

City of Plainwell



“The Island City”

Brad Keeler, Mayor
Lori Steele, Mayor Pro Tem
Todd Overhuel, Council Member
Roger Keeney, Council Member
Randy Wisnaski, Council Member

Department of Administration Services
211 N. Main Street
Plainwell, Michigan 49080
Phone: 269-685-6821
Fax: 269-685-7282
Web Page Address: www.plainwell.org

Agenda Planning Commission Wednesday Jan. 20, 2021 7:00 p.m.

Join Zoom Meeting

<https://us02web.zoom.us/j/82685669518?pwd=dnpxZmFjQStVK3pKMnRYUndieE1FUT09>

Meeting ID: 826 8566 9518

Passcode: Mg6Sz1

Swearing in of Board Members Jim Higgs

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of Minutes: 12/16/20 Planning Meeting
5. Chairman's Report

6. New Business:
 - A. Site Plan Review for 712 E. Bridge St.- Deep End Brewing
 - B. Site Plan Review for 963 Industrial Parkway- Nobis

7. Old Business:
 - A. None

8. Reports and Communications:
 - A. 12/28/2020 Council Minutes

9. Staff Comments
10. Commissioners/Council Comments
11. Adjournment

The City of Plainwell is an equal opportunity provider and employer

**CITY OF PLAINWELL
MINUTES
Planning Commission/ Public Hearing
Via Zoom
December 16, 2020**

1. Call to Order at 7:07 p. m. by Colingsworth
2. Pledge of Allegiance was given by all present.
3. Roll Call: Present: Rachel Colingsworth, Stephen Bennett, Jim Higgs
Jay Lawson - all stating they are within the City of Plainwell
Lori Steele joined meeting at 7:14 p.m. stating she was in the City of Plainwell
Absent: Diana Lubic and Gary Sausaman
4. Approval of Minutes – 11 /04/20
Higgs motioned to approve minutes Lawson seconded.
5. Chairperson’s Report: - None
6. New Business – Public Hearing Opened at 7:15 pm
A. TO AMEND SEC. 53-3 TO ADD A DEFINITION PERTAINING TO MINING OPERATIONS; AND TO AMEND SEC. 53-54 TO ADD A SPECIAL APPROVAL USE AND STANDARDS PERTAINING TO MINING AND FILL OPERATIONS IN THE INDUSTRIAL DISTRICT.

Higgs froze on zoom and rejoined at 7:20 p.m.

Public Hearing closed at 7:22 p.m. **Lawson Motioned to recommend to Council the adopted language as presented in regards to the Mining Operations for a Special Approval Use. Steele seconded the motion. All in favor vote motion carried.**
7. Old Business
A. None
8. Reports and Communications:
A. 11/09/2020 Council Minutes reviewed by Commission
9. Public Comments – None
10. Staff Comments: Siegel mentioned Deep End Brewing Site Plans for next meeting
Mentioned Cares funding from MEDC opened on Dec. 15 and closed the same day
Wilson, City Manager updated commission on Mill Demo.
11. Commissioner Comments:
Higgs mentioned the Radio Station has been sold to a Grand Rapids Company
No comments from other Commissioners
12. Adjournment:
Colingsworth adjourned the meeting at 7:27 p.m.

Minutes submitted by Denise Siegel, Community Development Manager



City of Plainwell – Zoning Permit Application Rev: 2/2010

Fee: \$5.00 / Additional review fees may be imposed

Date: 11/24/2020

Permit #:

Address of Project: 712 E. BRIDGE

Parcel ID Number: 55-029-067-10

Owner: DAN KLEIN

Contractor: _____

Owner's Address: 712 E BRIDGE

Contractor Address: _____

Owner's Phone Number: N/A

Contractor Phone Number: _____

Work to be done (please check all that apply):

- New Building Construction
- Existing Building Addition/Alteration
- Building Demolition
- Moving a Building
- Fence
- Sign
- Other (please describe): SITE PLAN APPROVAL

Zoning District of this property (check):

- Single Family Residential (R-1A)
- Single Family Residential (R-1B)
- Single and Two Family Residential (R-1C)
- Multi-Family Residential (R-2)
- Planned Mobile Home (R-MH)
- Local Commercial (C-1)
- Planned Unit Development (PUD)
- General Commercial (C-2)
- Central Business (CBD)
- Service Business (SB)
- Community Service (C-S)
- Restricted Manufacturing (M-1)
- General Manufacturing (M-2)

General Description of Project (use back of page if necessary): NEGLIGIBLE SITE WORK, ADDING FENCE AND NECESSARY IMPROVEMENTS TO CREATE HANDICAP ACCESSIBILITY.

Will the work performed in this application change the Use of this property? Yes No

Total Cost of Project: \$500,000 - APPROX

After project is complete, the setbacks established will be (if applicable): N/A EXISTING BUILDINGS NON-CONFORMING TO SETBACKS

Front: _____ ft. Back: _____ ft. Side: _____ ft. Side _____ ft.

Does this project involve a (check one): Non-conforming use Non-conforming structure N/A

Is this a home occupation? NO If so what kind _____

Any type of special equipment use? Electrical Plumbing N/A

Is this project consistent with the Master Plan yes no If no please explain on back.

Will this project result in an increase in off-street parking? yes NOT ANTICIPATED

I understand that before the issuance of a building permit, I must have an approved Zoning Permit Application. Additionally, the UNDERSIGNED affirms that he/she/they is (are) the owner of subject property authorized to represent the interests of all property owners involved in this application and that the answers and statements herein contained and all maps, plans, and other information herewith submitted and attached are in all respects true to the best of his/her/their knowledge and belief. Additionally, the UNDERSIGNED acknowledges they have received or have been made available all applicable Ordinances relevant to said project, and further, will comply with said Ordinances.

