

City of Plainwell



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

Department of Administration Services
211 N. Main Street
Plainwell, Michigan 49080
Phone: 269-685-6821 Fax: 269-685-7282
Web Page Address: www.plainwell.org

"The Island City"

AGENDA

Planning Commission

Wednesday, August 19, 2026 - 6:30PM
Plainwell City Hall Council Chambers

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of Minutes – 07/15/2026 Regular Meeting
5. Public Comment
6. Recommendations and Reports:

A. Public Hearing – Special Use Permit application (SUP 2026-02) submitted by Bex Farms, Inc.

The Planning Commission will hold a public hearing to receive comment on a Special Use Permit application for a Redi-Mix Concrete Operation submitted by Bex Farms, Inc. Parcel # 55-020-056-03, otherwise known as 830 Miller Road, Plainwell, MI 49080 is zoned vacant Industrial. This 27.5-acre parcel is located within the City's Industrial Park.

Motion to open the Public Hearing

1. Review of SUP 2026-02 and Site Plan
2. Review of William's & Works and City Manager Memorandums
3. Applicant question and answer session
4. Public Comments
 - a. Verbal
 - b. Written
5. Commissioner questions

Motion to close the public hearing

B. Motion to recommend to City Council (approval / approval with conditions / denial / tabling) of SUP 2026-02 for a Redi-Mix Concrete Operation submitted by Bex Farms, Inc. based on the findings outlined in the memorandum for the parcel identified as 55-020-056-03, located at 830 Miller Road.

C. Motion to recommend to City Council (approval / approval with conditions / denial / tabling) of Site Plan for a Redi-Mix Concrete Operation submitted by Bex Farms, Inc. based on the findings outlined in the memorandum for the parcel identified as 55-020-056-03, located at 830 Miller Road.

7. **Communications:** City Council meeting minutes from 06/22/2026, 07/13/2026 and 07/27/2026.
8. **Public Comments**
9. **Staff Comments**
10. **Commissioner Comments**
11. **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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MINUTES
Plainwell Planning Commission
July 15, 2026

1. Chair Hammond called the regular meeting to order at 6:30pm in City Hall Council Chambers.
2. Pledge of Allegiance was given by all present.
3. Roll Call: Present: Chair Kevin Hammond, Vice Chair Rachel Colingsworth and Commissioners Susan Charkowski, Jay Lawson, Elizabeth Raich and Lori Steele. Support Staff: City Manager Justin Lakamper and Clerk JoAnn Leonard
Excused: Commissioner Stephen Bennett

4. Approval of Minutes:

A motion by Steele, seconded by Lawson, to accept and place on file the Planning Commission Meeting Minutes of the 05/20/2026 regular meeting. On a voice vote, all voted in favor. Motion passed.

5. Public Comment: None.

6. Chairperson's Report: None.

7. Recommendations and Reports:

- A. **A motion by Steele, seconded by Raich, to open a Public Hearing at 6:32pm to hear comments regarding Ordinance 406, which amends Chapter 53: Zoning of the Code of Ordinances. On a voice vote, all in favor. Motion passed.**

City Manager Lakamper discussed Ordinance 406, which amends Chapter 53: Zoning of the City of Plainwell Code of Ordinances to add definitions for automobile service stations and public garages and specialty vehicle garages. It outlines both use by right and special uses permitted in the Central Business District (CBD) as it applies to these newly defined businesses.

No public comment.

A motion by Steele, seconded by Lawson, to close the Public Hearing at 6:35pm. On a voice vote, all in favor. Motion passed.

Commissioner & Staff Comment/Discussion:

- a. Lakamper discussed the language of the Ordinance amendment, noting that the amendment lists certain streets (Main St. south of Chart, Main St. north of Bannister and Allegan St. west of Island Ave) as reference points. The streets designate areas where gas stations are permitted and excludes the area directly downtown.
- b. Matthew Bradley asked if the ordinance amendment would mean that the old Clark Gas Station would be considered conforming, or would it continue to be considered non-conforming? Lakamper answered that the amendment would allow the old Clark station to be demolished and rebuilt, and it would be a conforming use.
- c. Raich stated - Koestner's is not included in the amendment? Lakamper replied businesses in the downtown, such as Donnie's Auto and Koestner's will continue as non-conforming, and can continue as they are with no issue.
- d. Hammond asked if the new owners of the Clark Gas Station planned to have a garage. Lakamper answered no. Hammond then asked if it was sold, could a garage be added? Lakamper answered that could be possible, going on to say that a gas station does require a Special Use Permit (SUP) so the site plan and SUP would come to Planning Commission for review and recommendation. Only Specialty Vehicle Garages are a use by right, automobile service stations and public garages require a SUP.
- e. Charkowski asked for clarity on what a non-conforming use is, and Lakamper replied that anything that was in business prior to zoning ordinance changes is allowed to continue as is without issue. The business can't expand, or increase its nonconformance, but if sold, can continue as the legal non-conforming goes with the parcel, not the owner.
- f. Bradley asked if the gas station would receive any sort of tax break, and Lakamper said no. Lakamper stated that Classic Auto Mill is located on a superfund site, called a Brownfield, and could potentially apply for tax incentive based on that, but hasn't yet.

A motion by Collingsworth, seconded by Steele, recommending Ordinance 406 to City Council for consideration. On a voice vote, all voted in favor. Motion passed.

B. General Discussion:

- Lakamper discussed the SUP coming to Planning from gas station, sharing that he expects that to happen soon. We are still waiting for the SUP from the concrete redi-mix plant for the 25-acre parcel in Industrial Park which should be coming next month.
- Hammond asked if there was an update from Golf Carts Plus? Lakamper replied that the owner of Golf Carts Plus needs to apply to rezone both his current parcels and the parcel he hopes to purchase to C2 and apply for a

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MINUTES
Plainwell Planning Commission
July 15, 2026

SUP for outdoor storage. The SPU requires a site plan, and like all SUP, will come before the Planning Commission for review.

- Hammond asked about the residential development of the Mill property by Watts, any updates on the PFAS testing? Lakamper stated that there isn't much to update. He spoke with GHD's project manager about a meeting they had with EGLE concerning PFAS on the property. EGLE, which is Michigan's version of the EPA, does have some concerns about a development near where the lagoons were located along the river. The lagoons most likely have residual paper in them still which is more than likely the cause of the higher PFAS levels in those areas. Ultimately the EPA will decide whether to allow development or not. Both agencies (EGLE and EPA) have appointed new project managers who will need time to familiarize themselves with the paper mill site and the proposed development project.

8. Communications:

A motion by Hammond, seconded by Steele, to accept and place on file the City Council Meeting Minutes from 05/11/2026, 05/26/2026, 06/08/2026 Budget Workshop and 06/08/2026. On a voice vote, all voted in favor. Motion passed.

9. Public Comments: None.

10. Staff Comments: None.

11. Commissioner Comments: None.

12. Adjournment:

A motion by Steele, seconded by Raich, to adjourn the meeting at 6:54pm. On a voice vote, all voted in favor. Motion passed.

Minutes respectfully submitted by:

JoAnn Leonard, City Clerk



"The Island City"

City of Plainwell Special Use Permit Application

Plainwell City Hall
211 N. Main Street
Plainwell, MI 49080
Phone: 269-685-6821
Fax: 269-685-7282
www.plainwell.org

Fee: \$300.00

2026-02

permit number

Owner/Applicant Information:

Name: Bex Farms, Inc
Address: 5300 Miller Rd
Kalamazoo MI 49048
Phone Number: 269-226-9200
Email Address: JLILGE@AZOServices.com

Request is for a special permit to (specify use):

Redi-mix concrete operation

Legal Description of Property:

see survey

Address of Property: 830 Miller Rd, Plainwell, MI

Present Use and Zoning of Property: Industrial, vacant land

Attach an accurate drawing showing the following:

1. Property boundaries
2. Existing structures
3. Location of abutting streets
4. Existing zoning on adjacent properties
5. Locations of buildings on adjacent properties
6. Proposed new structures



Names and addresses of all other persons, firms or corporations having a legal interest in the property:

Seller: City of Plainwell

Applicant/Owner Signature:

[Signature] For Dan Balkema

Date: 7/16/26

Administrative Use Only:

Date of Application: 7/16/2026

Fee Amount: \$300.00

Date: 7/17/2026 ck 19662

Council Action: _____

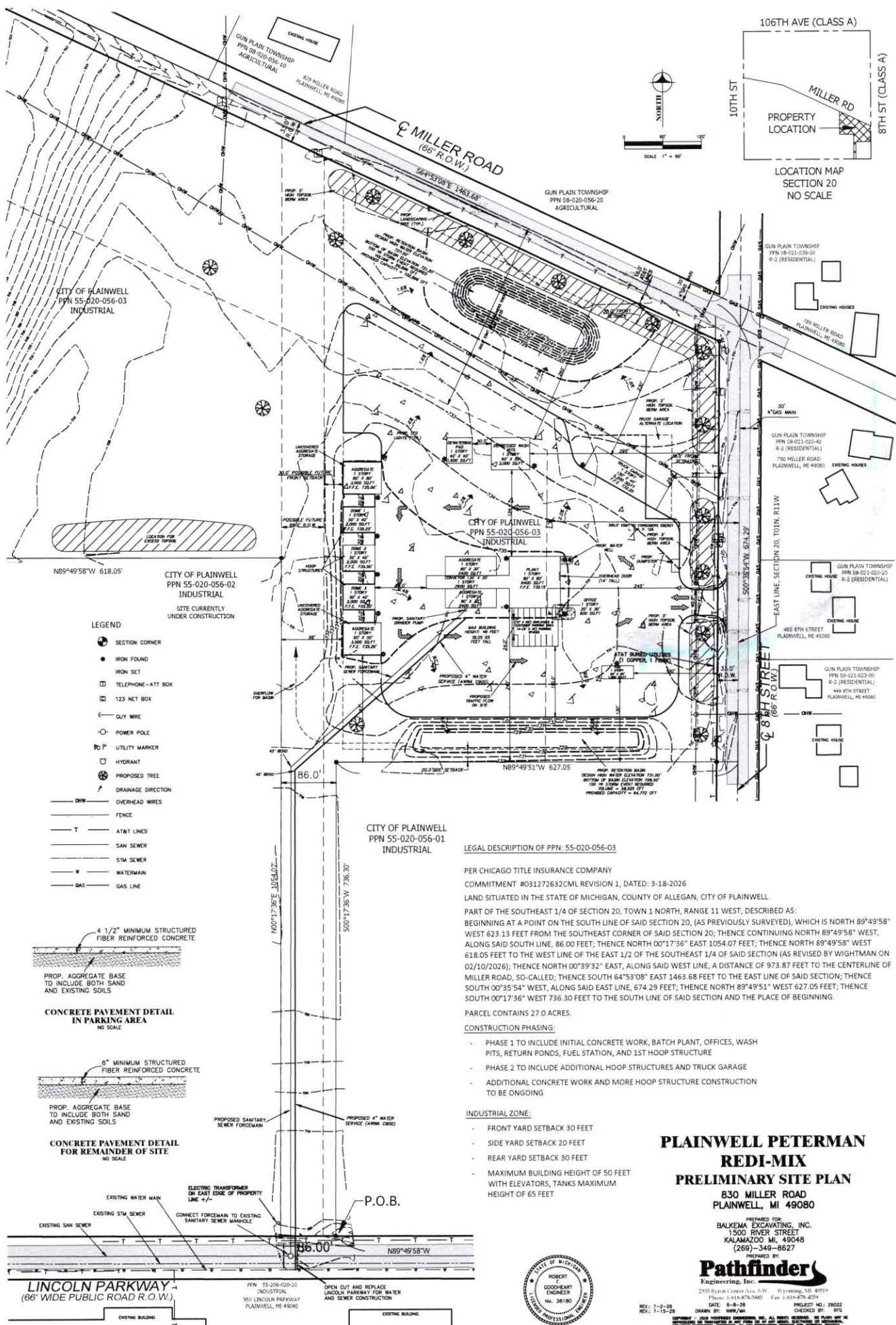
Date: _____

Effective Date: _____



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S:\Administration\Permits\Permit Templates\2026 Special Use Permit Application (2).docx





