

City of Plainwell



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

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

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.

Plainwell is an equal opportunity provider and employer

MINUTES
Plainwell City Council
August 24, 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 Lori Steele, and Councilmembers Randy Wisnaski and Cathy Green.
Absent: Councilmember Roger Keeney
A motion by Steele, seconded by Wisnaski, to excuse Councilmember Keeney from tonight's proceedings. On a voice vote, all voted in favor. Motion passed.
5. Approval of Minutes:
A motion by Steele, seconded by Wisnaski, to accept and place on file the Council Meeting Minutes of the 08/10/2026 regular meeting. On a voice vote, all voted in favor. Motion passed.
6. Public Comment: None.
7. County Commissioners' Report: Commissioner Dugan gave an update on happenings throughout Allegan County.
8. Agenda approval:
A motion by Steele, seconded by Wisnaski, to approve the Agenda for the August 24, 2026 meeting as presented. On a voice vote, all voted in favor. Motion passed.
9. Mayor's Report: It's nice to see progress on the Mill after all these years. Darius is putting a lot of work into it, and it looks nice. I'll be curious to see what it looks like a year from now.
10. Recommendations and Reports:
 - A. City Manager Lakamper discussed Special Event Permit application 2026-19 – Joe's Labor Day Bash.
A motion by Steele, seconded by Wisnaski, to approve SEP 2026-19 as presented. On a roll call vote, all voted in favor. Motion passed.
 - B. City Manager Lakamper discussed Special Event Permit application 2026-20 – Plainwell Paper Mill Car Show.
A motion by Steele, seconded by Wisnaski, to approve SEP 2026-20 as presented. On a roll call vote, all voted in favor. Motion passed.
 - C. Superintendent Keyzer discussed the purchase of a new 15HP Wilo pump for use at the Cushman Lift Station.
A motion by Wisnaski, seconded by Green, approving the purchase of a new Wilo pump from Jett Pump for the Cushman Lift Station at a cost of \$20,090.00. On a roll call vote, all voted in favor. Motion passed.
 - D. Superintendent Keyzer discussed electrical work needed on the stand-alone generator and the lift station panels to allow the generator to provide back up power at all five Lift Stations. The work will be performed by Esper Electric.
A motion by Green, seconded by Steele, approving electrical work on the stand-alone generator and pump station panels by Esper Electric at a cost of \$12,005.00. On a roll call vote, all voted in favor. Motion passed.
 - E. City Manager Lakamper discussed the proposed Concrete Redi-Mix Special Use Permit application and site plan for 830 Miller Road in Industrial Park. He stated that tonight would be a discussion only. This item has been tabled until the next Council meeting, which is on September 14, 2026. He then opened the floor for public comment.
 1. William McNair of 449 8th St. – spoke in opposition.
 2. Scott Sabin of 750 Miller Rd. – spoke in opposition.
 3. Robert Hollin of 777 Miller Rd. – spoke in opposition
 4. Jacob Mahoney of 789 Miller Rd. – spoke in opposition
 5. Stephanie Sabin of 750 Miller Rd. – spoke in opposition.
 6. Aaron Brazier of 325 8th St. – spoke in opposition
 7. Elizabeth Vanbruggen of 455 8th St. – spoke in opposition
 8. James Wheaton of 443 8th St. – spoke in opposition
 9. Beth Raich of 231 Gilkey – sought to address public concerns about the project
 10. Michelle Brazier of 235 8th St. – spoke in opposition
 11. Madison Topp of 341 8th St. – spoke in opposition
 12. Lori Steele of 324 S Sherwood – asked if traffic concerns had been shared with Gun Plain Township
 13. Matthew Bradley of 115 Walnut Woods – discussed rezoning the property to residential
 14. Louise Honderd of 386 8th St. – spoke in opposition

MINUTES
Plainwell City Council
August 24, 2026

15. Brad Keeler of 325 W First Ave. – discussed routing truck traffic through the Industrial Park
16. James Wheaton of 443 8th St. – discussed moving the location of the plant on the parcel
17. Terry Pickett of 124 Floral St. - encouraged Council to listen to the concerns brought up by Township residents.
18. Matthew Bradley of 115 Walnut Woods – noted that the time listed for the Parks & Tree meeting on 9/9/2026 was incorrect. The meeting begins at 5pm, not 4pm.

11. Communications:

A motion by Steele, seconded by Wisnaski, to accept and place on file the July 2026 Department of Public Safety Report, and the 07/14/2026 DDA/BRA/TIFA meeting minutes and the 7/14/2026 Parks & Trees meeting minutes. On a voice vote, all voted in favor. Motion passed.

12. Accounts Payable:

A motion by Wisnaski, seconded by Steele, that the bills be allowed and orders drawn in the amount of \$1,162,182.87 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 stated that the outgoing payment amount was high because of property taxes being dispersed.

Deputy Superintendent Keyzer had nothing to report.

Clerk Leonard had nothing to report..

City Manager Lakamper shared that the sale of the Mill buildings to Classic Auto Mill was complete. Closing paperwork was signed on August 18, 2026.

He noted that the new playground equipment had been installed at Thurl Cook Park

He discussed an upcoming volunteer tree planting event being held on Saturday, October 10th, 2026. Consumer's Energy has donated 40 trees to Plainwell to replace some of trees lost in the storm in April.

He noted that the building sale to Mill 17 from GHD should be finalized mid-September.

15. Council Comments:

- A. Councilmember Wisnaski thanked the public for coming and commenting. He stated the concerns had been noted, and he is here to listen.
- B. Mayor Pro Tem Steele thanked DPW and WR for removing the diseased plants. She stated that the Council was here to listen. She noted that it is an Industrial Park, and any decision made would be a business decision, and is not personal.
- C. Councilmember Green thanked everyone who came to the meeting and expressed their opinion. That's what she thinks should be listened to when decisions are made. She shared her appreciation for them coming.

16. Adjournment:

A motion by Steele, seconded by Wisnaski, to adjourn the meeting at 8:44pm. On a voice vote, all voted in favor. Motion passed.

Minutes respectfully
submitted by,
JoAnn Leonard
City Clerk

MINUTES APPROVED BY CITY COUNCIL
September 14, 2026

JoAnn Leonard, City Clerk

MINUTES
Plainwell City Council
September 02, 2026

1. Mayor Keeler called the special meeting to order at 2:00PM.
2. Roll Call: Present: Mayor Brad Keeler, Mayor Pro Tem Lori Steele and Councilmember Randy Wisnaski, and Parks & Tree Commissioners Matthew Bradley and Terry Pickett
Absent: Councilmembers Roger Keeney and Cathy Green
3. Approval of Agenda:
A motion by Wisnaski, seconded by Steele, to approve the agenda for the Workshop as presented. On a voice vote, all in favor. Motion passed.
4. New Business:
City Council, City Manager Lakamper and the Parks & Trees Commissioners toured the grounds, buildings and water retention ponds at Peterman Concrete. While there, Council watched a front-end loader scoop raw materials and place them on a conveyer, which moved the materials into the plant. Once inside the plant, a large vacuum system turns on to collect dust particles. Questions were asked about noise levels, and the group used a decibel meter to take readings of the following:
 - A. An idling truck spinning concrete – 65 decibels at 20 yards away
 - B. A truck being loaded (reading from behind) – 55-60 decibels at 150 feet away
 - C. A truck being loaded (reading from front) – 74 decibels at 150 ft
 - D. A truck being loaded (reading from front) – 68-74 decibels at 200 ft
5. Public Comment: None.
6. Staff Comments: None.
7. Council Comments: None.
8. Adjournment:
A motion by Steele, seconded by Wisnaski, to adjourn the meeting at 3:20PM. On a voice vote, all voted in favor. Motion passed.

Minutes respectfully
Submitted by,
JoAnn Leonard
City Clerk

MINUTES APPROVED BY CITY COUNCIL
September 14, 2026

JoAnn Leonard, City Clerk



"The Island City"

MEMORANDUM

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

TO: Mayor and Council
FROM: Justin Lakamper, City Manager
DATE: September 14th, 2026
SUBJECT: 830 Miller Road - Proposed Concrete Redi-Mix Special Use Permit and Site Plan

SUGGESTED MOTION: "I motion to approve the special use permit and site plan with the following conditions_____"

BACKGROUND: 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 this past Wednesday, 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.

The City then discussed held discussion at the city council meeting on 8/24/2026 where many of the same residents came and expressed the same concerns that they expressed during the planning commission meeting. During that meeting the prospect of moving the entryway from 8th street to Lincoln Parkway was discussed as a means 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. While there, Council watched a front-end loader scoop raw materials and place them on a conveyer, which moved the materials into the plant. Once inside the plant, a large vacuum system turns on to collect dust particles. Questions were asked about noise levels, and the group used a decibel meter to take readings of the following:

- A. An idling truck spinning concrete – 65 decibels at 20 yards away
- B. A truck being loaded (reading from behind) – 55-60 decibels at 150 feet away
- C. A truck being loaded (reading from front) – 74 decibels at 150 ft
- D. A truck being loaded (reading from front) – 68-74 decibels at 200 ft

ANALYSIS: A number of 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 addressed that their trucks produce a reading of 76 decibels at 200 feet. Our zoning ordinance regulates noise at the property line based on both frequency and volume. Meaning the lower the frequency the louder the volume we allow. The maximum volume that we allow at the lowest frequency is 72 decibels, measured at the property line. The property line will be lined by an 8' berm topped with trees, making it highly likely that a truck being filled with concrete in the loading area, which is approximately 400' from the property line, would meet this standard. If it does not, they would be required to mitigate the issue, just as every other business operating in the industrial park would. The operators also explained that all of the wash out from the trucks is captured in three separate wash pits with EPA required liners. This allows any sediment to settle out of the water leaving clean water on top and sediment in the bottom, which is then pumped out and recycled into the mixing of more concrete. None of that water or sediment goes into the retention ponds or the waste water 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

I recommend the approval of this permit and site plan with the conditions proposed by the planning commission as well as requiring the loading bay to face North or West to limit the noise of loading from the homes and to consider requiring the plant to use Lincoln Parkway for ingress and egress once operational.

BUDGET IMPACT: The sale of this land will result in revenue for the cities general fund as well as increase the taxable value of this parcel from zero.

ATTACHMENTS: Developer's FAQ and Filtration Specs, Special Use Permit Application, Site Plan, and Planners and Managers review, Manager's Memo from January 12th regarding purchase agreement,

Proposed Plainwell Ready-Mix Plant

Environmental Safeguards, Permitting & Oversight

The proposed facility would be subject to several layers of environmental and local oversight:

1. Michigan Department of Environment, Great Lakes, and Energy (EGLE) regulates air emissions and water quality
2. Allegan County Health Department regulates soil erosion and sediment control
3. City of Plainwell regulates land use, noise, vibration, lighting, screening, traffic-related site design, and compliance with the conditions of the Special Use Permit and approved site plan.

Importantly, these ARE requirements, and not simply voluntary operating practices.

Project-Specific Environmental Controls

The Plainwell plant is being designed with environmental controls that are typical of modern ready-mix operations, including dust collectors on the cement silos, dust collection/control at the concrete-loading point, contained concrete washout facilities, stormwater retention basins, and screening between the plant and nearby residences.

The City's engineer requires that the stormwater systems retain 100% of the required channel-protection volume on site and are calculated to provide approximately 89% removal of total suspended solids.

The WAMFLO silo filtration equipment is specifically designed for industrial dust-emission control and incorporates filter elements and an automatic cleaning system.

The proposed washout system is intended to operate as a contained system: wash water and concrete slurry remain within the lined washout area, solids are allowed to settle/dewater, and usable water can be recycled into concrete production rather than discharged into stormwater ponds, drains or surrounding soil.

Environmental regulation works through permit or regulatory requirements, required pollution-control equipment, certified operators, inspections, recordkeeping, measurable performance standards, complaint investigations and enforcement authority.

Likewise, the City retains authority over the Special Use Permit and local Industrial District standards. If the facility fails to meet applicable noise, vibration, lighting, dust, screening or other conditions, the City can require corrective action under its ordinances and permit conditions.

These requirements cannot guarantee that a neighbor will never hear a truck or see activity at the site. They do, however, provide objective standards and multiple layers of oversight so that environmental and neighborhood impacts are not left entirely to the discretion of the plant operator.