Signature of Applicant(s):

Date of Signature(s): 11/24/2020

Office Use Only

Approved: _____ Denied: _____

Signature and Date of Zoning Administrator (or designate): _____

Remarks:



Preliminary Site Plan Checklist
 City of Plainwell Administration Department
 211 N. Main St. Plainwell, MI 49080
 269-685-6821
 Plainwell.org

Project Name: 20-38 Parcel Number: 55-029-067-10 Current Zoning District: C2
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Item	Requirement	Shown	NO – N/A
1.	Provide name, address and phone number of applicant	✓	
2.	Provide name, address, phone number and sealed with signatures of Michigan licensed architect, engineer, designer, landscape architect or planner who prepared the plan. Plan should be stamped "Preliminary or titled Preliminary Site Plan"	✓	
3.	Has the Zoning Permit has been completed?	✓	
4.	Include the north arrow, legend, graphic and written scale on all sheets	✓	
5.	Include the land description	✓	
6.	Include the zoning of the site and adjacent parcels	✓	
7.	Include the gross land area	✓	
8.	Include scale	✓	
9.	Include Structure location(s) Dimensions of lot and property lines- Location of all structures on subject and abutting properties- Location of each proposed structure, w/use(s), w/number of stories, gross building area Distances between structures and lot lines, setback lines	✓	
10.	Include Occupancy type and Fire exits		
11.	Parking and Paving Proper number of parking spots/handicap? Location of loading docks/zone? Adequate loading space? Asphalt or gravel requirement met?	✓	
12.	Landscaping Location and volume meets requirement for zoning district	<i>None provided</i>	
13.	Lighting Exterior lighting kept substantially on property?	✓	
14.	Traffic Flow (vehicular and pedestrian) Driveway permit needed? Does traffic circulation provide safe vehicular and pedestrian flow Public safety vehicle access? Fire lanes needed?	✓ ✓ ✓	
15.	Storm Water Retention Location of proposed storm collection area shown?	✓ <i>remain</i>	

Item	Requirement	Shown	No- N/A
17.	Water and Sewer Lines (hookups) Will permits be needed? Size and location of water connections/meter(s) ? Is a backflow preventer required? Size and location of sewer connections? Hydrant location <i>217 - 218 - 222</i>	<i>Nothing Changing</i> ✓	
18.	Noise, Odor, Particulate, Vibration, Combustible or Hazardous Material Concerns		
19	Signage Plan Describe plan and show signage plan	<i>None shown</i>	
20	Outside Storage Will outside storage be required? Proper screen age and distances met?		
21.	Is Minimum/Maximum Lot Width Requirement Met	✓	
22.	Is Minimum/Maximum Lot Area Requirement Met	✓	
23.	Is Minimum/Maximum Height Requirement Met	✓	
24	Are the Setback Requirements met for the zoning district Front - Back - Side -	<i>Some</i> ✓	
25	Is this a phase Construction? If so Description of each phase:		
26.	Fire Suppression Considerations (if applicable) Is sprinkler needed or recommended - <i>more details needed on restaurant kitchen</i> Fire Pump needed (3 stories or more) <i>Brew house extinguisher needed</i>		
27.	Is this project in a wellhead Protection/Flood Hazard District?		✓
28.	Include a brief description of the project <i>redevelopment and</i>		

Change of use for this project

Reviewed by:

Community Development Manager
Public Works Superintendent
Director of Public Safety
Waste Water Superintendent
City Manger

WJ 12/4/2020
BBomer 12/6/2020

Deep End Brewing Co.

INTERIOR REMODEL

712 E Bridge Street, Plainwell, MI 49080

9/26/2019

DRAWING INDEX

COVER SHEET
D101 DEMOLITION PLAN, GENERAL NOTES
A101 FLOOR PLAN, NOTES
EMERGENCY LIGHTING PLAN



SCHULTZ ARCHITECTURE

813 W South Street, Ste 1d
Kalamazoo, MI 49009
(269) 615-2597
www.schultzdesignllc.com
schulzdraftingdesign@hotmail.com

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CODE:

2015 MICHIGAN BUILDING CODE
2015 MICHIGAN RESIDENTIAL CODE
2015 MICHIGAN REHABILITATION CODE FOR EXISTING BUILDINGS
2009 ICC-A117.1 ACCESSIBILITY AND USABLE BUILDINGS AND FACILITIES
2015 MICHIGAN UNIFORM ENERGY CODE
2017 EDITION OF NATIONAL ELECTRICAL CODE - NEC
2015 EDITION OF MICHIGAN PLUMBING CODE
2015 MICHIGAN PART 9a MECHANICAL CODE

CONSTRUCTION TYPE:

EXISTING BUILDING 1: 3A WEST PORTION OF EXISTING BUILDING
NON-COMBUSTIBLE EXTERIOR WALLS w/
COMBUSTIBLE INTERIOR (NOT PROTECTED)

EXISTING BUILDING 2: 5A EAST PORTION OF EXISTING BUILDING IS
OF POLE CONSTRUCTION w/ STUD WALL
INFILL BETWEEN POSTS

ALLOWABLE BUILDING AREA/HEIGHT:

BUILDING 1: A2 NIGHT CLUB/RESTAURANT NON-SPRINKLED
1 STORY, 40'-0" FEET HEIGHT
6,000sf AREA

BUILDING 2: F2 BEVERAGE PRODUCTION (UP TO AND INCLUDING 16% ALCOHOL CONTENT)
2 STORY, 40'-0" NON-SPRINKLED
13,000sf AREA

PARKING:

EXISTING 15 SPACES PROVIDED (INCLUDING 1 HANDICAP)

STORM WATER MANAGEMENT:

EXISTING TO REMAIN

BUILDING USE AND OCCUPANCY CLASSIFICATION:

EXISTING BUILDING: RETAIL/STORAGE

CHANGE OF USE TO: CHANGE TO A2 AND F2

GROSS AREA:

EXISTING BUILDING TOTAL: 5123sf GROSS
BUILDING 1: 1,785sf GROSS MAIN LEVEL
BUILDING 1: 1,644sf GROSS UPPER LEVEL (NOT USED)

EXISTING BUILDING 2: 3,338sf MAIN LEVEL (SINGLE STORY)

OCCUPANT LOAD: (OCCUPANT LOAD TO BE POSTED)

CALCULATED OCCUPANT LOAD

TOTAL NET USABLE AREA FOR BUILDING 1 A2: 1000sf/15
(A2 UNCONCENTRATED TABLES AND CHAIRS) = CALCULATED 66 OCCUPANTS

(NET USABLE AREA = TOTAL AREA MINUS TOILET ROOM, STORAGE ROOM, VESTIBULE,
KITCHEN, SERVICE AREA AND WALK WAYS/HALLS)