LGROW Design Spreadsheet Allegan County

GVMC

Version 3.5

Instructions

- 1) After opening the spreadsheet you will need to enable the use of an embedded macro. Look for security warning above and click "Enable Content."
- 2) Data is entered in yellow cells. Green cells allow selection of items from pulldown menus or buttons.
- 3) To clear all input data entered in a worksheet, click the Clear Worksheet button at the top of the page (or press Ctrl+character) and hit the delete key.
- 4) Comments are indicated by red triangles in cells. Further direction is provided in the LGROW Design Spreadsheet Tutorial.
- 5) The spreadsheet can be used to model a single discharge point from the site including structural BMPs in series or parallel.

Project Description

Development Name	Plainwell Peterman	Design Firm	Pathfinder Engineering Inc.
Address/Location	830 Miller Road, Plainwell, MI 49080	Engineer	Robert Goodheart
Developer/Owner	Balkema Excavating, Inc.	Date	7/16/2026

Run

	Select if Yes	Notes
Drainage District	☐	
Watershed Policy	☐	
Redevelopment/Addition	☐	
MS4	☐	
Hotspot	☐	
Coldwater Stream	☐	

Sensitive Areas

Description	Notes

Channel Protection Volume Basis

Pre-development Land Use Definition	Existing	Notes
Not Required	☐	
Provided Offsite	☐	
Alternative Approach	☐	

Subcatchment Connectivity

Number of Subcatchments 2

Subcatchment Name	Downstream Subcatchment	Subcatchment Description
Sub1	none	SOUTH SIDE
Sub2	none	NORTH SIDE



LGROW Design Spreadsheet Allegan County



Subcatchment Hydrology Summary

Subcatchment Name	Existing			Developed		
	Area [ac]	% Impervious	Average CN	Area [ac]	% Impervious	Average CN
Sub1	6.44	0%	39	6.44	36%	60
Sub2	16.36	0%	39	16.36	21%	51
Site Totals and Averages:	22.80	0%	39	22.80	25%	54

Channel Protection Volume from Structural BMPs

Subcatchment Name	Channel Protection Volume [cft]			
	Required	Upstream	Credited	Unmet
Sub1	19,709	0	19,709	0
Sub2	29,309	0	29,309	0
Total	49,019		49,019	

Percent of Channel Protection Volume met by Onsite Retention	100
Required Extended Detention Volume [cft]	0
Required Extended Detention Release Rate [cfs]	0.000
1-year Existing Peak Discharge [cfs]	0.00

Water Quality Volume and TSS Removal

Subcatchment Name	Water Quality Volume [cft]	Volume Met	TSS			
			Generated	Upstream	Total	Removed
Sub1	8,777	Yes	8,777	0	8,777	7,811
Sub2	13,913	Yes	13,913	0	13,913	12,383
Total	22,690	downstream subc	22,690			20,194

TSS Removal Efficiency [%]	89
80% TSS removal met?	Yes

Runoff

				Curve Number	
Existing Land Use	HSG	Area	Units	Existing	Pre-settlement
Open spaces (grass cover) - good	A	6.44	acre	39	30
		6.44	acre	39	30

Developed Land Use	HSG	Area	Units	Curve Number	Notes
DIST: Impervious (paved parking lot, roof, driveway, etc.)	A	2.32	acre	98	
DIST: Open spaces (grass cover) - good	A	4.12	acre	39	
Notes:		6.44	acre	60	

Notes:

Rainfall Frequency	1-year	2-year	10-year	25-year	100-year
Volume from this Subcatchment [cft]	17,199	19,709	29,679	38,861	58,525

Required Channel Protection Volume

Is Channel Protection Volume required? If no, provide reason.

2-year Runoff Volumes [cft]

Required this Subcatchment [cft]

Unmet from Upstream Subcatchments [cft]

Required Channel Protection Volume [cft]	19,709
--	--------

Developed	Pre-developed
1. <i>Chlorophyll a</i> and <i>Chlorophyll b</i> content were determined using a spectrophotometer (Shimadzu UV-1601) at 663 nm and 646 nm, respectively. The absorbance values were converted to concentration using the following equations: $C_{Chl\ a} = \frac{A_{663} \times 1000}{2.76}$ $C_{Chl\ b} = \frac{A_{646} \times 1000}{2.26}$ where $C_{Chl\ a}$ and $C_{Chl\ b}$ are the concentrations of chlorophyll a and chlorophyll b, respectively, in mg/L. A_{663} and A_{646} are the absorbance values at 663 nm and 646 nm, respectively. 2. The total chlorophyll content (TChl) was calculated using the following equation: $TChl = C_{Chl\ a} + C_{Chl\ b}$ where $TChl$ is the total chlorophyll content in mg/L.	1. The total chlorophyll content (TChl) was determined using a spectrophotometer (Shimadzu UV-1601) at 663 nm. The absorbance value was converted to concentration using the following equation: $C_{TChl} = \frac{A_{663} \times 1000}{2.76}$ where C_{TChl} is the total chlorophyll content in mg/L. A_{663} is the absorbance value at 663 nm.

19.709

Pre-developed

0

Structural BMP	A Infiltration Area [sqft]	V Storage Volume [cft]	i Design Infiltration Rate [in/hr]	Drain Time [hr]	Volume Retained [cft]
Retention Basin	6,000	30,132	10.00	6.03	64,772
				N.A.	
				N.A.	
				N.A.	
Totals		30,132			64,772

Notes:

Percentage of Channel Protection Volume Met by Retention

100%

		Paved [ac]	Pitched Roofs [ac]	Flat Roofs/Unpaved [ac]
Sum of Directly Connected Impervious Area [ac]	2.32	2.32		
Sum of Directly Connected Disturbed Pervious Area [ac]	4.12			
Required Volume this Subcatchment [cft]	8,777	TSS Generated this Subcatchment		8,777
Volume from Upstream Subcatchments [cft]	0	TSS from Upstream Subcatchments		0
Water Quality Volume to be Treated [cft]	8,777		TSS to be Treated	8,777

BMPs Used in Treatment Train		Treated Water Volume [cft]	TSS Removal Efficiency			TSS Removed
			Tabulated	Third-Party	Effective	
RET: Retention Basin		75,584	89		89	7,811
						0
						0
						0
						0
Released Water Volume [cft]		0	Total TSS Removed			7,811
Water Quality Volume met?		Yes	TSS Remaining			965
			TSS Removal Efficiency [%]			89

Notes:

Sub2: NORTH SIDE

Runoff

[Click here for documentation](#)

Existing Land Use	HSG	Area	Units	Curve Number	
				Existing	Pre-settlement
Open spaces (grass cover) - good	A	16.36	acre	39	30
		16.36	acre	39	30

Developed Land Use	HSG	Area	Units	Curve Number	Notes
EXIST: Impervious (paved parking lot, roof, driveway, etc.)	A	3.45	acre	98	
DIST: Open spaces (grass cover) - good	A	12.91	acre	39	

Notes: 16.36 acre 51

Subcatchment Runoff Volume for Developed Land Use

Rainfall Frequency	1-year	2-year	10-year	25-year	100-year
Volume from this Subcatchment [cft]	25,576	29,309	44,666	60,988	99,896

Channel Protection Volume

[Click here for documentation](#)

Required Channel Protection Volume

Is Channel Protection Volume required? If no, provide reason.

Yes

2-year Runoff Volumes [cft]

Developed

Pre-developed

Required this Subcatchment [cft]

29,309

29,309

0

Unmet from Upstream Subcatchments [cft]

0

Required Channel Protection Volume [cft]

29,309

Structural BMPs used to meet Channel Protection Volume

Structural BMP	A Infiltration Area [sqft]	V Storage Volume [cft]	i Design Infiltration Rate [in/hr]	Drain Time [hr]	Volume Retained [cft]
Retention Basin	8,700	49,437	10.00	6.82	102,896
				N.A.	
				N.A.	
				N.A.	
Totals		49,437			102,896

Credited Channel Protection Volume

29,309

Notes:

Percentage of Channel Protection Volume Met by Retention

100%

Water Quality Volume

[Click here for documentation](#)

		Paved [ac]	Pitched Roofs [ac]	Flat Roofs/Unpaved [ac]
Sum of Directly Connected Impervious Area [ac]	3.45	3.45		
Sum of Directly Connected Disturbed Pervious Area [ac]	12.91			
Required Volume this Subcatchment [cft]	13,913			
Volume from Upstream Subcatchments [cft]	0			
Water Quality Volume to be Treated [cft]	13,913			

TSS Generated this Subcatchment

13,913

TSS from Upstream Subcatchments

0

TSS to be Treated

13,913

TSS Accounting

BMPs Used in Treatment Train	Treated Water Volume [cft]	TSS Removal Efficiency			TSS Removed
		Tabulated	Third-Party	Effective	
RET: Retention Basin	102,896	89		89	12,383
					0
					0
					0
					0
Released Water Volume [cft]	0				12,383
Water Quality Volume met?	Yes				1,530
					89

Notes:

TSS Removal Efficiency [%]



LGROW Design Spreadsheet Allegan County

GVMC

Time-of-Concentration

[Click here for documentation](#)

	Worksheet	User	Value Used
Existing [hr]	0.00		0.10
Developed [hr]	0.00		0.10

Method Selected
User

Notes:

Flood Control Volume

[Click here for documentation](#)

Detention - Routing Method

Design Storm	100-year
Total Contributing Area [ac]	22.80
Developed Peak Discharge [cfs]	36.59

Allowable Discharge Worksheet	Select
Standard Discharge [cfs] - 0.13 [cfs/ac]	2.96 ☒
Alternate Discharge [cfs]	☐