Potential Concern	How It Is Regulated / Controlled	Who Checks or Enforces It?
Dust: Cement Silos and Concrete Loading	Michigan has specific air-quality requirements for concrete batch plants. The plant must obtain an EGLE Air Permit. Under the permit, cement handling must be enclosed or controlled with filtration; truck-loading operations require specified dust controls; and fugitive dust from plant roads, yards and aggregate stockpiles must be controlled. The rule includes a 5% opacity limit for dust from plant roadways, yards and stockpiles and requires operating records to be maintained for EGLE review. The proposed plant will use dedicated dust-collection equipment at the cement silos and at the concrete-loading/mixing area rather than allowing displaced air and cement dust to vent uncontrolled. The WAMFLO filtration equipment is designed to control industrial dust emissions, separates dust from contaminated airflow through filtering elements, and uses automatic reverse-air-jet cleaning for continuous operation.	EGLE Air Quality Division (AQD). EGLE may inspect the facility, review required records, investigate complaints and require changes to the fugitive-dust program if the standards are not being met.
Dust: Aggregate Stockpiles & Plant Roads	Aggregate piles must be managed to minimize airborne dust. The proposed plant will have inside and outside aggregate storage. Stockpiles are either covered with a poly membrane roof or are watered as needed to meet a 5% opacity requirement. As an extra measure of dust suppression, the aggregates are also prewashed before arriving on site. Dust-suppression equipment must be available, plant roads and yards must be treated as necessary, paved areas swept as needed, and spilled material cleaned up. Records of watering and dust-control activities must be retained.	EGLE AQD, with additional enforcement available through the City of Plainwell's Industrial District performance standards.
Stormwater	Ready-mixed concrete is classified as SIC 3273, one of the industrial categories subject to Michigan's industrial stormwater program. Regulated facilities must obtain NPDES industrial stormwater coverage or qualify for a valid no-exposure certification. Because the site is not located near waters of the state and all stormwater will be contained and managed on-site, a Stormwater Pollution Prevention Plan (SWPPP) is not anticipated to be required.	EGLE Water Resources Division (WRD). EGLE conducts compliance inspections and can review the facility's stormwater plan, records and operating practices.
Concrete Washout Water & Slurry	Concrete wash water will not be discharged into the stormwater system. The proposed washout area will use concrete containment with a waterproof bentonite liner beneath the washout area. Water and concrete solids will be contained so solids can settle and water can be recovered/reused rather than discharged. An unauthorized discharge of washout water to a storm drain or surface water is prohibited; any proposed wastewater discharge would require the appropriate authorization.	EGLE WRD regulates discharges to waters of the state. The industrial stormwater program also requires facilities to eliminate unauthorized non-stormwater discharges.
Noise	Noise is primarily a City zoning issue rather than an EGLE air issue. Plainwell's Industrial District has measurable maximum sound levels that apply at or beyond the property line. The ordinance specifies how sound is measured, and the City's planning consultant has specifically noted that the plant must comply with these standards and that a noise study or additional mitigation can be required.	City of Plainwell, through zoning/Special Use Permit enforcement and the applicable City officials.

Vibration	Plainwell's Industrial District establishes measurable vibration limits. The ordinance specifies that vibration can be measured using a seismograph or accelerometer, with stricter limits adjacent to residential districts during nighttime hours.	City of Plainwell. If a problem develops, compliance can be measured against the ordinance.
Light Spill	Industrial lighting must be arranged to avoid unreasonable glare on neighboring properties. Plainwell's ordinance limits illumination reaching a residential district to 0.5 foot-candles.	City of Plainwell through site-plan and zoning enforcement.
Fuel Storage	The proposed facility includes on-site fueling. Fuel storage must comply with applicable building, fire-safety and state requirements. Spill prevention and containment are also addressed through the facility's stormwater pollution-prevention program so a fuel or oil spill cannot simply wash into the stormwater system.	City of Plainwell Public Safety / Building officials, applicable State authorities, and EGLE WRD where stormwater or water-quality requirements apply. The City's planning review specifically calls for proper fire-protection and hazardous-material storage measures.
Screening from Residential Area	Screening is a separate local requirement. The City of Plainwell requires greater separation and screening from the residential area. The Planning Commission has an 8 foot earthen and required seven additional trees as conditions of approval.	City of Plainwell through the approved site plan and Special Use Permit.
Truck Access & Anticipated Traffic	Truck access and internal circulation are reviewed as part of the City's site-plan and Special Use Permit process. The proposed plant will have a single 40-foot-wide entrance from 8th Street, which will serve both incoming material deliveries and outgoing concrete mixer trucks. The proposed access and circulation have also been reviewed by Williams & Works. For purposes of evaluating anticipated traffic associated with the facility, a production level of approximately 100 cubic yards of concrete per day has been used as a representative planning scenario. Actual production and traffic will vary based on customer demand, project size, season, weather, delivery distances, material requirements, and other operational factors. These estimates are provided for planning purposes and are not intended to establish maximum production levels, daily trip limits, or other operational restrictions. At the representative 100-cubic-yard production level, traffic could generally include: • Approximately 10–20 mixer truck loads dispatched, depending on truck capacity, order size, and delivery location; • Approximately one inbound gravel-train load of stone; • Approximately one inbound gravel-train load of sand;	City of Plainwell, Public Safety, City engineering staff and the County Road Commission.

	• Cement consumption equivalent to approximately one-half of a cement bulker load, resulting in approximately one cement delivery for every two days of comparable production; and • Additional vehicle trips associated with employees, contractors, customers, maintenance, and other normal business activities. The proposed Plainwell facility is expected to operate initially at production levels consistent with local market demand, with traffic volumes varying accordingly.	
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Specifications	CP1440	CP2150	CP2880	CP3240	CP3600	CP4320	CP5250	CP7500	CP10000	CP12500	CP1400
Total filtration area	210	315	420	472.5	525	630	787	1654	2068	2685	3102
Number of cartridge	4	6	8	9	10	12	15	16	20	25	30
Cartridge diameter & length	8" X 39	8" X 39	8" X 39	8" X 39	8" X 39	8" X 39	8" X 39	8" X 78"	8" X 78"	8" X 78"	8" X 78"
Normal air capacity (CFM range)	400 – 1440	630 – 2150	840 – 2880	945 – 3240	1050 – 3600	1260 – 4320	1574 – 5250	3308 – 7500	4136 – 10000	5170 – 12500	6204 – 14000
Static pressure drop	8" W.C.	8" W.C.	8" W.C.	8" W.C.	8" W.C.	8" W.C.	8" W.C.	8" W.C.	8" W.C.	8" W.C.	8" W.C.
Air to cloth ratio (ACFM/ft. ²)	6.86	6.86	6.86	6.86	6.86	6.86	6.67	4.53	4.83	4.83	4.51
Blower horsepower (optional)	3	5	7.5	7.5	7.5	10	15	20	20	25	30
Blower CFM	1440	2150	2880	3240	3600	4320	5250	7500	10000	12500	14000
Min. design efficiency*	99.99%	99.99%	99.99%	99.99%	99.99%	99.99%	99.99%	99.99%	99.99%	99.99%	99.99%
Media type	Spunbond polyester	Spunbond polyester	Spunbond polyester	Spunbond polyester	Spunbond polyester	Spunbond polyester	Spunbond polyester	Spunbond polyester	Spunbond polyester	Spunbond polyester	Spunbond polyester

* AT STANDARD TEST CONDITIONS

WAMFLO®

Flanged Round Dust Collectors

Geflanschte Rundfilter

Filtres Ronds Bridés

Filtri Tondi Flangiati



The WAMFLO® Dust Collector range has been developed to control the emission of any kind of dust in virtually all industrial sectors.
 Dust is separated from the contaminated air flow by either pleated (cartridges or POLYPLEAT® type by WAM®) or plain filtering elements (cylindrical or elliptical bags).
 The automatic reverse air jet filter cleaning system makes WAMFLO® Dust Collectors suitable for continuous operation.

WAMFLO® Filter dienen zur Emissionskontrolle von Stäuben jeglicher Art in allen industriellen Anwendungen.
 Der Staub wird durch innovative, von WAM® selbst hergestellte Filterelemente (Patronen, POLYPLEAT®, Schläuche oder Minitaschen) vom kontaminierten Luftstrom getrennt.
 Dank der automatischen, pneumatischen Abreinigung sind WAMFLO® Filter für einen Dauerbetrieb geeignet.

“Full Immersion” solenoid valves incorporated in air tank to minimize flow resistance

“Full Immersion” - Elektromagnetventile im Druckbehälter eingelassen zur Minimierung der Strömungsverluste

Electrovannes « full immersion » intégrées au distributeur d'air comprimé pour réduire au minimum les pertes de charge

Elettrovalvole “full immersion” inserite all'interno del serbatoio per ridurre al minimo le perdite di carico



Aluminium air tank (corrosion-resistant)

Alu-Druckluftbehälter (korrosionsgeschützt)

Distributeur d'air comprimé en aluminium (anticorrosion)

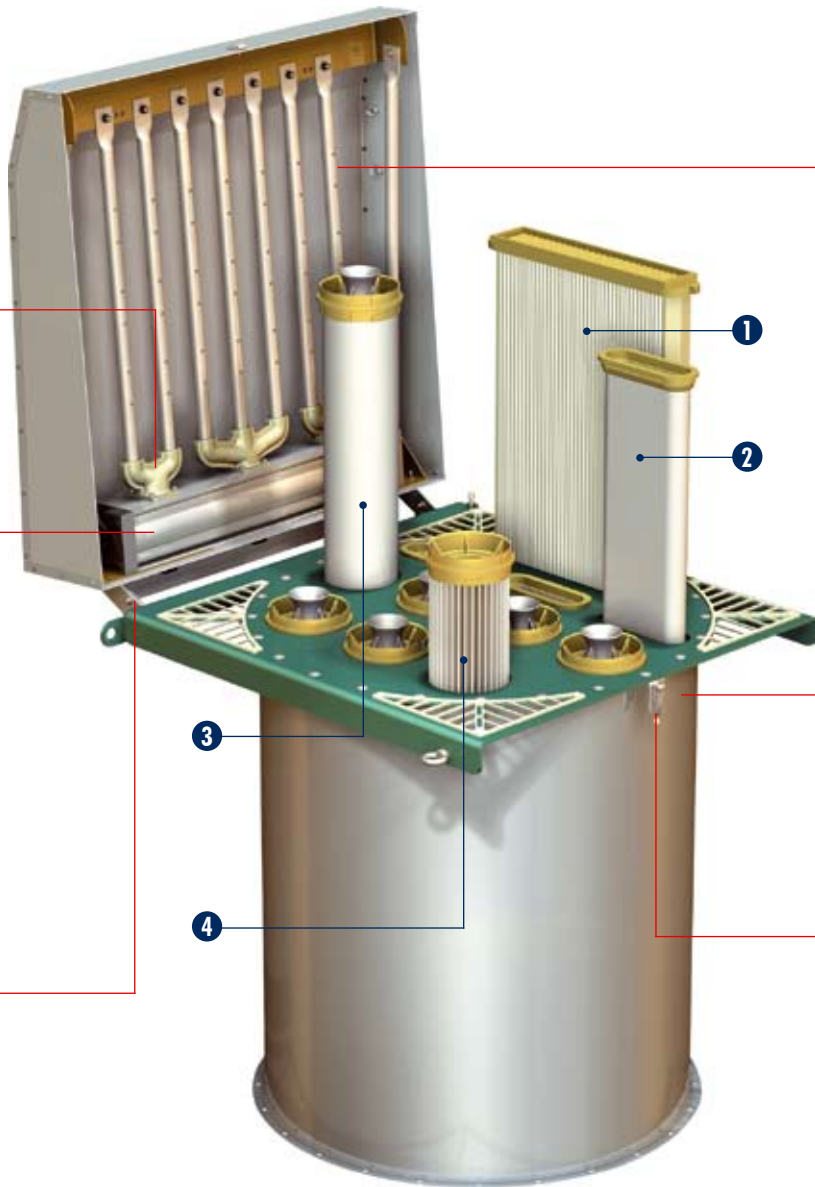
Serbatoio aria compressa in alluminio (anticorrosione)

Weather protection cover “Autolock” hinges self-locking when open

Bei Öffnung automatisch arretierende “Autolock” Wetterhaubenscharniere

Les charnières « Autolock » du capot se bloquent automatiquement à l'ouverture pour prévenir tout risque d'accident

Cerniere “Autolock” del coperchio che si bloccano automaticamente in fase di apertura



Features - Merkmale - Caractéristiques - Caratteristiche

Standard 304 Stainless Steel Body
 Gehäuse serienmäßig aus Edelstahl 1.4301
 Corps standard en acier inox 304
 Corpo di serie in AISI 304

Push-Fit Filter Element Assembly
 Filterelemente von Hand einpressbar
 Montage manuel des éléments filtrants
 Elementi filtranti ad incastro a mano

High-Efficiency Cleaning System
 Hoch effizientes Abreinigungssystem
 Système de nettoyage haute performance
 Sistema di pulizia ad elevata efficienza

Wide Range of Filter Elements
 Breites Filterelementprogramm
 Large gamme d'éléments filtrants
 Vasta gamma di elementi filtranti

Function - Funktion - Fonction - Funzione

Weatherproof Finish (Can be Easily Turned into Food-Grade)
 Wetterschutzfinish (auf Wunsch problemlos in nahrungsmitteltaugliche Version wandelbar)
 Résistance aux intempéries (qualité alimentaire sur demande)
 Resistenza alle intemperie (alimentare su richiesta)

No Tools, No Hardware Required
 Weder Werkzeug, noch Schraubenmaterial erforderlich
 Aucun outil nécessaire
 Nessun bisogno di utensili e bulloneria

Minimized Pressure Loss
 Minimierter Druckverlust
 Réduction des pertes de charge internes
 Minimizza perdite di pressione

Large Number of Dust Collector Options / High Degree of Interchangeability
 Vielzahl an Geräteoptionen / Hoher Grad an Austauschbarkeit
 Nombreuses options machines possibles / Haut degré d'interchangeabilité
 Gran numero di opzioni di filtri / Alto grado di intercambiabilità

WAMFLO® est un filtre de forme cylindrique qui a été développé pour le traitement et le contrôle des émissions de poussières de n'importe quelle origine dans tous les secteurs industriels.

