

City of Plainwell



"The Island City"

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

AGENDA

Plainwell City Council

Monday, August 24, 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 – 08/10/2026 Regular Meeting
6. Public Comments
7. County Commissioner Report
8. Agenda Approval
9. Mayor's Report
10. Recommendations and Reports:
 - A. City – Special Event Permit application 2026-19 – Joe's Labor Day Bash
Council will consider approving SEP 2026-19 as presented.
 - B. City - Special Event Permit application 2026-20 – Plainwell Paper Mill Car Show
Council will consider approving SEP 2026-20 as presented.
 - C. WR – Purchase of new Wilo pump for Cushman Pump Station
Council will consider approving the purchase of a new Wilo pump for the Cushman Lift Station at a cost of \$20,090.00.
 - D. WR – Electrical work on Standby Generator and Pump Stations
Council will consider approving electrical work on the standby generator and Pump Stations by Esper Electric at a cost of \$12,005.00.
 - E. City – 830 Miller Road – Proposed Concrete Redi-Mix Special Use Permit and Site Plan Discussion
11. **Communications:** The July Department of Public Safety Report, the 7/14/2026 DDA/BRA/TIFA meeting minutes and the 7/14/26 Parks & Trees meeting minutes.
12. Accounts Payable - \$1,162,182.87
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 10, 2026

1. Mayor Keeler called the regular meeting to order at 7:00pm in City Hall Council Chambers.
2. Invocation: None.
3. Pledge of Allegiance was given by all present.
4. Roll Call: Present: Mayor Brad Keeler, Mayor Pro Tem Lori Steele and Councilmembers Randy Wisnaski, Roger Keeney and Cathy Green.
5. Approval of Minutes:
A motion by Steele, seconded by Wisnaski, to accept and place on file the Council Meeting Minutes of the 07/27/2026 regular meeting. On a voice vote, all voted in favor. Motion passed.
6. Public Comment: None.
7. County Commissioner Report: None.
8. Agenda approval:
A motion by Steele, seconded by Wisnaski, to approve the Agenda for the August 10, 2026 meeting as presented. On a voice vote, all voted in favor. Motion passed.
9. Mayor's Report: The All School reunion on Saturday was very nice.
10. Recommendations and Reports:
 - A. City Manager Lakamper discussed a new 3-year area ambulance agreement with Beacon Health. In the past, Plainwell has partnered with Pipp hospital, Gun Plain Township, Otsego Township, and Otsego, to share the cost of ambulance service in the area.
Pipp is now owned by Beacon Health, who is asking that each municipality execute a new agreement with updated rates for the next three years. The annual cost to the City of Plainwell is \$10,919.00. The cost will increase each subsequent year of the 3-year contract by CPI-U. Each participating municipality pays on a per capita basis.
Paying for this service in a shared fashion allows for economy of scale that no individual municipality could achieve on their own and allows for two ambulances to operate out of Beacon for the community. They also maintain a third ambulance in Allegan that can be brought down the Plainwell/Otsego area if needed. The City would not be able to contract with a private entity or maintain its own ambulance service for this price. This represents great value for the community.
A motion by Keeney, seconded by Green, adopting the Plainwell Area Ambulance Agreement. On a roll call vote, all voted in favor. Motion passed.
11. Communications:
A motion by Steele, seconded by Wisnaski, to accept and place on file the July 2026 Investment and Fund Balance Reports. On a voice vote, all voted in favor. Motion passed.
12. Accounts Payable:
A motion by Keeney, seconded by Steele, that the bills be allowed and orders drawn in the amount of \$274,239.78 for payment of the same. On a roll call vote, all voted in favor. Motion passed.
13. Public Comments: None.
14. Staff Comments:
 - A. Finance Director/Treasurer Wilcox had nothing to report.
 - B. Personnel Coordinator/Deputy Treasurer Kersten had nothing to report.
 - C. Superintendent Keyzer shared that a pump motor had burned out at Cushman lift station.
 - D. Director Callahan had nothing to report.

MINUTES
Plainwell City Council
August 10, 2026

- E. Clerk Leonard discussed the August Primary Election, sharing that Plainwell had record turnout, and received excellent marks from the Board of Canvassers.
- F. City Manager Lakamper discussed the upcoming Public Hearing to be held at the Planning Commission meeting on August 19, 2026 at 6:30pm here at City Hall. The Public Hearing is to receive comment on Special Use Permit Application received from Bex Farms for a redi-mix concrete plant to be located at 830 Miller Rd. in Plainwell's Industrial Park. We have received lots of public feedback, mostly concerning noise, dust and vibration, which are all regulated by Ordinance.

Closing on the Mill buildings has been pushed back to 8/18/2026, though the closing packet itself has been received and reviewed. Lakamper noted that in addition to the duck logo murals on the front of the building, Classic Auto Mill owner Darius has asked permission to reuse the original paper mill sign. Water and sewer hookup for Classic Auto Mill is happening now.

Last winter, the old William Crispe house suffered water damage. The current owner reached out to share that a company is coming to inspect the property, and restore power.

Mill 17 is in the process of applying for a new Class C Redevelopment Liquor license. The sale of the building has not closed yet, but Mill 17 shared that after closing, work would begin on both the 1st and 3rd floors.

The fire damaged home on S. Main has been demolished, and the owner sold the lot. The insurance company of the fire damaged home on N. Main is working with the City of the fire withholding deposit. The home has cleared probate and should be rebuilt soon.

Consumers Energy has partnered with ReLeaf to offer the City of Plainwell 40 trees to plant in up to two locations. 17 trees will be planted in the downtown area, with the remaining 23 trees planted in the New Orchard, which was heavily impacted by the tornado in April. There will be a volunteer tree planting event held on a Saturday in September or October. Everyone is welcome at this event, and further details will be announced soon.

15. Council Comments:

- A. Steele thanked everyone who came to the All School Reunion, sharing that 3 people have volunteered to continue planning for and hosting the annual event. She thanked City Staff for their hardwork.

16. Adjournment:

A motion by Steele, seconded by Green, to adjourn the meeting at 7:19pm. On a voice vote, all voted in favor. Motion passed.

Minutes respectfully
submitted by,
JoAnn Leonard
City Clerk

MINUTES APPROVED BY CITY COUNCIL
August 24, 2026

JoAnn Leonard, City Clerk



"The Island City"

City of Plainwell Special Event Permit Application

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

Permit # 2026-19

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: 8-12-26

Applicant Information:

Contact Name: Melissa DeYoung
Address: 127 E Bridge St City: Plainwell Zip: 49080
Phone: 269 330-5462 Email: hipple17@protonmail.com

Sponsoring Organization/Business: Joe's Pizza & Sports Bar
Address: 127 E Bridge St City: Plainwell Zip: 49080
Phone: 269 685-1162

☐ Nonprofit ☒ Profit

Event Information:

Date of Event 9-5-26 Event Start Time: 11:00AM Event End Time: Close 2 AM

Type of Event: music-drink + food specials Name of Event: Joe's Labor Day Bash

Number of People Expected to Attend: 200 - not necessarily at band shell at one time. Myron does have a very large following.

Location of event:

- ☐ Thurl Cook Park ☐ Sherwood Park
☐ Kenyon Park ☐ Hicks Park
☐ Fannie Pell Park ☐ Other: _____
☒ Band Shell

Please describe what areas of the park will be used:

Myron Elkins & his band in the band shell
local country music artist



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

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Event Details:

Please describe in detail the activities planned:

Food + drink Specials all day
we will have 3 musical acts starting @ 3 one man
Charlie Rockets 3:00-5:30 on our patio, Myron Elkins 6-9 band
we have DJ starting @ 10-1am
Shall

Is this a fund-raising event? If yes, what is it for? _____

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

FB, Flyers, Instagram, Sponsors are putting flyers in bags with

Does the event require on-site security?

☐ YES ☒ NO

Does the event require on-site medical service?

☐ YES ☒ NO

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

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

we have a portable generator if needed
the artist says they have everything

Are you using local businesses?

☐ YES ☐ NO

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): possible port-a-john

*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.



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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: _____

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: 8-12-26

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 |



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"The Island City"

City of Plainwell

Special Event Permit Application

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

Permit # 2026-20

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

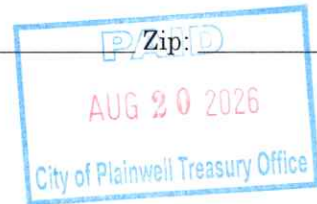
Date of application: 8-20-2026

Applicant Information:

Contact Name: Tim Neumann Dene Hendricks
Address: 8438 N 12th City: Kalamazoo Zip: 49009
Phone: 269-615-4509 Email: Neumannhillranch@gmail.com

Sponsoring Organization/Business:

Address: None City: _____ Zip: _____
Phone: _____
☐ Nonprofit ☐ Profit



Event Information:

Date of Event: 9-5, 9-6-2026 Event Start Time: 9:00AM Event End Time: 4:00pm
Type of Event: Car Show Name of Event: Plainwell Paper Mill Car Show
Number of People Expected to Attend: 100+

Location of event:

- ☐ Thurl Cook Park
☐ Kenyon Park
☐ Fannie Pell Park
☐ Band Shell

- ☐ Sherwood Park
☐ Hicks Park

☒ Other: Old Plainwell Paper Mill Site

Please describe what areas of the park will be used:

Grass West of Mill Building + Parking Lot South of Mill Building



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

S:\Administration\Permits\Special Event or Park Reservation Permit\2021 Special Event Permit Application.docx

Event Details:

Please describe in detail the activities planned:

Parking Cars, Overflow from M 12 Building SiteIs this a fund-raising event? If yes, what is it for? NoWill participants or spectators be charged an admission fee? ☐ YES ☒ NOWill there be alcohol for sale? ☐ YES ☒ NOWill there be food for sale? ☐ YES ☒ NOWill there be merchandise for sale? ☐ YES ☒ NOWill there be a vendor participation fee? ☐ YES ☒ NODo you have insurance? ☐ YES ☒ NOWill any items be distributed? ☐ YES ☒ NOWill the event be advertised? If so, how? ☒ YES ☐ NOSocial MediaDoes the event require on-site security? ☐ YES ☒ NODoes the event require on-site medical service? ☐ YES ☒ NODoes the event require street closure? If so, indicate route ☐ YES ☒ NODo you plan to have sound amplification? ☐ YES ☒ NOIs 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 _____Are you using local businesses? ☒ YES ☒ NO**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): _____

*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.