Credited BMP Retention Volume **None** ← NONEDetention Required? **Yes**Allowable Discharge [cfs] **2.96**Required Storage Volume [cft] **76,258**Time to Drain [hrs] **14.3**Calculate Detention Storage Volume **Calculated**No Emergency Overflow Routes ☐

Notes:

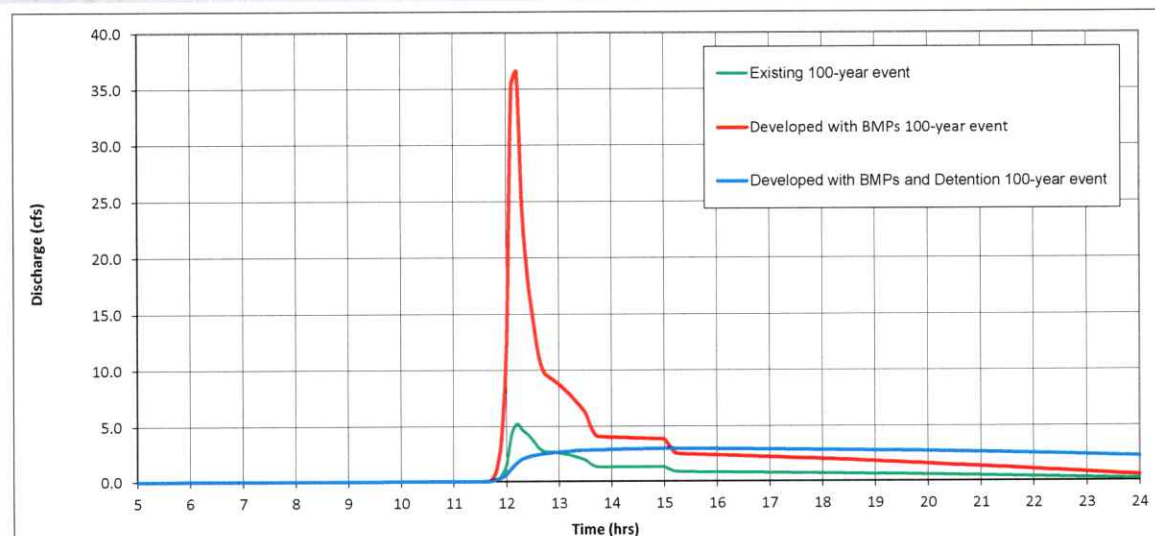
Retention - Summary of Volumes

Design Storm	100-year
Site Runoff Volume [cft]	158,421
BMP Storage Volume [cft]	79,569
BMP Infiltrating Volume [cft]	88,099
Total Volume Provided [cft]	167,668
Runoff Volume Retained by BMPs [cft]	158,421
Unretained Runoff Volume [cft]	0

Required Storage Volume [cft]

0

Hydrograph





Results Summary

Volume Units cft

Rainfall

Source and Distribution	24-hour, NOAA Atlas 14 at Allegan SNE, NRCS MSE4				
Rainfall Frequency	1-year	2-year	10-year	25-year	100-year
Rainfall Depth [in]	2.27	2.57	3.72	4.62	6.26

Pre-settlement Land Use

Time-of-Concentration [hr]	0.10				
Average Runoff [in]	0.00	0.00	0.00	0.00	0.10
Peak Discharge [cfs]	0.00	0.00	0.00	0.00	0.31
Runoff Volume [cft]	0	0	0	0	8,429

Existing Land Use

Time-of-Concentration [hr]	0.10				
Percent Impervious	0%	0%	0%	0%	0%
Average Runoff [in]	0.00	0.00	0.02	0.13	0.52
Peak Discharge [cfs]	0.00	0.00	0.07	0.57	5.19
Runoff Volume [cft]	0	0	1,786	10,751	43,241

Developed Land Use

Time-of-Concentration [hr]	0.10				
Percent Impervious	25%	25%	25%	25%	25%
Average Runoff [in]	0.52	0.59	0.90	1.21	1.91
Peak Discharge [cfs]	1.61	1.84	5.39	11.26	36.59
Runoff Volume [cft]	42,774	49,019	74,345	99,849	158,421
Volume Retained by BMPs [cft]	42,774	49,019	74,345	99,849	158,421
BMP Volume Credited to Detention [cft]	0	0	0	0	0
Volume Released [cft]	42,774	49,019	74,345	99,849	158,421
Peak Discharge Released [cfs]	1.61	1.84	5.39	11.26	36.59

Developed with BMPs and Detention

Peak Discharge Released [cfs]	1.11	1.24	1.58	2.08	2.96
Maximum Volume Detained [cft]	10,743	13,345	21,774	37,641	76,258

Disclaimer:

This spreadsheet is furnished by the Grand Valley Metropolitan Council (GVMC) Lower Grand River Organization of Watersheds (LGROW) and Fishbeck for the convenience of the recipient to show compliance with stormwater standards. Any other use or application of this spreadsheet will be at the user's sole risk.



"The Island City"

City of Plainwell Zoning Compliance Permit

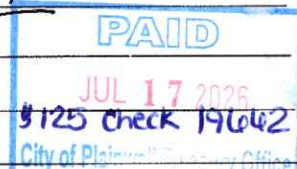
Permit #: 2026-35(B)

*accidentally
used some
ZCPA #*

Plainwell City Hall
211 N. Main Street
Plainwell, MI 49080
Phone: 269-685-6821
Fax: 269-685-7282
www.plainwell.org

Fees: Application Fee- ~~\$25.00~~ ^{25.00} Change of Use- \$20.00 Site Plan Review- ~~\$50.00~~ ^{100.00} plus staff time *updated cost 7/1/2026*

Homeowner (or Business):		Contractor:	
Name: <u>Dan Balkema / Dex Farms Inc</u>		Company: _____	
Address: <u>5300 Miller Rd Kalamazoo MI 49048</u>		Company Address: <u>NA</u>	
Parcel #: <u>55-020-056-03</u>		Contact name: _____	
Phone #: <u>269-226-9200</u>		Phone #: _____	
Email: <u>JLILGE@GMAIL.COM</u>			



Project Information: Include site plan drawing if required

Work to be done (please check all that apply):

☒ New Building Construction (site plan)

☐ Building Demolition

☐ Existing Building Addition or Alteration (site plan)

☐ Other (describe): _____

☐ Accessory Building/Shed (site plan) (>200sq ft. building permit)

☐ Moving a Building (site plan)

☐ Fence (site plan- structures, driveway, property lines, materials, height)

☐ Sign (site plan-size, materials, placement) Signs require building permit

Address of Project: 5300 Miller Rd Plainwell Zoning district: Industrial

General description of project: Redi-mix Concrete Plant

Total Cost of Project: 2.5 million - including land purch.

Will the work in this application change the USE of this property? ☒ Yes ☐ No

After the project is complete, the setbacks established will be (if applicable): - see site plan

Front: 30 feet Back: 30 feet Side: 30 feet Side: 20 feet

Does this project involve a: ☐ Non-conforming use ☐ Non-conforming structure ☒ N/A

Is this a home occupation? ☐ Yes ☒ No If so, what kind? _____

Any type of special equipment use? _____ ☐ Electrical ☐ Plumbing

Redi-mix concrete
silos, wash pits,
conveyors, etc.

Will this project result in an increase in off-street parking? ☐ Yes ☒ No

I understand that before the issuance of a building permit, I must have an approved Zoning Permit Application. Additionally, the UNDERSIGNED affirms that he/she/they is (are) the owner of subject property authorized to represent the interests of all property owners involved in this application and that the answers and statements herein contained and all maps, plans, and other information herewith submitted and attached are in all respects true to the best of his/her/their knowledge and belief. Additionally, the UNDERSIGNED acknowledges they have received or have been made available all applicable Ordinances relevant to said project, and further, will comply with said Ordinances.

Signature of Applicant: [Signature]

For Dan Balkema

Date: 7/16/26

Administrative Use Only:

Is this project consistent with the Master Plan? ☐ Yes ☐ No

Application: ☐ Approved ☐ Denied

Signature of Zoning Administrator: _____

Date: _____

Remarks: _____



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S:\Administration\Permits\Permit Templates\2026 Zoning Compliance Permit with Site Plan



"The Island City"

MEMORANDUM

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

TO: Chair and Board
FROM: Justin Lakamper, City Manager
DATE: August 19th, 2026
SUBJECT: 830 Miller Road - Proposed Concrete Redi-Mix Special Use Permit and Site Plan

SUGGESTED MOTION:

- 1.) "I motion to recommend approval of the special land use permit for 830 Miller Rd. to the Plainwell City Council with the following conditions: (list any and all conditions)"
- 2.) "I motion to recommend approval of the site plan for 830 Miller Rd. to the Plainwell City Council with the following conditions: (list any and all conditions)"

Purpose and executive summary

This memorandum summarizes the application, the August 11, 2026 planning consultant review, the submitted site and stormwater materials, and the decision process in Section 53-130 of the Plainwell Zoning Ordinance.

The request is to construct a concrete redi-mix plant on the industrially zoned land at 830 Miller Road. The consultant found the application generally complete for review and the plan generally compliant with dimensional and parking standards. The central unresolved issue is not basic dimensional compliance, but whether the proposed intensity and operations can be made compatible with nearby residentially zoned and occupied property through enforceable design, operating, and performance conditions.

Application and site summary

- Applicant - The applicant Bex Farms, Inc. requests a special use permit for a concrete redi-mix plant, a heavy manufacturing/processing use allowed in the Industrial District only after special approval.

- **Property** - The approximately 27-acre vacant site is at the southwest corner of Miller Road and 8th Street. Industrially zoned property lies west and south; agricultural land lies north in Gun Plain Township; low-density residential land and homes lie east across the roads.
- **Proposed Project** - The plan depicts a plant/office building, truck storage garage, fuel area, wash pit, dewatering pad, aggregate storage structures/domes, outdoor storage, internal truck circulation, parking, lighting, landscaping/berm areas, and two stormwater retention basins. The plan notes a future second phase with additional hoop structures and truck garage.
- **Access and parking** - A single 40-foot driveway is proposed from 8th Street. Fourteen parking spaces are shown, including one accessible space; the consultant calculated ten spaces are required.
- **Stormwater** - The submitted design divides approximately 22.8 acres into north and south sub-catchments. Design calculations report 100% of required channel-protection volume retained onsite and an estimated 89% total suspended-solids removal. This meets the requirements of the City.