La poussière est séparée du flux d'air contaminé par les éléments filtrants WAM® novateurs plissés (cartouches et POLYPLEAT®) ou lisses (manches cylindriques ou elliptiques).

Grâce au système automatique de nettoyage à air comprimé les filtres WAMFLO® sont les plus indiqués pour l'utilisation en service continu.

Maintenance-free air jet cleaning unit integrated inside weather protection cover

In die Wetterhaube integrierte, wartungsfreie Abblaseinheit

Groupe de soufflage intégré au capot de protection pour une maintenance plus simple

Gruppo di sparo, che non necessita di manutenzione, inserito all'interno del coperchio

Robust 304 stainless steel body with bottom flange

Robustes Gehäuse aus Edelstahl Flanschverbindung

Corps filtre en acier inox 304 avec bride inférieure à boulons

Corpo filtro robusto in AISI 304 con connessione flangiata

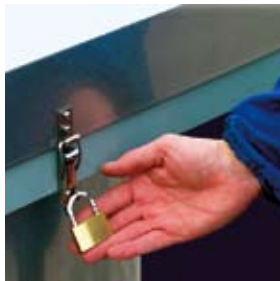


Weather protection cover with lockable snap hook

Wetterhaube mit abschließbarem Schnellverschluss

Ouverture rapide du capot avec crochet verrouillable

Rapida apertura del coperchio tramite gancio lochettabile



Benefits - Vorteile - Avantages - Vantaggi

Reduced Maintenance Costs Due to Increased Durability

Geringere Wartungskosten dank höherer Lebensdauer

Coûts de maintenance réduits grâce à une durée de vie importante

Costi di manutenzione più bassi grazie ad una durata più lunga

Reduced Maintenance Costs

Geringere Wartungskosten

Coûts de maintenance réduits

Costi di manutenzione più bassi

Lower Operating Costs

Geringere Betriebskosten

Coûts d'exploitation inférieurs

Costi di esercizio più bassi

Individual Problem Solving

Individuell abgestimmte Problemlösungen

Grande adaptation à l'installation

Soluzioni individuali mirate

WAMFLO® è un filtro circolare sviluppato per il trattamento ed il controllo delle emissioni di polveri di qualsiasi natura in tutti i settori industriali.

La polvere è separata dal flusso d'aria contaminata attraverso gli innovativi elementi filtranti WAM® plissettati (cartucce e POLYPLEAT®) o lisci (manica tonda e manica ellittica).

Grazie al sistema automatico di pulizia ad aria compressa i filtri WAMFLO® sono i più idonei all'utilizzo in continuo

Options and Accessories - Optionen und Zubehör - Options et Accessoires - Opzioni e Accessori

Standard 304 Stainless Steel Body (316 on request)

Standard-Filtergehäuse aus Edelstahl 1.4301 (optional 1.4401)

Corps standard en inox 304 (316 sur demande)

Corpo standard in AISI 304 (316 su richiesta)



Fan

Ventilator

Ventilateur

Aspiratore



Fan Choke with Round Flange or Rain Cover

Ventilatorodrossel mit Rundflansch oder Regenschutzdach

Volet de réglage avec bride ou parapluie

Valvola parzializzatrice con flangia tonda o parapioggia



Electronic Control Panel with Integrated Pressure Differential Meter

Elektronische Steuerung mit integriertem Druckdifferenzmesser

Carte électronique avec mesure de pression différentielle intégrée

Scheda elettronica con misuratore differenziale di pressione integrato



Hopper with Diffuser

Trichter mit Diffusor

Trémie avec diffuseur

Tramoggia con diffusore





1
POLYPLEAT®



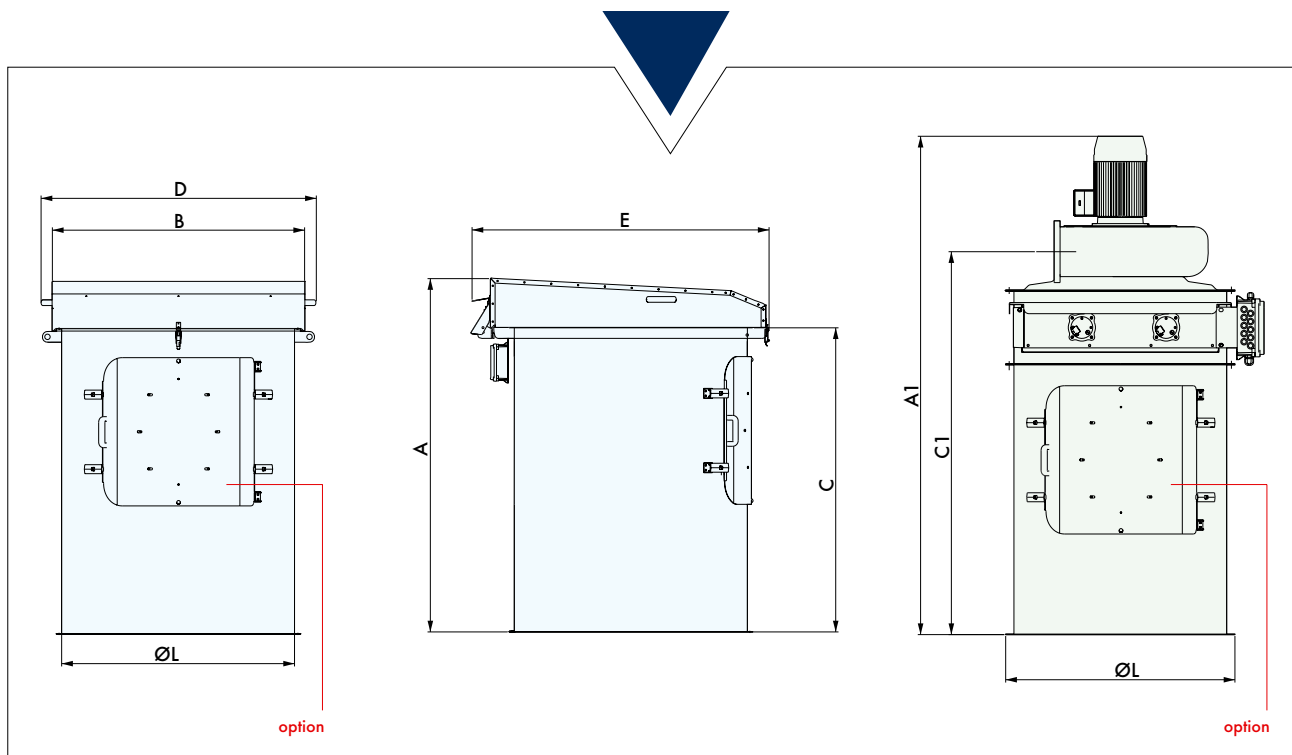
2
Elliptical Bag
Minitasche
Manche elliptique
Manica ellittica



3
Round Bag
Schlauch
Manche
Manica



4
Cartridge
Patrone
Cartouche
Cartuccia



Filter Surface Filterfläche Surface filtrante Superficie filtrante (m²)				Ø L	A	B	C	D	E	A1	C1
FNW 1	FNE 2	FNM / FNB 3	FNC / FNS 4								
-	-	-	2-4	400	746	495	520	580	635	1.197	879
-	-	-	3-5	400	996	495	770	580	635	1.447	1.129
-	-	1	6	400	1.146	495	920	580	635	1.597	1.279
-	-	2	-	400	1.586	495	1.360	580	635	2.037	1.719
-	-	3	-	400	2.066	495	1.840	580	635	2.517	2.199
7	2	-	7	600	746	690	520	775	880	1.325	913
11	-	-	10	600	996	690	770	775	880	1.575	1.163
14	4	3	12	600	1.146	690	920	775	880	1.725	1.313
-	7	5	-	600	1.586	690	1.360	775	880	2.165	1.753
-	9	6	-	600	2.066	690	1.840	775	880	2.645	2.233
13	4	-	12	800	746	875	520	960	1.010	1.430	943
20	-	-	18	800	996	875	770	960	1.010	1.680	1.193
24	7	5	22	800	1.146	875	920	960	1.010	1.830	1.343
-	10	8	-	800	1.586	875	1.360	960	1.010	2.270	1.783
-	13	11	-	800	2.066	875	1.840	960	1.010	2.750	2.263
27	6	-	24	1.000	746	1.125	520	1.210	1.325	1.455	963
40	-	-	36	1.000	996	1.125	770	1.210	1.325	1.705	1.213
48	12	11	44	1.000	1.146	1.125	920	1.210	1.325	1.855	1.363
-	18	16	-	1.000	1.586	1.125	1.360	1.210	1.325	2.295	1.803
-	24	21	-	1.000	2.066	1.125	1.840	1.210	1.325	2.775	2.283

Dimensions in mm



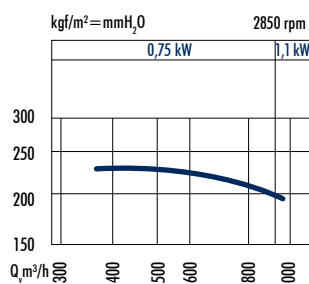
- "S" Type: BASIC filter units for pressure or suction type pneumatic conveying systems
- "I" Type: INSERTABLE filter units for pressure or suction type pneumatic conveying systems
- "D" Type: NEGATIVE PRESSURE filter units
- "E" Type: INSERTABLE NEGATIVE PRESSURE filter units

- "S" Typ: BASIS-Filtermodell für pneumatische Druck- und Saugfördersysteme
- "I" Typ: EINHANGFILTER für pneumatische Druck- und Saugfördersysteme
- "D" Typ: UNTERDRUCKFILTER
- "E" Typ: UNTERDRUCK-EINHANGFILTER

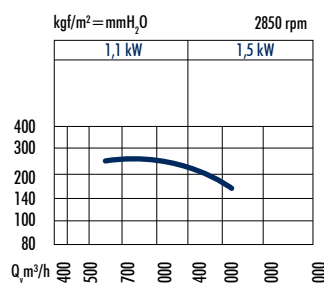
- "S" type: Filtres de BASE pour systèmes de transports pneumatiques en pression et en aspiration
- "I" type: Filtres ENCASTRABLES pour systèmes de transports pneumatiques en pression et en aspiration
- "D" type: Filtres pour applications en DEPRESSION
- "E" type: Filtres ENCASTRABLES pour applications en DEPRESSION

- "S" type: Filtri BASE per sistemi di trasporto pneumatico in pressione e in aspirazione
- "I" type: Filtri INSERIBILI per sistemi di trasporto pneumatico in pressione e in aspirazione
- "D" type: Filtri per applicazioni in DEPRESSIONE
- "E" type: Filtri INSERIBILI per applicazioni in DEPRESSIONE

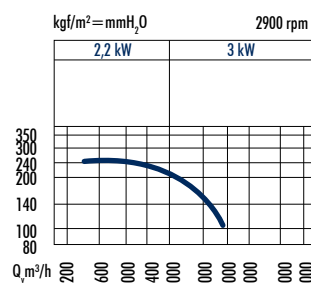
Fan Performance - Ventilator-Leistungskurven - Performances des Ventilateurs - Prestazioni Aspiratori



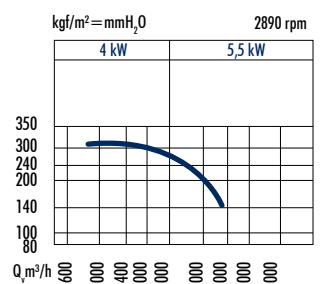
Type "A"



Type "B"



Type "C"



Type "D"