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S:\Administration\Permits\Special Event or Park Reservation Permit\2021 Special Event Permit Application.docx

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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: 8-20-26

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: 8-20-26

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: JK Date: 8/20/26 Amount paid: \$50 cash/CC/check # _____

☐ Application approved

☐ Permit # assigned

☐ Event on calendar

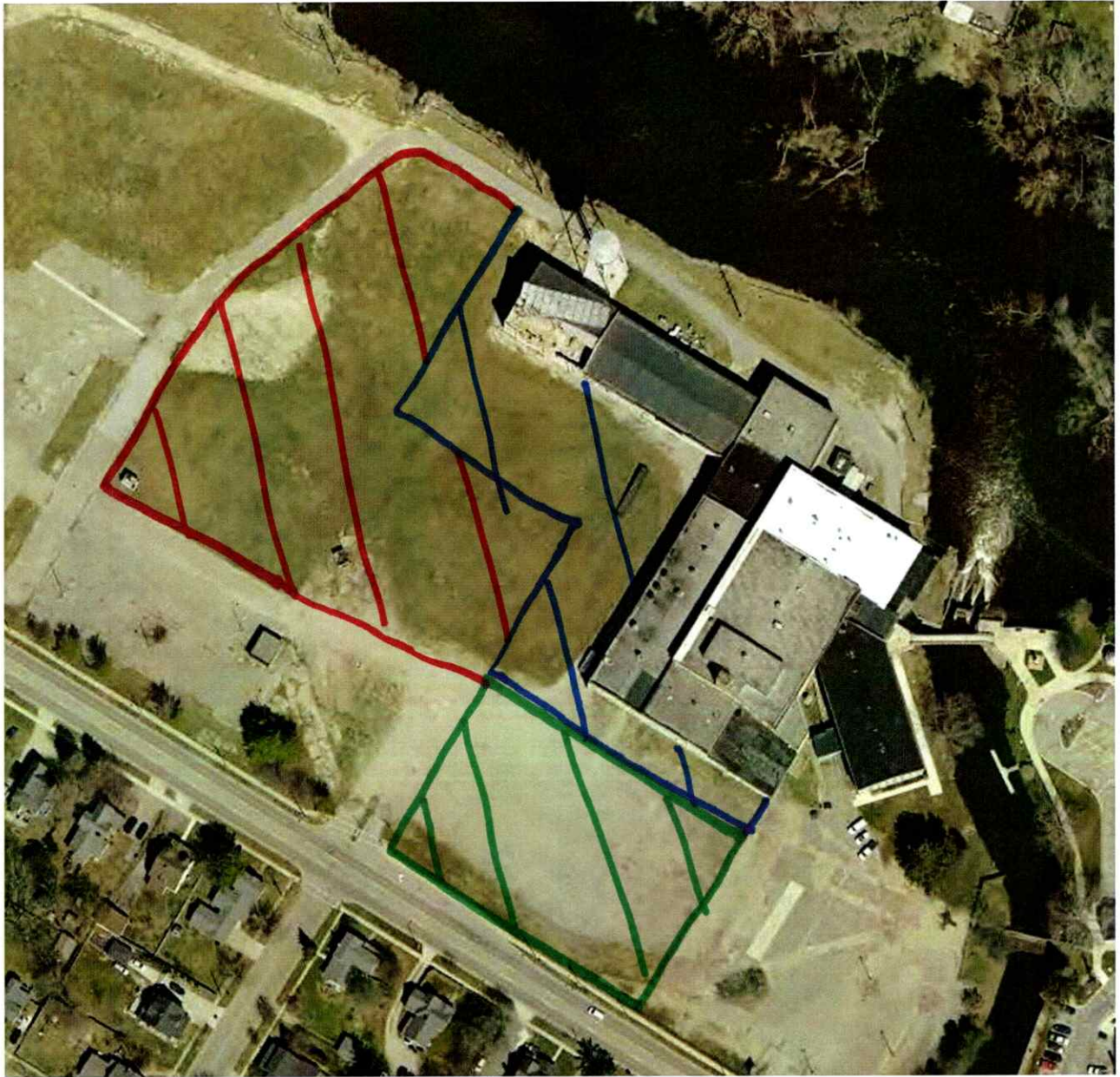
☒ Application scanned & logged

☐ Email DPW/DPS

☐ Notice posted before event



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



☑ - City property to be used for overflow show car parking.

☑ - Attendee public parking.

☑ - Classic Auto Mill property for swap meet, show cars, food trucks, entertainment, and vendors.

★★★★★

Let's Meet At The

PLAINWELL PAPERMILL!

CAR SHOW!!!

— TWO —
GREAT DAYS
— ONE —
INCREDIBLE
WEEKEND!

ALL CARS,
TRUCKS &
MOTORCYCLES
WELCOME!

NO ADMISSION FEE!

SATURDAY

SEPT. 5

Swap Meet

9:00AM - 4:00PM

SUNDAY

SEPT. 6

Car Show

11:00AM - 4:00PM



DOOR PRIZES



\$500 RAFFLE
Tickets: \$3 2/\$5



FOOD VENDORS



FAMILY FRIENDLY

FUN
FOR THE
WHOLE
FAMILY!



CLASSIC CARS ★ MUSCLE CARS ★ TRUCKS ★ MOTORCYCLES ★ GOOD TIMES

GOOD CARS. GOOD PEOPLE. GOOD TIMES.



"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: August 19, 2026
SUBJECT: Approval for purchase of new pump for Cushman Street pump station.

SUGGESTED MOTION: I motion to approve the purchase of a new Wilo pump for the Cushman Street pump station for \$20,090.

BACKGROUND INFORMATION: Cushman Street pump station handles all of the sewage North of the river including The Village of Martin, Lake Doster, Airport Plat, and the Mobile Home Park. It has 3 large (15 HP) pumps that handle the pumping back to the treatment plant. These pumps have been in service since 2009/2010. Two pumps are still working, one is in the shop for repairs.

ANALYSIS: These pumps have performed great for over 15 years. They are an expensive pump, but are very reliable. We would like to purchase another pump just like the old one. Jett Pump is the Wilo distributor for Michigan.

BUDGET IMPACT: This will affect the 590-900-971,000. This is a capital improvement. There is money in this budget for this.

JETT

Pump & Valve, L.L.C.

4770 Pontiac Lake Rd. Phone: 248-673-2530
Waterford, MI 48328 Fax: 248-673-2574
e-mail: sales@jettpump.com
web: www.jettpump.com

Quote

Date	Quote #
8/10/2026	26-21851

Name / Address
Plainewell DPW 211 N MAIN STREET PLAINWELL, MI 49080-1370

Rep	Job #
DS	26-21851

Item	Description	Qty	Unit Cost	Total
15.52E + T17.2-/24KEx	Pump Model FA 15.52E - 6 in discharge/6 inch suction, handling up to 3.9 in solids 15.4HP 1700RPM 3Ph 460V X-Proof, Air Filled Motor (20.8A) 840 GPM 47 FT using an enclosed, single vane, Impeller trimmed to 9.02 inches w/ Cable - Std. 39Ft	1	20,090.00	20,090.00
	ESTIMATED LEAD TIME 4-6 WEEKS			

All products and services are offered and sold subject to JETT Pump & Valve's terms and conditions. Proposals or quotes are good for 30 days and are subject to correction of clerical error. Prices do not include applicable taxes, freights, submittals, start-up, alignment, training, or any other field or factory services unless expressly noted. Payments by Credit Cards are subject to a 3% fee. No claim is made that the product is in conformance the any plans or specifications applicable to a project; accuracy of all quantities and descriptions shall be confirmed by others. All invoices are due within 30 days from the date of invoice. Any unpaid balances will be subject to a 1-1/2% per month fee from date of invoice. Any fees incurred due to collection will be imposed.

Orders are subject to return and cancellation fees. Lead times are estimated and subject to change. JETT Pump & Valve is not responsible for delays in shipments due to the availability of material. Please note that shipping or freight charges are not included in this Quote. Actual shipping costs will be calculated based on the final order quantity, destination, and chosen shipping method. These charges will be added to your final invoice.

Total	\$20,090.00
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"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: August 19, 2026
SUBJECT: Approval for work on Standby Generator and Pump Stations.

SUGGESTED MOTION: I motion to approve Esper Electric to do the electrical work for the standby generator for \$12,005.

