

City of Plainwell



“The Island City”

Brad Keeler, Mayor
Lori Steele, Mayor Pro Tem
Todd Overhuel, 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

Agenda

Planning Commission -Public Hearing

Special Use Permit Application for 760 N. Main St. to allow Bill Rethard to have a used car lot on the property zoned as C-2

City Hall Council Chambers

October 20, 2021 7:00 PM

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of Minutes: 09/15/2021 Planning Meeting
5. Chairman’s Report
6. Public Comment
7. New Business: Public Hearing re: Special Use Permit
8. Close Planning Meeting / Open Public Hearing
Special Use Permit Application for 760 N. Main St. to allow owner of Plainwell Auto Sales to have a used car lot on the property zoned as C-2.

Close Public Hearing
9. Fowl Ordinance – Planning Commission will hear from Kimberly Inman re: a change to our Ordinance re: Fowl.
10. Old Business: None
11. Reports and Communications:
 - A. Council minutes 9/27/2021
12. Public Comments
13. Staff Comments
14. Commissioners/Council Comments
15. Adjournment

The City of Plainwell is an equal opportunity provider and employer

CITY OF PLAINWELL
MINUTES
Planning Commission/ Public Hearing
September 15, 2021

1. Call to Order at 7:00 p. m. by Colingsworth
2. Pledge of Allegiance was given by all present.
3. Roll Call: Present: Rachel Colingsworth, Stephen Bennett, Jay Lawson, Lori Steele, Gary Sausaman, Dale Burnham
Excused: Jim Higgs
4. Approval of Minutes – 08 /04 & 18/2021
Steele motioned to approve minutes Lawson seconded. All in favor to approve minutes and place them on file.
5. Chairperson’s Report: - None
6. New Business:
Future Land Use Map – discussion on property located at 470 N. 10th Street regarding future land use. It is zoned R1A and Planning would like to see this zone for future land use as well. This will be updated with our Masterplan update scheduled for this year.
Bennett motioned to keep the property R1A for future land use seconded by Lawson. All in favor. Motion Passed.
Commercial Redevelopment Zone Presentation: Michelle Miersma presented on the benefits of having a redevelopment district for our Downtown. By having a redevelopment district this would allow for future major redevelopment projects to apply to the City for qualification and then for a tax abatement.
Steele motioned to move forward in researching a redevelopment district seconded by Bennett. All in favor vote. Motion passed.
7. Old Business
A. Food Truck Ordinance – discussion on developing an ordinance to allow Food Truck Vendors to set up permanently in out downtown vs only for events and the Farmers’ Market. Discussion to continue.
8. Reports and Communications:
A. 08/08/2021 Council Minutes reviewed by Commission. **Approved and placed on file.**
9. Public Comments – None
10. Staff Comments: None given
11. Commissioner Comments: None given
12. Adjournment: Colingsworth adjourned the meeting at 8:15 p.m.

Minutes submitted by Denise Siegel, Community Development Manager



CITY OF PLAINWELL

211 N. Main Street
Plainwell, Michigan 49080-1370

Phone: 269-685-6821
Fax: 269-685-7282

SPECIAL USE PERMIT APPLICATION

1. Owner/Applicant: Name: Rethard Bill / Rim Naser Fee: \$100.00
(Last) (First) (M.I.)
 Address: 760 N. Main street (suite A, suite B)
(Street & No.) (City) (State-Zip)
 Phone: 616-822-8992 / 269-685-8992
(Home) (Work)
2. Request is for a Special permit to (Specify Use): Used Car Lot
3. Legal Description of Property: Bill Rethard
(suite A, suite B)
4. Address of Property: 760 N. Main street, Plainwell, MI 49080
5. Present Use and Zoning of Property: Used Car Lot
6. Attach an Accurate Drawing Showing:
- a) Property boundaries
 - b) Existing structures
 - c) Location of abutting streets
 - d) Existing zoning on adjacent properties
 - e) Proposed new structures
 - f) Locations of buildings on adjacent properties
7. Names and Addresses of all other persons, firms or corporations having a legal interest in the property: Bill Rethard
8. Applicant/Owner Signature:
 X