WAM®

WAM S.p.A.
Via Cavour, 338
I - 41030 Ponte Motta
Cavezzo (MO) - ITALY

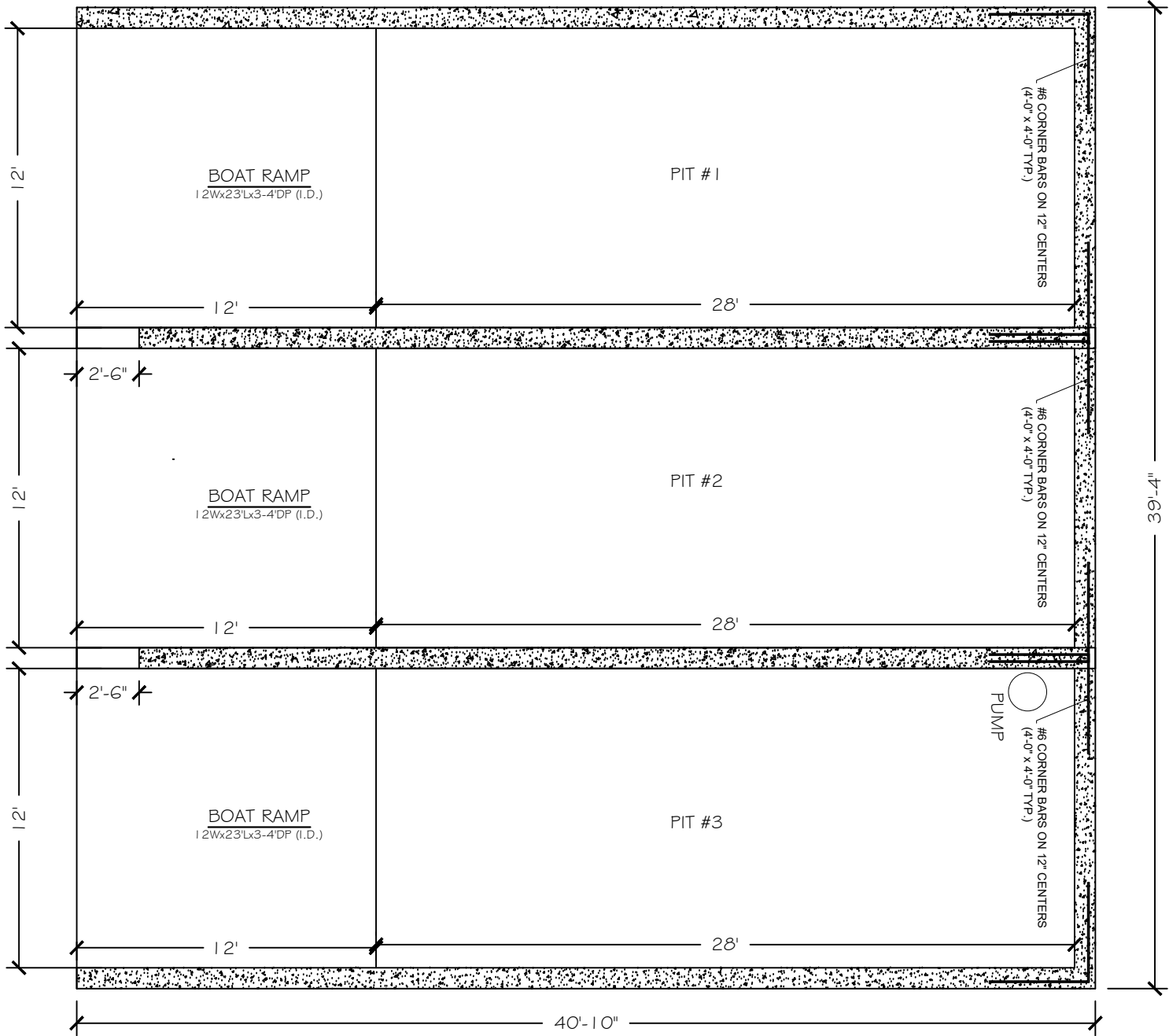
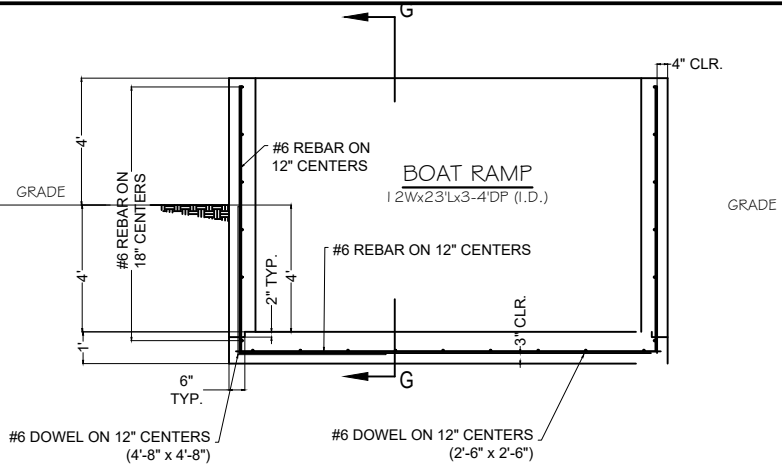
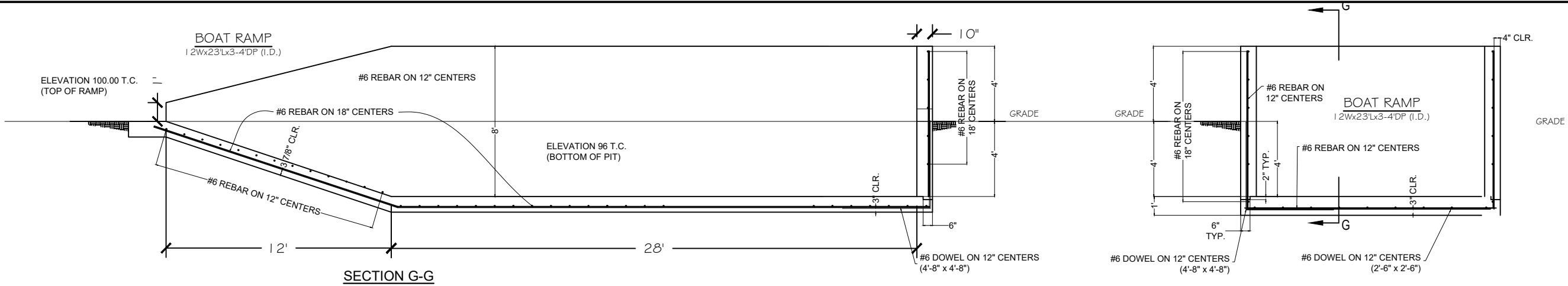
Tel: +39 0535 61 81 11
Fax: +39 0535 61 82 26

info@wamgroup.com
www.wamgroup.com

Further Products - Weitere Produkte - Autre production - Altra produzione



UNI EN ISO 9001-2000
Certified Company





DHE INC. CONCRETE EQUIPMENT
TRACY, CALIFORNIA
146 GANDY DANGER DR.



Noble

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TYPICAL_WASHOUT_PITS - SAMPLE				REVISION	
GENERAL_LAYOUT				#	
NOT_FOR_CONSTRUCTION					
NO REVISION		DATE		DRAWING NO.	
				000-000	
				SHEETXOFX	
				DATE	02/10/13
				SCALE	NS
				CHECK	SB
				DRAWN	SB



"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: _____

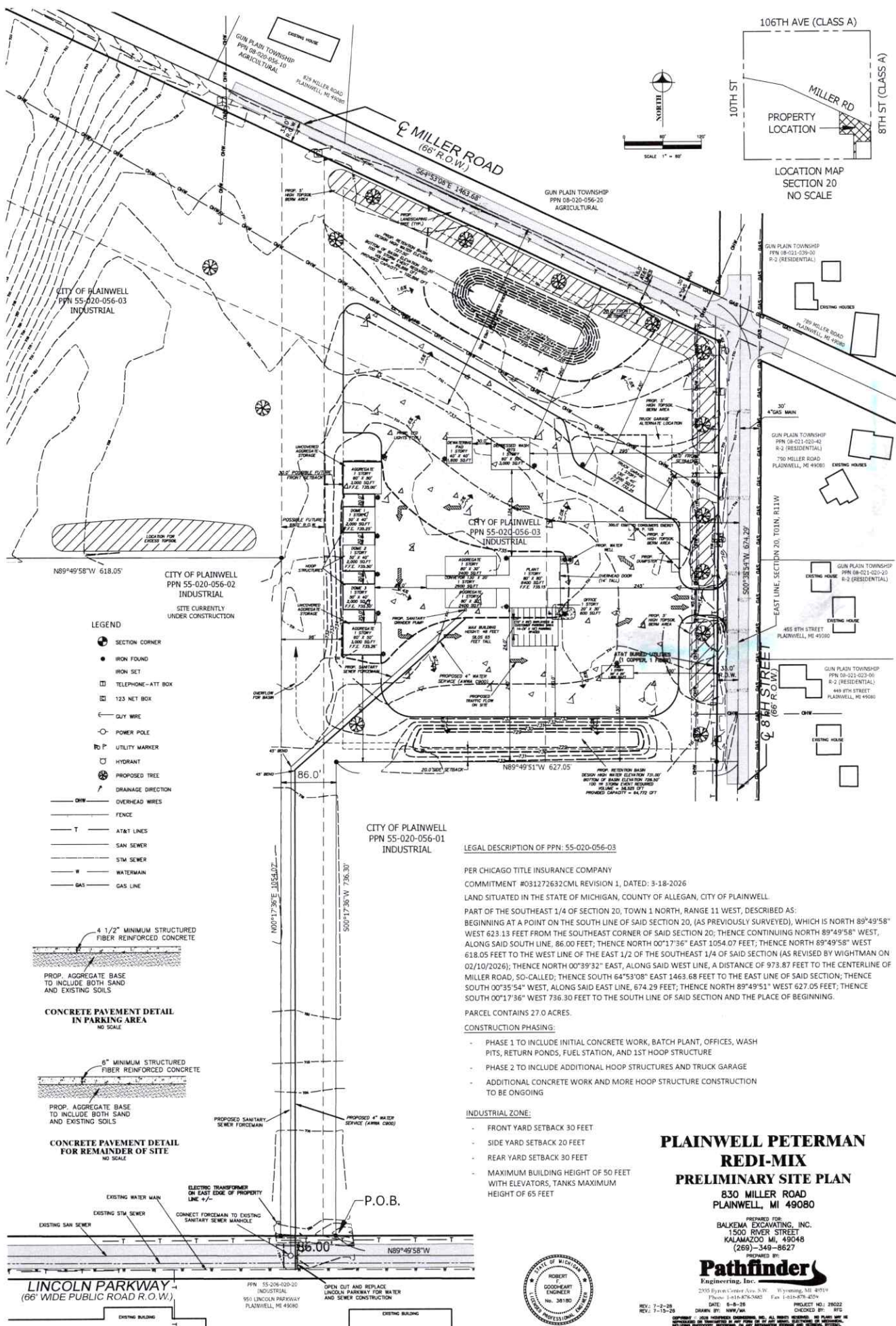
Date: _____

Effective Date: _____



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

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



PLAINWELL PETERMAN **REDI-MIX** **PRELIMINARY SITE PLAN** 830 MILLER ROAD PLAINWELL, MI 49080

PREPARED FOR:
BALKEMA EXCAVATING, INC.
1500 RIVER STREET
KALAMAZOO, MI 49004
(269)-349-8627

PREPARED BY:
Pathfinder
Engineering, Inc.

2305 Byron Center Ave. S.W. Wyoming, MI 49199
Phone: 1-815-875-5685 Fax: 1-815-875-4204

DATE: 6-8-26 PROJECT NO: 26022
DRAWN BY: NWJ/MA CHECKED BY: RTG

FOR THE ENGINEER'S USE ONLY: ALL SHEETS MUST BE REVIEWED AND APPROVED BY THE ENGINEER. NO PART OF THIS SET OF DRAWINGS IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN CONSENT OF PATHFINDER ENGINEERING, INC.

2. Under the Michigan Professional Engineer Act, the Engineer is not responsible for the design or construction of any structure or facility shown on these drawings.