BACKGROUND INFORMATION: Our portable standby generator has been worked on in the past to run City Hall. We need to get this generator to be able to run 5 of our pump stations that don't have back up power. Some of these stations need to be upgraded as well.

ANALYSIS: Esper has done all of the generator work in the past. They know all about the existing generator and Lift Station panels.

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



ESPER Electric
Quality Craftsmanship Since 1984

SERVICE · CONTROLS · CABLING · DESIGN-BUILD CONSTRUCTION · COMMERCIAL · RESIDENTIAL · RENOVATIONS

To: Robert Nieuwenhuis
City of Plainwell
Plainwell, MI 49080

6/2/2026

Estimate #: 26-S048T

Prepared by: Troy Wolthuis

Bidding: Lift Station Em Power

Proposal:

Proposal is based on Generator company converting generator back to 240 & 480-volt delta outputs. This is not included in this pricing.

- 1) Provide and install 5 New Pin and Sleeve outlets with back boxes.
- 2) All back boxes will be painted to its conforming voltage and amperage.
- 3) Provide and install (1) new manual transfer switch to the Peach Court location.
- 4) Provide and install (2) conforming voltage and amperage receptacles on the re-worked generator.
- 5) Provide (2) conforming voltage and amperage cords for jumpers between the generator receptacle and the lift station receptacle.
- 6) Test all (5) locations for proper rotation so generator can be plugged into any location with proper rotation.

Clarifications:

- 1) Adder for barn panel with circuit location. Includes new 20 position panel, circuit breakers with up to 10 circuit relocations from the non-emergency panel.
\$ 2,045.00

I acknowledge and fully understand Esper Electric's
Payment terms are strictly net 30 Days

Print Name: _____ Date: _____

Signature: _____ PO#: _____

Total Price:

\$ 14,050.00

This Proposal and Prices are good for
15 days after which we reserve the
right to modify this bid as needed to
reflect daily changes in material cost.
Includes all necessary taxes.



"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: August 24th, 2026
SUBJECT: 830 Miller Road - Proposed Concrete Redi-Mix Special Use Permit and Site Plan Discussion

SUGGESTED MOTION: None

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.

ANALYSIS: A number of concerns were raised at the meeting, 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. I have asked the applicant to provide us with more literature on their filtering and containment requirements to be compliant with State regulations and would like to give the council and others more time to digest the large amounts of information provided by our planners and have therefore placed this item on the agenda as a discussion point, rather than putting the special use permit and site plan up for consideration.

BUDGET IMPACT:

ATTACHMENTS: Manager's Memo from January 12th regarding purchase agreement, Special Use Permit Application, Site Plan, and Planners and Managers 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"

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: _____

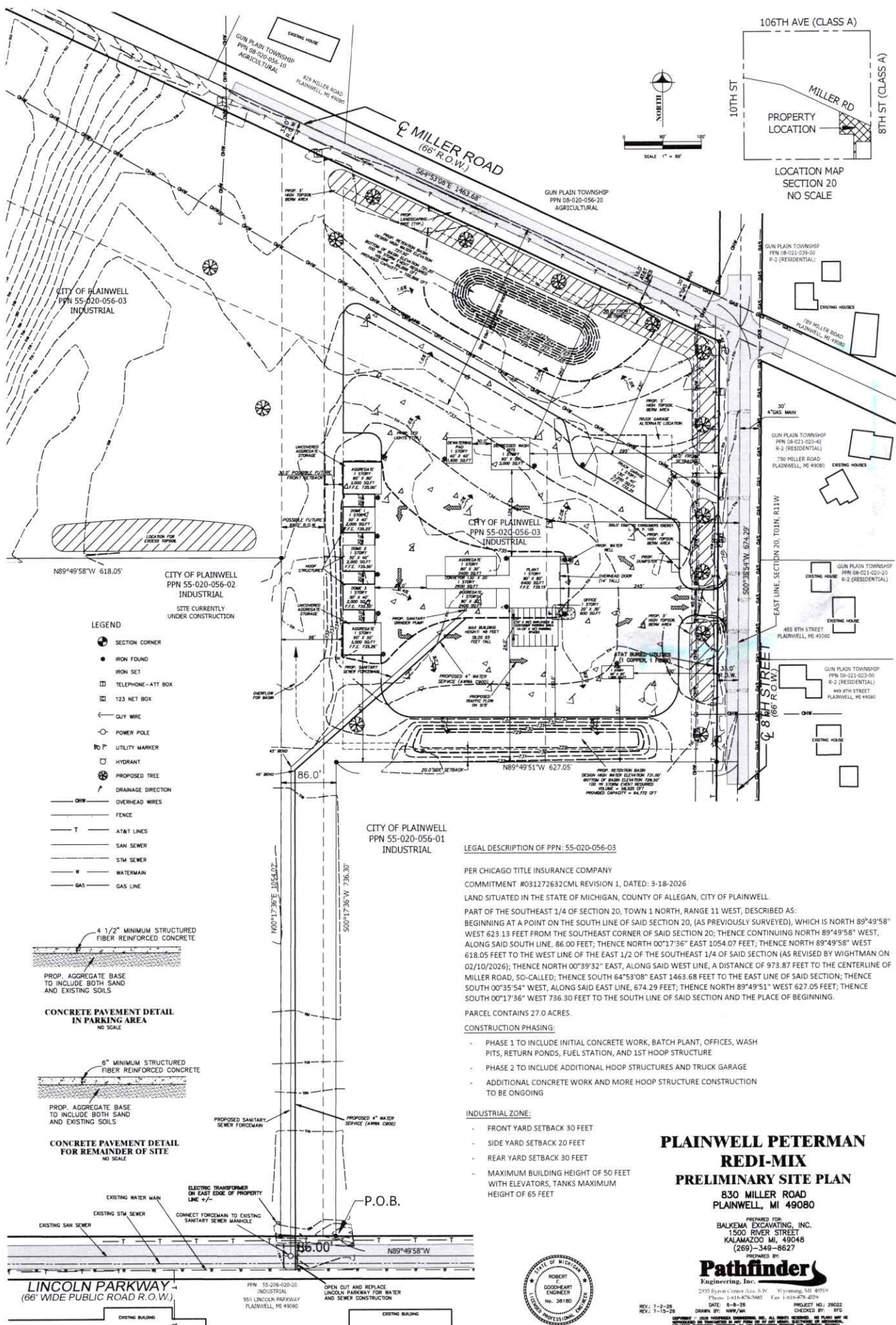
Date: _____

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 49008
(269)-349-8627

PREPARED BY:
Pathfinder
Engineering, Inc.

2305 Byron Center Ave. S.W. Wyoming, MI 49319
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 SIGNATURE, ALL SHEETS MUST BE SIGNED AND DATED BY THE ENGINEER. THE ENGINEER'S SIGNATURE MUST BE IN THE PRESENCE OF A NOTARY PUBLIC. THE ENGINEER'S SIGNATURE MUST BE IN THE PRESENCE OF A NOTARY PUBLIC.

2. Under the Michigan Professional Engineers Act, the Engineer shall not be held responsible for the design or construction of any structure or equipment unless the Engineer has personally supervised the design and construction of such structure or equipment.



REV: 7-2-26
REV: 7-15-26

2. Under the Michigan Professional Engineers Act, the Engineer shall not be held responsible for the design or construction of any structure or equipment unless the Engineer has personally supervised the design and construction of such structure or equipment.



LGROW Design Spreadsheet Allegan County

GVMC

Version 3.5

Instructions

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

Project Description

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

Run

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

Sensitive Areas

Description	Notes

Channel Protection Volume Basis

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

Subcatchment Connectivity

Number of Subcatchments 2

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



LGROW Design Spreadsheet Allegan County



Subcatchment Hydrology Summary

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

Channel Protection Volume from Structural BMPs

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

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

Water Quality Volume and TSS Removal

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

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

Runoff

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

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

Notes:

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

Required Channel Protection Volume

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

2-year Runoff Volumes [cft]

Required this Subcatchment [cft]

Unmet from Upstream Subcatchments [cft]

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

Developed	Pre-developed
1. <i>Chlorophyll <i>a</i></i> and <i>Chlorophyll <i>b</i></i> were determined using a spectrophotometer (Shimadzu UV-1601) at 663 nm and 646 nm, respectively. The concentrations were calculated using the following equations: $C_{Chl\ a} = \frac{A_{663} - 0.209 A_{646}}{22.9}$ $C_{Chl\ b} = \frac{A_{646} - 0.104 A_{663}}{22.9}$ where $C_{Chl\ a}$ and $C_{Chl\ b}$ are the concentrations of chlorophyll <i>a</i> and chlorophyll <i>b</i> in mg/L, and A_{663} and A_{646} are the absorbance values at 663 nm and 646 nm, respectively.	1. <i>Chlorophyll <i>a</i></i> and <i>Chlorophyll <i>b</i></i> were determined using a spectrophotometer (Shimadzu UV-1601) at 663 nm and 646 nm, respectively. The concentrations were calculated using the following equations: $C_{Chl\ a} = \frac{A_{663} - 0.209 A_{646}}{22.9}$ $C_{Chl\ b} = \frac{A_{646} - 0.104 A_{663}}{22.9}$ where $C_{Chl\ a}$ and $C_{Chl\ b}$ are the concentrations of chlorophyll <i>a</i> and chlorophyll <i>b</i> in mg/L, and A_{663} and A_{646} are the absorbance values at 663 nm and 646 nm, respectively.