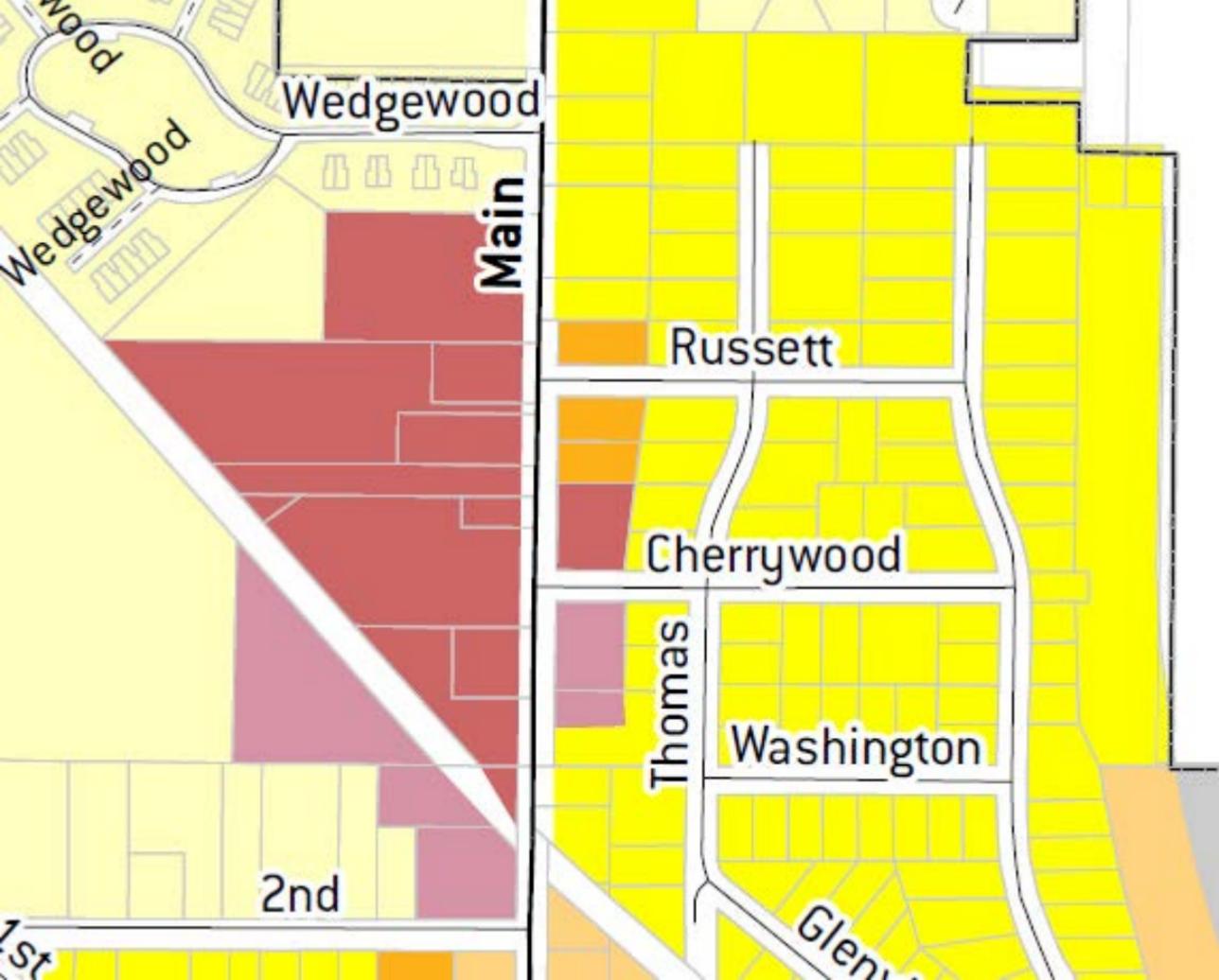
Official use only

Date of Application _____ date _____
 Fee amount _____ date _____
 Council Action _____ date _____
 Effective date _____

