

# City of Plainwell



“The Island City”

Rick Brooks, Mayor  
Lori Steele, Mayor Pro-Tem  
Brad Keeler, Council Member  
Roger Keeney, Council Member  
Todd Overhuel, Council Member

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## Agenda Planning Commission July 18, 2018 7:00 PM

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of Minutes: 05/16/18 Planning Meeting
5. Chairman’s Report
6. New Business:
  - A. Propane Tank – Ace Hardware is moving forward with a propane tank proposal and working on getting permission from the State of Michigan. They also are requesting permission from the City and the rental of two parking spaces in the lot across from their store for the tank to be placed.
  - B. Discussion regarding amending the ordinance to allow for lesser setbacks within the Industrial Zone.
7. Old Business:
8. Public Comment
9. Reports and Communications:
  - A. None
10. Staff Comments
  - A. City Updates
11. Commissioners Comments
12. Adjournment

*The City of Plainwell is an equal opportunity provider and employer*

**CITY OF PLAINWELL  
MINUTES  
Planning Commission  
May 16, 2018**

1. Call to Order at 7:00 p. m. by Lubic
2. Pledge of Allegiance was given by all present.
3. Roll Call: Present: Jay Lawson, Chris Haas, Rachel Colingsworth, Lori Steele, Diana Lubic, Jim Higgs  
Excused: Gary Sausaman
4. Approval of Minutes – 05/02/18  
**Haas Motioned to approve minutes, as received seconded by Lawson. Minutes approved on an all in favor voice vote.**
5. Chairperson’s Report: - None
6. New Business:
  - A. **Site Plan Review** for Gecko Products addition of a pole barn. Plans were reviewed and Higgs motioned to move the plan forward to City Council for final approval, seconded by Haas. **Site Plans approved to move forward to City Council with an all in favor voice vote.**
  - B. Lubic closed meeting at 7:10 p.m. to open the Public Meeting at 7:11 p.m. for Special Use Permit for 122 W. Hill St., by the Plainwell Counseling Center. Cheryl Parente-Roggow presented to the Commission their plans regarding the house and use of the space. Commissioners asked about landscaping, took comments from Mr. Marshal Howrigan, 121 W. Grant St. who is in favor of the Counseling Center taking ownership of this property, that backs up to his property and he felt that they will be better neighbors then the previous owners.  
Lubic closed the Public Hearing at 7:24 p.m. **a motion was made by Higgs and seconded by Haas to approve and move forward the Special Use Permit to City Council. It was approved by an all in favor voice vote.**
7. Old Business: None
8. Public Comments – None
9. Reports and Communications:
  - A. None
10. Staff Comments:

Siegel reported that a \$650 dollar donation was received from Anna R. Pipp Foundation to be used for the Michigan Milestone Plaque celebrating Plainwell’s 150 year celebration in 2019.
12. Commissioner Comments:

Lawson mentioned the Ransom District Library expansion and was surprised to hear about it in the paper. Steele agreed that this was a poor way to announce to the Community about the millage and questioned why they were building on the same location. Haas commented that announcements were made via newsletters, emails and meetings for the public had been already been taken place.

Higgs asked if parts of the library will be preserved, Haas responded yes. This will be on the August Primary.

13. Adjournment:

The meeting was adjourned at 7:43 p.m.