19.709

Pre-developed

0

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

Notes:

Percentage of Channel Protection Volume Met by Retention

19,709

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

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

Notes:

Sub2: NORTH SIDE

Runoff

[Click here for documentation](#)

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

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

Notes: 16.36 acre 51

Subcatchment Runoff Volume for Developed Land Use

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

Channel Protection Volume

[Click here for documentation](#)

Required Channel Protection Volume

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

Yes

2-year Runoff Volumes [cft]

Developed

Pre-developed

Required this Subcatchment [cft]

29,309

29,309

0

Unmet from Upstream Subcatchments [cft]

0

Required Channel Protection Volume [cft]

29,309

Structural BMPs used to meet Channel Protection Volume

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

Credited Channel Protection Volume

29,309

Notes:

Percentage of Channel Protection Volume Met by Retention

100%

Water Quality Volume

[Click here for documentation](#)

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

TSS Generated this Subcatchment

13,913

TSS from Upstream Subcatchments

0

TSS to be Treated

13,913

TSS Accounting

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

Notes:

TSS Removal Efficiency [%]



LGROW Design Spreadsheet Allegan County

GVMC

Time-of-Concentration

[Click here for documentation](#)

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

Method Selected
User

Notes:

Flood Control Volume

[Click here for documentation](#)

Detention - Routing Method

Design Storm	100-year
Total Contributing Area [ac]	22.80
Developed Peak Discharge [cfs]	36.59
Allowable Discharge Worksheet	Select
Standard Discharge [cfs] - 0.13 [cfs/ac]	2.96 ☒
Alternate Discharge [cfs]	☐

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 ← NONE
Detention Required?	Yes
Allowable Discharge [cfs]	2.96
Required Storage Volume [cft]	76,258
Time to Drain [hrs]	14.3

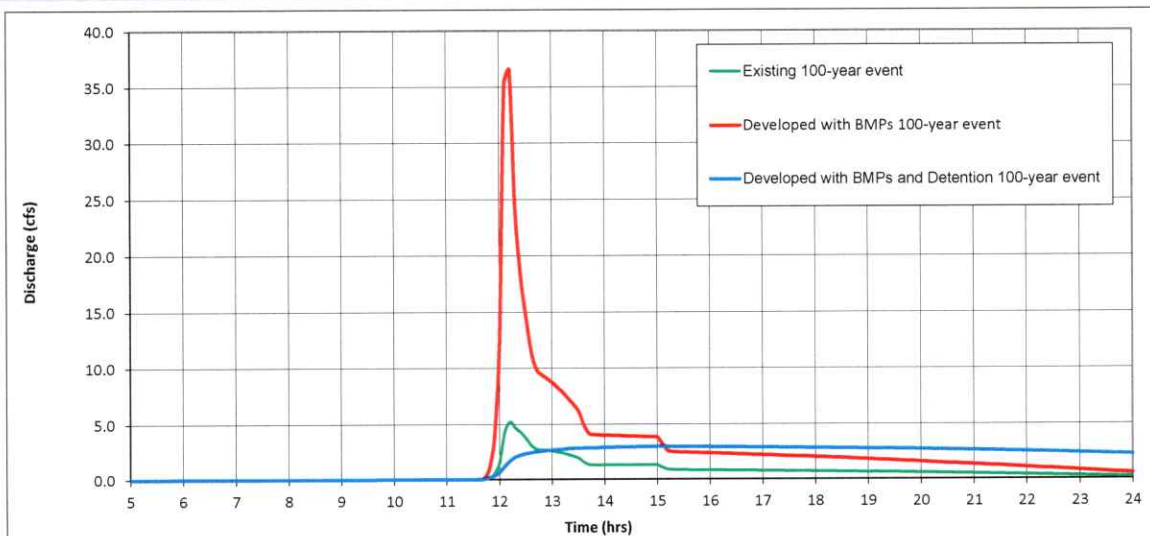
Required Storage Volume [cft] **0**

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.

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.

K



PLAINWELL PUBLIC SAFETY

Police, Fire and Medical First Responder Services

MONTHLY REPORT

July 2026

Prepared by Director Kevin Callahan

Classification of Crimes Reported

File Class	CRIMES AGAINST PERSON	July	Year to Date
900	Murder and Non-Negligent Manslaughter	0	0
1000	Kidnapping	0	0
1100	Sexual Assault	2	11
1200	Robbery	0	0
1300	Aggravated & Non-Aggravated Assault	6	32
PROPERTY CRIMES			
2000	Arson	0	0
2100	Extortion	0	0
2200	Burglary	1	3
2300	Larceny	4	27
2400	Motor Vehicle Theft	2	3
2500	Forgery/Counterfeiting	0	0
2600	Fraudulent Activities	1	15
2700	Embezzlement	0	0
2800	Stolen Property - Buying, receiving	0	0
2900	Damage to Property	1	8
3500	Violation of Controlled Substances Act	0	3
MORALS/DECENCY CRIMES			
3600	Sex Offenses (Other than Sexual Assault)	0	0
3700	Obscenity	0	3
3800	Family Offenses	0	7
4100	Liquor Violations	0	1
PUBLIC ORDER CRIMES			
4800	Obstructing Police - Offenses Which Interfere with Investigations	0	1
4900	Escape/Flight - Fleeing and Eluding a Officer's Custody	1	4
5000	Obstructing Justice	2	26
5200	Weapons Offenses	0	0
5300	Public Peace	7	46
5400	Traffic Investigations - Any Criminal Traffic Complaints	0	19
5500	Health and Safety	52	170
5600	Civil Rights	0	0
5700	Invasion of Privacy	4	20
6200	Conservation Law Violation	0	1
7300	Miscellaneous Criminal Offense	0	0
GENERAL NON-CRIMINAL			
9100	Juvenile/Minor/School Complaints	0	14
9200	Civil Custody	0	5
9300	Traffic Non-Criminal (Reports Only - Does not include Citations Issued)	0	30
9400	False Alarm Activation	2	26
9500	Fires (Other than Arson)	1	7
9700	Accidents, All Other	11	86
9800	Inspections, Unfounded FIRS	0	0
9900	General Assistance (All Except Other Police Agencies)	110	577
9911 & 9912	General Assistance (Other Police Agencies)	76	505
FIRS	Medical First Responder	31	195

Plainwell Department of Public Safety

Complaints/Activities for July 2026

ARRESTS

CUSTODIAL ARRESTS

3 *An individual taken into custody for a criminal offense and jailed for that offense.*

ARREST COUNTS

9 *Criminal complaints or cases cleared by the custodial arrest or issuance of a warrant(s).*

TRAFFIC ENFORCEMENT & CITATIONS

HAZARDOUS CITATIONS

11 *Uniform Law Citations issued by officers to individuals for moving traffic violations. (Drag racing, Speeding, etc.)*

NON-HAZARDOUS CITATIONS

0 *Uniform Law Citations issued by officers to individuals for NON-moving traffic violations. (Registration, Equipment, Etc.)*

DRUNK DRIVING CITATIONS

0 *This is an activity that we specifically monitor that would normally be considered a hazardous citation.*

PARKING CITATIONS

0 *Citations issued in violation of city ordinance. This would include Overnight Parking, Time Limitation Parking, etc.*

VERBAL WARNINGS

4 *Traffic enforcement where no citation was issued but warnings were given.*

TOTAL TRAFFIC CITATIONS/WARNINGS

15

COMPLAINTS

ORIGINAL DISPATCH COMPLAINTS

33 *Complaints that are call in or the officer is dispatched to by Allegan County Central Dispatch (911) or our business office.*

PATROL INITIATED COMPLAINTS

281 *Complaints observed by the officer while on patrol or came to their attention by personal observation.*

TOTAL COMPLAINTS

314

OTHER ACTIVITIES

MOTORISTS ASSISTS

20 *Motorist contacts caused by mechanical breakdown or similar problem.*

PROPERTY INSPECTIONS

1 *Checks of homes or business specifically requested by a home or business owner.*

MOTOR VEHICLE ACCIDENTS

4 *Total motor vehicle accidents both on public roads or private property.*

COMMERCIAL BUILDING SECURITY CHECK

1,593 *Nightly security inspections of business' conducted by officers to assure windows and doors are locked.*

FOUND UNSECURED

1 *The number of business' found unlocked or unsecured.*

Plainwell Department of Public Safety

Scheduled Hours By Activity for July 2019

The categories listed below are based on law enforcement related activities and the hours that scheduled road patrol personnel spend in the 4 major areas.

TOTAL ROAD PATROL HOURS SCHEDULED FOR THE MONTH

The Hours officers are scheduled for road patrol or other uniformed functions. These are fixed shifts which generally carry assigned duties.

Totals of all the below mentioned areas.

HOURS SPENT INVESTIGATING OR HANDLING CRIMINAL COMPLAINTS

The Hours Scheduled for criminal investigations of complaints that are in violation of a criminal law that an individual could be arrested and jailed for.

Examples include: Burglaries, Robberies, Drunk Driving, All Sex Offenses, Alcohol Offenses, Larcenies, Etc.

HOURS SPENT INVESTIGATING OR HANDLING NON-CRIMINAL COMPLAINTS

The Hours Scheduled for Calls for Service or Complaints that require investigation but are not criminal in nature.

Examples include: Auto Accidents, Accidental Fires, Traffic Citations, Property Inspections, Etc.