PAID

SEP 8 2021

Plainwell Treasury Office



Wedgewood

Main

Russett

Cherrywood

Thomas

Washington

2nd

1st

Glen



Sunset Dr

Glenview Dr

N Main St

Cherrywood Dr

Untitled Map

Write a description for your map.

Legend

760 N Main St

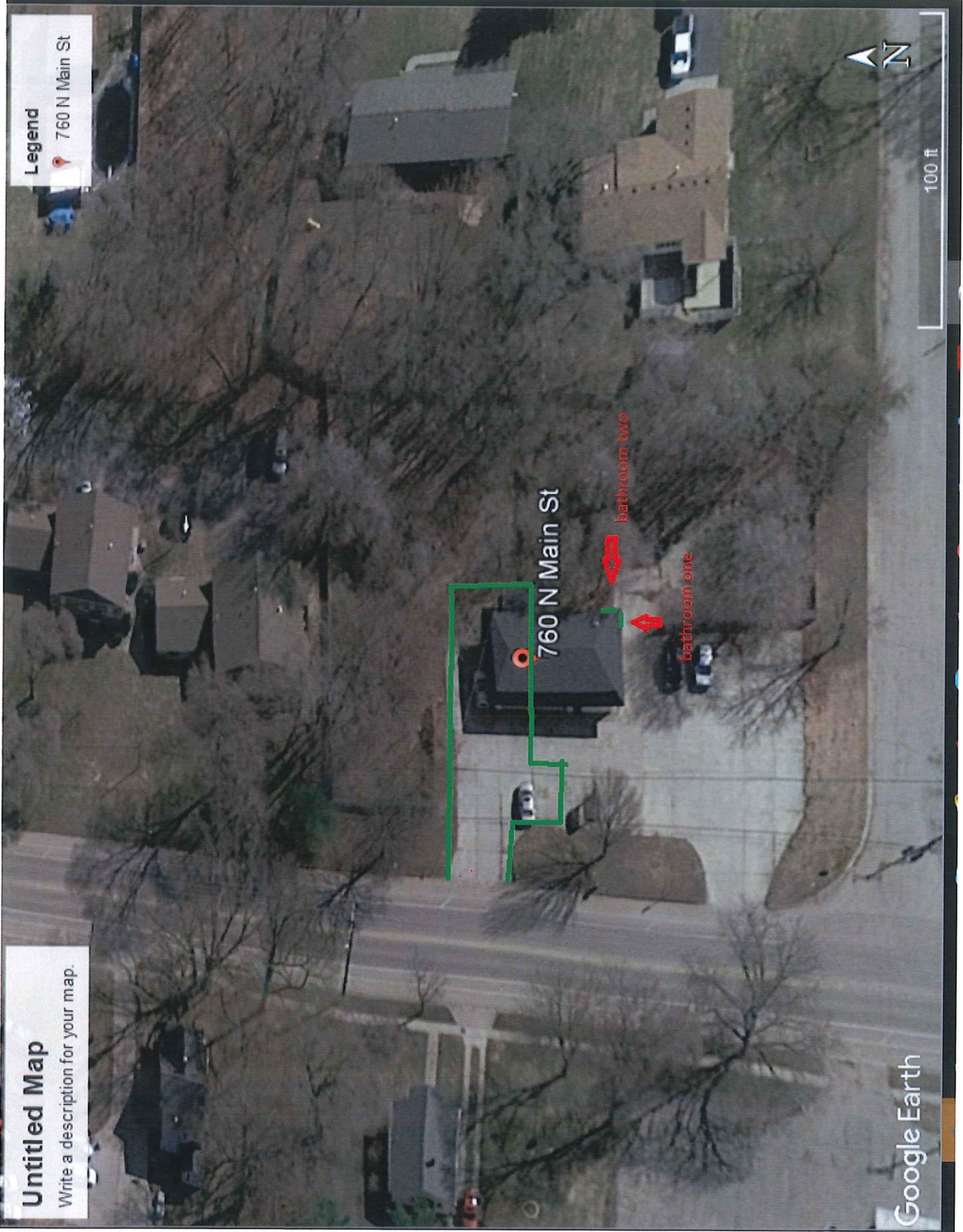
760 N Main St

bathroom two

bathroom one

Google Earth

100 ft



PETITION FOR PLAINWELL TO ALLOW BACKYARD CHICKEN COOPS

Requirements of a Local Ordinances must serve a public purpose, relate to local matters, and serve a lawful purpose, either as expressly provided for by law or as necessary for the general health, safety and welfare of the community. We believe that decades-old rules now seem counterproductive to a balanced, sustainable life the residents of the city of Plainwell would provide if allowed to own up to four hens. This would also be good for the general health and welfare of the community for the following reasons:

(1) Like any pet, a coop needs to be cleaned, but much less often than a litter box or dog kennel — e.g., a wood shavings on the floor of a coop can be cleaned out every few weeks. Chickens produce very little solid waste, and what is produced can be composted to make great fertilizer. Chickens, just like any other bird, spend up many hours a day grooming and taking dirt baths if they are not stuffed in a tiny cage getting pooped on by all the birds in the cages stacked above them. Four chickens produce less waste than a medium house cat, too.

(2) The advantage to chicken manure is that it can be used as valuable, high-nitrogen fertilizer. Unlike dog or cat poop, chicken manure can be combined with yard and leaf waste to create compost. Just as valuable, about 40% of the chicken manure is organic matter which is necessary for building fertile, healthy top soil.

(3) We should have a right to organic food source without having to pay triple the price. Findings from Penn State University suggest that organic chicken eggs have three times more omega-3 fatty acids than their caged counterparts. The eggs also contained 40% more vitamin A and twice as much vitamin E.