Summary of planning findings

Topic	Consultant finding	Follow-up before final approval
Dimensional standards	Setbacks, lot area/width, coverage, and principal building height comply. The 65-foot tanks may fit the 15-foot exception in Section 53-96.	None - Compliant
Landscaping and screening	The submitted plan does not establish compliance with Section 53-124. A 5-foot berm is shown where an 8-foot wall or barrier is required adjacent to a residential district; the corner treatment may also obstruct required sight distance.	Require a revised, quantified landscape plan; an 8-foot compliant barrier/berm; identified plant species; and a clear 25-foot sight triangle. The landscaped area would require 20 trees, per the zoning ordinance. The current site plan shows 13 trees. The Planning Commission should add the condition to add 7 trees.
Traffic and emergency access	The 40-foot entrance and internal maneuvering appear adequate, but agency confirmation was recommended.	Public Safety Director has approved the site plan for the purposes of emergency vehicle access.
Lighting and signs	Lighting locations are shown without fixture or photometric specifications; no sign details were provided.	Require shielded fixture details/photometrics. Signs will be handled by a separate sign permit not subject to this process.
Environmental performance	No project-specific noise, vibration, dust, fumes/emissions, or odor analysis was submitted. Industrial performance standards remain mandatory.	The planning commission could require studies in advance of making a decision, however, our current ordinance has standards for all of these areas that they will be required to follow, as do all businesses in the industrial park. The city has a requirement that they can only make noise between 7:00am – 9pm. The city can place hours of operation requirements if wanted.

Fire/fuel/hazardous materials	Fuel storage is proposed; complete storage and containment details were not identified.	Specific requirements for fuel storage are handled through the building code, and State regulations, which will be handled during the construction phase.
Master Plan compatibility	The site is designated Industrial and Innovation, in the future land use plans. but the plan also calls for integration, streetscape, nonmotorized connections, maintenance, and compatible employment development.	While this use is not completely conducive to the "innovation" future land use, it is entirely compliant with the current zoning and future land use as industrial. The master plan is a guiding document to assist in decision making, however the zoning ordinance is what controls. Additionally, the corner location and use does not require it to be accessible by foot traffic making the suggestion of sidewalks superfluous.

Special approval use process under Section 53-130

- Application and completeness review - The application is filed with the City Clerk, who confirms that the request is the correct zoning action, that required information is supplied, and that the use is eligible for special approval. The Clerk may request missing information and circulate the site plan for technical review. This was done and passed onto the city planning consultant.
- Notice and public input - Notice describes the request, property, consideration date, and comment process, and is published and mailed/delivered to owners and occupants within 300 feet between five and 15 days before consideration. The ordinance states that a Planning Commission public hearing is optional but must be held if requested by the Commission, applicant, or an owner/occupant within 300 feet. We have met this requirement.
- Planning Commission review and recommendation - The Commission evaluates the site plan, the six special-use standards, all additional design/performance requirements, technical comments, and public input. It must recommend approval, approval with identified conditions, or denial in writing to Council within 45 days after receipt of the application.
- City Council decision - Council considers the complete record and the Planning Commission's recommendation, then approves, approves with conditions, or denies the permit and site plan. Section 53-130 states that Council acts within 30 days after receiving the recommendation and records its reasons, findings, and any conditions in a written decision.
- Post-decision administration - Conditions must remain part of the approval unless changed by mutual consent of Council and the landowner. The permit is use-specific, lapses after more than 12 months of discontinued use, and does not replace other required permits. Appeals may be made to the Zoning Board of Appeals within 30 days.

ANALYSIS: The purpose of this review is to establish if this use meets the standards in the zoning ordinance. If believed that it does not meet the standards you can approve with conditions to ensure compliance, or deny the permit as is. Ultimately, the Council can pass the special use permit and site plan without the recommendation from the Planning Commission. After reviewing the planners analysis and the site plan I recommend approval with conditions for an 8' berm and 7 additional trees.

BUDGET IMPACT: The approval of this site plan and special use permit will effectuate the sale of the city owned land to the applicant which will result in approximately \$700,000 of revenue into the cities general fund.

ATTACHMENTS: Application, Site Plan, and Planners review.

williams&works

engineers | surveyors | planners

MEMORANDUM

To: City of Plainwell Planning Commission
Date: August 11, 2026
From: Nathan Mehmed, AICP
Toby Hayes, AICP
RE: **830 Miller Road – Balkema Redi-Mix Concrete Plant Special Land Use and Site Plan Review**

Dan Balkema of Bex Farms, Inc., has submitted an application for special land use and site plan review for the property located at 830 Miller Road (PNN 55-160-106-10). The applicant intends to construct a Redi-mix concrete plant on the site. The purpose of this memorandum is to review the request pursuant to the City of Plainwell Zoning Ordinance.

Background. The subject property, which is presently owned by the City of Plainwell, is located at the southwest corner of Miller Road and 8th Street and consists of approximately 27.5 acres of vacant farmland. Adjacent property to the west and south is zoned I, Industrial. Properties to the north and east are located within Gun Plain Township, and are zoned Agricultural (north) and Low Density Residential (east). The applicant is seeking to construct a Redi-mix batch concrete plant on the eastern portion of the site. This would include a plant and office building, a truck storage building, a fueling station, wash pit, dewatering pad, and outdoor storage areas. Heavy manufacturing, processing, and packaging facilities are permitted as a special land use in the Industrial District, which includes concrete product manufacturing.

Site Plan Review. Section 53-128 of the Plainwell Code of Ordinances establishes the process for site plan review. We find that the application is generally complete for review by the Planning Commission. However, the applicant only submitted one engineered drawing as a part of the site plan application. This sheet contains information such as existing property lines, contours, and rights-of-way, as well as proposed parking areas, buildings, contours, stormwater



management, landscaping, parking, lighting, and traffic movements. While the submittal does meet the requirements of the Ordinance, the site plan is somewhat difficult to interpret. Throughout the discussion below, the Planning Commission may consider requiring other engineered drawings from the applicant that isolate specific site plan features, if desired. Further, studies regarding noise, vibration, dust, and emissions may be required by the Planning Commission, if determined necessary. Below are our comments on the applicant's site plan.

Dimensions. Section 53-88 of the Zoning Ordinance establishes the dimensional requirements for developments in the I, Industrial Zoning District. Because the site is a corner lot, it contains two front yards and two rear yards per the Ordinance. Further, it appears that the site plan indicates a future right-of-way to the west of the proposed development. Assuming a right-of-way is established where it is denoted on the site plan, an additional front yard would be established along the current western boundary of the development area, which is 30 feet from the proposed ROW, meeting the front yard setback requirement. The total developed area of the site, which appears to be planned for an eventual lot split, is approximately 13 acres.

The table below lists the dimensional requirements and the dimensions found on the site plan. The site plan as presented meets the dimensional requirements of the Ordinance, with the exception of maximum height. The definition of "building" in the Ordinance includes all structures "designed to stand more or less permanently and covering a space of land." It is our opinion that these tanks qualify as buildings; however, Sec. 53-96 allows for a 15 foot height exception for water tanks and similar structures, which the proposed tanks would comply with.

Industrial District Standards	Required	Proposed
Minimum Lot Width	100 feet	627 feet
Minimum Lot Area	20,000 sq ft	27 acres (13 acres of developed area)
Maximum Lot Coverage	65%	2.7%
Maximum Building Height	3 stories/50 feet, with 15 foot additional exception for water tanks and similar structures	48 feet on principal building, 65 feet for storage tanks
Front Yard Setback (8 th Street)	30 feet	78 feet (truck garage)
Front Yard Setback (Miller Road)	20 feet	230 feet (truck garage)
Rear Yard Setback (south)	20 feet	130 feet (fuel canopy)
Rear Yard Setback (west)	30 feet	N/A (exceeds 30 feet. Future lot split would result in 30-foot setback from new road ROW)

Parking/Access. Access is proposed from 8th Street via a 40-foot-wide driveway. This driveway appears adequate in design and capacity. No other access points are proposed for the site; though the site plan indicates a future right-of-way to the west of the proposed facility that may provide future access to the site and other developments nearby. Comments on access and circulation may be sought from the City Engineer and Road Commission.

The Ordinance requires 1 space for every 650 square feet of gross floor area, plus 1 space for every 350 square feet of office space for manufacturing facilities. Given the 600 square feet of proposed office space and 4,800 square feet of space within the plant, 10 total parking spaces are required. The applicant is proposing 14 9'x 18' parking spaces in a lot just south of the plant building, including 1 ADA parking space. Parking standards are met.

Landscaping/Screening. Section 53-124 establishes landscaping regulations and standards. Specifically, the Ordinance states, "For nonresidential uses in nonresidential districts, a minimum of 15% of the total lot area in landscaping, one tree or shrub for every 1,000 square feet or portion thereof, plus one tree for every 1,500 square feet of landscaped area or portion thereof shall be required." Since the applicant did not include dimensions of landscaped areas or an individual landscaping plan, the total area of landscaping is difficult to ascertain, though we believe the amount of landscaping on the plan likely does not meet the minimum requirements.

A 5-foot-high berm is proposed where the site abuts residentially zoned land across Miller Road and 8th Street. On which, the applicant is proposing 10 trees. The species of trees has not been identified on the site plan. The Industrial Performance Standards, discussed at the end of this memorandum, require 8-foot-high berms where industrial uses abut residentially zoned land. This change to the site plan will be addressed as a condition of approval. Further, it does not appear that the berm meets the sight distance requirements for landscaping near the intersection of two streets, which requires an unobstructed view in a triangle defined by measuring 25 feet in length along each curb or edge of roadway from their point of intersection, the third side being a diagonal line connecting the first two.

No other screening or fencing has been indicated on the site plan.

Lighting. LED lights are shown in multiple places across the site plan, but no specifications for the lights have been provided. The Planning Commission may wish to inquire with the applicant regarding lighting specs for the site. Section 53-177 (G) requires that parking lot lighting be arranged to reflect away from residential areas. Further, the Industrial Performance Standards, addressed below, require site lighting be installed in a manner so as to protect abutting streets and adjacent properties from unreasonable glare or hazardous interference of any kind. Submittal of lighting specifications to the Zoning Administrator/Planner may be addressed as a condition of approval.

Stormwater. Two stormwater detention basins are proposed for the site: one along the southern property line and another along the north property line. These basins appear adequate, though the Planning Commission may wish to defer comments to the City Engineer to ensure adequate capacity and design.

Signage. No signage specifications or locations have been indicated on the site plan. Any signage on site would be required to comply with Chapter 52 of the Ordinance and may be reviewed and approved by the Zoning Administrator at a later time.

Site Plan Review Standards. Section 53-128 of the Zoning Ordinance establishes the site plan review standards for consideration by the Planning Commission. These standards, along with our remarks, are as follows:

1. The vehicular transportation system shall provide for circulation throughout the site and for efficient ingress and egress to all parts of the site by fire and safety equipment;

Remarks: The site plan indicates that a 40-foot-wide driveway is proposed from 8th Street, with ample maneuvering room and drive aisle width in the interior of the site surrounding the facility. While emergency vehicle access is likely more than adequate, the Planning Commission should request feedback from the Public Safety Director.

2. Pedestrian walkways shall be provided as deemed necessary by the Planning Commission for separating pedestrian and vehicular traffic;

Remarks: Pedestrian walkways were not included on the site plan. Given the auto-oriented use of the site, and the relatively low-density development surrounding the subject property, pedestrian facilities may be unnecessary. However, the Master Plan does encourage the installation of sidewalks, trails, and streetscape improvements in the Industrial and Innovation Future Land Use designation. This will be discussed further, below.