HOURS SPENT ON SUPPORT OR PERIPHERAL ACTIVITIES

The Hours Scheduled for required duties however are not criminal or non-criminal in nature and are supporting functions.

Examples include: Report Writing, Court, Directed Patrol, Foot Patrol, On Duty Training, Transport of Paperwork to the Court, Evidence to the Crime Lab, Etc.

TOTAL UNOBLIGATED PATROL HOURS

The Hours of Scheduled Road Patrol left over that officers are not assigned to an activity or working on a complaint.

Examples include: General Preventive Patrol, Building Security Checks, Etc.

Note: This also includes any break time the officers take during their shift.

TOTAL HOURS OBLIGATED TO DUTIES, COMPLAINTS, INVESTIGATIONS, ETC.

It is recommended by the International Association of Chiefs of Police (IACP) that no more than 65% to 70% of an officers time on duty, be obligated to complaints, investigations, activities or assigned responsibilities. The rationale behind this is to assure that officers are available for emergencies without unreasonable delay and provide for preventive and traffic patrol duties.

Total Hours
1,053

Percentage of Total Hours

57

5.38%

285

27.10%

285

27.04%

426

40.47%

627

59.53%



July Reports for Plainwell Department of Public Safety

PRIORITY 1 ASSISTS OUTSIDE OF JURISDICTION

The Plainwell Department of Public Safety was dispatched to 76 calls for assistance outside the city limits of Plainwell by Allegan County Central Dispatch.

These calls were classified as Priority 1 Assists.

Fire Suppression/Call Out Incident Report

Date	Dispatch Time	Arrival Time	Location	Incident Type	Actions Taken	Apparatus	PSO	POC
07/02/2026	23:51	23:59	1061 Wedgewood Dr	Medical	Provide Basic Life Support	C5, S62	2	2
07/02/2026	23:56	00:08	706 S Main St	Wire Down	Control Crowd, Control Traffic	C4, T63	2	4
07/02/2026	00:01	00:10	116 Orchard St	Wire Down	Control Crowd, Control Traffic	C4, E11, E17, T63	2	4
07/03/2026	9:09	9:17	217 Colfax St	Lines Sparking	Investigated	C2, C6, E11	2	5
07/03/2026	13:46	N/A	720 Brookside Dr	Wire Down	Cancelled	E11	1	4
07/03/2026	16:29	16:31	120 S Sunset St	Lines Arching/ Sparking	Investigated	C2, C6, E11	4	6
07/04/2026	02:51	03:01	Naomi St / Benhoy St	Lines Arching/ Sparking, Broken Pole Burning	Control Crowd, Control Traffic	C4, C5, E11, T63	2	5
07/04/2026	23:20	N/A	127 W Bridge St	Fire Call	Cancelled	C4, C5	2	4
07/07/2026	09:35	09:39	403 N Main St	Rescue Boat Search	Cancelled	S62, T63, Boat	2	2
07/07/2026	16:28	N/A	403 N Main St	Person Search	Cancelled	C5	1	4
07/09/2026	09:35	09:35	232 W Allegan St	Structure Fire	Cancelled prior to arrival	C4, E17	3	4
07/09/2026	18:39	18:41	628 Glenview Cir	Medical	Provide Basic Life Support	N/A	0	3
07/10/2026	00:36	00:50	214 E Grant St	CO Alarm	Investigate, Ventilate	C5, E11, E17	1	4
07/11/2026	11:18	11:19	411 Naomi St	Medical	Provide Basic Life Support	N/A	0	1

07/11/2026	15:35	15:39	284 Kim St	Medical	Provide Basic Life Support	N/A	2	1
07/12/2026	13:04	13:06	900 James St / 900 Riverview Dr	Assist GPTFD-Structure Fire	Cancelled	C1	1	3
07/16/2026	06:51	07:01	622 Allegan St	HazMat	Investigate	C4, E11, T63	1	3
07/16/2026	19:59	20:01	115 W. Chart St	Medical	Provide Basic Life Support	S62	3	3
07/17/2026	09:05	09:07	411 Naomi St	Medical	Provide Basic Life Support	N/A	1	3
07/20/2026	9:37	9:47	US 131 SB	Assist GPFD-Vehicle Fire	Control Traffic, Investigate, Clean-up	C6, E11, T63	1	3
07/24/2026	11:41	11:47	SB US 131 / 47 mm	Vehicle Crash	Traffic Control	C5, E11, T63	2	2
07/30/2026	08:57	N/A	371 12 th St	Fire Alarm	Disregarded	C2, C5	2	1
07/30/2026	22:21	22:25	317 E Hill St	Medical	Provide Basic Life Support	C4	1	3
07/31/2026	8:56	8:56	635 Glenview Cir	Fire Alarm	Disregarded	C2, C6	3	3

Calls for Service at Plainwell Schools

Plainwell High School: 0
684 Starr Road

Gilkey School: 0
707 S. Woodhams Street

Plainwell Middle School: 0
720 Brigham Street

Starr Elementary: 0
601 School Drive

Early Childhood Development: 0
307 E. Plainwell Street

Renaissance School: 0
798 E. Bridge Street

Admin, Maintenance & Bus Garage: 0
600 School Drive

Ordinance Report

We had 54 Ordinance Complaints.

This is a breakdown of the Ordinance Violations for the month of July 2026:

(30) – Long Grass

- (1) – Running Dog
- (2) – Vehicles in Yard
- (2) – Yard Debris/Litter
- (2) – Unregistered Vehicle
- (1) – Construction Equipment in Yard
- (1) – Debris in Yard
- (3) – Inoperable Vehicle
- (1) – Trailer Storage
- (1) – Sign Ordinance Violation
- (1) – Fencing
- (1) – Property Maintenance
- (1) – Bags at Curb too early
- (3) – Sign Placement – Curb Lawn
- (1) – Parking
- (3) – Animal Complaints
- (1) – Spite Lawn
- (1) – No Fence Permit

MINUTES
Plainwell BRA DDA TIFA
July 14, 2026

1. Chairman Larabel called the meeting to order at 7:30am in City Hall Council Chambers.
2. Pledge of Allegiance was given by all present.
3. Roll Call: Present: Nick Larabel, Jim Turley, Adam Hopkins, Paul Rizzo, David Steffen, Rimante Grigaliunas, Randy Wisnaski and Justin Lakamper
Excused: None.
4. Approval of Minutes:
A motion by Rizzo, seconded by Hopkins, to accept and place on file the amended BRA DDA TIFA Meeting Minutes of the 06/09/2026 meeting. On a voice vote, all in favor. Motion passed.
5. Public Comment: None.
6. Chairman's Report: None.
7. Recommendations and Reports:
 - A. **A motion by Hopkins, seconded by Wisnaski, confirming BRA payables for June 2026 in the amount of \$12,666.37. On a voice vote, all in favor. Motion passed.**
 - B. **A motion by Larabel, seconded by Turley, confirming DDA payables for June 2026 in the amount of \$1,554.44. On a voice vote, all in favor. Motion passed.**
 - C. **A motion by Turley, seconded by Wisnaski, confirming TIFA payables for June 2026 in the amount of \$44.80. On a voice vote, all in favor. Motion passed.**
8. Communications:
The June 2026 Summary and Detail Financial Reports and City Council meeting minutes from 05/26/2026 and 06/08/2026.
9. Public Comment: None.
10. Staff Comment:

Lakamper shared that Council had passed a purchase agreement amendment to sell Building #2 to Classic Auto Mill. As part of the agreement, the City has agreed to reimburse CAM \$360,000 (payable from the insurance settlement originally intended to demolish the building) for construction costs after project completion. The amendment allows for a 5 to 8-year competition timeline and establishes four specific requirements before reimbursement occurs.

Larabel asked Grigaliunas if she knew what the timeline was, and she replied they plan on about a year or so. Larabel asked if Lakamper had received any updates on the PFAS testing. Lakamper replied that he had spoken with Jodi from GHD and learned that there are new project managers at both EGLE and the EPA, and the people the City had been working with have moved into other positions. This will likely slow the process. There has been no feedback yet on the restrictive covenants, and no further testing has occurred because EGLE has yet to review the work plan.

Larabel asked if the City should have Attorney Mary Jane send a letter to move the project along, as there isn't anything really pushing the project, and Lakamper replied this would be a good idea.

Leonard discussed an Ordinance amendment passed at last night's Council meeting that allows freestanding and/or ground mounted signs in areas of the CBD that meet specific criteria.

Larabel asked for an update on the old Clark Gas Station and the NAPA land sale. Lakamper replied that the Planning Commission is holding a public hearing tomorrow at 6:30pm to receive comment on a zoning ordinance amendment that will allow the gas station to be demolished and rebuilt, as well as allowing CAM to be an automobile service station, restoration facility and dealership. He stated that the survey work for both

MINUTES
Plainwell BRA DDA TIFA
July 14, 2026

CAM and NAPA had been completed, but an error with the parent parcel number used needed to be fixed, which is being done now.

Steffen shared that he was ready to go with the new building but is waiting to see what happens with the sale of the GHD building before breaking ground.

11. Board Member Comments:

Turley asked about the repaving project in Industrial Park- which roads are being paved? Lakamper stated that the project is slated for spring of 2027, and that all the roads are being repaved. The project will use funding from Main and Local Streets, the TIFA budget, and the Water fund. More information will be shared with the businesses as the project gets closer.