BUILDING 2: OCCUPANT LOAD 3,338sf/100 GROSS = 33 OCCUPANTS
ACTUAL OCCUPANT LOAD LESS THAN 5

TOTAL CALCULATED OCCUPANT LOAD FOR BUILDINGS 1 AND 2: 714

TOILETS: MALE/FEMALE | PER 500 REQUIRED: 1 (ONE)
PROVIDED: 2 (TWO)

LAVATORIES: MALE/FEMALE | PER 200 REQUIRED: 1 (ONE)
PROVIDED: 2 (TWO)

SERVICE SINK: | REQUIRED REQUIRED: 1
PROVIDED: 1

CONTRACTOR:

TBD

OWNER:

TIN WOODHAMS
(269)760-6688

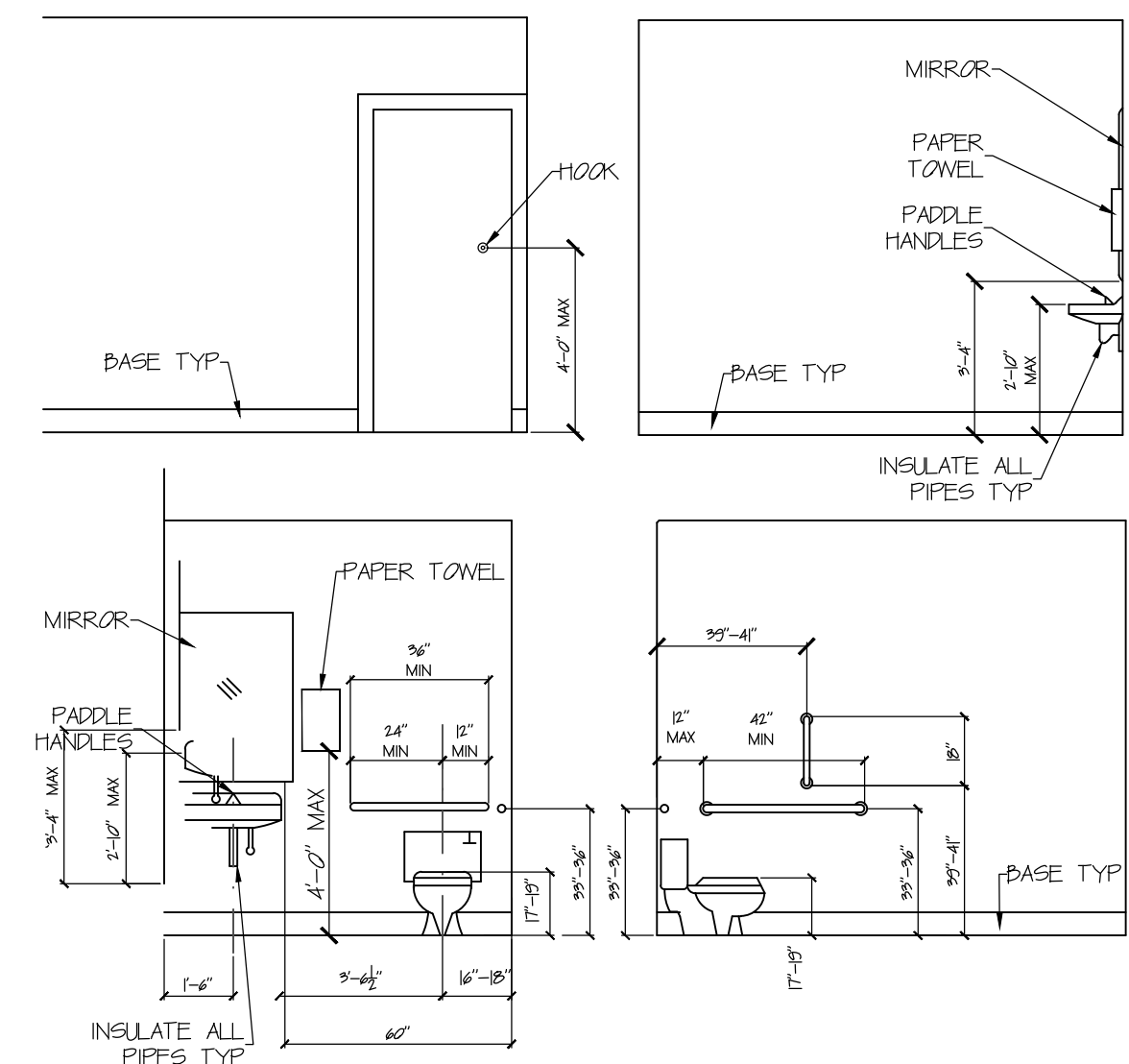
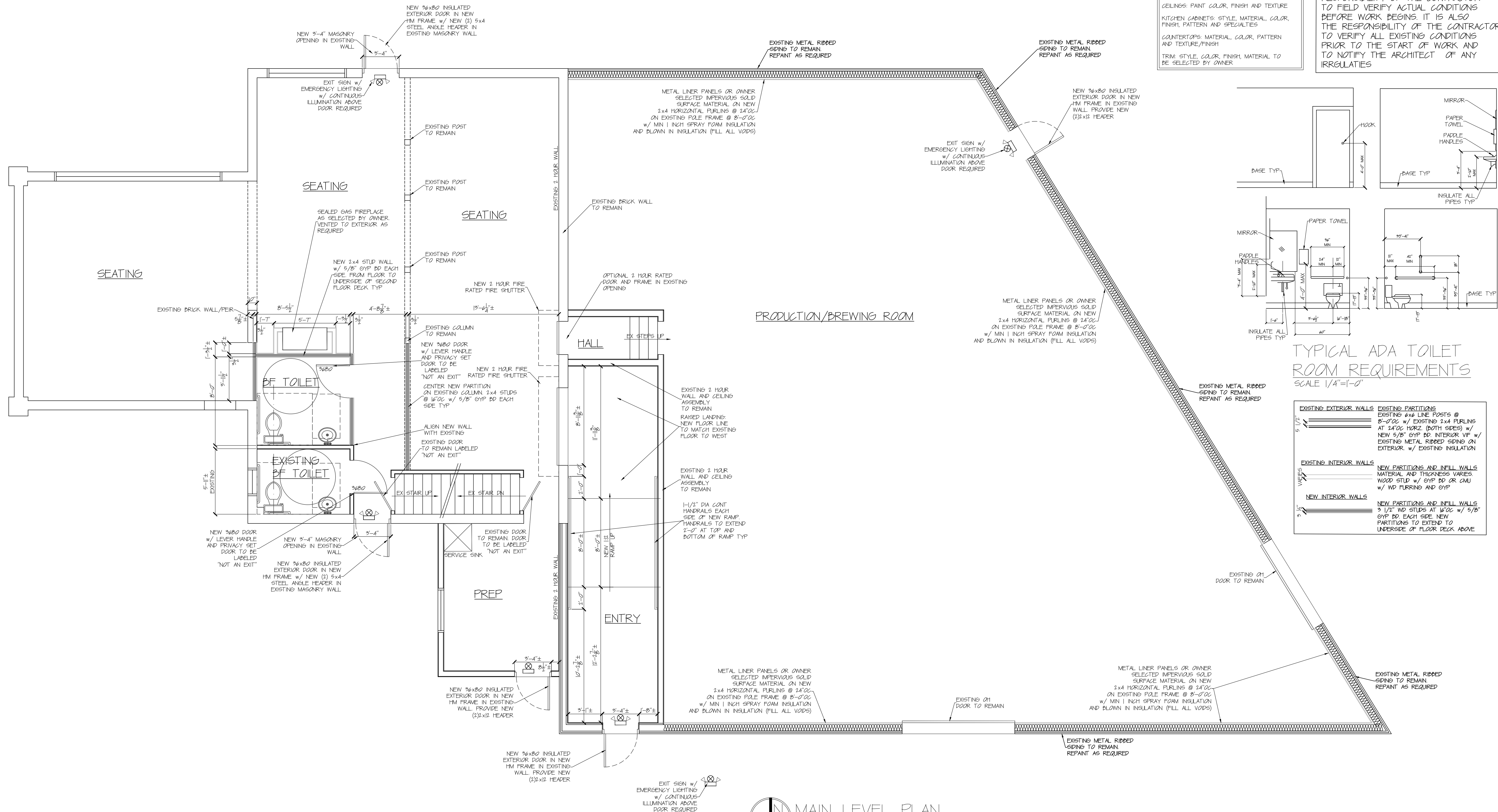
ARCHITECT:

JONATHAN D. SCHULTZ
SCHULTZ ARCHITECTURE
813 W SOUTH STREET
KALAMAZOO, MI 49007
(269) 615-2597
www.SCHULTZDESIGNLLC.COM

DEEP END BREWING, PLAINWELL, MI

NOTE:
COORDINATE ALL FINISH MATERIALS WITH OWNER IN ALL ROOMS ON ALL LEVELS.
FINISH FLOORING: TYPE, STYLE, FINISH, COLOR, TEXTURE AND PATTERN.
WALLS: PAINT COLOR, FINISH.
CEILING: PAINT COLOR, FINISH AND TEXTURE.
KITCHEN CABINETS: STYLE, MATERIAL, COLOR, FINISH, PATTERN AND SPECIALTIES.
COUNTERTOPS: MATERIAL, COLOR, PATTERN AND TEXTURE/FINISH.
TRIM: STYLE, COLOR, FINISH, MATERIAL TO BE SELECTED BY OWNER.

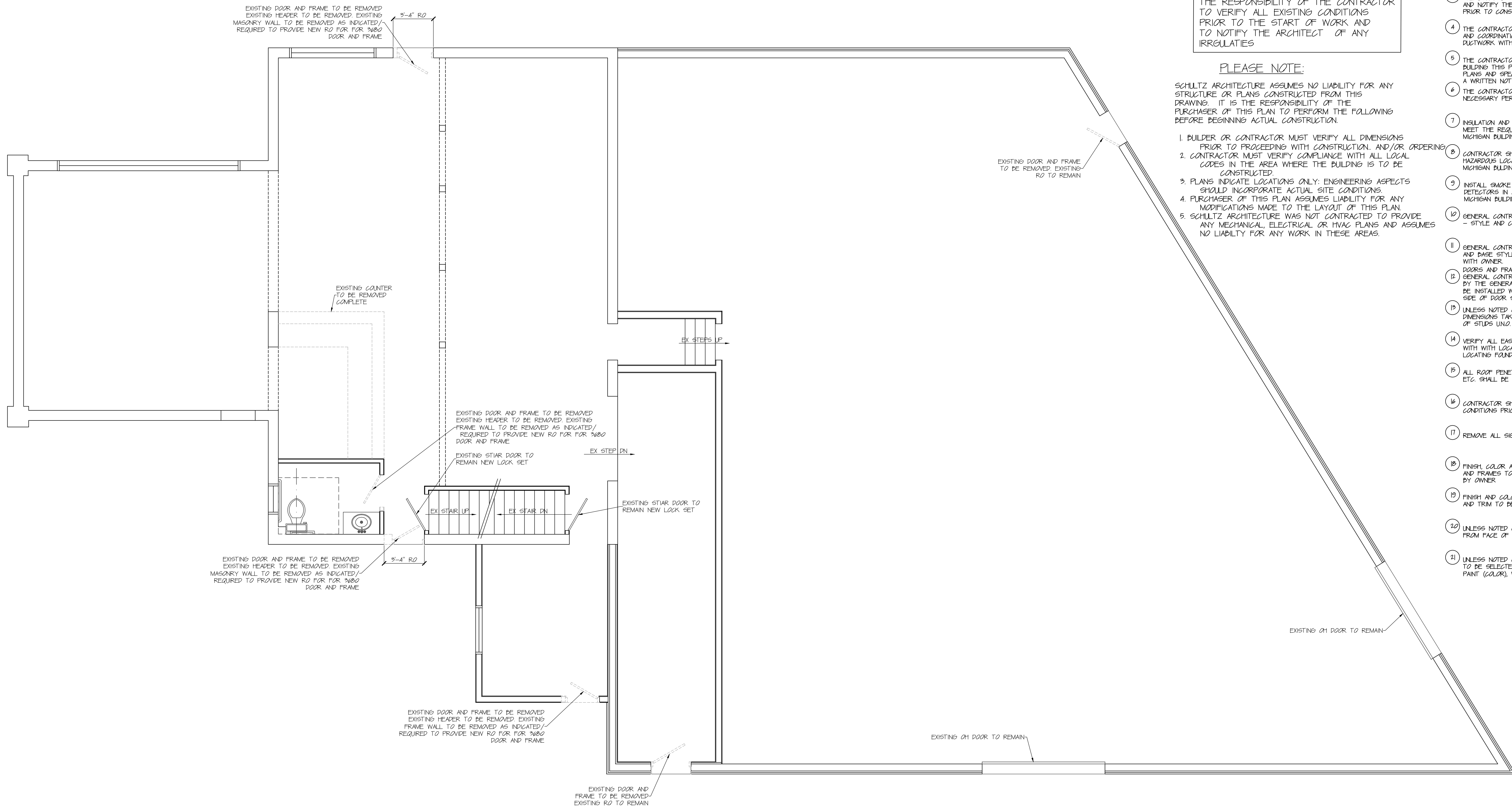
NOTE:
DUE TO THE NATURE OF THIS PROJECT BEING A RENOVATION OF AN EXISTING BUILDING NOT ALL DIMENSIONS MAY BE ACCURATE AS NOTED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY ACTUAL CONDITIONS BEFORE WORK BEGINS. IT IS ALSO THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO THE START OF WORK AND TO NOTIFY THE ARCHITECT OF ANY IRREGULARITIES.