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

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

Total TSS Removed

12,383

TSS Remaining

1,530

TSS Removal Efficiency [%]

89

Notes:



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]	☐

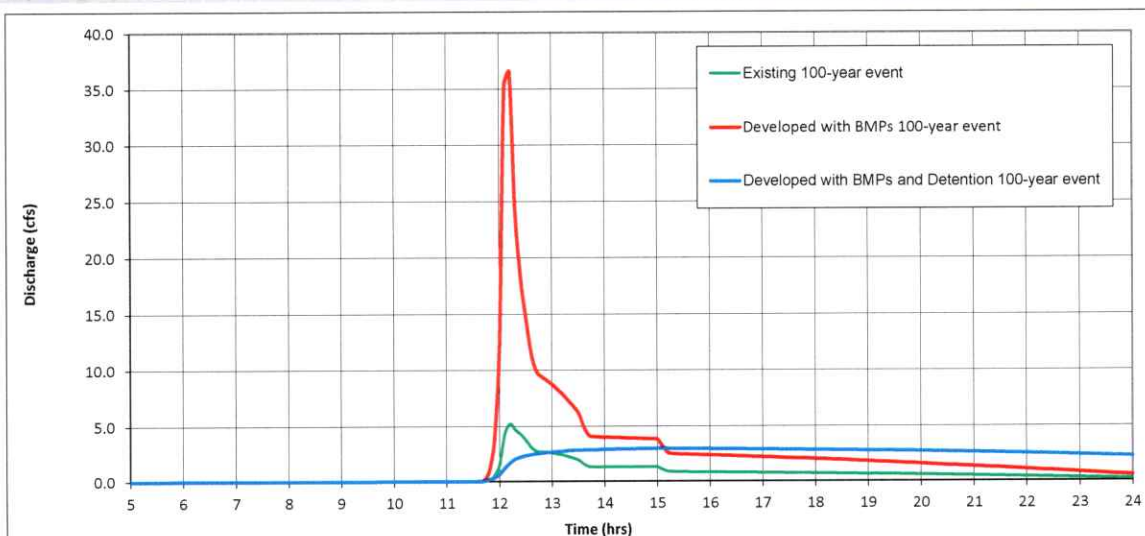
Retention - Summary of Volumes

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

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**Required Storage Volume [cft] **0**Calculate Detention Storage Volume **Calculated**No Emergency Overflow Routes ☐

Notes:

Hydrograph

Plot Event **100-year**



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.

CITY OF PLAINWELL
211 N MAIN ST
PLAINWELL, MI 49080

Received From:
BEX FARMS

Date: 07/23/2026
Receipt: 342145
Workstation: Drawer: 1

Time: 12:40:04 PM

BALKEMA 830 MILLER RD
ZONING PERMIT 2026-35
SPECIAL USE PERMIT 2026-02

ITEM REFERENCE	AMOUNT
PERMI CITY PERMITS / LICENSES	
ZONING 2026-35	\$125.00
PERMI CITY PERMITS / LICENSES	
SPECIAL USE 2026-02	\$300.00
TOTAL	\$425.00
CHECK 19662	\$425.00
Total Tendered:	\$425.00
Change:	\$0.00

THANK YOU FOR YOUR PAYMENT!
FOR QUESTIONS, PLEASE CALL CITY HALL
AT 269.685.6821 BETWEEN 3AM AND 4PM
MONDAY THRU FRIDAY EXCEPT HOLIDAYS.

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.



"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.



"The Island City"

MEMORANDUM

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

TO: Mayor and City Council
FROM: Justin Lakamper, City Manager
DATE: January 12, 2026
SUBJECT: Consideration of Purchase Agreement for Vacant Industrial Land

SUGGESTED MOTION: "Motion to approve the sale of approximately 26.98 acres of real property located at 830 Miller Road, Plainwell, Michigan 49080 with a permanent parent parcel ID# of 55-020-056-00 and authorize the City Manager and City Clerk to enter into a purchase/sale agreement for the property subject to final approval by the City Manager and City Attorney. Further authorize the City Manager and City Clerk to execute any documents or other agreements necessary to close on the sale of the property subject to final review by the City Manager and City Attorney. Further authorize the City Manager and City Attorney to take any steps reasonably necessary to effectuate the sale of the Property subject to this motion."

BACKGROUND INFORMATION: There are approximately 26.98 acres left for sale of the industrial park expansion which has been listed for \$25,000 per acre. These 26.98 acres includes a road that was originally intended to serve as a road into the property. We have received an offer from Balkema Excavating to purchase the entirety of remaining parcel at the asking price of \$674,500. The intended use by Balkema Excavating would be to open a concrete ready-mix plant similar to the one that closed behind preferred plastics.

ANALYSIS: This is a great offer. It would allow us obtain the maximum value for the land and sell it to a known and successful business entity who is not requesting any infrastructure work from the City. Selling the parcel in its entirety to one user alleviates the need for the City to build utilities and a road into the rear parcel(s). The City will be well served to receive the cash infusion which will effectively provide enough general fund surplus to operate and additional two to three years at current annual deficits. The concrete ready-mix plant is a permitted use after special approval in the industrial district. This means that it is allowable if the Council agrees to issue a special use permit after a public hearing. After the ready-mix plant closed in Plainwell there are no longer



any concrete plants in the immediate area, therefore bringing a new one in will benefit local contractors and development in the area.

BUDGET IMPACT: This will add \$674,500, less realtor, survey, and closing costs to the General Fund. The rough estimate of tax revenue this sale and use would bring to the City annually is approximately \$25,000.

ATTACHMENTS: Example Site Plan and Purchase Agreement



"The Island City"

MEMORANDUM

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

TO: City Council / Justin Lakamper, City Manager
FROM: Robert Nieuwenhuis
DATE: 08/25/26
SUBJECT: Equipment

SUGGESTED MOTION: I make a motion to allow the DPW to auction off three items.

- 1) **Truck 17 - 1998 one ton**
- 2) **Truck 2 – 2011 F250 with plow**
- 3) **Trailer 83 – utility trailer**

BACKGROUND INFORMATION: The items listed above have worked hard for the city and need new homes. The city has had good luck with value at the auctions recently and would like to send these items to auctions.

ANALYSIS: Using auctions is a great way for lots of people to see the items for sale and then we can use that money for future purchases.

BUDGET IMPACT: These items will positively affect the budget.



"The Island City"

MEMORANDUM

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

TO: City Council / Justin Lakamper, City Manager
FROM: Luke Keyzer, Supt, Water Renewal
DATE: September 11, 2026
SUBJECT: Approval for annual Lift station cleaning...

SUGGESTED MOTION: I motion Council to approve GFL to do our twice annual lift station cleaning for \$17,600.94 for year 1 of a 3 year contract..

.

BACKGROUND INFORMATION: Water Renewal has seven pumping stations in our collection system that have wet wells that require 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.

ANALYSIS: We had a sealed bid opening, and received 2 bids. GFL was the lower of the 2 bids. Both companies are reputable and do great work. GFL did this work for the last 3 year contract.

BUDGET IMPACT: This will affect the 590-540-930.000. This is a yearly budgeted item.



City Of Plainwell Lift Station Cleaning Proposal
(September 2026 thru July 31st 2029)

FY 26/27

FY27/28

FY28/29

			<u>Cleaning</u>			
<u>Location</u>	<u>Wet well</u>	<u>Aprx.</u>	<u>Level</u> <u>Requires</u>	<u>Price Year 1</u>	<u>Price Year 2</u>	<u>Price Year 3</u>
			Confined Space Required, No sewer plug needed, station has gate valve, requires 2 pumper trucks & Vactor. Heavy material in Vactor hauled away pumers haul liquid to plant during work, City will run wet well level to top of pump volute.			
225 Cushman St.	7' x 20'	3'		\$4,400.00	\$4,400.00	\$4,400.00
429 Jersey St.	6' x 20'	3'	Requires 1 vactor truck	\$500.00	\$500.00	\$500.00
355 12th St	8' x 20'	3'	Requires sewer plug , and 1 vactor truck, City will run wet well level to top of pump volute.	\$1,800.00	\$1,800.00	\$1,800.00
748 Wakefield St.	6' x 10'	3'	Requires 1 vactor truck	\$500.00	\$500.00	\$500.00
605 W.Hill St.	6' x 10'	3'	Requires 1 vactor truck	\$500.00	\$500.00	\$500.00
1002 Wedgewood St & 10th St.	6' x 8'	3'	Requires 1 vactor truck	\$500.00	\$500.00	\$500.00
1014 S. Peach Ct.	6' x 30'	3'	Requires 1 vactor truck City has one 20' vactor line in wet well for use	\$600.00	\$600.00	\$600.00
Disposal Cost/ gallon	Per event 10,000 gal	For quote Use 20,000 gal.est./yr.	Disposal of waste at hauling companies plant /gallon	\$0.47	\$0.47	\$0.47

* All grit & grease from cleaning will be disposed of offsite, only "stand by" pumping to allow cleaning at Cushman is allowed to be dumped at plant.

* All cleaning shall be done **twice** a year, six months between cleaning; usually November and May

Cost per event:	\$8,800.47	\$8,800.47	\$8,800.47
Cost per year:	\$17,600.94	\$17,600.94	\$17,600.94

Additional Cleaning Plant Primary Clarifiers (Located at Plant 129 Fairlane St.)

<u>Clarifier</u>	<u>size</u>		<u>Price Year 1</u>	<u>Price Year 2</u>	<u>Price Year 3</u>
	22' x 12 x 7"	2'-3' x 1" thick surface grease (to be removed)			
		grease removal 3 tanks @ 2 times/year	\$950.00	\$950.00	\$950.00
			\$2,850.00	\$2,850.00	\$2,850.00
		* Complete cleaning of tank power, wash down walls and components, remove 1' of sludge, debris disposed of off-site			
		2 tanks @ 2 times per year	\$8,000.00	\$8,000.00	\$8,000.00
		Cost per year:	\$10,850.00	\$10,850.00	\$10,850.00

Total Cost 3 Years For All Work: \$85,352.82

- * All waste shall be disposed of and manifested in accordance with state and federal regulations.
- * A certificate of insurance will need to be on file with the City each year.
- * Any entry into lift station will be confined-space-permitted by the City; all personnel shall be confined space trained.
- * The contract shall be three years in length and may be terminated by the City for any reason.
- * All bids will be **due by Thursday September 10th 2026 at 2 p.m.** e-mail in box /or the Water Renewal Plant office at 129 Fairlane
- * **USE THIS FORM TO SUBMITT YOUR BID. AN E-MAIL PDF FILE COPY ONLY IS ALLOWED BY E-MAIL,**
Hard copy is to be sealed and hand delivered to office, or mailed to above address before due date.

lkeyzer@plainwell.org

Luke Keyzer Superintendent Cell 269-492-4581

Company: GFL Environmental Services

Date: 9/10/2026

Representative Name: Eric Ferner

Signature: Eric Ferner Digitally signed by Eric Ferner
Date: 2026.09.10 07:37:26 -0400



City Of Plainwell Lift Station Cleaning Proposal **(September 2026 thru July 31st 2029)**

FY 26/27

FY27/28

FY28/29

		<u>Cleaning</u>					
<u>Location</u>	<u>Wet well</u>	<u>Level</u>	<u>Aprx.</u>	<u>Requires</u>	<u>Price Year 1</u>	<u>Price Year 2</u>	<u>Price Year 3</u>
				Confined Space Required, No sewer plug needed, station has gate valve, requires 2 pumper trucks & Vactor. Heavy material in Vactor hauled away pumers haul liquid to plant durng work, City will run wet well level to top of pump volute.			
225 Cushman St.	7' x 20'	3'			\$4,015.50	\$4,015.50	\$4,015.50
429 Jersey St.	6' x 20'	3'		Requires 1 vactor truck	\$620.00	\$620.00	\$620.00
355 12th St	8' x 20'	3'		Requires sewer plug , and 1 vactor truck, City will run wet well level to top of pump volute.	\$2,024.50	\$2,024.50	\$2,024.50
748 Wakefield St.	6' x 10'	3'		Requires 1 vactor truck	\$620.00	\$620.00	\$620.00
605 W.Hill St.	6' x 10'	3'		Requires 1 vactor truck	\$620.00	\$620.00	\$620.00
1002 Wedgewood St & 10th St.	6' x 8'	3'		Requires 1 vactor truck	\$620.00	\$620.00	\$620.00
1014 S. Peach Ct.	6' x 30'	3'		Requires 1 vactor truck City has one 20' vactor line in wet well for use	\$620.00	\$620.00	\$620.00
Disposal Cost/ gallon	Per event 10,000 gal	For quote Use 20,000 gal.est./yr.	.65 per gallon	Disposal of waste at hauling companies plant /gallon	\$13,000.00	\$13,000.00	\$13,000.00

THIS cost IS For emergency disposal but does not include Trucking Fee's. ATH

* All grit & grease from cleaning will be disposed of offsite, only "stand by" pumping to allow cleaning at Cushman is allowed to be dumped at plant.

* All cleaning shall be done twice a year, six months between cleaning; usually November and May

Cost per event:	\$22,140.00	\$22,140.00	\$22,140.00
Cost per year:	\$44,280.00	\$44,280.00	\$44,280.00

Additional Cleaning Plant Primary Clarifiers (Located at Plant 129 Fairlane St.)