(4) Chickens enthusiastically eat all kinds of insects, including ticks, fleas, Japanese beetles, flies, spiders, termites, and slugs. They also eat small mice, moles, and small snakes.

(5) Chickens eat a lot, and they eat pretty much anything. Kitchen scraps make great chicken feed. You could cut down on the amount of kitchen waste in your home as there will be a purpose for leftover bread crusts and vegetable scraps.

(6) Raising chickens is great for easing into a more sustainable lifestyle. This endeavor will encourage you to spend more time outdoors. It also serves as a first step into making sure you know where your food comes from. Your chickens help your compost heap and your garden. Kids could participate in tasks like egg collection in the early hours and the regular cleaning of the chicken coop. Your family could bond over keeping your chickens secure, healthy and happy. Raising chickens also builds a community, those who believe in a more organic, sustainable life often trade eggs and fertilizer for vegetables and fruits grown in back yard gardens.

(7) Youth can participate in the Allegan County 4-H and learn how to become good citizens by working together in groups and supporting 4-H poultry project activities and events. Youth can also develop leadership initiative, self-confidence, sportsmanship and other desirable character traits. In 4-H youth learn how to keep accurate records such as expenses of project animal (animal, feed, housing equipment, etc.), length of project, income of project, animal sold, product sold (ex. eggs), in-depth knowledge of their project animal(s), principles of judging, and principles of public speaking. Raising poultry will help teach responsibilities and educate of food sources and be used as a teaching tool for children to young adults. It can be very rewarding for children to participate in responsibilities of this sort.



CONCERNS

We realize there are some concerns with raising backyard chickens in the city, lets address those concerns now.