Turley asked if there would be an additional opportunity offered to the public to tour Profielnorm. Lakamper replied he didn't think so, but that he could reach out to the owner and see if he could help set something up. Turley shared he is interested in seeing what they do, sharing that he heard they offer powder coating.

12. Adjournment:

A motion by Rizzo, seconded by Turley, to adjourn the meeting at 7:56am. On a voice vote, all voted in favor. Motion passed.

Submitted by: JoAnn Leonard, City Clerk

MINUTES
PARKS & TREE COMMISSION
July 14, 2026

1. Chair Bradley called the meeting to order at 4:00pm in the City Hall Conference Room.
2. Roll Call:
Present: Chair Matthew Bradley, Vicechair Bunny LaDuke, Terry Pickett, Councilmember Cathy Green and City Manager Justin Lakamper.
Excused: Cory Redder and Superintendent Bob Nieuwenhuis
3. Approval of Minutes: Chairman Bradley noted an amendment to the meeting minutes concerning having a second port-a-potty for the bandshell. It would be provided by the Plainwell Music Society, who provide the one there now, not by the City.
A motion by Bradley, seconded by LaDuke, to accept and place on file the amended Parks & Trees Meeting Minutes of the 06/09/2026 regular meeting. On a voice vote, all voted in favor. Motion passed.
4. Public Comment: None.
5. Chairman's Report and group discussion: Chair Bradley discussed the Interurban/River to River trail, a project that had started several years ago. He hopes to see it come to Plainwell and shared ideas of how that might look. Plainwell would need to repair the Trestle Bridge by Dean's in Sherwood Park to allow bike traffic as well as pedestrians and take advantage of trail traffic. The City could place signs advertising downtown businesses and points of interest to appeal to anyone using the trail. Green asked who at the City was working on the Interurban/River to River Trail project, and no one was sure. A local business owner had pushed for it, but he is gone now.
Green asked if Home Depot was still going to help redo the riverwalk? LaDuke answered that last month Lakamper stated that Home Depot is not returning calls, and it seems the project has been dropped. LaDuke shared that Home Depot has provided grant money in the past, maybe we could reach out to them again?
LaDuke asked if flowers could be placed on the empty lot for sale corner of Prince St, in front of the laundry mat, to dress it up a little. Lakamper said that it is private property, and the owner is in the process of renting it out, so he isn't sure if it would work.
Bradley then discussed a potential linear green space in front of Classic Auto Mill, potentially tied to the interurban trail when it arrives, stating that the owner, Darius, seemed interested in Parks & Tree in general, and supportive of projects that beautify the city. Maybe local businesses would be interested in supporting projects like this. Bradley feels that inviting local business owners to Parks & Tree meeting would be a good idea to build relationships and possible funding sources for projects.
The group discussed openings on the Commission, and people who may be willing to join. Interested people can pick up an application at City Hall, or email jleonard@plainwell.org for an application. Commission members can also provide applications to people they feel would be good for the group.
LaDuke asked how communication to and from Bob would work if he wasn't part of the Commission, as she had some questions for him about the sprinkler system installed in the flower bed on Acorn Street. It doesn't reach to the end of the flower bed, and the sprinkler system uses the only spicket available, so volunteers can't water the Blue Star flower bed. Can something be done to allow a spicket there for a hose to be used to water the other flower bed, like a splitter? Or can the sprinkler system be extended to fully cover both beds? There is a flower container and tree there that need to be watered as well.
6. Park Reports:
General Update – None
Sherwood Park Maintenance Report – Terry Pickett
Pickett reported that the park was busy, lots of families there with little kids- even kids fishing. The basketball courts are used often. The group discussed the possibility of a skating rink in winter, but it seems like without a pavilion to keep snow off, it would be too difficult to maintain.
Pell Park Maintenance Report – Cathy Green
Cathy reported the Park looks good, but some sections of the riverwalk are in rough shape. She asked if we were considering installing another fishing dock, and Lakamper said not right now. The old one rotted out and had to be removed.

**MINUTES
PARKS & TREE COMMISSION**

July 14, 2026

Hicks Park Maintenance Report – Matthew Bradley

Matthew reported that he loves the Christmas ferns, they are just great as ground cover under the trees. Some of the metal benches downtown could use a coat of paint, as they are rusting.

Cook Park Maintenance Report –

LaDuke said when she goes, there is always someone walking a dog. Lakamper stated the new playground equipment will be installed soon.

Kenyon Park Maintenance Report – Terry Pickett

Pickett reported that the pavilion could use some touch up paint. He shared that the Rotary club built the pavilion, and maybe they would be willing to help with paint. The ball fields are in bad shape. He walks his dog in the park often.

Darrow Park Maintenance Report – Bunny LaDuke

LaDuke reported that the approach to the launch is so steep that it is dangerous. She wonders if there is a way to make it more level and less slippery, like maybe adding railroad ties to create stairs.

Riverwalk, Band Shell & CBD Maintenance Report –

Bradley said several of the lights have bird nests on them, and the covers are dirty, limiting the light provided to the stage. The bandshell could also use some paint. Maybe the Plainwell Music Society should be invited to Parks & Tree meetings as well. The group discussed fund raising, as well as the Kenyon Park walking Trail.

7. Recommendations and Reports:

- A. Masterplan Review (5-year plan-due 2027) **Moved to next month's meeting**
- B. Recreation Plan Review (5-year plan-due 2027) **Moved to next month's meeting**
- C. Chapter 15: Parks & Tree Commission Ordinance Amendment discussion
 - i. Remove Superintendent Nieuwenhuis

The Commission discussed removing Superintendent Nieuwenhuis, and how that would create another open seat on the Commission. The draft will be amended to update the membership to 7 individuals with alternating terms. **Other potential changes will be discussed at next month's meeting.**

8. Staff Comments: None.

9. Commissioners' Comments:

LaDuke said that someone needs to create a list of topics that the group discusses, separate from the meeting minutes. Lakamper said that is a great idea for a Commission member, as the group needs to choose a new Secretary to replace Leonard.

Topics discussed at this meeting:

- Splitter for the Acorn flower bed to allow a hose connection
- Linear green space in front of CAM
- Interurban/River to River Trail
- Painting the pavilion and bandshell
- Cleaning the light fixtures in the bandshell
- Walking Trail at Kenyon Park
- Fundraising capabilities and handling contributions
- Inviting local businesses and interest groups to P&T meetings

Bradley and Pickett thanked Cathy for joining the Commission.

LaDuke said she may be able to get Chula Vista to cover some of the sprinkler cost. She also asked about fundraising-how can donations be handled? How can we set aside money for more expensive projects over the long term? Is there a Parks & Tree fund? Lakamper said no, any funds raised would be earmarked for Parks & Trees and put in the General Fund.

Pickett asked what rules were in place to make sure the money would go to what it was intended for? Lakamper said Council could restrict the funds by Resolution.

LaDuke stated it is long-term projects that are the ones that are difficult to keep track of the funding for. Anything longer than a year can be tough.

MINUTES
PARKS & TREE COMMISSION
July 14, 2026

The group discussed grant funding possibilities.

10. Adjournment:

A motion by Green, seconded by Bradley, to adjourn the meeting at 5:35pm. On a voice vote, all voted in favor. Motion passed.

Minutes respectfully submitted by JoAnn Leonard

08/20/2026 INVOICE APPROVAL BY INVOICE REPORT FOR CITY OF PLAINWELL
 INVOICE ENTRY DATES 08/07/2026 - 08/20/2026
 BOTH JOURNALIZED AND UNJOURNALIZED
 BOTH OPEN AND PAID

Vendor Code	Vendor Name		
	Invoice	Description	Amount
000004	PLAINWELL AUTO SUPPLY INC		
	769691	DPW - TORCH FOR WATER SAMPLES AB	22.59
	772839	WR - STARTING FLUID(2) LK	12.58
TOTAL FOR: PLAINWELL AUTO SUPPLY INC			35.17
000009	CONSUMERS ENERGY		
	2026.07	JULY 2026 CITY WIDE ELECTRIC	11,896.61
TOTAL FOR: CONSUMERS ENERGY			11,896.61
000010	RIDDERMAN & SONS OIL CO INC		
	207256	DPW - 427GL GASOLINE CP	1,379.28
	42945	ARIPT - 20GL GASOLINE FOR MOWERS VW	102.18
TOTAL FOR: RIDDERMAN & SONS OIL CO INC			1,481.46
000014	MICHIGAN GAS UTILIITIES CORP		
	6041132483	CH FOOT BRIDGE JULY 2026	43.68
	6041311529	DPS BLDG JULY 2026	35.23
	6041652233	WR PLANT JULY 2026	1,113.89
	6041864467	WR CUSHMAN ST LIFT JULY 2026	49.07
TOTAL FOR: MICHIGAN GAS UTILIITIES CORP			1,241.87
000035	APPLIED INNOVATION		
	3245287	CITY HALL COPIER CHARGES 7/13 - 8/12/26	581.66
	3250576	DPW/WR COPIER CHARGES 7/16 - 8/15/26 CP	164.35
TOTAL FOR: APPLIED INNOVATION			746.01
000056	ALLEGAN COUNTY TREASURER		
	2026.06	PROPERTY TAX ADJUSTMENTS JUNE 2026 DW	68.46
TOTAL FOR: ALLEGAN COUNTY TREASURER			68.46
000079	ALLEGAN COUNTY NEWS		
	21964	ADMIN - JULY 2026 LEGALS GL	682.86
TOTAL FOR: ALLEGAN COUNTY NEWS			682.86
000138	AMERICAN OFFICE SOLUTIONS		
	42739282	DPS - COPIER LEASE/USAGE JULY 2026	186.03