Clarifier	size			Price Year 1	Price Year 2	Price Year 3
	22' x 12 x 7"		2'-3' x 1" thick surface grease (to be removed)			
			grease removal 3 tanks @ 2 times/year	\$2,299.00	\$2,299.00	\$2,299.00
				\$6,897.00	\$6,897.00	\$6,897.00
* Complete cleaning of tank power, wash down walls and components, remove 1' of sludge, debris disposed of off-site			2 tanks @ 2 times per year	\$8,275.00	\$8,275.00	\$8,275.00
			Cost per year:	\$15,172.00	\$15,172.00	\$15,172.00

Total Cost 3 Years For All Work: \$178,356.00

- * All waste shall be disposed of and manifested in accordance with state and federal regulations.
- * A certificate of insurance will need to be on file with the City each year.
- * Any entry into lift station will be confined-space-permitted by the City; all personnel shall be confined space trained.
- * The contract shall be three years in length and may be terminated by the City for any reason.
- * All bids will be due by Thursday September 10th 2026 at 2 p.m. e-mail in box /or the Water Renewal Plant office at 129 Fairlane
- * USE THIS FORM TO SUBMITT YOUR BID. AN E-MAIL PDF FILE COPY ONLY IS ALLOWED BY E-MAIL,

Hard copy is to be sealed and hand delivered to office, or mailed to above address before due date.

lkeyzer@plainwell.org

Luke Keyzer Superintendent Cell 269-492-4581

Company: Clean Earth Environmental

Date:

9/9/2026

Representative Name:

Andrew Heighton

Signature:

[Signature]



"The Island City"

MEMORANDUM

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

TO: City Council / Justin Lakamper, City Manager
FROM: Luke Keyzer, Supt, Water Renewal
DATE: September 9, 2026
SUBJECT: Purchase of (2) new Hach samplers..

SUGGESTED MOTION: I motion council to approve the purchase of (2) Hach As950 All Weather samplers from USA Bluebook for \$8791.77 each.

.

BACKGROUND INFORMATION: We had a lightning strike on Thursday morning 9-3-26 and it damaged both our influent and effluent samplers. We had to get them ordered immediately so we would not be out of compliance with our permit. Both samplers lost their ability to keep the sample at a steady 6 degrees Celsius. This changes the outcome of some of our testing that is required.

ANALYSIS: We ordered through USA Bluebook because their prices were 20% off for the month of September. This saved us over \$2100 per sampler. We will be filing an insurance claim on this. We had some other damage at the plant as well.

BUDGET IMPACT: This will affect the 590-590-971.000. This is a capital improvement.



"The Island City"

MEMORANDUM

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

TO: City Council / Justin Lakamper, City Manager
FROM: Denise Wilcox, Finance Director/Treasurer
DATE: September 8, 2026
SUBJECT: Encumbrance Rollover from 2025/2026 to 2026/2027 Budget

SUGGESTED MOTION: I motion to approve a budget amendment for the 2026/2027 budget, as presented, in order to appropriate prior year encumbrances into the current fiscal year.

BACKGROUND INFORMATION: An encumbrance reserves funds when a contract or purchase order is approved. The encumbrances also commit an equivalent budget amount for an expenditure line item. All prior year encumbrances reserved for obligations of materials and/or services that have not yet been delivered by year-end are to be closed in the prior year and reopened (carryover) in the current fiscal year. Annually, the budget appropriations for these obligations are moved from the prior fiscal year (2025/2026) into the current fiscal year (2026/2027), allowing for the funds on these encumbrances to be expended in the current fiscal year.

ANALYSIS: City staff recently reviewed a listing of the outstanding encumbrances as of June 30, 2026 and determined those encumbrances that require re-appropriating into the current fiscal year in order to complete the purchases or services as intended. Upon review, five (5) encumbrances are being brought forth for rollover:

- PO 5828 – GHD Services Inc. – Plainwell Dam #2 Removal/Restoration - \$80,413.73
Account Code 101-900-972.000
- PO 6313 – AAA Lawn Care – 2026 Vegetation Control WR & DPW - \$ 1,654.00
Account Code 248-443-930.000 / 590-540-930.001
- PO 6320 – HACH Co – Preventative Maintenance Program for DR3900 – \$ 978.12
Account Code 590-540-931.000
- PO 6327 – Fleis & Vanderbrink Inc – 2 Water Reports for the EPA - \$ 5,321.45
Account Code 591-540-801.000
- PO 6330 – BioAir Solutions LLC – Odor Study with Sampling - \$ 9,700.00
Account Code 590-900-971.000

BUDGET IMPACT: Approving the request for this budget amendment will ensure that work on existing obligations will continue and that there will be no impact on services planned for the current fiscal year. There is no impact to the city for rolling over prior year encumbrances. These funds have already been budgeted in prior year and were considered reserved and unavailable for purposes of the current fiscal year budget. The total amount being rolled over is \$ 98,067.30.

09/08/2026 08:55 AM
User: DWILCOX
DB: Plainwell

End of Year PO PREVIEW Log File
(No Changes Have Been Made)
No Errors Were Detected

1/1
Page:

Purchase Order 000005828 will be carried forward.
Carry Forward Line Item: 101-900-972.000 - Amount: 1.00 (line item 1)
Carry Forward Line Item: 101-900-972.000 - Amount: 3,590.57 (line item 2)
Carry Forward Line Item: 101-900-972.000 - Amount: 31,198.00 (line item 4)
Carry Forward Line Item: 101-900-972.000 - Amount: 9,331.00 (line item 5)
Carry Forward Line Item: 101-900-972.000 - Amount: 36,293.16 (line item 6)

Purchase Order 000006313 will be carried forward.
Carry Forward Line Item: 248-443-930.001 - Amount: 1,080.00 (line item 1)
Carry Forward Line Item: 101-265-930.001 - Amount: 540.00 (line item 2)
Carry Forward Line Item: 101-751-930.001 - Amount: 540.00 (line item 3)
Carry Forward Line Item: 590-540-930.001 - Amount: 861.00 (line item 4)

Purchase Order 000006320 will be carried forward.
Carry Forward Line Item: 590-540-931.000 - Amount: 978.12 (line item 2)

Purchase Order 000006327 will be carried forward.
Carry Forward Line Item: 591-540-801.000 - Amount: 5,321.45 (line item 1)

Purchase Order 000006330 will be carried forward.
Carry Forward Line Item: 590-900-971.000 - Amount: 16,975.00 (line item 1)



"The Island City"

City of Plainwell

Special Event Permit Application

For public events held in a City of Plainwell park or property

Permit # 2026-22

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

If you would like to host a special event, please complete the application form below. Applications must be submitted at least 21 days before the event. Your event will not be approved until the following items are received and approved by the City:

1. A completed and signed Special Event Permit application form
2. Completed hold harmless agreement
3. \$50 Special Event Permit Application fee paid
4. Liability insurance coverage with City of Plainwell listed as additionally assured, if required for your event

Date of application: 9-10-26

Applicant Information:

Contact Name: RIMANTE GRIGALIUNAS
Address: 6311 E BAY LN City: RICHLAND MI Zip: 49083
Phone: 630 965 8575 Email: RIMANTE@ClassicAutoFactory.com

Sponsoring Organization/Business:

Address: _____ City: _____ Zip: _____

Phone: _____

☐ Nonprofit ☐ Profit

Event Information:

Date of Event 10-3-26 Event Start Time: 12 Event End Time: 9pm.

Type of Event: Grand Opening Name of Event: CLASSIC AUTO MILE OPENING

Number of People Expected to Attend: ~1000

Location of event:

- ☐ Thurl Cook Park ☐ Sherwood Park
☐ Kenyon Park ☐ Hicks Park
☐ Fannie Pell Park ☒ Other: Old Paper Mill
☐ Band Shell

Please describe what areas of the park will be used: Old Paper Mill



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

Event Details:

Please describe in detail the activities planned:

LIVE music, inflatables, food trucks, classic cars.

Is this a fund-raising event? If yes, what is it for? NO

Will participants or spectators be charged an admission fee? ☐ YES ☒ NO

Will there be alcohol for sale? ☐ YES ☒ NO

Will there be food for sale? ☒ YES ☐ NO

Will there be merchandise for sale? ☒ YES ☐ NO

Will there be a vendor participation fee? ☐ YES ☒ NO

Do you have insurance? ☒ YES ☐ NO

Will any items be distributed? ☒ YES ☐ NO

Will the event be advertised? If so, how? ☒ YES ☐ NO

Does the event require on-site security? ☒ YES ☐ NO

Does the event require on-site medical service? ☐ YES ☒ NO - Mill REUNION OF ELDERLY

Does the event require street closure? If so, indicate route ☐ YES ☒ NO 100+ people.

Do you plan to have sound amplification? ☒ YES ☐ NO

Is electrical power required (for sound amplification, lighting, etc)? ☒ YES ☐ NO

If yes, please show items on a site plan and describe how power is to be provided

☐ Portable generator

☐ PGE temporary power service

☒ Other, please describe TBD - We Should have our Consumers Power, In

Are you using local businesses? ☒ YES ☐ NO case they are late, we have
PGE power as a backup.

Special Services:

I am requesting permission to provide the following special services* at my event:

☒ Canopy/Tent

☒ Inflatables (please describe): _____

☒ Tables and chairs

☐ Caterer

☒ Alcohol

☒ Other (please specify): LIVE MUSIC

*Groups providing special services must complete this form and provide a Certificate of Insurance two months prior to event date. Tents/canopies or inflatables must list the City of Plainwell as additionally insured and a copy of the insurance must be attached with this request.

*Tents/Structures: If you are installing or constructing any structures (tents, stages, etc.) please include a site plan showing these structures. Please describe type, size, and number of structures.



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

City of Plainwell Hold Harmless Agreement

This special event applicant or designee of the sponsoring organization(s) (hereafter called "permittee") agrees to reimburse the City of Plainwell (hereafter called "City") for all loss incurred by it in repairing or replacing damage to City property proximately caused by the permittee, its officers, employee, agents, monitors, or any other persons attending or forming the special event who were, or should have been, under the permittee's control. Persons who merely attend or join in a special event are not considered by that reason alone to be "under the control" of the permittee.

The permittee further agrees to defend without costs, indemnify, and hold harmless the City, its officers, agents, and employees from any liability to any persons, damages, losses, or injuries arising out of or alleged to arise out of the permitted event, which was proximately caused by the actions of the permittee, its officers, employees, agents, including monitors, or any other persons attending or joining in the event who were, or reasonably should have been under the control of the permittee. Persons who merely attend or join in an event are not considered by that reason alone to be "under the control" of the permittee.

I understand and agree to comply with all the terms of the above Hold Harmless Agreement if my application has been approved and all special conditions and required advance payment have been met.

Signature of Permittee(s):  Date: 9-10-26
Signature of Officer of Sponsoring Organizations: _____ Date: _____
Title: _____

I declare under penalty of perjury that the information provided in this application is correct.

We agree to remove all props and items brought into the public areas and clean up all litter and debris that result from our event the same day as the event. I understand that a permit is required before this event can be held.

Signature of Applicant:  Date: 9-10-26

Please Send Completed Applications To:

City of Plainwell
211 N. Main Street
Plainwell, MI 49080
269-685-6821
Or email to: contactus@plainwell.org

Administrative Use Only:

Received by: _____ Date: _____ Amount paid: _____ cash/CC/check # _____

- | | | |
|---|--|---|
| ☐ Application approved | ☐ Permit # assigned | ☐ Event on calendar |
| ☐ Application scanned & logged | ☐ Email DPW/DPS | ☐ Notice posted before event |



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

09/10/2026 INVOICE APPROVAL BY INVOICE REPORT FOR CITY OF PLAINWELL
 INVOICE ENTRY DATES 08/21/2026 - 09/10/2026
 BOTH JOURNALIZED AND UNJOURNALIZED
 BOTH OPEN AND PAID

Vendor Code	Vendor Name		
	Invoice	Description	Amount
000006	APEX SOFTWARE		
	335248	ASSESSING - SKETCHING SOFTWARE ANNUAL MAINT	286.00
TOTAL FOR: APEX SOFTWARE			286.00
000009	CONSUMERS ENERGY		
	2026.08	AUGUST 2026 CITY WIDE ELECTRIC	14,565.61
TOTAL FOR: CONSUMERS ENERGY			14,565.61
000014	MICHIGAN GAS UTILITIES CORP		
	6042469335	DPW BLDG JULY 2026	80.33
	6045052943	DPW BACK BARN JULY 2026	43.68
	6046305738	DPW - WATER CHEM ROOM JULY 2026	43.68
	6048725321	WR CUSHMAN ST LIFT JULY 2026	52.30
TOTAL FOR: MICHIGAN GAS UTILITIES CORP			219.99
000024	METTLER TOLEDO		
	655546426	WR - ANNUAL LAB SCALE CALIBRATION LK	421.51
TOTAL FOR: METTLER TOLEDO			421.51
000034	VERIZON		
	6150703728	DPW/WR ALARM SERVICE 7/11 - 8/10/2026	41.64
	6151809141	CITY CELL/HOT SPOT 7/24 - 8/23/26	141.44
TOTAL FOR: VERIZON			183.08
000059	GOIN POSTAL LLC		
	08/18/2026	24X24X24	13.73
TOTAL FOR: GOIN POSTAL LLC			13.73
000079	ALLEGAN COUNTY NEWS		
	22371	ADMIN - AUGUST 2026 LEGAL GL	160.00
TOTAL FOR: ALLEGAN COUNTY NEWS			160.00
000087	BILL G BOMAR		
	2026.09	RETIREE HEALTH PREMIUM REIMBURSEMENT SEPTEMBER	405.80
TOTAL FOR: BILL G BOMAR			405.80