TYPICAL ADA TOILET ROOM REQUIREMENTS
SCALE 1/4" = 1'-0"

EXISTING EXTERIOR WALLS	EXISTING PARTITIONS
5/2"	EXISTING 6x6 LINE POSTS @ 8'-0" OC w/ EXISTING 2x4 FURLINS AT 24" OC HORIZ. (BOTH SIDES) w/ NEW 5/8" GYP BD. INTERIOR V.F. w/ EXISTING METAL RIPPED SIDING ON EXTERIOR w/ EXISTING INSULATION
VALUES	NEW PARTITIONS AND INFILL WALLS MATERIAL AND THICKNESS VARIES. WOOD STUD w/ GYP BD OR CMU w/ W/ FURRING AND GYP
NEW INTERIOR WALLS	NEW PARTITIONS AND INFILL WALLS 3/2" WD STUDS AT 16" OC w/ 5/8" GYP BD EACH SIDE NEW PARTITIONS TO EXTEND TO UNDERSIDE OF FLOOR DECK ABOVE

MAIN LEVEL PLAN
SCALE 1/4" = 1'-0"



NOTE:
 DUE TO THE NATURE OF THIS PROJECT BEING A RENOVATION OF AN EXISTING BUILDING NOT ALL DIMENSIONS MAY BE ACCURATE AS NOTED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY ACTUAL CONDITIONS BEFORE WORK BEGINS. IT IS ALSO THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO THE START OF WORK AND TO NOTIFY THE ARCHITECT OF ANY IRREGULARITIES

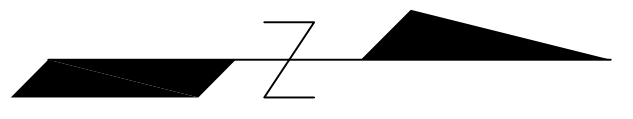
PLEASE NOTE:
 SCHULTZ ARCHITECTURE ASSUMES NO LIABILITY FOR ANY STRUCTURE OR PLANS CONSTRUCTED FROM THIS DRAWING. IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO PERFORM THE FOLLOWING BEFORE BEGINNING ACTUAL CONSTRUCTION.

1. BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION, AND/OR ORDERING.
2. CONTRACTOR MUST VERIFY COMPLIANCE WITH ALL LOCAL CODES IN THE AREA WHERE THE BUILDING IS TO BE CONSTRUCTED.
3. PLANS INDICATE LOCATIONS ONLY. ENGINEERING ASPECTS SHOULD INCORPORATE ACTUAL SITE CONDITIONS.
4. PURCHASER OF THIS PLAN ASSUMES LIABILITY FOR ANY MODIFICATIONS MADE TO THE LAYOUT OF THIS PLAN.
5. SCHULTZ ARCHITECTURE WAS NOT CONTRACTED TO PROVIDE ANY MECHANICAL, ELECTRICAL OR HVAC PLANS AND ASSUMES NO LIABILITY FOR ANY WORK IN THESE AREAS.