TOTAL FOR: AMERICAN OFFICE SOLUTIONS			186.03
000140	HACH CO		
	15094884	DPW - PILLOW PADS/WATER TESTING CP/AB	280.60
TOTAL FOR: HACH CO			280.60
000153	FLEIS & VANDENBRINK INC		
	78969	PROFESSIONAL SERVICES JULY 2026 TOPOGRAPHIC SUR'	3,400.00
	78970	PROFESSIONAL SERVICES JULY 2026 MILL BLDG ALTA EAS	2,750.00
TOTAL FOR: FLEIS & VANDENBRINK INC			6,150.00
000164	ETNA SUPPLY CO INC		
	S107034634.001	DPW - MTR 2"/SENSUS/BRASS FLG FOR HOLIDAY INN CP/	1,695.00
TOTAL FOR: ETNA SUPPLY CO INC			1,695.00
000708	CARLETON EQUIPMENT CO.		
	01-787971	DPW - SCREW/WASHER/ETC #62 JF	32.20
TOTAL FOR: CARLETON EQUIPMENT CO.			32.20
000734	SAFETY-KLEEN SYSTEMS		
	100435604	DPW - 30G PARTS WASHER SOLVENT RN	579.71
TOTAL FOR: SAFETY-KLEEN SYSTEMS			579.71
000760	ALLEGAN COUNTY SHERIFFS DEPT		
	2026.07	DPW - JULY 2026 SHERIFFS CREW ASSIST CP	288.00
TOTAL FOR: ALLEGAN COUNTY SHERIFFS DEPT			288.00
000910	GRAINGER		
	9031704944	WR - WEDGE V BELT LK	17.88
TOTAL FOR: GRAINGER			17.88
000941	WEST MICHIGAN CRIMINAL JUSTICE TC		
	7044	DPS - TASER INSTRUCTOR CLASS 8/31/2026 CULVER KC	200.00
TOTAL FOR: WEST MICHIGAN CRIMINAL JUSTICE TC			200.00
001448	PROFESSIONAL CODE INSPECTIONS		
	260007	JULY 2026 PERMITS	5,072.00
TOTAL FOR: PROFESSIONAL CODE INSPECTIONS			5,072.00
001536	WASHWELL-STADIUM DRIVE GROUP-SOAP		
	4366	DPS - DRY CLEANING JUNE 2026	44.00
TOTAL FOR: WASHWELL-STADIUM DRIVE GROUP-SOAP			44.00
001610	DALE W. HUBBARD, INC (CLEAN EARTH)		

505911	WR - PUMPED DOWN 700GL DUE TO BLOCKAGE LK	561.30
TOTAL FOR: DALE W. HUBBARD, INC (CLEAN EARTH)		561.30
001748	REPUBLIC SERVICES	
0249-008960698	DPW - TWO CONTAINERS AUGUST 2026	379.95
0249-008960969	WR - TWO CONTAINERS AUGUST 2026	250.00
TOTAL FOR: REPUBLIC SERVICES		629.95
002116	CHARTER COMMUNICATIONS	
005582801080126	CITY HALL INTERNET AUGUST 2026	180.00
005583601080126	DPW/WR INTERNET AUGUST 2026	149.99
172241901080726	AIRPORT INTERNET AUGUST 2026	94.54
TOTAL FOR: CHARTER COMMUNICATIONS		424.53
002219	CLARK TECHNICAL SERVICES	
2026/096	JULY 2026 CITY WIDE IT SERVICES JL	2,366.25
TOTAL FOR: CLARK TECHNICAL SERVICES		2,366.25
002313	ALLEGAN COUNTY INFORMATION SERVICES	
2026-013	DPS - 2026 NWS LERMS LICENSES(5) KC	1,515.00
TOTAL FOR: ALLEGAN COUNTY INFORMATION SERVICES		1,515.00
002368	ORTON, TOOMAN, HALE, MCKOWN & KIEL	
2026.07	DPS PROFESSIONAL SERVICES JULY 2026 KC	662.50
TOTAL FOR: ORTON, TOOMAN, HALE, MCKOWN & KIEL		662.50
002439	AMERICAN LEGAL PUBLISHING CORPORATI	
52479	ADMIN - JULY 2026 S-13 ONLINE CODE EDITING GL	56.55
52583	ADMIN - JULY 2026 S-13 EDITING GL	739.50
TOTAL FOR: AMERICAN LEGAL PUBLISHING CORPORATI		796.05
002478	ENGINEERED PROTECTION SYSTEMS INC	
A902835	DPS - NOTIFIER SYSTEM MONITORING 9/1 - 11/30/2026 KC	209.64
TOTAL FOR: ENGINEERED PROTECTION SYSTEMS INC		209.64
002505	CHICAGO TITLE OF MICHIGAN	
031285836CML	ADMIN - CLOSING FEE 150 ALLEGAN ST - CLASSIC AUTO M	1,399.00
TOTAL FOR: CHICAGO TITLE OF MICHIGAN		1,399.00
002661	JIM KOESTNER INC	
6049304	DPS - 2021 TAHOE *6452 COOLANT LEAK REPAIR KC	737.78
TOTAL FOR: JIM KOESTNER INC		737.78
002703	CONTINENTAL LINEN SERVICES INC	

	4573259	CH RUGS	58.36
	4573261	DPW RUGS	96.48
	4573262	WR RUGS	38.37
TOTAL FOR: CONTINENTAL LINEN SERVICES INC			193.21
002719	STATE OF MICHIGAN - D.N.R.E./DEQ		
	761-11421963	DPW - WATER TESTNG JULY 2026 CP	1,311.00
TOTAL FOR: STATE OF MICHIGAN - D.N.R.E./DEQ			1,311.00
002817	STATE OF MICHIGAN MDEQ REVENUE OFFI		
	2026	DEBT SERVICE - 2021 BRL MILL REDEVELOPMENT LOAN D	65,396.27
TOTAL FOR: STATE OF MICHIGAN MDEQ REVENUE OFFI			65,396.27
003024	BRIAN KELLEY		
	1018	TREASURY/FINANCE SUPPORT JULY 2026	2,925.00
TOTAL FOR: BRIAN KELLEY			2,925.00
004182	PITNEY BOWES/PURCHASE POWER		
	2026.08	CITY HALL POSTAGE JULY 2026	1,064.84
TOTAL FOR: PITNEY BOWES/PURCHASE POWER			1,064.84
004241	GHD SERVICES INC		
	340-0195083	JUNE 2026 UTILITES/COMMON AREA MAINTENANCE JL	2,030.97
TOTAL FOR: GHD SERVICES INC			2,030.97
004803	ARROW ENERGY INC		
	155700	AIRPORT - 1501GL AVGAS VW	8,483.23
TOTAL FOR: ARROW ENERGY INC			8,483.23
004810	PITNEY BOWES (RENTAL ON METER)		
	3322884173	ADMIN - POSTAGE METER LEASE 5/7/26 - 8/6/2026	425.19
TOTAL FOR: PITNEY BOWES (RENTAL ON METER)			425.19
004828	WRIGHT FENCE COMPANY LLC		
	SR-134	DPW - TEMP FENCE UPPER COOK PARK PROJECT CP	595.00
TOTAL FOR: WRIGHT FENCE COMPANY LLC			595.00
004855	PLAINWELL ACE HARDWARE		
	23288	DPW - ANT SPRAY HICKS PARK CP	5.99
	23456	DPW - CAT FOOD FOR TRAP FANNIE PELL RL	5.98
	23462	DPW - BATTERIES SHOP AB	17.99
	23463	DPW - BULBS DOWNTOWN CITY LIGHTS AS	75.00
	23464	DPW - QUICK CONNECT PLG SHOP AS	9.99
	23468	DPW - MIX CONTAINER/BRUSH/GLOSS YELLOW ACE POLI	36.95

	23469	DPW - BRUSH FOR FENCE PAINTING DR	8.99
	23475	DPW - BUCKET/STAIN BRUSH FENCE PAINTING DR	32.95
	23483	DPW - O-RING(2)/BRAKE CLEAN COOK PARK AB	12.75
	23489	DPW - HOSE CLAMP/POLY INSERT PELL PARK SPRINKLER	6.57
	23490	DPW - POLY INSERT RETURN/EXCHANGE PELL PK SPRINK	0.60
	23495	DPW - STAIN/WASP HORNET SPRAY PELL PARK FENCE DF	271.17
	23501	DPW - MISC IRRIGATION PARTS PELL PARK AB	120.24
	23535	DPW - BAR FLAT PELL PARK FENCE PAINTING DR	5.59
TOTAL FOR: PLAINWELL ACE HARDWARE			610.76
004886	REPUBLIC SERVICES		
	0249-008965099	AUGUST 2026 CITY WIDE RECYCLE	5,194.14
TOTAL FOR: REPUBLIC SERVICES			5,194.14
004896	WALTERS SWEEPING		
	2884	DPW - AUGUST 2026 STREET SWEEPING RN	3,536.00
TOTAL FOR: WALTERS SWEEPING			3,536.00
004902	BLOOM SLUGGETT PC		
	28959	JULY 2026 PROFESSIONAL SERVICES JL	7,350.00
TOTAL FOR: BLOOM SLUGGETT PC			7,350.00
005012	UNITED BANK		
	20260814	INCOMING WIRE FEE - LERETA	12.00
TOTAL FOR: UNITED BANK			12.00
005015	CHECKALT-KLIK		
	260358	ELOCKBOX FEES JULY 2026	168.02
TOTAL FOR: CHECKALT-KLIK			168.02
005047	STAPLES, INC.		
	6070915488	DPW - TP/LYSOL/MSG PADS CP	212.32
	6070915489	ADMIN - 5X8 INDEX CARDS GL/COPY PAPER RB	134.67
TOTAL FOR: STAPLES, INC.			346.99
005128	PLAINWELL REDI MIX		
	081326-428	DPW - 3500 FOOTING & WALL(5) UPPER COOK PLAYSET A	825.00
TOTAL FOR: PLAINWELL REDI MIX			825.00
005170	PERCEPTIVE SERVICE & OPERATIONS		
	11064	WR - CUSHMAN ST LIFT PUMP SERVICE/REPAIR LK	1,500.00
TOTAL FOR: PERCEPTIVE SERVICE & OPERATIONS			1,500.00
005171	FLYERS ENERGY LLC		

