARE			1,247.47
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004873	MLIVE MEDIA GROUP		
	2023.5	PLANNING COMMISION NOTICE BK	173.32
TOTAL FOR: MLIVE MEDIA GROUP			173.32
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004886	REPUBLIC SERVICES		
	0249-007860342	CITY WIDE BULK TRASH SPRING 2023	12,847.70
	0249-007864991	MONTHLY RECYCLING SERVICE MAY 2023	4,457.94

TOTAL FOR: REPUBLIC SERVICES			17,305.64
004894	ASCENSION MI EMPLOYER SOLUTIONS		
	497587	ADMIN - CHAIN OF CUSTODY/SCREENING BIRD AK	111.00
TOTAL FOR: ASCENSION MI EMPLOYER SOLUTIONS			111.00
004902	BLOOM SLUGGETT PC		
	23844	ADMIN - PROFESSIONAL SERVICES APRIL 2023	7,178.00
TOTAL FOR: BLOOM SLUGGETT PC			7,178.00
005012	UNITED BANK		
	2023.05.09	ACH FEE - UB PRENOTES	7.00
	2023.05.10	ACH FEES (2) - PAYROLL DIRECT DEPOSIT / EMPLOYEE REI	14.00
	2023.05.11	RETURNED PAYMENT FEE - UB PRENOTE	7.50
	2023.05.12	ACH FEES (2) - PAYROLL PRENOTE & UB PAYMENTS	14.00
TOTAL FOR: UNITED BANK			42.50
005015	CHECKALT-KLIK		
	203176	ELOCKBOX FEES APRIL 2023	125.25
TOTAL FOR: CHECKALT-KLIK			125.25
005020	GOOD NEWS PAPER		
	2023.5	DDA - FABULOUS FINDS AD DS	70.00
TOTAL FOR: GOOD NEWS PAPER			70.00
005023	VAIRKKO TECHNOLOGIES, LLC		
	23048	MAY 2023 EMPLOYEE TRAINING COURSE CONTENT	67.80
	23049	MAY 2023 EMPLOYEE TRAINING SOFTWARE SUBSCRIPTIC	97.80
TOTAL FOR: VAIRKKO TECHNOLOGIES, LLC			165.60
005041	EVOQUA WATER TECHNOLOGIES		
	905866581	WR - INSTALL NEW DYSTOR COVER BP	63,624.40
TOTAL FOR: EVOQUA WATER TECHNOLOGIES			63,624.40
005050	QUADIENT LEASING USA		
	N9932565	POSTAGE METER LEASE 3/8 - 6/7/2023	429.36
TOTAL FOR: QUADIENT LEASING USA			429.36
005073	HAVILAND PRODUCTS COMPANY		
	467891	WR - CHLORINE GAS & SULFUR DIOXIDE BP	1,402.50
	468874	WR - SULFUR DIOXIDE BP	480.00
TOTAL FOR: HAVILAND PRODUCTS COMPANY			1,882.50
005095	VITAL RECORDS CONTROL		
	0548487	CITY HALL SHREDDING	71.42
TOTAL FOR: VITAL RECORDS CONTROL			71.42

005124	HEALTHEQUITY INC		
	IW2OKA6	HSA MONTHLY FEES FOR MAY 2023	14.00
TOTAL FOR: HEALTHEQUITY INC			14.00

005126	DIVISION 7 BUILDING CONTRACTORS INC		
	3345	DPW - DPS ROOF LEAK REPAIR	4,687.45
TOTAL FOR: DIVISION 7 BUILDING CONTRACTORS INC			4,687.45

005139	MAIN STREET BODY & PAINT LLC		
	12947718	DPW - TRUCK #19 BODY REPAIR RN	3,898.86
	13181849	DPW - ADDITIONAL REPAIRS TRUCK #19 RN	1,181.00
TOTAL FOR: MAIN STREET BODY & PAINT LLC			5,079.86