000131	KEVIN CHRISTENSEN		
	2026.09	RETIREE HEALTH PREMIUM REIMBURSEMENT SEPTEMBER	245.90
TOTAL FOR: KEVIN CHRISTENSEN			245.90
000140	HACH CO		
	321918343	DPW - SPADNS2(15) FLOURIDE KITS FOR WELLS 4 & 7 CP	947.45
TOTAL FOR: HACH CO			947.45
000157	DAVID RANTZ		
	2026.09	RETIREE HEALTH PREMIUM REIMBURSEMENT SEPTEMBER	491.80
TOTAL FOR: DAVID RANTZ			491.80
000228	NATIONAL FIRE PROTECTION - NFPA		
	08/01/2026	Membership KC	225.00
TOTAL FOR: NATIONAL FIRE PROTECTION - NFPA			225.00
000470	AARON CHAPMAN		
	2026.09	RETIREE HEALTH PREMIUM REIMBURSEMENT SEPTEMBER	415.02
TOTAL FOR: AARON CHAPMAN			415.02
000624	AIS CONSTRUCTION-JOHNDEERE POWERPLN		
	G66666	DPW - STARTER #89 CP	283.17
TOTAL FOR: AIS CONSTRUCTION-JOHNDEERE POWERPLN			283.17
000708	CARLETON EQUIPMENT CO.		
	02-789727	DPW - FILTERS/BRISTLES #62 SKID STEER JF/CP	948.13
TOTAL FOR: CARLETON EQUIPMENT CO.			948.13
000734	SAFETY-KLEEN SYSTEMS		
	100663856	DPW - USED OIL RECYCLING CP	276.00
TOTAL FOR: SAFETY-KLEEN SYSTEMS			276.00
000910	GRAINGER		
	9056929376	WR - REPAIR CLAMP LK	540.50
TOTAL FOR: GRAINGER			540.50
000951	MICHIGAN RURAL WATER ASSOC		
	08/01/2026	JF Class	400.00
TOTAL FOR: MICHIGAN RURAL WATER ASSOC			400.00
001215	FLIER'S		
	148050	WR - LAB DI TANKS C/A/MB & FILTER LK	670.87
	148060	WR - SALT(8)/FILTER/LAMP/ANNUAL MAINT LK	563.07
TOTAL FOR: FLIER'S			1,233.94

001413	NCL OF WISCONSIN		
	540034	WR - LAB SUPPLIES LK	636.57
	540195	WR - LAB SUPPLIES LK	378.09
TOTAL FOR: NCL OF WISCONSIN			1,014.66
001645	ALEXANDER CHEMICAL CORPORATION		
	111390	WR - CHLORINE(4)/SULFUR DIOXIDE(3) LK	1,476.37
TOTAL FOR: ALEXANDER CHEMICAL CORPORATION			1,476.37
001748	REPUBLIC SERVICES		
	0249-008986435	DPW - TWO CONTAINERS SEPTEMBER 2026 (OVERAGE DU	433.07
	0249-008986712	WR - TOW CONTAINERS SEPTEMBER 2026	250.00
TOTAL FOR: REPUBLIC SERVICES			683.07
001780	BRINK WOOD PRODUCTS		
	149763	DPW - MULCH FOR PARKS(200) RL/CP	3,737.90
TOTAL FOR: BRINK WOOD PRODUCTS			3,737.90
001829	PERCEPTIVE CONTROLS INC		
	17646	WR - ALARM HORN SUPPORT LK	412.50
	17667	WR - CUSHMAN TROUBLESHOOTING LK	535.00
TOTAL FOR: PERCEPTIVE CONTROLS INC			947.50
001854	MODEL FIRST AID		
	00000139413	DPS - FIRST AID SUPPLIES KC	164.73
	00000139414	WR - FIRST AID SUPPLIES LK	96.17
TOTAL FOR: MODEL FIRST AID			260.90
002002	USABBLUEBOOK		
	INV01152312	WR - LIQUID FILL GUAGE LK	110.22
	INV01154057	WR - ALL WEATHER SAMPLER (LIGHTNING DAMAGE) LK	8,791.77
	INV01155363	WR - ALL WEATHER SAMPLER (LIGHTNING DAMAGE) LK	8,791.77
TOTAL FOR: USABBLUEBOOK			17,693.76
002116	CHARTER COMMUNICATIONS		
	005584501081426	DPS INTERNET/PHONE/TV SEPTEMBER 2026	335.70
TOTAL FOR: CHARTER COMMUNICATIONS			335.70
002219	CLARK TECHNICAL SERVICES		
	2026/136	AUGUST 2026 CITY WIDE IT SERVICES AK	1,095.00
TOTAL FOR: CLARK TECHNICAL SERVICES			1,095.00
002231	MILLER CANFIELD		

	1761643	JULY 2026 PROFESSIONAL SERVICES JL	539.00
TOTAL FOR: MILLER CANFIELD			539.00
002247	PLUMBER'S PORTABLE TOILETS		
	418549	DDA - FARMERS MARKET PORTABLE TOILET PS	135.00
TOTAL FOR: PLUMBER'S PORTABLE TOILETS			135.00
002281	HOME DEPOT		
	2021713	DPW - 5GAL BUCKET/STEEL EDGER(3) SIDEWALK TOOLS I	52.35
	2023185	DPW - 2X4(2) UPPER COOK PLAYSET	8.13
	2024087	DPW - 2X8(8) RIVERWALK DR	119.44
	4023782	DPW - DEWALT TRIMMER HEAD (4) RL	154.72
	4624710	ADMIN - NO TRESPASSING SIGNS MILL JL	26.73
	6020551	DPW - 2X4'S/PVC BOARD SIDEWALK 1ST AVE RL	32.15
	6023594	DPW - 2X10(8)/REBAR/2 HOLE STRAP(3) UPPER COOK PL/	387.09
	6100739	DPW - SPRINKLER(6)CLAMP/RISER BLUE STARR IRRIGATIO	118.42
	6100745	DPW - PSI PE PIPE BLUE STARR IRRIGATION AB	42.90
	7022103	DPW - 10X10 CATCH BASIN(3) PELL PARK GUTTERS JF	170.91
	7523215	WR - 3 OUTLET EXT CORD ADPTR(2) LK	11.96
	8131269	DPW - 12X4X12 RD POLE BARN BISCUIT AS	302.23
	9013616	DPW - BUG KILLER(2) PELL FLOWERS RL	45.94
TOTAL FOR: HOME DEPOT			1,472.97
002368	ORTON, TOOMAN, HALE, MCKOWN & KIEL		
	2026-08	DPS - PROFESSIONAL SERVICES AUGUST 2026 KC	550.00
TOTAL FOR: ORTON, TOOMAN, HALE, MCKOWN & KIEL			550.00
002371	RENEWED EARTH INC		
	35757	DPW - YARD BLEND(15) UPPER COOK PLAYGROUND CP	465.00
	35766	DPW - YARD BLEND(24) UPPER COOK PARK CP	744.00
	35772	DPW - YARD BLEND(10) COOK PARK/EXTRA CP	310.00
	35780	DPW - SEPTEMBER 2026 COMPOST SITE MGMT	1,375.00
TOTAL FOR: RENEWED EARTH INC			2,894.00
002402	STEENSMA LAWN & POWER EQUIPMENT		
	1335472	DPW - STIHL CHAIN(2) CP	52.18
TOTAL FOR: STEENSMA LAWN & POWER EQUIPMENT			52.18
002527	COPS HEALTH TRUST		
	2026-09	SEPTEMBER 2026 DENTAL/VISION PREMIUMS AK	1,502.71
TOTAL FOR: COPS HEALTH TRUST			1,502.71
002562	CITY OF ALLEGAN		
	0000017146	DPW - 2ND QTR WATER TESTING CP	240.00

TOTAL FOR: CITY OF ALLEGAN			240.00
002658	BEAVER RESEARCH COMPANY		
	0399793-IN	DPW - WEED KILLER CP	199.68
TOTAL FOR: BEAVER RESEARCH COMPANY			199.68
002661	JIM KOESTNER INC		
	6049637	DPS - 2023 TAHOE *9122 L O F KC	132.15
TOTAL FOR: JIM KOESTNER INC			132.15
002703	CONTINENTAL LINEN SERVICES INC		
	4562050	DPS RUGS	53.44
TOTAL FOR: CONTINENTAL LINEN SERVICES INC			53.44
003024	BRIAN KELLEY		
	1019	TREASURY/FINANCE SUPPORT AUGUST 2026	3,075.00
TOTAL FOR: BRIAN KELLEY			3,075.00
003081	GRIFFIN PEST SOLUTIONS INC		
	2785863	WR - JULY 2026 PEST CONTROL LK	111.00
TOTAL FOR: GRIFFIN PEST SOLUTIONS INC			111.00
004168	SBF ENTERPRISES		
	0141356	UB PRINT/MAIL SEPTEMBER 2026	144.41
	2026.09	UB POSTAGE SEPTEMBER 2026/AUGUST BILLING	470.81
TOTAL FOR: SBF ENTERPRISES			615.22
004190	WATERSOLVE LLC		
	12031	WR - 1 465LB DRUM SOLVE 137 LK	1,200.00
TOTAL FOR: WATERSOLVE LLC			1,200.00
004206	MADISON NATIONAL LIFE INSURANCE CO		
	1794102	SEPTEMBER 2026 LIFE INSURANCE PREMIUMS AK	419.37
TOTAL FOR: MADISON NATIONAL LIFE INSURANCE CO			419.37
004212	BILL HILESKI		
	2026.08.18	WR - JEANS REIMBURSEMENT BH/LK	25.42
TOTAL FOR: BILL HILESKI			25.42
004241	GHD SERVICES INC		
	340-0195818	JULY 2026 UTILITIES/Common Area Maintenance DW	2,993.19
TOTAL FOR: GHD SERVICES INC			2,993.19
004768	GRAND ELK RAILROAD INC		

	5260000360	DPW - SIGNAL MAINTENANCE CP	1,622.80
TOTAL FOR: GRAND ELK RAILROAD INC			1,622.80
004794	UNITED HEALTHCARE INSURANCE COMPANY		
	2026-09	RETIREE HEALTH INSURANCE SEPTEMBER 2026 - WHITNE'	379.25
	2026-09 TOWN	RETIREE HEALTH INSURANCE SEPTEMBER 2026 - TOWN	379.25
TOTAL FOR: UNITED HEALTHCARE INSURANCE COMPANY			758.50
004796	SILVERSCRIPT INSURANCE COMPANY		
	2026-09 TOWN	RETIREE PRESCRIPTION COVERAGE SEPTEMBER 2026 - TC	78.30
	2026-09 WHIT	RETIREE PRESCRIPTION COVERAGE SEPTEMBER 2026 - WI	78.30
TOTAL FOR: SILVERSCRIPT INSURANCE COMPANY			156.60
004798	ENDRESS + HAUSER		
	6002879896	WR - FLOW METER CALIBRATIONS LK	5,926.00
TOTAL FOR: ENDRESS + HAUSER			5,926.00
004814	WILLIAMS & WORKS		
	103470	JULY 2026 PLANNING/ZONING ASSIST GL	366.00
TOTAL FOR: WILLIAMS & WORKS			366.00
004837	MUNIWEB - INGSTRON		
	1603	AUGUST 2026 WEB HOSTING/RES SCHEDULING JL	755.00
TOTAL FOR: MUNIWEB - INGSTRON			755.00
004855	PLAINWELL ACE HARDWARE		
	23547	DPW - SPRAY PAINT PELL PARK FENCE DR	8.59
	23550	DPW - HAMMER DRILL BIT FOR TOUCHPADS DR	9.99
	23551	DPW - WOOD SHIMS JF	1.99
	23559	DPW - ADJ NOZZLE IRRIGATION AB	9.98
	23560	DPW - SPRINKLER POPUP IRRIGATION AB	16.99
	23575	DPW - TOILET BOWL CLEANER(8) PUBLIC RESTROOMS DF	39.92
	23578	WR - CLEANER(2) LK	19.98
	23584	WR - DRILL BIT/MISC FASTENERS LK	10.19
	23585	ADMIN - PICKLE BALL KEYS(20) PS	54.80
	23600	DPW - BRUSH/STAIN/BUCKET(2) PELL PARK FENCE PAINT	83.96
	23609	DPW - WASP/HORNET SPRAY SHERWOOD PK AB	19.58
	23630	DPW - LED BULB STREET LIGHTS(4)/OUTLET RIVERWALK D	315.92
	23638	DPW - WTHRPRF COVER RIVERWALK DR	19.99
	23642	WR - CLEANER/CARTRIDGE FILTER LK	51.98
	23648	WR - BATTERIES LK	15.98
	23649	DPW - NO PARKING SIGNS DPS AB	42.96
	23652	DPS - MARKING PAINT JW	19.98
	23662	DPW - HOSE CONNECT/SPRINKLER COOK PK PLAYGROU	32.98

