

City of Plainwell



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"The Island City"

AGENDA

Plainwell City Council

Monday, September 14, 2026 - 7:00PM

Plainwell City Hall Council Chambers

1. **Call to Order**
2. **Invocation**
3. **Pledge of Allegiance**
4. **Roll Call**
5. **Approval of Minutes** – 08/24/2026 Regular Meeting and 09/02/2026 Workshop
6. **Public Comments**
7. **County Commissioner Report**
8. **Agenda Approval**
9. **Mayor's Report**
10. **Recommendations and Reports:**
 - A. **City – 830 Miller Road – Special Use Permit 2026-02 Concrete Redi-Mix Plant**
Council will consider approving Special Use Permit 2026-02 and site plan with the following conditions _____.
 - B. **DPW – Approval to Auction Equipment**
Council will consider approving the sale of three items at auction.
 - C. **WR – 3-Year Lift Station Cleaning Proposal**
Council will consider approving a 3-year contract with GFL for lift station cleaning at a cost of \$17,600.94 per year.
 - D. **WR – Purchase of Two (2) Hach Samplers**
Council will consider approving the emergency purchase of two Hach samplers from USA Bluebook at a cost of \$17,583.54.
 - E. **City – 2026/2027 Budget Amendment - Encumbrance Rollover**
Council will consider a budget amendment for the 2025/2026 budget, as presented, to appropriate prior year encumbrances into the current fiscal year.
 - F. **City – Special Event Permit Application 2026-22 – Classic Auto Mill Grand Opening**
Council will consider approving SEP 2026-22 as presented.
11. **Communications:** The August 2026 Investment and Fund Balance Reports.
12. **Accounts Payable - \$320,134.24**
13. **Public Comments**
14. **Staff Comments**
15. **Council Comments**
16. **Adjournment**

Agenda Subject to Change

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

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Reports & Communications:

A. City – 830 Miller Road – Special Use Permit 2026-02 Concrete Redi-Mix Plant

The City entered into a purchase agreement with Bex Farms on January 12th, 2026 to sell the remaining 27 acres of the industrial park expansion. The memo from that meeting is attached here as it provides more information regarding the initial sale. Since then we have been in the inspection phase of the sales agreement which includes the purchaser obtaining a special use permit and site plan approval. That process requires the special use permit and the site plan to be brought to the Planning Commission to review and provide their recommendation to the Council for final approval or denial of the special use permit and site plan. The Planning Commission held a public hearing on 8/19/2026, to discuss the proposed project. The packet that was submitted to the Planning Commission which includes the site plan, analysis from our planners, and other documents is also attached here for your review. During that meeting several Gun Plain Township homeowners who live near the proposed plant spoke in opposition of the development. After a long question and answer period with the prospective buyers about their operation and layout, the hearing was closed and the planning commission voted 5-2 to approve the special use permit with conditions and 4-3 to approve the site plan with conditions. Those conditions were that they must remove a proposed private well on the property, increase the size of the required berm to 8' from 5', and add an additional 7 trees to the berm to ensure that the site plan would be compliant with the zoning ordinance.

Plainwell held a discussion at the next Council meeting on 8/24/2026 where many of the same residents came and expressed the concerns that they shared during the Planning Commission meeting. During that discussion, the prospect of moving the entryway from 8th street to Lincoln Parkway was discussed to limit traffic directly in front of the homes on 8th street.

The Council then held a special meeting at the Peterman Concrete located in Watervliet which is significantly similar to the plant being proposed in Plainwell. City Council members, City Manager Lakamper and the Parks & Trees Commissioners toured the grounds, buildings and water retention ponds at Peterman Concrete.