005149	AAA LAWN CARE INC		
	1789833	WR - SPRING VEGETATION CONTROL BP	266.00
	1789834	DPW - SPRING WEED CONTROL DOWNTOWN/DPS/PARK	998.00
TOTAL FOR: AAA LAWN CARE INC			1,264.00

CBEFT	HUNTINGTON NATIONAL BANK		
	2023.04	APRIL 2023 HUNTINGTON BANK SERVICE CHARGE	30.00
TOTAL FOR: HUNTINGTON NATIONAL BANK			30.00

HBEFT	HORIZON BANK		
	19301243-257	2023 DEBT SERVICE - 2022 LTGO BOND-FARM BK	41,618.52
TOTAL FOR: HORIZON BANK			41,618.52

TOTAL - ALL VENDORS 213,574.73

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: 2023.05.18
11:16:02 -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: 2023.05.19
13:03:18 -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: 2023.05.18
13:34:49 -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: 2023.05.19
08:18:38 -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: 2023.05.18
13:49:27 -04'00'

Vacant, 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:

FOR IMMEDIATE RELEASE
May 15, 2023

Allegan County
3283 - 122nd Ave
Allegan MI 49010
Contact: Robert J. Sarro, Administrator
Phone: 269-673-0239
administration@allegancounty.org

Board of Commissioners Approved 2023/27 County Strategic Plan

ALLEGAN COUNTY - On May 11, 2023, the Board of Commissioners (Board) formally approved Allegan County's new 2023/27 Strategic Plan, which ties together the organization's mission, vision, values, top goals, strategic initiatives, and tasks.

"The County continuously improves the planning process. It is exciting to see how well the County's various multi-year plans are integrating together, e.g., strategy, capital, personnel, and operations," said Robert J. Sarro, County Administrator.

The Board's plan supports the organization's vision to provide Allegan County with superior and innovative services, be judicious and efficient in the expenditures of resources, and promote a safe, clean, and healthy environment in which to live, work and play. Sarro further shared, "The Board's Strategic Plan provides great direction for top projects that will help move the County forward and incorporates community input."

"The elected Board of Commissioners labored in five open, online sessions devising this plan with the support of our administrator and staff. It is broadly based on the county's strengths and seeks to address areas of desired improvement as suggested by our residents. Its purpose is to keep Allegan County as the destination of choice for current and future residents," said Jim Storey, Board Chairperson.

A copy of the plan can be found on the website www.allegancounty.org. Future updates will be released monthly as a dashboard for accountability and transparency to citizens.

-End-

Allegan County, Rep. Rachelle Smit & Allegan Conservation District

Invite you to a presentation on

Solar panel development on Agricultural land



Monday, June 5 @ 6:00 pm

Zimmerman Room, Human Services Building

Allegan County Dumont Lake Campus

with MSU Extension Educator Ryan Coffey Hoag

Ryan Hoag brings 18 years' experience with MSU Extension as a Land Use Educator, specializing in government policy, to extensive research on the agricultural impact of solar field development in Michigan's prime agricultural counties. With Michigan utilities working to locate more than 200,000 acres for solar field installations, this is a topic important to Allegan County's number one industry.

The topic is especially pertinent for township leaders, especially in the area of land use planning and zoning.

RSVP to administration@allegancounty.org to ensure room. Please share with colleagues.

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Clerk, City of PLAINWELL
211 N Main St
Plainwell MI 49080-1370



STATE OF MICHIGAN
BEFORE THE MICHIGAN PUBLIC SERVICE COMMISSION
NOTICE OF HEARING
FOR THE ELECTRIC CUSTOMERS OF CONSUMERS ENERGY COMPANY
CASE NO. U-21389

- Consumers Energy Company requests Michigan Public Service Commission for authority to increase its rates for the generation and distribution of electricity and for other relief.
- The information below describes how a person may participate in this case.
- You may call or write Consumers Energy Company, One Energy Plaza, Jackson, MI 49201, 517-788-0550 for a free copy of its application. Any person may review the documents at the offices of Consumers Energy Company or on the Commission's website at: michigan.gov/mpscedockets.
- A pre-hearing will be held:

DATE/TIME: Friday, May 26, 2023 at 10:00 AM

BEFORE: Administrative Law Judge Sally Wallace

LOCATION: Video/Teleconferencing

PARTICIPATION: Any interested person may participate. Persons needing any assistance to participate should contact the Commission's Executive Secretary at (517) 284-8090, 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 Consumers Energy Company's (Consumers Energy) May 1, 2023 application requesting the Commission to: 1) authorize Consumers Energy to adjust its retail electric rates so as to provide additional revenue of \$216 million annually above levels established in Case No. U-21224 based on a projected 12-month test year ending February 28, 2025; 2) authorize Consumers Energy to adjust its existing retail electric rates so as to produce a rate of return on common equity of not less than 10.25%; 3) approve the proposed Demand Response (DR), Distribution Deferral, and Investment Recovery Mechanism surcharges; 4) approve Consumers Energy's pilot proposals, including the undergrounding and DR pilots; 5) approve modifications to the rates, rules, and regulations as proposed by Consumers Energy; 6) approve Consumers Energy's accounting requests and use of regulatory assets or regulatory liabilities, as needed, related to (a) the continued deferral of certain distribution capital expenditures until actual amounts are included in rates, (b) the deferred Service Restoration cost proposal, (c) regulatory asset treatment for the recovery of J. H. Campbell Units 1, 2, and 3 retention costs, (d) amortization of the D. E. Karn Units 1 and 2 and decommissioning costs through 2031 and the Karn Units 1 and 2 and the Classic 7 ash disposal costs through 2029; (e) Defined Benefit Pension/OPFB; (f) underground pilot proposals; and 7) grant Consumers Energy other and further relief.

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 May 19, 2023. (Interested persons may elect to file using the traditional paper format.) The proof of service shall indicate service upon Consumers Energy Company's Legal Department – Regulatory Group, One Energy Plaza, Jackson, MI 49201.

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 to should reference Case No. U-21389. Statements may be mailed 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 106, as amended, MCL 460.551 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.; 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.

Consumers Energy will be hosting a Public Open House on May 15, 2023 from 4:00 pm – 7:00 pm at the Baxter Community Center, 935 Baxter Street SE, Grand Rapids, Michigan, 49506. This Public Open house is designed to provide customers the opportunity to learn about, ask questions and provide input on the Case No. U-21389 rate case, the filing process, and main drivers of the proposed case, and learn about Company programs designed to help customers lower bills and receive information about customer assistance, energy waste reduction, and renewable energy.

CONSUMERS ENERGY COMPANY HAS REQUESTED THE INCREASES AND OTHER PROPOSALS DESCRIBED IN THIS NOTICE. THE MICHIGAN PUBLIC SERVICE COMMISSION MAY GRANT OR DENY THE REQUESTED INCREASES AND OTHER PROPOSALS, IN WHOLE OR IN PART, AND MAY GRANT LESSER OR GREATER INCREASES THAN THOSE REQUESTED, AND MAY AUTHORIZE A LESSER OR GREATER RATE FOR ANY CLASS OF SERVICE THAN THAT REQUESTED.

Reports & Communications:

A. Master Plan Update / Resolution 2023-15

As part of the ongoing updates to the city's Master Plan, the Planning Commission recommends Council approve for distribution the draft included in the Council Packet.

Recommended action: Consider adopting 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.

B. Ordinance 395 – Amendment to Chapter 53, Article XIV “Flood Hazard Areas”

Amendments to the Flood Hazard Areas section of the ordinances need to be completed soon to include new requirements promulgated by the National Flood Insurance Program and the Federal Emergency Management Agency. The changes have been reviewed by the City Attorney, the Michigan Department of Energy, Great Lakes, and Environment, and the Planning Commission recommended approval at its May 17, 2023 meeting.