Chickens are loud

Laying hens, at their loudest, have about the same decibel level as human conversation (60 to 70 decibels). They are quieter (~ 70 decibels) than barking dogs (90-100 decibels).



Chickens attract predators & vermin



Coops are designed to be predator-proof. Hens are safe from night predators (e.g., racoons, possums) and birds of prey (e.g., eagles, owls) in a secure coop and covered chicken run. Chicken feed should be secured (e.g., in metal bins, or in your house) just like any bird seed, pet food or garbage pails.

Chickens spread Salmonella

Various strains of Salmonella were investigated by the CDC from 2012 to 2021 from various sources including dog food, dog treats, turtles, bearded dragons, crested geckos, hedge hogs, guinea pigs and frogs. Chickens were also on the list but were no more likely to spread salmonella than the other pets listed. All bird owners should take reasonable steps to wash hands, as recommended by the CDC, just as after handling any pet waste or raw meat or fish.



Chickens Coops smell



If you can keep a deep, dry litter floor in your chicken coops, you can escape the majority of any potential ammonia smell. Every coop has an occupancy limit, so that is why we are asking for a coop permit and allowing no more than 4 chickens so overcrowding a coop doesn't happen.

NEW PROPOSAL

We are proposing the permitted the keeping of backyard chickens as part of a two (2) year pilot program without significant complaints or administrative difficulty to permit the keeping of backyard chickens and changing chapter 26, of the ANIMALS Section, specifically SEC. 26-12. OTHER ANIMALS of Plainwell City Ordinance that states: "The keeping of livestock within the city is prohibited. Livestock shall include horses, sheep, goats, pigs, cows, llamas, donkeys, mules, fowl and other animals of a similar nature" be changed to removing fowl from this clause prohibiting them.

We propose that a new section be added to include chickens may be kept in the City with a valid Chicken Permit containing:

- The number of chickens the applicant desires to keep;
- The size of the lot on which chickens are proposed to be kept
- The adequacy of the applicant's plans for housing and confining the chickens; and
- A site plan drawn to scale and show the location of all property lines, all existing buildings/structures on the property, fences, the proposed chicken coop, and the proposed fenced/covered chicken yard.

And be subject to the following conditions:

- Chickens may only be kept on a lot which is at least 3,800 square feet in size (.087 acre).
- Chickens must be kept in and confined in a properly designed and constructed coop or chicken house inside of a fenced and covered yard, which may be located only in the "rear yard" of the property. The Planning Director may permit an alternate placement where a rear yard does not exist due to existing building placement or for properties that do not have a rear yard, providing that there are no detrimental effects on adjacent properties.
- Coop: Minimum of 4 square feet per hen. Maximum of 6 ft. in height and 30 square ft. in size at the base.
Run: Minimum of 6 square feet if access to a fenced yard is available. 10 square ft. per hen if access to a fenced yard is not available. Maximum 4 feet in height if greater than 40 sq. ft. in size. May be 6' tall is 40 sq. ft. in size or less. Each fenced and covered enclosure shall be designed with adequate yard space for each chicken, and the coop or chicken house. Enclosures must be clean and resistant to predators and rodents.
- Each fenced and covered enclosure shall be located at least **ten (6) feet** from any lot line.
- Chicken feed must be in rodent resistant and weather proof containers.
- Chickens may not be butchered, slaughtered, or otherwise killed, for any reason or any purpose, on any real property on which chickens may be kept pursuant to this ordinance.
- No person shall keep or allow to be kept more than **four (6)** chickens
- Roosters are expressly prohibited, regardless of the age or maturity of the bird.