- GENERAL NOTES:**
1. DO NOT SCALE DRAWINGS. USE WRITTEN DIMENSIONS ONLY. NOTIFY ARCHITECT OF ANY DISCREPANCIES FOR CLARIFICATION.
 2. ALL WORK IS TO BE ACCOMPLISHED TO MEET ALL CURRENT LOCAL, STATE AND FEDERAL CODES AND ALL AUTHORITIES HAVING JURISDICTION.
 3. THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
 4. THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND COORDINATION OF ALL WIRING, SWITCHES, PIPING AND DUCTWORK WITH THE VARIOUS TRADES.
 5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BUILDING THIS PROJECT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS UNLESS HE RECEIVES A WRITTEN NOTIFICATION FROM THE ARCHITECT.
 6. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY PERMITS.
 7. INSULATION AND INSULATION ASSEMBLIES SHALL MEET THE REQUIREMENTS OF SECTION R316, MICHIGAN BUILDING CODE, 2018 EDITION.
 8. CONTRACTOR SHALL PROVIDE SAFETY GLAZING IN HAZARDOUS LOCATIONS AS DEFINED BY THE MICHIGAN BUILDING CODE 2018.
 9. INSTALL SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS IN ACCORDANCE TO SECTION R319 OF THE MICHIGAN BUILDING CODE 2018.
 10. GENERAL CONTRACTOR SHALL VERIFY FINISH FLOORING - STYLE AND COLOR PRIOR TO ORDERING.
 11. GENERAL CONTRACTOR SHALL VERIFY WALL COVERING AND BASE STYLE AND COLOR PRIOR TO ORDERING WITH OWNER.
 12. DOORS AND FRAMES SHALL BE PROVIDED BY THE GENERAL CONTRACTOR AND FINISHED AND INSTALLED BY THE GENERAL CONTRACTOR UNLESS ALL DOORS TO BE INSTALLED WITH MIN. 4" ON HINGE AND/OR STRIKE SIDE OF DOOR - SEE PLANS.
 13. UNLESS NOTED OTHERWISE, ALL INTERIOR DIMENSIONS TAKE FROM FACE OF STUDS TO FACE OF STUDS UNLESS NOTED.
 14. VERIFY ALL EASEMENTS AND SETBACK RESTRICTIONS WITH LOCAL GOVERNING AUTHORITY PRIOR TO LOCATING FOUNDATION.
 15. ALL ROOF PENETRATIONS INCLUDING SACS, VENTS, ETC. SHALL BE OBSCURE FROM FRONT ELEVATION VIEW.
 16. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
 17. REMOVE ALL SIGNAGE FROM DOORS & WINDOWS. CLEAN.
 18. FINISH COLOR AND STYLE OF EXTERIOR/INTERIOR DOORS AND FRAMES TO BE MATCH EXISTING OR AS SELECTED BY OWNER.
 19. FINISH AND COLOR OF INTERIOR WINDOWS, WINDOW FRAMES AND TRIM TO BE SELECTED BY OWNER.
 20. UNLESS NOTED OTHERWISE ALL INTERIOR DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD.
 21. UNLESS NOTED OTHERWISE ALL INTERIOR FINAL FINISHES TO BE SELECTED BY OWNER I.E. FLOORING COVERINGS, PAINT (COLOR), WALL COVERINGS ETC.

MAIN LEVEL
 DEMOLITION PLAN
 SCALE 1/4" = 1'-0"

Revisions	Sheet Title	Sheet Number
	DEMOLITION PLAN GENERAL NOTES	D101
	Date 9/26/2019	712 E BRIDGE STREET, PLAINWELL, MI
	Scale 1/4" = 1'-0"	

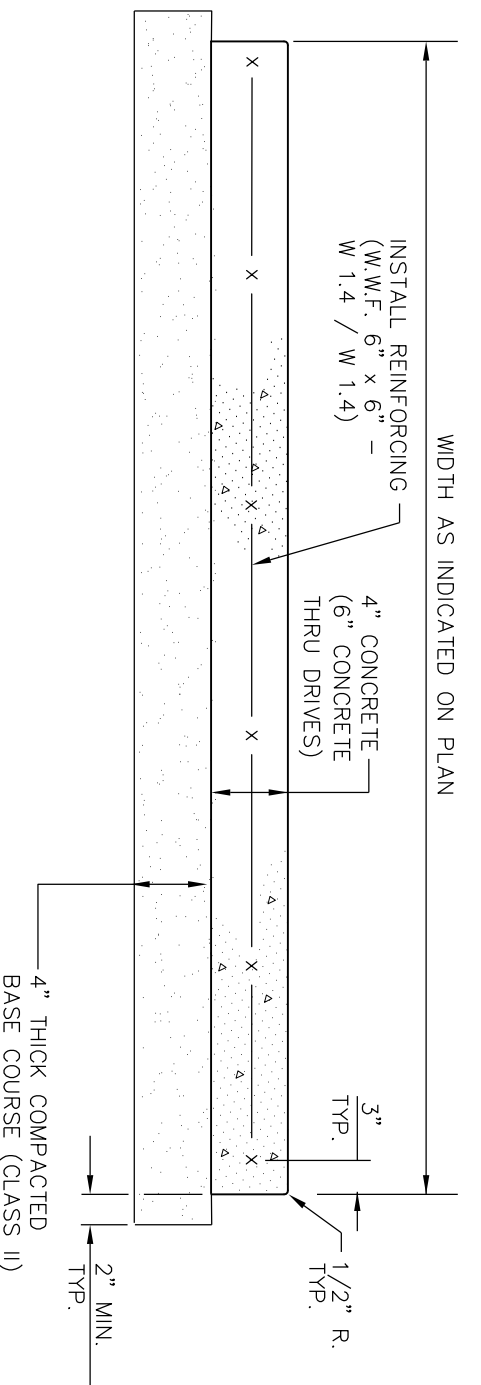
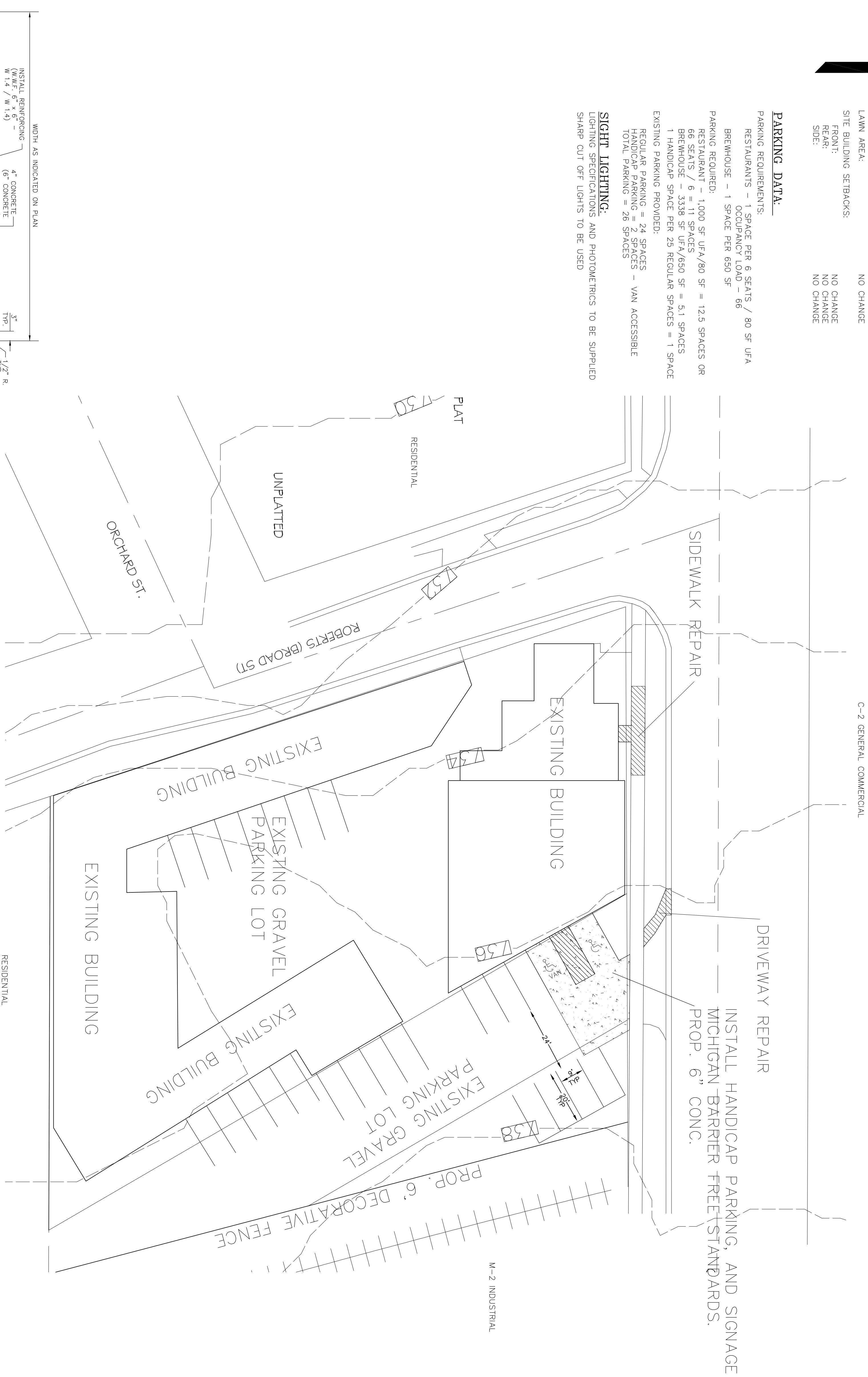