3. Recreation and open space areas shall be provided in all multiple-family residential developments;

Remarks: The Planning Commission may find that this standard does not apply.

4. The site plan shall comply with the district requirements for minimum floor space, height of building, lot size, yard space, density and all other requirements as set forth in the Zoning Chapter, unless otherwise provided;

Remarks: As noted in the site plan review section above, the applicant's proposed development meets all of the dimensional standards of the Ordinance.

5. The requirements for fencing, walks and other protective barriers shall be complied with as provided in this chapter and as deemed appropriate by the Planning Commission;

Remarks: This is addressed in greater detail in the site plan review section above. Compliance with landscaping requirements needs to be confirmed.

6. The site plan shall provide for adequate on-site storage space for the proposed uses;

Remarks: A 5,200 square-foot truck garage, along with 2 aggregate storage hoop structures and 3 domes are noted on the site plan as providing for storage of equipment and material on site. Detailed specifications on each of these structures were not provided. As such, while on-site storage is likely sufficient, the Planning Commission may require further details.

7. Security measures shall be provided as deemed necessary by the Police Chief for resident protection in all multiple-family residential developments;

Remarks: The Planning Commission may find that this standard does not apply.

8. Fire protection measures shall be provided as deemed necessary by the Fire Chief in conformance with all applicable laws of the state for the protection of residents and/or occupants of the structures; and

Remarks: Feedback from the Director of Public Safety may once again be sought here. As stated in this standard, the site and its structures will be required to comply with all applicable fire codes, regardless.

9. The site plan shall comply with all requirements of the applicable zoning district, unless otherwise provided.

Remarks: As noted above, the site plan is in compliance with all of the Industrial District standards.

Special Land Use Standards. Section 53-130 of the Zoning Ordinance establishes the general special land use review standards for consideration by the Planning Commission. These standards, along with our remarks, are as follows:

1. The general safety, health and welfare of the community-at-large; this shall include.
 - a. Accessibility of the property in question to fire and police protection;
 - b. Traffic conditions, creating or adding to a hazardous situation;
 - c. Transportation design requirements, if any, which will be needed to accommodate any traffic impact for the use intended; and
 - d. Appropriateness of the location, nature and height of the proposed use to the size, type and kind of buildings, uses and structures in the vicinity and adjacent properties, including the safety and convenience of people therefrom.

Remarks: As noted above, the access to and circulation within the site is likely more than adequate to accommodate emergency vehicles and any other anticipated vehicles associated with the operation of the plant. However, the Planning Commission will need to determine whether point d, above, can be met. This will be a particularly important discussion given the nearby residential uses across 8th Street.

2. Any potential decrease in the market value of adjacent buildings, uses and structures which are permitted by right under current zoning, if the proposed use is granted;

Remarks: The effects on adjacent properties may be difficult to ascertain. On one hand, industrial uses adjacent to residential uses may cause a decrease in the value of these residential properties. However, the applicant intends to screen the site with a berm and landscaping, and the subject property has been zoned Industrial for a long time. The Planning Commission should deliberate on the potential market impacts to neighboring residential properties, and determine whether the applicant should submit additional information in this regard.

3. Harmony with the Land Use Planning Program of the city. This considers whether the location and size of the proposed use, the nature and intensity of the activities involved, the size of the site with respect to existing and future streets (giving access to it), parks and drainage systems will be in harmony with the Land Use Plan of the city and the character of land use which is intended by the Land Use Plan for the area or district in question;

Remarks: The Future Land Use Map within the 2023 Plainwell Master Plan places this site as Industrial and Innovation FLU designation. The narrative for this designation states, "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.

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."

The Planning Commission should discuss whether the proposed concrete plant aligns with the FLU designation for this area of the City. Further, discussion may be necessary to ensure the site aligns with the Master Plan's recommendations regarding non-motorized and streetscape enhancements.

4. Impact from the applicant's proposed use, its location and intensity and the height of its buildings, walls, fences and other structures upon the appropriate character of development intended for the area as deemed desirable by the city's Land Use Plan;

Remarks: This standard has been addressed in standard 3, above. The Planning Commission will need to make this determination.

5. Any hazards arising from storage and use of inflammable fluids; and/or

Remarks: The applicant has indicated that fuel will be stored on site, which must comply with applicable regulations, but no other storage of inflammable fluids has been identified. The Planning Commission may wish to inquire about hazardous material storage on site, and if storage is proposed, what safety measures the applicant intends to take to ensure potential leaks or spills are contained.

6. The operations in connection with any special approval use shall not be environmentally objectionable to nearby properties by reason of noise, fumes, pollution, vibration or lights to an extent which is more than would be the operations of any use permitted by right for that district wherein the special use is proposed.

Remarks: Whether or not the plant would have significant environmental effects on neighboring properties such as noise, fumes, and air pollution should be discussed. We note that the Department of Environment, Great Lakes, and Energy (EGLE) would regulate emissions from the site in accordance with State and Federal regulations. However, the Planning Commission may require a noise study, additional landscaping and screening, and any additional studies or site improvements that would ensure the surrounding residential properties would be protected from any significant impacts as a result of the proposed concrete plant. Otherwise, this may be added as a condition of approval.

Industrial District Performance Standards. Section 53-55 of the Zoning Ordinance establishes performance standards for uses permitted in the Industrial District. These standards, along with our overall remarks, are as follows:

A. *Application.* After the effective date of this chapter:

1. Any use established or changed to and any building, structure or tract of land developed, constructed or used for, any permitted or permissible principal or accessory use shall comply with all of the performance standards herein set forth for the district involved;
2. If any existing use or building or other structure is extended, enlarged, moved, structurally altered or reconstructed or any existing use of land is enlarged or moved, the performance standards for the district involved shall apply with respect to the extended, enlarged, moved, structurally altered or reconstructed building or other structure or portion thereof and with respect to land use which is enlarged or moved;
3. No main or accessory building shall be situated less than 50 feet from any residential property line;
4. No parking, access and/or service area may be located less than 25 feet from any residential property line;
5. All lot areas not used for buildings or parking, loading and storage areas shall be landscaped. It shall be done attractively with lawn, trees, shrubs, and the like and be properly maintained thereafter in a well-kept condition;
6. A wall or barrier of suitable material not less than eight feet high shall be constructed along those property lines which abut a residential district;
7. Lighting facilities shall be required where deemed necessary for the safety and convenience of employees and visitors. These facilities will be arranged in a manner as to protect abutting streets and adjacent properties from unreasonable glare or hazardous interference of any kind;
8. No operation or activity shall be carried out in the I District which causes or creates measurable noise levels exceeding the maximum sound levels prescribed below in Table 12A., as measured on or beyond the boundary lines of the lot on which the operation or activity is located. A sound level meter and an octave band analyzer shall

be used to measure the intensity and frequency of the sound or noise levels encountered. Sounds of very short duration, which cannot be measured accurately with the sound level meter, shall be measured by an impact noise analyzer; and the measurements so obtained may be permitted to exceed the maximum levels as set forth in Table 12A. by no more than six decibels in each octave band. For purposes of this chapter, impact noises shall be considered to be those noises whose peak values are more than six decibels higher than the values indicated on the sound level meter. In addition, sounds of an intermittent nature or characterized by high frequencies, which the Building Inspector deems to be objectionable in adjacent districts, shall be controlled so as not to generate a nuisance in adjacent districts, even if the decibel measurement does not exceed that specified in the table.

Table 12A Maximum Permitted Sound Intensity Levels in Decibels (Post-1960 Preferred Frequencies)	
Center Frequency (Cycles per Second)	I District
Table 12A Maximum Permitted Sound Intensity Levels in Decibels (Post-1960 Preferred Frequencies)	
Center Frequency (Cycles per Second)¹	I District
34.5	76
63.0	74
125.0	68
250.0	63
500.0	57
1,000.0	52
2,000.0	45
4,000.0	38
8,000.0	32

9. The following uses and activities shall be exempt from the noise level regulations:

¹ *Center Frequency refers to Hertz, or the pitch of the noise. The lower the number of cycles, the lower the pitch. The higher the number of cycles, the higher the pitch. Higher pitched noises correspond to stricter decibel limits.

- a. Noises not directly under the control of the property user;
- b. Noises emanating from construction and maintenance activities between 7:00 a.m. and 9:00 p.m.;
- c. The noises of safety signals, warning devices and emergency pressure relief valves; and
- d. Transient noises of moving sources such as automobiles, trucks, airplanes and railroads.

Remarks: The applicant is currently proposing a 5-foot-tall berm along the perimeter of the site where the property abuts the residential zoning district. The applicant will be required to increase this berm to 8 feet in height per the standards above. Once again, the Planning Commission should discuss whether additional landscaping and screening is needed for the site. The applicant will be required to comply with the noise standards noted above, but no details regarding compliance with the above standards have been provided. The Planning Commission may wish to require a noise study from the applicant to ensure in advance that compliance with these noise standards is possible.

- B. *Smoke and particulate matter.* The emission of smoke, dust, dirt, fly ash or other particulate matter shall, in no manner, be unclean, destructive, unhealthful, hazardous or deleterious to the general welfare. The emission shall be in strict conformance with all applicable state and county health laws pertaining to air pollution and smoke abatement. In addition, the following requirements shall apply.
1. In the I District, the emission of smoke from any chimney, stack, vent, opening or combustion process shall not exceed a density or equivalent opacity of No.1 on the Ringelmann Chart as published by the United States Bureau of Mines.
 2. In the I District, the rate of emission of particulate matter, such as dust, soot and fly ash, from all sources within the boundaries of any lot shall not exceed a net figure of one pound per acre of lot area during any one-hour period, after deducting from the gross hourly emission per acre.

Table 12B. ALLOWANCE FOR HEIGHT OF EMISSION	
Height of Emission Above Grade (Feet)	Correction Pounds Per Hour Per Acre
Table 12B. ALLOWANCE FOR HEIGHT OF EMISSION	
Height of Emission Above Grade (Feet)	Correction Pounds Per Hour Per Acre
50	0.01
100	0.06
150	0.10
200	0.16
300	0.30
400	0.50
NOTES TO TABLE: *Interpolate for intermediate values not shown in table.	

3. Determination of the total net rate of emission of particulate matter within the boundaries of any lot shall be made as follows:
 - a. Determine the maximum emission in pounds per hour from each source of emission and divide this figure by the number of acres of lot area, thereby obtaining the gross hourly rate of emission in pounds per acre.
 - b. From each gross hourly rate of emission derived in division 13.3 .a. above, deduct the correction factor (interpolating as required) for height of emission set forth in the table, thereby obtaining the net rate of emission in pounds per acre per hour from each source of emission.
 - c. Add together the individual net rates of emission derived in division 13.3.b. above, to obtain the total net rate of emission from all sources of emission within the boundaries of the lot. The total shall not exceed one pound per acre of lot area during any one-hour period.