	CFS-4698637	DPS - FUEL FOR POLICE/FIRE VEHICLES 8/15/2026	1,078.38
TOTAL FOR: FLYERS ENERGY LLC			1,078.38
005202	WINDEMULLER ELECTRIC, INC		
	251893	DPW - AUTOMATION SUBSCRIPTIONS AUGUST - DECEMBE	125.00
TOTAL FOR: WINDEMULLER ELECTRIC, INC			125.00
005224	SCOTTS LANDSCAPE MANAGEMENT INC		
	S21169	DPW - BLADES FOR BOBCAT MOWERS RN	115.50
TOTAL FOR: SCOTTS LANDSCAPE MANAGEMENT INC			115.50
005247	GFL ENVIRONMENTAL SERVICES		
	LQ03649678	WR - VACTOR/DISPOSAL LK	1,545.00
TOTAL FOR: GFL ENVIRONMENTAL SERVICES			1,545.00
005250	SUPERIOR FENCE & RAIL		
	SFR-081826	WR - FENCE REMOVE/REPLACE BIOXIDE STATION LK	2,719.79
TOTAL FOR: SUPERIOR FENCE & RAIL			2,719.79
005254	FENCE CONSULTANTS OF WEST MI		
	64332	DPW - UPGRADE MAIN DPW/WR FENCE/GATE RN	4,050.00
TOTAL FOR: FENCE CONSULTANTS OF WEST MI			4,050.00
005257	WOLVERINE LAWN SERVICES		
	679811	DPS - ORDINANCE MOW 426 W BRIDGE/203 W BRIDGE KC	348.34
TOTAL FOR: WOLVERINE LAWN SERVICES			348.34
005262	MICHIGAN PIPE & VALVE-GR, INC.		
	R029405	DPW - FLARE CONV(4)/COPPER COMP(4)/RANGER(8) AB/	843.00
TOTAL FOR: MICHIGAN PIPE & VALVE-GR, INC.			843.00
005263	LEONARD LAWN CARE		
	INV0001	DPS - ORDINANCE MOW 204 S MAIN KC	300.00
TOTAL FOR: LEONARD LAWN CARE			300.00
ACACH	ALLEGAN COUNTY TREASURER		
	2026.08.08	DISTRIBUTE 2026 TAX COLLECTIONS W/E 08/08/2026	142,232.50
	2026-08-15	DISTRIBUTE 2026 TAX COLLECTIONS W/E 08/15/2026	726,554.18
TOTAL FOR: ALLEGAN COUNTY TREASURER			868,786.68
ALLEG ISD	ALLEGAN AREA EDUCATION SVC AGENCY		
	2026 PILOT	TAX YEAR 2026 PILOT TAX DISTRIBUTION - AAESA DW	5,808.60
TOTAL FOR: ALLEGAN AREA EDUCATION SVC AGENCY			5,808.60

ALLEGAN TR	ALLEGAN COUNTY TREASURER		
	2026 PILOT	TAX YEAR 2026 PILOT TAX DISTRIBUTION - COUNTY DW	8,575.68
TOTAL FOR: ALLEGAN COUNTY TREASURER			8,575.68
PL COM SCH	PLAINWELL COMMUNITY SCHOOLS		
	2026 PILOT	TAX YEAR 2026 PILOT TAX DISTRIBUTION - PCS DW	13,036.51
	2026.08.17	ADMIN - KENYON PARK RENTAL REIMBURSEMENT AK/JL	1,250.00
TOTAL FOR: PLAINWELL COMMUNITY SCHOOLS			14,286.51
RANSOM	RANSOM DISTRICT LIBRARY		
	2026 PILOT	TAX YEAR 2026 PILOT TAX DISTRIBUTION - LIBRARY DW	2,408.11
TOTAL FOR: RANSOM DISTRICT LIBRARY			2,408.11
RDLACH	RANSOM DISTRICT LIBRARY		
	2026.08.08	DISTRIBUTE 2026 TAX COLLECTIONS W/E 08/08/2026	18,109.92
	2026-08-15	DISTRIBUTE 2026 TAX COLLECTIONS W/E 08/15/2026	88,128.08
TOTAL FOR: RANSOM DISTRICT LIBRARY			106,238.00
REFUND TAX	LERETA LLC		
	08/13/2026	2026 Sum Tax Refund 55-350-002-00	2,968.96
TOTAL FOR: LERETA LLC			2,968.96
REFUND UB	D'AMORE-PARSONS PATRICIA LIFE ESTAT		
	08/13/2026	UB refund for account: 06-00086200-05	17.84
TOTAL FOR: D'AMORE-PARSONS PATRICIA LIFE ESTAT			17.84
TOTAL - ALL VENDORS			1,162,182.87

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: 2026.08.20
14:33:44 -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: 2026.08.20
16:02:00 -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: 2026.08.21
07:06:17 -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: 2026.08.20
14:38:45 -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: 2026.08.20
15:19:55 -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:

Reports & Communications:

A. City – Special Event Permit application (SEP) 2026-19 – Joe’s Labor Day Bash

Joe’s Pizza and Sport’s Bar has applied to hold an event on Saturday, September 5, 2026. This free event is open to the public, beginning around 11am and ending around 2am. There will be live music at the bandshell from 6pm-9pm provided by Myron Elkins. From 3pm-5:30pm, Charlie Rockets will perform on Joe’s patio, and there will be a DJ from 10pm – 1am. Participating local businesses will be offering specials on food and drinks during the event.

Recommended action: Consider approving SEP 2026-19 as presented.

B. City - Special Event Permit application (SEP) 2026-20 – Plainwell Paper Mill Car Show

Tim Newmann and Dene Hendricks have applied for a Special Event Permit to hold a car show and swap meet at the Plainwell Paper Mill site. This free two-day event will be held on Saturday, September 5 and Sunday, September 6, and will feature food vendors, raffle tickets and door prizes. The applicants have requested permission for overflow parking to be located on City property.

Recommended action: Consider approving SEPA 2026-20 as presented.

C. WR – Purchase of a new Wilo pump for the Cushman Pump Station

The Cushman Street lift pump station handles all the sewage North of the river including The Village of Martin, Lake Doster, the Airport Plat, and the Mobile Home Park. It has 3 large (15 HP) pumps that handle the pumping back to the treatment plant. These pumps have been in service since 2009/2010. Two pumps are still working; one is in the shop for repairs. The current pumps have been in service for over 15 years and work well. This new pump is the same model and will be purchased from Jett Pump who is the Wilo pump distributor for Michigan. This purchase is part of the Capital Improvement Plan.

Recommended action: Consider approving the purchase of a new Wilo pump for the Cushman Lift Station at a cost of \$20,090.00.

D. WR – Electrical work on a Standby Generator and Pump Stations

The City’s portable standby generator has been modified to be able to run City Hall. We also need to have this generator set up to run at 5 of our pump stations that don’t have back up power. Some of the station panels will need to be upgraded to work with the generator as well. Esper Electric has done generator work for us in the past. They are familiar with both the generator and the Pump Station panels.

Recommended action: Consider approving electrical work on the standby generator and Pump Station panels by Esper Electric at a cost of \$12,005.00.

E. City – 830 Miller Road – Proposed Concrete Redi-Mix Special Use Permit and Site Plan Discussion

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 included 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 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 submitted to the Planning Commission includes the site plan, analysis from our planners, and other documents and is included here for your review.

During the 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.

Agenda Subject to Change

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

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Several concerns were raised at the meeting, 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 have 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 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. I have asked the applicant to provide us with more literature on their filtering and containment requirements to be compliant with State regulations and would like to give the council and others more time to digest the large amounts of information provided by our planners and have therefore placed this item on the agenda as a discussion point, rather than putting the special use permit and site plan up for consideration.

Recommended action: Discussion

Reminder of Upcoming Meetings

- September 02, 2026 – Planning Commission – 6:30pm
- September 08, 2026 – Plainwell DDA/BRA/TIFA – 7:30am
- September 09, 2026 – Parks & Trees – 4:00pm
- **September 14, 2026 – Plainwell City Council – 7:00pm**
- September 16, 2026 – Planning Commission– 6:30pm

Agenda Subject to Change

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

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