Recommended action: Consider approving Ordinance 395 Amending Chapter 53 Article XIV, Sections 53-71, 53-73, 53-76 and 53-77 of the Zoning Chapter of the City of Plainwell Code of Ordinances.

C. DPW – Jersey Street Paving

The Jersey Street paving project is included in the current city budget. The materials, labor, and equipment needs have been estimated and the schedule is being planned for June 2023. The project will be completed in two phases – Bridget to Hill, then Hill to Starr and the entire crew will be used. Property owners will be notified.

Recommended action: Consider approving the paving of Jersey Street from West Bridge to Starr, using city staff/equipment with materials from Wyoming Asphalt at an estimated cost of \$148,251.14.

D. Draft 2023/2024 BRA/TIFA/DDA Budget

The budget process requires the Draft BRA/TIFA/DDA budget be approved by Council before going to the BRA/TIFA/DDA Board for adoption in June. The DDA Board considered this draft at its May 9, 2023 meeting.

Recommended action: Consider approving the draft 2023/2024 BRA/TIFA/DRA Budget.

E. City Manager Evaluation Process

At the May 8, 2023, Council tabled a discussion of the City Manager Evaluation process. Staff has developed a Staff Evaluation form which could be used in the overall process if Council should approve it.

Recommended action: Consider any possible changes to the process of evaluating the City Manager.

F. Setting a Public Hearing – June 26, 2023 7pm

The annual budget process requires a public hearing to adopt the City Budget.

Recommended action: Consider setting a public hearing for June 26, 2023 at 7pm for the adoption of the 2023/2024 City Budget.

G. Sale of City Land

The city received a cash offer to purchase 10.48 acres of land at 830 Miller Road. The proposed purchase agreement is for proposed Lots 40 and 41 and calls for a \$10,000 earnest deposit within two (2) days of offer acceptance, a survey to be paid by the city, 90 days for inspections and 45 days for environmental and closing within 10 days of due diligence. These two lots were priced at \$35,000 per acre in the original marketing. The city counteroffered at \$345,840.00. NAI Wisinski recommends accepting the original cash offer which will provide momentum for the movement of the other parcels.

Recommended action: Consider accepting a cash offer of \$315,000.00 from Nobis Agri Service, Inc. to sell 10.48 acres of land located at 830 Miller Road.

H. Consideration of Temporary Summer Hours for City Hall

City Administration would like to experiment with different working hours at City Hall to allow for an early closing on Fridays, which could increase employee satisfaction and overall productivity. The city would like to experiment with a 7.30am-4:30pm Monday through Thursday and 7.30am-1:30pm Friday schedule from Memorial Day to Labor Day with tracking of the impacts of the change and resident feedback to determine success of the experiment.

The Island City

Plainwell is an equal opportunity provider and employer

Recommended action: Consider experimenting with a compressed work schedule for City Hall during the summer months.

I. Resignation of Interim City Managers

New City Manager, Justin Lakamper, will begin work on June 12, 2023, therefore the Interim City Managers, appointed on March 17, 2023 are no longer needed. The resignations apply only to the duties of Interim City Manager and do not apply to the original positions. The resignations need to be considered separately.

Recommended action: Consider accepting, separately, the resignations of Brian Kelley and Robert Nieuwenhuis from the duties as Interim City Managers, effect June 12, 2023.

Reminder of Upcoming Meetings

- June 7, 2023 – Plainwell Planning Commission – 6:30pm
- **June 12, 2023 – Plainwell City Council – 7:00pm**
- June 13, 2023 – Plainwell DDA/BRA/TIFA – 7:30am
- June 15, 2023 – Plainwell Parks & Trees – 5:00pm

Non-Agenda Items / Materials Transmitted

- Allegan County Board of Commissioners 2023/27 County Strategic Plan
- Allegan County Solar Panel Development seminar – June 5, 2023 6pm
- Notice of Public Hearing – Consumers Energy – May 26, 2023 10:00am