Remarks: The applicant does not appear to be creating emissions outside of vehicle combustion that would require compliance with Table 12B. Further, the applicant will be required to comply with State and Federal regulations for emissions and air quality, which fall under the purview of EGLE. Regulation of dust and debris from the site can be addressed as a condition of approval.

C. Vibration.

1. In the I District, no activity or operation shall cause or create earth borne vibrations in excess of the displacement values set forth in Table 12C. Vibration displacements shall be measured with a seismograph or accelerometer, preferably the former. For purposes of this chapter, steady state vibrations are vibrations which are continuous or vibrations in discrete impulses more frequent than 60 per minute. Discrete impulses which do not exceed 60 per minute shall be considered impact vibrations.

Table 12C. MAXIMUM PERMITTED VIBRATION, I DISTRICT		
Frequency (Cycles per Second)	Maximum Displacement^a (inches)	Maximum Displacement^b (inches)
Table 12C. MAXIMUM PERMITTED VIBRATION, I DISTRICT		
Frequency (Cycles per Second)	Maximum Displacement^a (inches)	Maximum Displacement^b (inches)
0 to 9	.0008	.0004
10 to 19	.0005	.0002
20 to 29	.0002	.0001
30 to 39	.0002	.0001
40 to 49	.0001	.0001
50 and over	.0001	.0001
NOTES TO TABLE:		
^a As measured along the nearest adjacent lot line.		
^b As measured on or beyond a Residential District boundary line.		

2. Between the hours of 7:00 p.m. and 7:00 a.m., all of the above maximum vibration levels, as measured on or beyond a residential district boundary line, shall be reduced to one-half of the indicated values.

Remarks: The applicant will be required to comply with these regulations for vibration. No information on vibrations has been submitted. The Planning Commission may require additional details to ensure compliance.

- D. *Noxious and odorous matter.* In the I District, no activity or operation shall cause, at any time, the discharge of matter across the lot lines in concentrations as to be noxious. The emission of odorous matter in quantities as to be readily detectable without the use of instruments at any point along lot lines is prohibited.

Remarks: The Planning Commission may address ongoing compliance as a condition of approval.

- E. *Glare and heat.* In the I District, any operation or activity producing intense glare or heat shall be performed within a completely enclosed building in a manner as to not create a public nuisance or hazard along the lot lines of the lot upon which the source of the glare or heat is located. Exposed sources of light shall be shielded so as not to create a nuisance beyond the lot lines of the lot upon which the source of the light is located. Direct or indirect illumination from the source of light shall not cause illumination in excess of 0.5 foot-candles in any residential district, as measured with a foot-candle meter or sensitive photometer on or beyond a residential district boundary line.

Remarks: The applicant does not appear to be proposing operations that would create intense glare or heat, or associated light. The Planning Commission may find that this standard is not applicable.

- F. *Fire and explosive hazards.*

1. In an I District, the storage, utilization or manufacture of solid materials ranging from incombustible to moderate burning is permitted.
2. Storage, utilization or manufacture of solid materials or products ranging from free or active burning to intense burning is permitted; provided that, the materials or products shall be stored, utilized or manufactured within completely enclosed buildings having incombustible exterior walls and protected through-out by an automatic fire extinguishing system.
3. The storage or utilization of flammable liquids or materials which produce flammable or explosive vapors or gases shall be permitted provided the storage and handling of the flammable liquids or materials shall comply with all state rules and regulations as established by the Fire Prevention Act, Public Act 207 of 1941, as amended and with all other applicable city codes and regulations.

Remarks: The Planning Commission may wish to discuss hazardous material storage, if any, with the applicant. Comments may be requested from the Director of Public Safety in this regard as well.

- G. *Gases.* The escape or emission of any gas which is injurious, destructive or explosive shall be unlawful and shall be summarily caused to be abated. Sulphur dioxide gas, as measured at the property line at ground elevation, shall not exceed an average of 0.3 p.p.m.; hydrogen sulfide likewise shall not exceed 1 p.p.m.; fluorine shall not exceed 0.1 p.p.m.; nitrous fumes shall not exceed 5 p.p.m.; and carbon monoxide shall not exceed 15 p.p.m.; all measured as the average during any 24-hour sampling period.

Remarks: Emissions and air quality are regulated by EGLE. Outside of vehicle emissions, it does not appear that the operation will be creating gasses that would be regulated by this standard. Further information from the applicant may be requested.

- H. *Electromagnetic radiation.* Applicable rules and regulations of the Federal Communications Commission in regard to propagation of electromagnetic radiation are made a part of this chapter.

Remarks: Generation of electromagnetic radiation is not anticipated in the operation of the proposed facility.

- I. Drifting and airborne matter, general. The drifting or airborne transmission beyond the lot line of dust, particles or debris from any open stockpile shall be unlawful and shall be summarily caused to be abated.

Remarks: While an EGLE oversees air quality and emissions permitting, the Planning Commission may address general ongoing compliance as a condition of approval.

Recommendation. At the August 19th meeting, the Planning Commission should carefully listen to comments from the public as well as the applicant. We have noted several items in our review above that the Planning Commission should discuss with the applicant and amongst themselves. These items include:

- Outdoor lighting specs
- Proposed signage
- Minimum landscaping and screening
- Sidewalks along the right-of-way
- Further details regarding ongoing compliance noise pollution, vibrations, emissions, and dust control measures.

Subject to those discussions, the Planning Commission may recommend approval or denial of the application for rezoning depending on the Planning Commission's findings on each consideration above. This memo may be referenced or used as justification in making a decision. If the Planning Commission is inclined to recommend approval of the application to Council, we recommend the following conditions, along with any others the Planning Commission desires:

1. Prior to the issuance of any permits, the applicant shall have paid all application, permit, and other fees related to this request.
2. The applicant shall meet the requirements of all other applicable ordinances, codes, and requirements of the City of Plainwell.
3. The applicant shall comply with all conditions and requirements of the City's Department of Public Works, Engineer, Public Safety, and any other local, state, or federal agency having jurisdiction.
4. Signage shall meet the requirements of the Plainwell Zoning Ordinance.
5. Outdoor lighting shall meet the requirements of the Plainwell Zoning Ordinance.

6. Plant materials and lawn areas shall be maintained in a healthy condition and be neat and orderly in appearance. If any plant material required by this Ordinance dies or becomes diseased, it shall be replaced.
7. The applicant shall increase the height of the berm on the site from 5 feet to 8 feet in height, and comply with the sightline requirements for the corner of Miller Road and 8th Street.
8. A revised landscape plan in accordance with the minimum requirements of Section 53-124 of the Ordinance shall be submitted to the Zoning Administrator/Planner for review and approval.
9. Fire protection and hazardous material storage measures shall be provided as deemed necessary by the Director of Public Safety in conformance with all applicable laws of the state and NFPA Codes and Standards.
10. The operations in connection with the use shall not be environmentally objectionable to nearby properties by reason of noise, fumes, pollution, dust, vibration, or lights.
11. Compliance with the Industrial District Performance Standards and any stipulations or regulations of ELGE is required.

As always, don't hesitate to contact us if you have any questions.

JoAnn Leonard

From: Meg Gernaat <meggernaat@yahoo.com>
Sent: Friday, August 7, 2026 11:44 AM
To: JoAnn Leonard
Subject: Questions Regarding Operation at 830 Miller Road

Ms. Leonard,

I am writing regarding the August 19 public hearing for the proposed special-use approval of a ready-mix concrete operation at 830 Miller Road.

I recognize that the property is zoned for industrial development and that the proposed operation may offer economic benefits to the City. However, a ready-mix facility can also create traffic, noise, dust, and environmental impacts. I believe the community—and the Planning Commission—should have clear, documented answers to the following questions before a recommendation or decision is made, particularly given the proximity of homes, agricultural land, Kenyon Park and youth soccer facilities:

1. What are the anticipated operating, loading and delivery hours—including Saturdays—and how many mixer trucks and material-delivery trucks are expected each day and during peak hours?
2. What haul routes will trucks use? Will the City require an independent traffic-impact and road-condition assessment, particularly considering nearby homes, Kenyon Park and youth soccer facilities?
3. What distances are proposed between the nearest homes and recreational facilities and the batching equipment, cement silos, aggregate stockpiles, truck routes and washout areas? Has a complete site plan been submitted, and will it be made available before the hearing?
4. Has the applicant provided an assessment addressing prevailing winds and the potential effects of dust, particulate emissions, and noise on nearby homes and outdoor recreational facilities? What controls—including paving, filtration, dust suppression, road cleaning and limitations on idling or off-site queuing—will be required?
5. How will concrete wash water, stormwater and spilled materials be contained and managed? Will the City require closed-loop process-water and truck-washout systems, and what EGLE air, stormwater or wastewater permits will be required?
6. Will crushing, screening, concrete recycling, aggregate mining or similar activities be prohibited unless separately reviewed and approved through a new public process?
7. What conditions will be included in the approval, who will monitor compliance, how will public complaints be addressed, and what enforcement measures will apply if violations are repeated? Will those conditions remain binding if the property or operation is later sold?
8. If material questions regarding traffic, setbacks, environmental controls and operating conditions remain unanswered after the hearing, will the Planning Commission defer its recommendation until sufficient information has been provided and made available to the public?

Please confirm receipt and distribute this correspondence to all members of the Planning Commission. I would also appreciate having it entered into the public record for the August 19 hearing.

I appreciate the City's review process and its efforts to support development that strengthens Plainwell's local economy and tax base. As someone who works in the construction industry, I understand the important role ready-mix facilities play in supporting construction, infrastructure investment and economic growth throughout our city and region. I also recognize that, given its industrial zoning and access to major roadways, this property may be the most logical location for such an operation within Plainwell. At the same time, the community deserves a clearer understanding of the nuts and bolts of this proposal—how the facility will operate, how its potential impacts will be managed, and what specific, measurable and enforceable protections will be put in place.

Thank you for your time and for helping the community better understand what is being proposed.