MINUTES
Plainwell City Council
September 27, 2021

1. Mayor Keeler called the regular meeting to order at 7:00 PM in City Hall Council Chambers.
2. Steve Smail from Lighthouse Baptist Church gave the invocation.
3. Pledge of Allegiance was given by all present.
4. Roll Call: Present: Mayor Keeler, Mayor Pro Tem Steele, Councilmember Overhuel, Councilmember Keeney and Councilmember Wisnaski. Absent: None.
5. Approval of Minutes/Summary:
A motion by Steele, seconded by Overhuel, to accept and place on file the Council Minutes of the 09/13/2021 special and regular meetings. On a voice vote, all voted in favor. Motion passed.
6. Public Comment: None
7. County Commissioner Report: None
8. Agenda Amendments: None
9. Mayor's Report: None
Mayor Keeler reported great progress with installation of the Noon Whistle.
10. Recommendations and Reports:
 - A. Included with the budget was the purchase of a replacement salt truck for the DPW Fleet. Superintendent Nieuwenhuis has been shopping and found a used vehicle that once belonged to City of Midland. The vehicle has been inspected and meets the city's needs. Should the purchase be approved, the 1994 Ford dump truck could be sold at auction. Councilmember Overhuel suggested keeping the 1994 for use in leaf pickups as opposed to renting a truck, as has been past practice. Council agreed the 1994 truck should be retained. Pickup truck #4 could be sold at auction subject to Council approval, as this truck has been replaced by a former Water Renewal vehicle.
A motion by Keeney, seconded by Wisnaski, to approve the purchase of a 2007 IHC Dump Truck from Midwest Trailer and Equipment for \$42,515.00 and the auction of Truck 4. On a roll call vote, all voted in favor. Motion passed.
 - B. City Manager Wilson had provided in the Council Packet an update about code enforcement actions at the former Clark Station at 204 S. Main. The property owner agreed to a court order mandating he correct the enforcement issues, but the deadline for the order has passed. Council considered options for rehabilitating the property, focusing on the fuel tanks. Inquiries were made about how many tanks, the fuel level in each, and whether there is ongoing contamination. The Council is concerned about legal and environmental concerns.
A motion by Wisnaski, seconded by Keeney, to direct the city to undertake initial low-cost options to address landscaping, littering and public safety issues to secure the property. On a roll call, all voted in favor. Motion passed.

11. Communications: None

A.

12. Accounts Payable:

A motion by Wisnaski, seconded by Steele, that the bills be allowed and orders drawn in the amount of \$190,052.74 for payment of same. On a roll call vote, all in favor. Motion passed.

13. Public Comments: None

14. Staff Comments

Superintendent Nieuwenhuis noted that hydrants will be flushed on October 8, and loose leaf pickup will begin the following week. He also reported the department has moved Wade Keyzer into the Water Operator position and Rodd Leonard to the full-time Equipment Operator position vacated by Keyzer.

Community Development Manager Siegel noted working on seeking funding for the River to River Trail. She also gave a report on discussions with the industrial park occupants who are seeking funding for fiber-optic and road infrastructure improvements. She also noted a house on East Hill Street that has been refurbished and available on Air BnB.

Superintendent Pond gave a report on lift station maintenance.

Director Bomar reported working on the final stages of choosing a candidate for the full-time Public Safety Officer position. He thanked Personnel Manager Sandy Lamorandier for going above and beyond helping.

Clerk/Treasurer Kelley reported working on the auditors for the upcoming site visit in two weeks. He noted having attending treasurer and clerk trainings last week.

15. Council Comments:

Councilmember Keeney asked about Old Orchard sewer installation.

Councilmember Overhuel reminded Superintendent Nieuwenhuis to seek cover for the 1994 Ford.

Mayor Pro Tem Steele expressed concern for a school family who lost their home in a recent fire.

16. Adjournment:

A motion by Keeney, seconded by Wisnaski, to adjourn the meeting at 7:47 PM. On voice vote, all voted in favor. Motion passed.

Minutes respectfully
Submitted by,
Brian Kelley
City Clerk/Treasurer

MINUTES APPROVED BY CITY COUNCIL

October 11, 2021



Brian Kelley, City Clerk