Several concerns were raised at the meetings, including questions about dust and filtration, wash water management, and noise. During the meeting the applicants answered these questions. They noted that all of the mixing, silos, and conveyors had suction and filters on them as required by state law to prevent any silica or dust from becoming airborne. They stated that their trucks produce a reading of 76 decibels at 200 feet. Our zoning ordinance regulates noise at the property line based on both frequency and volume. Meaning the lower the frequency the louder the volume we allow. The maximum volume that we allow at the lowest frequency is 72 decibels, measured at the property line. The property line will be lined by an 8' berm topped with trees, making it highly likely that a truck being filled with concrete in the loading area, which is approximately 400' from the property line, would meet this standard. If it does not, they would be required to mitigate the issue, just as every other business operating in the industrial park would. The operators also explained that the wash out from the trucks is captured in three separate wash pits with EPA required liners. This allows sediment to settle out of the water leaving clean water on top and sediment in the bottom, which is then pumped out and recycled into the mixing of more concrete. None of that water or sediment goes into the retention ponds or the wastewater system. Other concerns were raised that there would be light pollution from the plant, however, our ordinance requires that all lights be pointed downward and have shielding to prevent them from directly shining light onto another property. There was also a lot of discussion about truck traffic. The applicant explained that they will have four concrete trucks running out of that location and that 8th is a class A road that is rated for that type of traffic. The applicant has also provided more literature on their filtering and containment requirements and responses to several of these questions

Recommended action: Consider approving Special Use Permit 2026-02 and site plan with the following conditions

B. DPW – Approval to Auction Equipment

The City has three pieces of equipment that are no longer needed. The items are: **Truck 17** – a 1998 one ton, **Truck 2** – a 2011 F250 with a plow and **Trailer 83** – a utility trailer. These items have worked hard for the City and are ready for new owners. We have had good luck auctioning equipment in the past and believe these items would do well at auction. Proceeds will go back into the equipment fund.

Recommended action: Consider approving the sale of these three items at auction.

Agenda Subject to Change

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C. WR – 3-Year Lift Station Cleaning Proposal

Water Renewal has seven lift/pumping stations in our collection system that have wet wells requiring cleaning every 6 months. They build up with grease and grit over time. If they are not cleaned, the pumps will plug and eventually fail. We posted a request for quote (RFQ) on the City webpage and received 2 bids. GFL was the lower of the two. Both companies that submitted quotes are reputable and do great work. GFL did this work for the last 3-year contract without issue and is recommended for this contract.

Recommended action: Consider approving a 3-year contract with GFL for lift station cleaning at a cost of \$17,600.94 per year.

D. WR – Purchase of Two (2) New Hach Samplers

A lightning strike on Thursday morning (09/03/2026) damaged both our influent and effluent samplers. They needed to be ordered immediately so we would not be out of compliance with our permit as both samplers lost their ability to keep the sample at a steady 6 degrees Celsius. This changes the outcome of some of the State required testing. Samplers were ordered from USA Bluebook as they were offering 20% during the month of September, saving the City around \$4,200. There will be an insurance claim filed, as other damage occurred as well.

Recommended action: Consider approving the emergency purchase of two Hach samplers from USA Bluebook at a cost of \$17,583.54.

E. City – 2026/2027 Budget Amendment – Encumbrance Rollover

This is an annual housekeeping item to move purchases approved and budgeted for in the 2025/2026 fiscal year into the 2026/2027 budget because the purchases were completed after July 1, 2026. There is no impact to the budget.

Recommended action: Consider approving the budget amendment as presented.

F. City – Special Event Permit Application 2026-22 - Classic Auto Mill Grand Opening

Classic Auto Mill will be holding a Grand Opening Event on Saturday, October 3, 2026 from noon – 9pm on the Mill site. This family-friendly free event is open to the public and will feature live music, inflatables, food trucks and classic cars.

Recommended action: Consider approving SEPA 2026-22 as presented.

Reminder of Upcoming Meetings

- September 16, 2026 – Planning Commission – 6:30pm
- **September 28, 2026 – City Council – 7:00pm**
- October 13, 2026 – DDA/BRA/TIFA – 7:30am
- October 14, 2026 – Parks & Trees – 5:00pm