Sincerely,

Meg Gernaat

MINUTES
Plainwell City Council
June 22, 2026

1. Mayor Keeler called the regular meeting to order at 7:00pm in City Hall Council Chambers.
2. Invocation: Given by Peter Dams of Lighthouse Baptist Church.
3. Pledge of Allegiance was given by all present.
4. Roll Call: Present: Mayor Brad Keeler, Mayor Pro Tem Kori Steele, Councilmembers Roger Keeney, Randy Wisnaski and Cathy Green. Absent: None
5. Approval of Minutes:
A motion by Steele, seconded by Wisnaski, to accept and place on file the Council Meeting Minutes of the 06/08/2026 Budget Workshop and the 06/08/2026 regular meeting. On a voice vote, all voted in favor. Motion passed.
6. Public Comment:
 - A. Kevin Deleat, a former Plainwell resident, spoke in support of Christopher Burnett.
 - B. Christopher Burnett introduced himself, sharing he is running for 47th District Court Judge for Allegan County.
7. County Commissioners' Report: Commissioner Dugan gave an update on happenings throughout Allegan County.
8. Agenda approval:
A motion by Wisnaski, seconded by Keeney, to approve the Agenda for the June 22, 2026 meeting as presented. On a voice vote, all voted in favor. Motion passed.
9. Mayor's Report: None.
10. Recommendations and Reports:
 - A. City Manager Lakamper presented the 2025/2026 City Budget amendments, a housekeeping item accounting for budgetary shifts and/or projects from the previous yearly budget.
A motion by Keeney, seconded by Green, to approve the amendments to the 2025/2026 budget as presented. On a roll call vote, all voted in favor. Motion passed.
 - B. City Manager Lakamper discussed water and wastewater rate adjustments for the new budget year.
A motion by Green, seconded by Keeney, to adopt Resolution 2026-07 Water and Wastewater Rates for Fiscal Year 2026/2027. On a roll call vote, all voted in favor. Motion passed.
 - C. City Manager Lakamper discussed recycling and bulk trash rates for the new budget year.
A motion by Wisnaski, seconded by Steele, to adopt Resolution 2026-08 Recycling and Bulk Trash Rates for Fiscal Year 2026/2027. On a roll call vote, all voted in favor. Motion passed.
 - D. City Manager Lakamper discussed fines and fees for the new budget year, noting several changes to the fee schedule.
A motion by Keeney, seconded by Steele, to adopt Resolution 2026-09 Fines and Fees for Fiscal Year 2026/2027. On a roll call vote, all voted in favor. Motion passed.
 - E. **A motion by Steele, seconded by Wisnaski, to open a Public Hearing at 7: 30pm for consideration of the 2026/2027 City Budget. On a voice vote, all in favor. Motion passed.**

City Manager Lakamper gave a presentation on the 2026/2027 City Budget.

No public comment.

A motion by Steele, seconded by Wisnaski, to close the Public Hearing at 7:42pm. On a voice vote, all in favor. Motion passed.

A motion by Steele, seconded by Wisnaski, to adopt Resolution 2026-10 General Appropriations Act and Resolution 2026-11 Special and Operating Funds Appropriations Act, approving the Plainwell City Budget for Fiscal Year 2026/2027. On a roll call vote, all in favor. Motion passed.
 - F. City Manager Lakamper presented a listing of blanket purchase orders for approval for fiscal year 2027. These items are for previously approved contracts, sole-source purchases or blankets for reoccurring purchases to preferred vendors.
A motion by Wisnaski, seconded by Steele, to approve 42 blanket and confirming purchase orders for Fiscal Year 2027 as presented. On a roll call vote, all voted in favor. Motion passed.
 - G. City Manager Lakamper discussed the health insurance options available to the City.

MINUTES
Plainwell City Council
June 22, 2026

A motion by Steele, seconded by Wisnaski, to adopt Resolution 2026-12 approving the 80/20 Employer/Employee Health Care Cost Option for Fiscal Year 2026/2027. On a roll call vote, all voted in favor. Motion passed.

11. Communications:

A motion by Steele, seconded by Wisnaski, to accept and place on file the May 2026 Department of Public Safety and Water Renewal Reports, and the 05/12/2026 DDA/BRA/TIFA meeting minutes and the 4/14/2026 Parks & Trees meeting minutes. On a voice vote, all voted in favor. Motion passed.

12. Accounts Payable:

A motion by Keeney, seconded by Green, that the bills be allowed and orders drawn in the amount of \$251,943.07 for payment of the same. On a roll call vote, all voted in favor. Motion passed.

13. Public Comments: None.

14. Staff Comments:

Finance Director/Treasurer Wilcox shared she is glad the budget was approved and adopted, and that we can move on for the year. It was a big process, but it's done now.

Superintendent Nieuwenhuis had nothing to report.

Deputy Superintendent Keyzer shared that generators are being wired to support the lift stations during power outages.

Director Callahan had nothing to report.

Clerk Leonard shared that ballots for the upcoming August election arrived, and that Absent Voter ballots will be mailed out soon.

City Manager Lakamper stated that Ransom Library is hosting a reading of the Declaration of Independence on Wednesday, July 8th at 6pm.

He asked if Council members had received email invitations to the Chamber of Commerce grand opening in Otsego. Some members did not, so Justin will check in with Miranda from the Chamber to confirm email addresses.

He discussed the sale of the Mill buildings, sharing that the title work had come back. The title work was needed to complete the survey, which was needed to complete the sale. The City attorney has been working on an amendment to the purchase agreement to include the sale of building 2 to Classic Auto Mill and clarify the details of any reimbursements made from the insurance settlement to CAM for repairs or renovation to building 2. As soon as the amended agreement and survey come back, everything will come to Council for final approval.

He shared that Mill 17 was disappointed with the parking lot situation but did ask the City to provide them with a letter for their lender stating they could use the parking area for their business. Lakamper stated he is providing them with that, but it is not special in any way. They will have the same access and use of the parking lot as anyone else.

He thanked Finance Director/Treasurer Wilcox for her work on the budget, noting it was her first year with Plainwell.

15. Council Comments:

Mayor Pro Tem Steele shared that she had witnessed two young men on bikes, one motorized, one not, almost collide with a pedestrian near the police station. She wonders what can be done about golf carts and other motorized vehicles on sidewalks and streets near Thurl cook park. Director Callahan stated that golf carts are not allowed on city streets, and that all vehicles driven on the street must be street legal. There was a discussion of the danger of golf carts on the streets, and concern with them being driven by kids with little or no adult supervision.

Councilmember Wisnaski said the flowers look great.

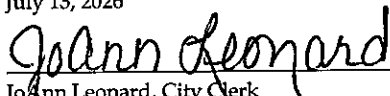
Councilmember Green shared that the Art's Council just finished the children's theater residency. The event was popular and it went well. It will be offered again next year. She reminded everyone about the Collywobbles performance Thursday night at the band shell. They will be doing a old radio play at 7pm. It is a comedy and is free to the public.

16. Adjournment:

A motion by Steele, seconded by Wisnaski, to adjourn the meeting at 7:58pm. On a voice vote, all voted in favor. Motion passed.

Minutes respectfully
submitted by,
JoAnn Leonard
City Clerk

MINUTES APPROVED BY CITY COUNCIL
July 13, 2026


JoAnn Leonard, City Clerk

MINUTES
Plainwell City Council
July 13, 2026

1. Mayor Keeler called the regular meeting to order at 7:00pm in City Hall Council Chambers.
2. Invocation: Given by Scott Smail from Lighthouse Baptist Church.
3. Pledge of Allegiance was given by all present.
4. Roll Call: Present: Mayor Brad Keeler, Mayor Pro Tem Lori Steele and Councilmembers Randy Wisnaski, Roger Keeney and Cathy Green.
5. Approval of Minutes:
A motion by Steele, seconded by Wisnaski, to accept and place on file the Council Meeting Minutes of the 06/22/2026 regular meeting. On a voice vote, all voted in favor. Motion passed.
6. Public Comment: Craig Gilbert of 803 N. Main St. - thanked the City for showing up the way they did following the storm and tornado damage in April. He lost 9 trees, and his driveway was blocked and truck buried. The devastation was hard to believe. He thanked DPW for hauling brush day after day and helping clean up the damage.
7. County Commissioner Report: None.
8. Agenda approval:
A motion by Wisnaski, seconded by Steele, to approve the Agenda for the July 13, 2026 meeting as presented. On a voice vote, all voted in favor. Motion passed.
9. Mayor's Report: None.
10. Recommendations and Reports:
 - A. Clerk Leonard discussed Ordinance 407, which amends Chapter 52: Signs of the Code of Ordinances in the following manner: An Ordinance to amend Chapter 52 "SIGNS" of the City of Plainwell Code of Ordinances; to amend Sec. 52-10, to amend subsection C to add the Service Business (SB) zoning district; to amend Sec. 52-10 (C)(7) to include the Service Business (SB) and Central Business (CBD) zoning districts, and add a new subsection E; to amend Sec. 52-10, to amend subsection D from "USES" to "SIGNS", to amend Sec. 52-10, to amend subsection E to read "INDUSTRIAL DISTRICT", to amend Sec. 52-10 (E), to amend subsection 5 to include the Service Business (SB) zoning district; and to amend Sec. 52-17, to amend the Table of References. The amendment will allow businesses that meet the requirements in the CBD to have freestanding signs.
A motion by Wisnaski, seconded by Steele, adopting Ordinance 407 as presented. On a roll call vote, all voted in favor. Motion passed.
 - B. Director Callahan discussed Ordinance 408, which amends Ordinance 405 2024 Internation Property Maintenance Code (IPMC). It was noted that some sections of the IPMC needed further clarification to align with best practices and better meet the City's needs. Ordinance 408 makes these changes.
A motion by Green, seconded by Keeney, adopting Ordinance 408 as presented. On a roll call vote, all voted in favor. Motion passed.
 - C. Director Callahan discussed Golf Cart and E-bike use on City streets and public parks, noting that DPS has received multiple complaints about both, as well as complaints of individuals sleeping and/or camping in public parks and on other City owned property. Director Callahan believes that it is in the City's best interest to consider drafting new Ordinances to address these concerns, as current enforcement options are limited. Council supports the drafting of Ordinances that address Director Callahan's concerns, and authorized him to work with the City Attorney. The draft Ordinances will be presented to Council for review when ready.
 - D. Superintendent Keyzer discussed responses received for a 5-year Biosolids Management Service Request for Proposal (RFP). Two companies provided bids. Bio-Tech Agronomics is recommended to provide this service. The contract cost is estimated, as diesel fuel prices above \$4.00/gal incur additional fees.

MINUTES
Plainwell City Council
July 13, 2026

A motion by Steele, seconded by Wisnaski, approving a new five-year contract with Bio-Tech Agronomics for annual biosolids disposal with an estimated contract cost of \$141,875.00. On a roll call vote, all voted in favor. Motion passed.

- E. Superintendent Keyzer discussed annual flow meter testing required by the State of Michigan (EGLE). The meters are used for reporting, process control and to bill customer communities for service. EGLE mandates meter calibration annually. Forberg Smith is recommended for this service.

A motion by Keeney, seconded by Steele, approving the annual calibration of flow meters at the Water Renewal Plant by Forberg Smith for \$5,926.00. On a roll call vote, all voted in favor. Motion passed.

- F. City Manager Lakamper discussed an amendment to the Purchase Agreement with Classic Auto Mill. The amendment adds Building #2 to the sale and stipulates that CAM will be reimbursed \$360,000 from the insurance settlement originally intended to demolish the building after construction is completed. There are four items listed in the agreement under Section 6.8:
1. Removal of the existing damaged roof so that the floor of the top level becomes the new roof structure.
 2. Construction of a four-foot barrier wall around the newly created rooftop open terrace, anchored to the floor.
 3. Completion of a functional floor and drainage system for the newly created rooftop area.
 4. Construction of a new access stairwell to the newly created rooftop terrace.
- There is a 5 year timeline for project completion, with a 3 year extension available if needed.
- A motion by Keeney, seconded by Green, approving the amendment to the purchase agreement with Classic Auto Mill as presented. On a roll call vote, all voted in favor. Motion passed.**

11. Communications:

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

12. Accounts Payable:

A motion by Keeney, seconded by Steele, that the bills be allowed and orders drawn in the amount of \$294,667.31 for payment of the same. On a roll call vote, all voted in favor. Motion passed.