SITE DATA:

SITE ZONING: C-2 GENERAL COMMERCIAL
 MICROBREWERY
 SITE USE: UFA BUILDING AREA (RESTAURANT): 1,000 SQ.FT.
 BREWING AREA : 3,338 SQ.FT.
 BUILDING: EXISTING
 BUILDING/PARKING AREA: NO CHANGE
 LAWN AREA: NO CHANGE
 SITE BUILDING SETBACKS: NO CHANGE
 FRONT: NO CHANGE
 REAR: NO CHANGE
 SIDE: NO CHANGE

PARKING DATA:

PARKING REQUIREMENTS:
 RESTAURANTS - 1 SPACE PER 6 SEATS / 80 SF UFA
 OCCUPANCY LOAD - 66
 BREWHOUSE - 1 SPACE PER 650 SF
 PARKING REQUIRED:
 RESTAURANT - 1,000 SF UFA/80 SF = 12.5 SPACES OR
 66 SEATS / 6 = 11 SPACES
 BREWHOUSE - 3338 SF UFA/650 SF = 5.1 SPACES
 1 HANDICAP SPACE PER 25 REGULAR SPACES = 1 SPACE
 EXISTING PARKING PROVIDED:
 REGULAR PARKING = 24 SPACES
 HANDICAP PARKING = 2 SPACES - VAN ACCESSIBLE
 TOTAL PARKING = 26 SPACES
SIGHT LIGHTING:
 LIGHTING SPECIFICATIONS AND PHOTOMETRICS TO BE SUPPLIED
 SHARP CUT OFF LIGHTS TO BE USED



STANDARD CONCRETE DETAIL

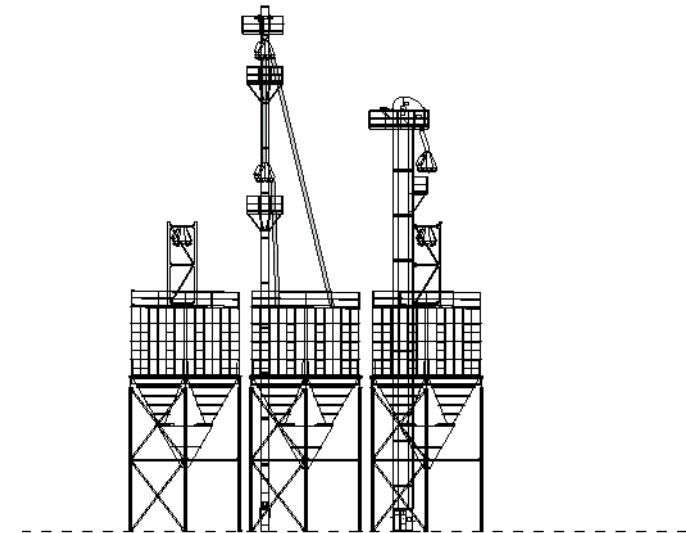
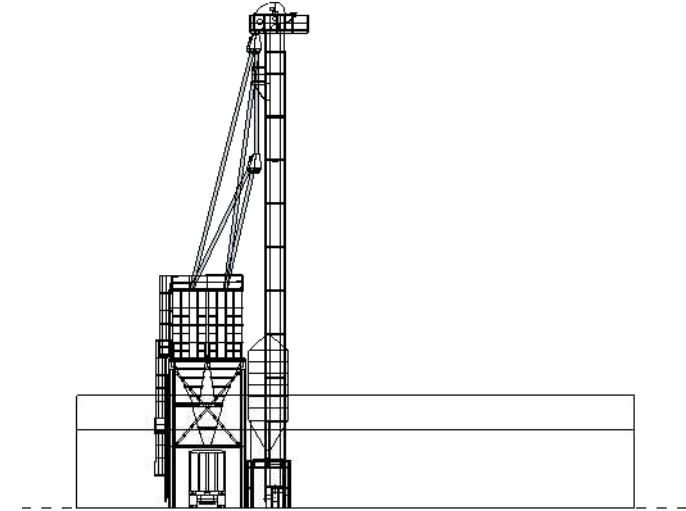
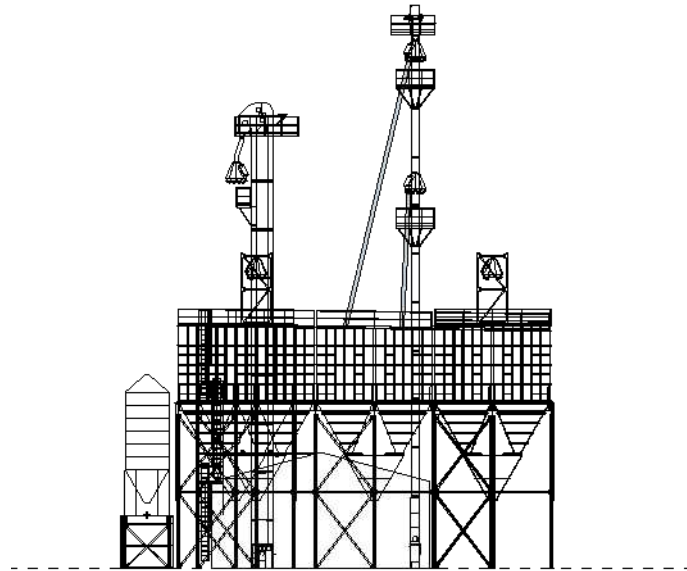
NOT TO SCALE