Minutes submitted by Denise Siegel, Community Development Manager

# LP DISPENSER SITE GUIDELINES

## Crash Protection Options

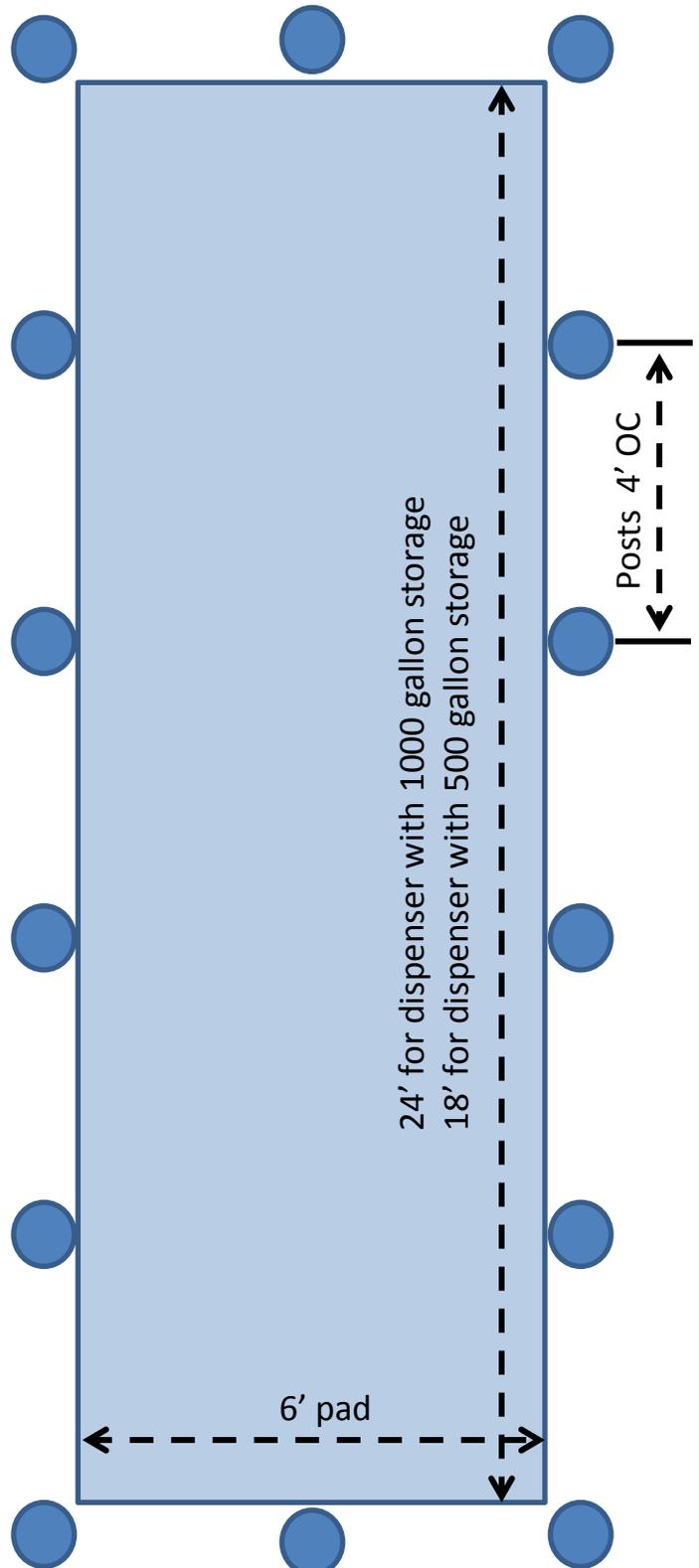
- 4" bump post, placed 4' on center, filled with cement
- Guardrails

## Minimum pad size for dispenser

- 1000 gallon – 6' x 24'
- 500 gallon – 6' x 18'
- 4" minimum pad thickness

## Set Backs

- 10' from buildings with fire resistant walls
- 25' from buildings with non-fire resistant walls
- 25' from any pits
- 25' from buildable property line
- 10' from non-buildable property line
- 50' from public assembly building (school, church, etc.)
- 5' from driveways
- 25' from railways
- 20' from flammable Class II combustible liquids
- 25' from electrical transformers or points of ignition
- 6' clearance from overhead power lines



Date: 6/21/18

Erik Wilson

Plainwell City Manager

Subject: Propane Tank Proposal

Dear Erik

I would like to investigate the possibility of installing a 1000 gallon propane filling station in the parking lot across the street from the Plainwell Ace Hardware on Anderson Street. The picture below depicts where I believe the tank would need to be located based on the cursory review of the LP dispenser site guidelines.



Certainly, if initial approval to proceed is granted and upon review by Michigan DEQ it is found we could locate the tank in the below orientation and location, that would be my preference.



General Assumptions for completion of the project if approved

- 1) DEQ permit
- 2) Lease agreement from city for required space
- 3) Run 110/ 120 volt power to the system
- 4) Pour a concrete pad at least 4" thick to support tank 6' by 24'.(this may not have to be completed, but for initial conversation we will assume it is necessary)
- 5) Install crash guard around the tank. This usually consists of 4" bump post positioned 4 feet apart completely around the tank and dispensing unit.
- 6) Proper training of personnel on safety and operation of the unit.

Erik, I believe this would be a great convenience and service to add to downtown area. Should you have questions please contact me.

Thanks in advance for your consideration.

Sincerely

Steve Tyre

Plainwell Ace Hardware

(314)740-3782

