

City of Plainwell



"The Island City"

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

Plainwell City Council

Monday, August 24, 2026 - 7:00PM

Plainwell City Hall Council Chambers

1. **Call to Order**
2. **Invocation**
3. **Pledge of Allegiance**
4. **Roll Call**
5. **Approval of Minutes** – 08/10/2026 Regular Meeting
6. **Public Comments**
7. **County Commissioner Report**
8. **Agenda Approval**
9. **Mayor's Report**
10. **Recommendations and Reports:**
 - A. **City – Special Event Permit application 2026-19 – Joe's Labor Day Bash**
Council will consider approving SEP 2026-19 as presented.
 - B. **City - Special Event Permit application 2026-20 – Plainwell Paper Mill Car Show**
Council will consider approving SEP 2026-20 as presented.
 - C. **WR – Purchase of new Wilo pump for Cushman Pump Station**
Council will consider approving the purchase of a new Wilo pump for the Cushman Lift Station at a cost of \$20,090.00.
 - D. **WR – Electrical work on Standby Generator and Pump Stations**
Council will consider approving electrical work on the standby generator and Pump Stations by Esper Electric at a cost of \$12,005.00.
 - E. **City – 830 Miller Road – Proposed Concrete Redi-Mix Special Use Permit and Site Plan Discussion**
Discussion
11. **Communications:** The July Department of Public Safety Report, the 7/14/2026 DDA/BRA/TIFA meeting minutes and the 7/14/26 Parks & Trees meeting minutes.
12. **Accounts Payable - \$1,162,182.87**
13. **Public Comments**
14. **Staff Comments**
15. **Council Comments**
16. **Adjournment**

Agenda Subject to Change

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

A. City – Special Event Permit application (SEP) 2026-19 – Joe’s Labor Day Bash

Joe’s Pizza and Sport’s Bar has applied to hold an event on Saturday, September 5, 2026. This free event is open to the public, beginning around 11am and ending around 2am. There will be live music at the bandshell from 6pm-9pm provided by Myron Elkins. From 3pm-5:30pm, Charlie Rockets will perform on Joe’s patio, and there will be a DJ from 10pm – 1am. Participating local businesses will be offering specials on food and drinks during the event.

Recommended action: Consider approving SEP 2026-19 as presented.

B. City - Special Event Permit application (SEP) 2026-20 – Plainwell Paper Mill Car Show

Tim Newmann and Dene Hendricks have applied for a Special Event Permit to hold a car show and swap meet at the Plainwell Paper Mill site. This free two-day event will be held on Saturday, September 5 and Sunday, September 6, and will feature food vendors, raffle tickets and door prizes. The applicants have requested permission for overflow parking to be located on City property.

Recommended action: Consider approving SEPA 2026-20 as presented.

C. WR – Purchase of a new Wilo pump for the Cushman Pump Station

The Cushman Street lift pump station handles all the sewage North of the river including The Village of Martin, Lake Doster, the Airport Plat, and the Mobile Home Park. It has 3 large (15 HP) pumps that handle the pumping back to the treatment plant. These pumps have been in service since 2009/2010. Two pumps are still working; one is in the shop for repairs. The current pumps have been in service for over 15 years and work well. This new pump is the same model and will be purchased from Jett Pump who is the Wilo pump distributor for Michigan. This purchase is part of the Capital Improvement Plan.

Recommended action: Consider approving the purchase of a new Wilo pump for the Cushman Lift Station at a cost of \$20,090.00.

D. WR – Electrical work on a Standby Generator and Pump Stations

The City’s portable standby generator has been modified to be able to run City Hall. We also need to have this generator set up to run at 5 of our pump stations that don’t have back up power. Some of the station panels will need to be upgraded to work with the generator as well. Esper Electric has done generator work for us in the past. They are familiar with both the generator and the Pump Station panels.

Recommended action: Consider approving electrical work on the standby generator and Pump Station panels by Esper Electric at a cost of \$12,005.00.

E. City – 830 Miller Road – Proposed Concrete Redi-Mix Special Use Permit and Site Plan Discussion

The City entered into a purchase agreement with Bex Farms on January 12th, 2026 to sell the remaining 27 acres of the industrial park expansion. The memo from that meeting is included as it provides more information regarding the initial sale.

Since then, we have been in the inspection phase of the sales agreement which includes the purchaser obtaining a special use permit and site plan approval. That process requires the Planning Commission to review and provide their recommendation to the Council for final approval or denial of the special use permit and site plan. The Planning Commission held a public hearing this past Wednesday, 8/19/2026, to discuss the proposed project. The packet submitted to the Planning Commission includes the site plan, analysis from our planners, and other documents and is included here for your review.

During the meeting, several Gun Plain Township homeowners who live near the proposed plant spoke in opposition of the development.

After a long question and answer period with the prospective buyers about their operation and layout, the hearing was closed and the planning commission voted 5-2 to approve the special use permit with conditions and 4-3 to approve the site plan with conditions. Those conditions were that they must remove a proposed private well on the property, increase the size of the required berm to 8’ from 5’, and add an additional 7 trees to the berm to ensure that the site plan would be compliant with the zoning ordinance.

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Several concerns were raised at the meeting, including questions about dust and filtration, wash water management, and noise.

During the meeting the applicants answered these questions. They noted that all of the mixing, silos, and conveyors have suction and filters on them as required by state law to prevent any silica or dust from becoming airborne. They addressed that their trucks produce a reading of 76 decibels at 200 feet.

Our zoning ordinance regulates noise at the property line based on both frequency and volume. Meaning the lower the frequency the louder the volume we allow. The maximum volume that we allow at the lowest frequency is 72 decibels, measured at the property line. The property line will be lined by an 8' berm topped with trees, making it highly likely that a truck being filled with concrete in the loading area, which is approximately 400' from the property line, would meet this standard. If it does not, they would be required to mitigate the issue, just as every other business operating in the industrial park would.

The operators also explained that all of the wash out from the trucks is captured in three separate wash pits with EPA required liners. This allows any sediment to settle out of the water leaving clean water on top and sediment in the bottom, which is then pumped out and recycled into the mixing of more concrete. None of that water or sediment goes into the retention ponds or the wastewater system.

Other concerns were raised that there would be light pollution from the plant, however, our ordinance requires that all lights be pointed downward and have shielding to prevent them from directly shining light onto another property. There was also a lot of discussion about truck traffic. The applicant explained that they will have four concrete trucks running out of that location and that 8th is a class A road that is rated for that type of traffic. I have asked the applicant to provide us with more literature on their filtering and containment requirements to be compliant with State regulations and would like to give the council and others more time to digest the large amounts of information provided by our planners and have therefore placed this item on the agenda as a discussion point, rather than putting the special use permit and site plan up for consideration.

Recommended action: Discussion

Reminder of Upcoming Meetings

- September 02, 2026 – Planning Commission – 6:30pm
- September 08, 2026 – Plainwell DDA/BRA/TIFA – 7:30am
- September 09, 2026 – Parks & Trees – 4:00pm
- **September 14, 2026 – Plainwell City Council – 7:00pm**
- September 16, 2026 – Planning Commission– 6:30pm

Agenda Subject to Change

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