	23663	DPW - SPRINKLER COOK PK DR	16.99
	23664	DPW - CLEANER COOK PK/ALUM ANGLE KENYON PK BLE/	27.98
	23668	DPW - HANGER STRAP WELL #7 AB	4.59
	23669	DPW - SPRAY ADHESIVE COOK PK DR	33.98
	23671	DPW - WASP HORNET SPRAY DR	5.59
	23673	DPW - BEE & WASP SPRAY(2) AB	19.18
	23688	DPW - PADLOCK(3) BATHROOMS KENYON PARK CP	53.97
	23695	DPW - PAINT BRUSH/ROLLER/SPRAY PNT DR	39.55
	23696	DPW - QUIKRETE STORM BASIN ACORN ST AB	27.96
	23709	DPW - LAWNMOWER OIL RL	9.59
	23710	DPW - CHAIN 3.05FT(2) DR	51.98
	23729	DPW - LAMP/WRAP LIGHT WELL 4 AB	69.98
	23730	DPW - WRAP LIGHT CREDIT RETURN AB	(49.99)
	23737	DPW - WASP & HORNET SHERWOOD JF	33.54
TOTAL FOR: PLAINWELL ACE HARDWARE			1,120.65

004858	FERGUSON WATERWORKS		
	0249417	DPW - GRATE/ASSY AB	909.90
TOTAL FOR: FERGUSON WATERWORKS			909.90

004886	REPUBLIC SERVICES		
	0249-008990397	SEPTEMBER 2026 CITY WIDE RECYCLE	5,194.14
TOTAL FOR: REPUBLIC SERVICES			5,194.14

004894	BEACON EMPLOYER SOLUTIONS		
	3118	ADMIN - TESTING GN AK	123.00
TOTAL FOR: BEACON EMPLOYER SOLUTIONS			123.00

005012	UNITED BANK		
	2026.08.18	RETURN UB ACH FEES	7.50
	2026.08.19	RETURN ACH FEES (2)	15.00
	2026.08.31	ACH FEES AP INVOICES-AUG '26	84.00
	2026-08-25	BANK FEES - UB NSF CHECK RETURNED	15.00
TOTAL FOR: UNITED BANK			121.50

005015	CHECKALT-KLIK		
	269054	ELOCKBOX FEES AUGUST 2026	170.90
TOTAL FOR: CHECKALT-KLIK			170.90

005040	US INTERNET		
	6103201	SECURANCE EMAIL FILTERING 9/14 - 10/13/2026	70.00
TOTAL FOR: US INTERNET			70.00

005041 EVOQUA WATER TECHNOLOGIES

	AM00060126	WR - 800GL BIOXIDE LK	3,232.00
	AM01000136	WR - BIOXIDE SHIPPING LK	96.96
	AM08600216	WR - CYLINDER RENTAL LK	200.00
TOTAL FOR: EVOQUA WATER TECHNOLOGIES			3,528.96
005047	STAPLES, INC.		
	6071589213	DPS - COPY PAPER/PAPER TOWEL/TP DV/KC	146.40
	6072631953	DPW - COPY PAPER/HAND TOWELS/TP/BATTERIES/CLEAN	269.66
TOTAL FOR: STAPLES, INC.			416.06
005064	R & R ASSESSING INC		
	2026.09	SEPTEMBER 2026 CITY ASSESSING SERVICES	1,800.00
TOTAL FOR: R & R ASSESSING INC			1,800.00
005066	TRACKER PRODUCTS		
	TPINV-005407	DPS - SAFE CLOUD EVIDENCE TRKG LICENSE 8/26 - 8/27	4,283.21
TOTAL FOR: TRACKER PRODUCTS			4,283.21
005072	LEXIPOL		
	INVLEX11275552	DPS - ANNUAL POLICY SOFTWARE/MANUAL KC	8,527.98
	INVPR11276154	DPS - POLICEONE ACADEMY ANNUAL 9 USERS KC	354.51
TOTAL FOR: LEXIPOL			8,882.49
005125	8X8 INC		
	5817942	CITY WIDE PHONES AUGUST 2026	632.69
TOTAL FOR: 8X8 INC			632.69
005128	PLAINWELL REDI MIX		
	090126-430	DPW - NORTH ACORN/INDUSTRIAL PARKWAY CP	456.00
TOTAL FOR: PLAINWELL REDI MIX			456.00
005132	KEVIN A CALLAHAN		
	2026.07.30	DPS - REIMBURSEMENT FOR SHIPPING GAS METER KC	18.95
TOTAL FOR: KEVIN A CALLAHAN			18.95
005149	AAA LAWN CARE INC		
	2139468	DPW - FALL VEGETATION CONTROL RN	1,080.00
	2139469	WR - FALL VEGETATION CONTROL LK	287.00
TOTAL FOR: AAA LAWN CARE INC			1,367.00
005171	FLYERS ENERGY LLC		
	CFS-4712478	FUEL FOR POLICE/FIRE VEHICLES 8/31/2026	1,356.23
TOTAL FOR: FLYERS ENERGY LLC			1,356.23

005185	SOIL EXPLORATION SERVICES, INC		
	20260868	AIRPORT - 1/4LY FUEL SYSTEM INSPECTION VW	175.00
	20261734	AIRPORT - 1/4LY FUEL SYSTEM INCSPECTION VW	175.00
TOTAL FOR: SOIL EXPLORATION SERVICES, INC			350.00
005195	T-MOBILE USA INC		
	2026.07	CITY WIDE CELL PHONES/TABLETS 7/21 - 8/20/2026	373.20
TOTAL FOR: T-MOBILE USA INC			373.20
005214	MES I ACQUISITION INC		
	08/01/2026	Service/Cal gas detection monitors	1,000.00
TOTAL FOR: MES I ACQUISITION INC			1,000.00
005222	BAUER BUILT INC		
	616007010	DPW - TIRE MNT/WHEEL CLEAN/SERVICE AB/CP	401.50
TOTAL FOR: BAUER BUILT INC			401.50
005225	BLUE CARE NETWORK OF MICHIGAN		
	262200017203	SEPTEMBER 2026 HEALTH INSURANCE PREMIUMS AK	19,465.68
TOTAL FOR: BLUE CARE NETWORK OF MICHIGAN			19,465.68
005233	DENISE WILCOX		
	2026.08.24	ADMIN - REIMBURSE TRAINING MILEAGE/PARKING DW/JL	69.76
TOTAL FOR: DENISE WILCOX			69.76
005237	GUARDIAN NETWORK SOLUTIONS		
	08/01/2026	Scada Firewall	1,778.02
	08/01/2026	Scada Firewall	938.02
TOTAL FOR: GUARDIAN NETWORK SOLUTIONS			2,716.04
005247	GFL ENVIRONMENTAL SERVICES		
	LQ03708844	DPW - SHERWOOD PARK RETAINING WALL AB	1,414.35
TOTAL FOR: GFL ENVIRONMENTAL SERVICES			1,414.35
005248	HIGHWAY PRODUCTS, INC		
	101757	WR - LO SIDE TOOLBOX FOR WWTP PICKUP LK	1,758.95
TOTAL FOR: HIGHWAY PRODUCTS, INC			1,758.95
005253	BIOAIR SOLUTIONS LLC		
	I-26208	WR - ODOR STUDY WWTP LK	9,700.00
TOTAL FOR: BIOAIR SOLUTIONS LLC			9,700.00
005265	LEIGHTON TOWNSHIP		
	22029	ADMIN - SHARED COST ACCURACY TESTING GL	6.12

TOTAL FOR: LEIGHTON TOWNSHIP			6.12
999999	PETER BROOKS		
	2026.08.20	ADMIN - BALANCE OF FIRE WH FUNDS - 134 MARIETTE ST	900.00
TOTAL FOR: PETER BROOKS			900.00
ACACH	ALLEGAN COUNTY TREASURER		
	2026.07	JULY 2026 MOBILE HOME TAX	125.00
	2026-08-22A	DISTRIBUTE 2026 TAX COLLECTIONS W/E 08/22/2026	138,009.72
	2026-08-29	DISTRIBUTE 2026 TAX COLLECTIONS W/E 08/29/2026	10,025.02
	2026-09-05.COUNTY	DISTRIBUTE 2026 TAX COLLECTIONS W/E 09/05/2026	2,907.86
TOTAL FOR: ALLEGAN COUNTY TREASURER			151,067.60
CBEFT	HUNTINGTON NATIONAL BANK		
	2026-08	ADMIN - HUNTINGTON BANK SERVICE FEES AUGUST 2026	15.00
TOTAL FOR: HUNTINGTON NATIONAL BANK			15.00
CC9999	R STORE		
	08/01/2026	Boat Fuel	77.62
	08/01/2026	Subscription	440.86
	08/01/2026	Election snacks/supplies	118.14
	08/02/2026	Unreceipted elec supplies	29.03
	08/02/2026	Election snacks refund	(0.89)
	08/04/2026	Election snacks/food	89.27
	08/05/2026	Election dinner	323.58
	08/06/2026	Monthly Subscription	62.00
	08/18/2026	JF Training Hotel	155.02
	08/18/2026	Unreceipted Charge	8.99
	08/19/2026	Monthly Subscription	30.00
TOTAL FOR: DUO			1,333.62
COPEFT	CITY OF PLAINWELL		
	2026-09	SEPTEMBER 2026 CITY UB FOR AUGUST USAGE RB	2,654.58
TOTAL FOR: CITY OF PLAINWELL			2,654.58
RDLACH	RANSOM DISTRICT LIBRARY		
	2026-08-22A	DISTRIBUTE 2026 TAX COLLECTIONS W/E 08/22/2026	17,426.33
	2026-08-29	DISTRIBUTE 2026 TAX COLLECTIONS W/E 08/29/2026	1,265.27
	2026-09-05.LIBRARY	DISTRIBUTE 2026 TAX COLLECTIONS W/E 09/05/2026	367.00
TOTAL FOR: RANSOM DISTRICT LIBRARY			19,058.60
REFUND UB	HELLENGA, GARY		
	08/27/2026	UB refund for account: 04-00049800-02	1,718.96
	08/27/2026	UB refund for account: 01-00003200-05	93.31

TOTAL FOR: SENYKO PROPERTY MANAGMENT			1,812.27
SOMEFT	STATE OF MICHIGAN		
	2026AUG-SALESTAX	AUGUST 2026 SALES TAX RETURN	282.57
TOTAL FOR: STATE OF MICHIGAN			282.57

TOTAL - ALL VENDORS	320,134.24
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INVOICE AUTHORIZATION**Person Compiling Report**

I verify that to the best of my knowledge the attached invoice listing is accurate and the procedures in place to compile this invoice listing has been followed.

Insert Signature: **Roxanne Branch**
Digitally signed by Roxanne Branch
Date: 2026.09.10 14:49:00 -04'00'

Denise Wilcox, Finance Director/Treasurer

I verify that I have reviewed the expenditures and to the best of my knowledge the attached invoice listing is accurate and matches invoices physically authorized by Department Heads.

Insert Signature: **Denise Wilcox**
Digitally signed by Denise Wilcox
Date: 2026.09.10 15:59:42 -04'00'

Luke Keyzer, Water Renewal Plant Supt.

I verify that I have reviewed the expenditures attributed to my department and to the best of my knowledge the attached invoice listing is accurate and complies with the City's purchasing policy.

Insert Signature: **Luke Keyzer**
Digitally signed by Luke Keyzer
Date: 2026.09.11 07:07:52 -04'00'

Kevin Callahan, Public Safety Director

I verify that I have reviewed the expenditures attributed to my department and to the best of my knowledge the attached invoice listing is accurate and complies with the City's purchasing policy.

Insert Signature: **Kevin A Callahan**
Digitally signed by Kevin A Callahan
Date: 2026.09.10 16:06:05 -04'00'

Bob Nieuwenhuis, Public Works Supt.

I verify that I have reviewed the expenditures attributed to my department and to the best of my knowledge the attached invoice listing is accurate and complies with the City's purchasing policy.

Insert Signature: **Robert Nieuwenhuis**
Digitally signed by Robert Nieuwenhuis
Date: 2026.09.11 08:09:03 -04'00'

Justin Lakamper, City Manager

I verify that I have reviewed the expenditures attributed to my department and to the best of my knowledge the attached invoice listing is accurate and complies with the City's purchasing policy.

Insert Signature: **Justin Lakamper**
Digitally signed by Justin Lakamper
Date: 2026.09.11 08:17:23 -04'00'

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

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

Plainwell is an equal opportunity provider and employer

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