13. Public Comments: None.

14. Staff Comments:

- A. Personnel Coordinator/Deputy Treasurer Kersten shared that open enrollment for benefits went well. The new benefit year begins in August. She is working on payroll updates for the new fiscal year.
- B. Superintendent Keyzer had nothing to report.
- C. Director Callahan stated that the 4th of July holiday went well. There were a few complaints, but nothing serious.
- D. Clerk Leonard discussed Early Voting, letting everyone know it begins Saturday, July 25 and runs through Sunday August 2 from 8am - 4pm.
- E. City Manager Lakamper discussed the conversion dam project, sharing that DPS is taking GHD employees to the sites by river in the water rescue boat as landowners have yet to allow access. He discussed the Mill property, stating that the preliminary survey and title work were completed but the parcel number was wrong- this is fixed now. As soon as the finalized survey comes back, we will be able to schedule the closing and sign the buildings over to CAM officially. Chip sealing on N. and S. Main St. will begin next week which will extend the life of the road by ~7 years. One lane will remain open for travel. Following chip sealing, the roads will be striped. Playground equipment for Thurl Cook Park has arrived and will be installed shortly, along with wood chips specifically designed for playground safety. Mayor Pro-Tem Steele stated that the City should have a ribbon cutting to celebrate the new playground equipment once it's installed.

MINUTES
Plainwell City Council
July 13, 2026

Lakamper discussed a meeting he had with Ginger, who runs the flight school and Stem Academy at the airport. They have a new mechanic on staff, Miguel, using one of the larger hangers and are renovating the other large hanger for use as a classroom. They received grant money last year, and have installed a bathroom, new lighting, a furnace, and are currently installing drywall. They need some siding, and the City will help with that. It's a great partnership, the airport and the City. There hasn't been any word on the runway grant offered by the State of Michigan. That group meets on the 16th, hopefully there will be news in a few days. He discussed a Public Hearing being held at the Planning Commission meeting on Wednesday, July 15th, discussing a zoning Ordinance amendment to allow automobile service stations and public garages and Specialty Vehicle Garages in designated areas of the CBD, inviting everyone to come and share their thoughts. The amendment will allow the old Clark gas station to be demolished and rebuilt, as well as Classic Auto Mill to operate as a classic car restoration, sales, service and storage facility.

15. Council Comments:

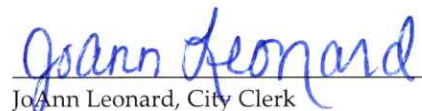
- A. Wisnaski asked for an update on the parking lot use agreement wedding venue. Lakamper answered that they can use the parking lot as is and would be required to maintain it. It sounds as though they intend to pave and use the lot that they purchased with the building now.
- B. Steele stated her daughter is here, and she is updating flooring. She had a nice 4th of July. She reminded everyone of the All School Reunion happening August 8 at 1pm in the PHS cafeteria. Doors open at noon. Please bring a dish to pass and your own table service.
- C. Green shared that clean up at the Miller Road cemetery is underway.

16. Adjournment:

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

Minutes respectfully
submitted by,
JoAnn Leonard
City Clerk

MINUTES APPROVED BY CITY COUNCIL
July 27, 2026


JoAnn Leonard, City Clerk

MINUTES
Plainwell City Council
July 27, 2026

1. Mayor Keeler called the regular meeting to order at 7:00pm in City Hall Council Chambers.
2. Invocation: Given by Peter Dams of Lighthouse Baptist Church.
3. Pledge of Allegiance was given by all present.
4. Roll Call: Present: Mayor Brad Keeler, Mayor Pro Tem Kori Steele, Councilmembers Roger Keeney, Randy Wisnaski and Cathy Green. Absent: None
5. Approval of Minutes:
A motion by Steele, seconded by Wisnaski, to accept and place on file the Council Meeting Minutes of the 07/13/2026 regular meeting. On a voice vote, all voted in favor. Motion passed.
6. Public Comment:
 - A. Troy Steffel of 316 E Chart – asked if the City will enforce Chapter 53: Zoning of the Code of Ordinances as it applies to the old Clark Gas Station, noting that the ordinances say that the city shall enforce the upkeep of buildings and lawns, and he wants to be sure that will happen.
 - B. Lois Heuchert of 514 Morrel St – asked for more communication from the City. She gave an example, stating that last she knew Mill Building #2 was supposed to be demolished, but it is still there. Unless you know to look through the meeting packets to see what happened, you have no idea. She shared that when she sees Council members socially, she asks a lot of questions about what's going on in the city, which they are nice enough to answer. She stated it's your job to communicate with the city, and you've got to do things differently then they've always been done. You kind of need to spoon feed society nowadays, and recommended a State of the Union type event, along with a YouTube channel and/or increased Facebook updates.
7. County Commissioners' Report: Commissioner Dugan gave an update on happenings throughout Allegan County.
8. County Clerk Report: County Clerk Bob Genetski gave an update about Allegan County Register of Deeds, noting that the County has launched a new service, Property Fraud Alert, for residents. This free notification service alerts subscribers of possible fraudulent activity being committed against their property. Further information is available by contacting the Register of Deeds Office at 269-673-0390, or by visiting PropertyFraudAlert.com/MIAlegan. He provided copies of the 2025 Allegan County Clerk and Register of Deeds Annual Report to the Taxpayers of Allegan County, highlighting some areas of interest.
9. Agenda approval:
A motion by Wisnaski, seconded by Keeney, to approve the Agenda for the July 27, 2026 meeting as presented. On a voice vote, all voted in favor. Motion passed.
10. Mayor's Report: Pray for rain.
11. Recommendations and Reports:
 - A. City Manager Lakamper discussed Ordinance 406, which amends Chapter 53: Zoning of the Code of Ordinances to add definitions for specialty vehicle garages, automobile service stations and public garages, and provide guidelines for where these type of businesses may be located in the Central Business District (CBD) and if they require a Special Use Permit. (SUP).
A motion by Keeney, seconded by Green, to adopt Ordinance 406 to amend Chapter 53: Zoning of the City of Plainwell Code of Ordinances regarding specialty vehicle garages and automobile service stations and public garages in the Central Business District. On a roll call vote, all voted in favor. Motion passed.
 - B. Finance Director Wilcox discussed an update to the approved depository list, noting that the Lake Michigan Credit Union offers better interest rates on CDs.
A motion by Green, seconded by Steele, to adopt Resolution 2026-13 as presented, adding Lake Michigan Credit Union to the list of approved depositories. On a roll call vote, all voted in favor. Motion passed.
 - C. Councilmember Green discussed Special Event Permit Application 2026-15. The Plainwell Arts Council will perform Animal Farm at the bandshell on Thursday, August 20, 2026 at 6pm. This free event is open to the public.
A motion by Keeney, seconded by Wisnaski, to approve SEPA 2026-15 as presented. On a roll call vote, all voted in favor. Motion passed.
 - D. City Manager Lakamper discussed Resolution 2026-14, which recommends approval for a RDA Class C Liquor License for Brixton Ways Events, LLC (Mill 17) by the Michigan Liquor Control Commission.

MINUTES
Plainwell City Council
July 27, 2026

A motion by Green, seconded by Keeney, to approve Resolution 2026-14 as presented. On a roll call vote, all voted in favor. Motion passed.

- E. City Manager Lakamper discussed Resolution 2026- 15, which recommends approval for a Social District Permit for Halen Enterprises LLC, dba Joe's Pizza and Sports Bar by the Michigan Liquor Control Commission.

A motion by Keeney, seconded by Wisnaski, to approve Resolution 2026-15 as presented. On a roll call vote, all voted in favor. Motion passed.

12. Communications:

A motion by Keeney, seconded by Wisnaski, to accept and place on file the June 2026 Department of Public Safety Report, and the 06/09/2026 DDA/BRA/TIFA meeting minutes and the 5/09/2026 Parks & Trees meeting minutes. On a voice vote, all voted in favor. Motion passed.

13. Accounts Payable:

A motion by Keeney, seconded by Green, that the bills be allowed and orders drawn in the amount of \$227,394.28 for payment of the same. On a roll call vote, all voted in favor. Motion passed.

14. Public Comments:

- A. Troy Steffle of 316 E Chart – stated he had emailed Councilmember Steele prior to the Planning Commission Public Hearing on July 15th, 2026 sharing his concerns. Councilmember Steele stated she did not get the email, and if she had, she would have shared it at the meeting. Steffle continued, asking now that the amendment is passed, can we count on the city to enforce the ordinance? Lakamper replied yes.

15. Staff Comments:

Finance Director/Treasurer Wilcox had nothing to report.

Superintendent Nieuwenhuis thanked DPW staff for completing water sampling for the year. He mentioned talking with Consumer's Power about Consumer's replacing up to 40 trees in the city that were damaged by the storm.

Personnel Coordinator/Deputy Treasure Kersten had nothing to report.

Deputy Superintendent Keyzer shared that the odor study begins tomorrow.

Clerk Leonard shared that Early Voting was going well. She is thankful for her team of election workers, who are doing a great job.

City Manager Lakamper shared that the title work and surveys are completed, and the closing of the sale of the Mill buildings to Classic Auto Mill is scheduled for next Tuesday. The city attorney is working on easements for utility access.

He thanked DPS for their quick response to the recent shooting involving an officer.

He discussed the condo project along the river, stating that the EPA and EGLE have both appointed new project managers, which has basically put the project on hold. The restricted covenants are drafted, and have been reviewed by EGLE, but not the EPA.

Watts Homes still remains interested in developing the property when approved to do so.

16. Council Comments:

- A. Councilmember Green asked for an update on the S. Main home that was demolished. Lakamper stated the owner applied for a permit to rebuild, and the new home will be very similar in size to the original home. There is also a fire damaged home on Sherwood that was taken down, which the owner intends to split into two parcels and build two new homes.
- B. Councilmember Keeney asked about the fire damaged home on N Main. Lakamper stated that he isn't sure if the investigation has been completed and would need to follow up with Director Callahan to be sure.
- C. Mayor Pro Tem Steele thanked DPW for doing the water testing, and shared that the palm trees are doing well.

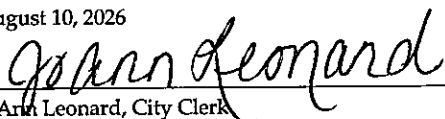
17. Adjournment:

A motion by Wisnaski, seconded by Steele, to adjourn the meeting at 8:10pm. On a voice vote, all voted in favor. Motion passed.

Minutes respectfully
submitted by,
JoAnn Leonard
City Clerk

MINUTES APPROVED BY CITY COUNCIL

August 10, 2026


JoAnn Leonard, City Clerk