EXISTING SITE PLAN	
DEEP END BREWING 712 EAST BRIDGE STREET CITY OF PLAINWELL, MICHIGAN	

CIVICA ENGINEERING
 1503 E. Centre Street, Ste C • Portage, Michigan 49702
 (269) 760-6688

DATE:	BY:	REVISIONS:

DESIGNED BY: TAW	DATE: 5/17/16
DRAWN BY: TAW	DATE: 5/17/16
CHECKED BY: TAW	DATE: 5/17/16
HORZ SCALE: 1" = 20'	
VERT SCALE: N/A	
FILE: 1028-1	
SHEET NUMBER: C-1	



ZACK VANDERKOOI
SALES - DESIGN

P.O. BOX 188 - 3392 M-40 SOUTH
HAMILTON, MICHIGAN 49419
www.hamiltondist.com

PHONE : 269-751-5161
FAX: 269-751-5018
zack@hamiltondist.com

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NOBIS 2021 SITE PLAN



January 12, 2021

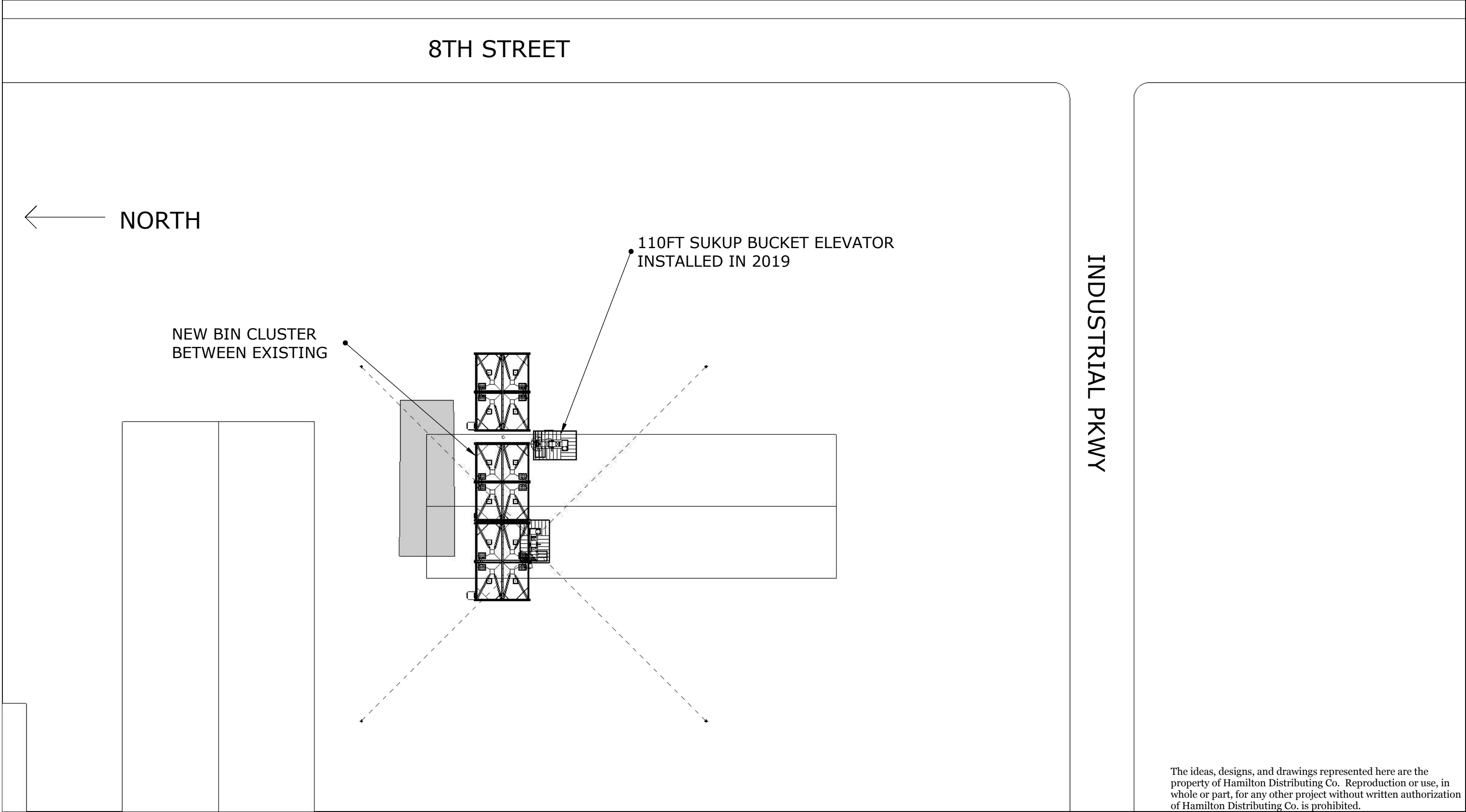
8TH STREET

← NORTH

NEW BIN CLUSTER
BETWEEN EXISTING

110FT SUKUP BUCKET ELEVATOR
INSTALLED IN 2019

INDUSTRIAL PKWY



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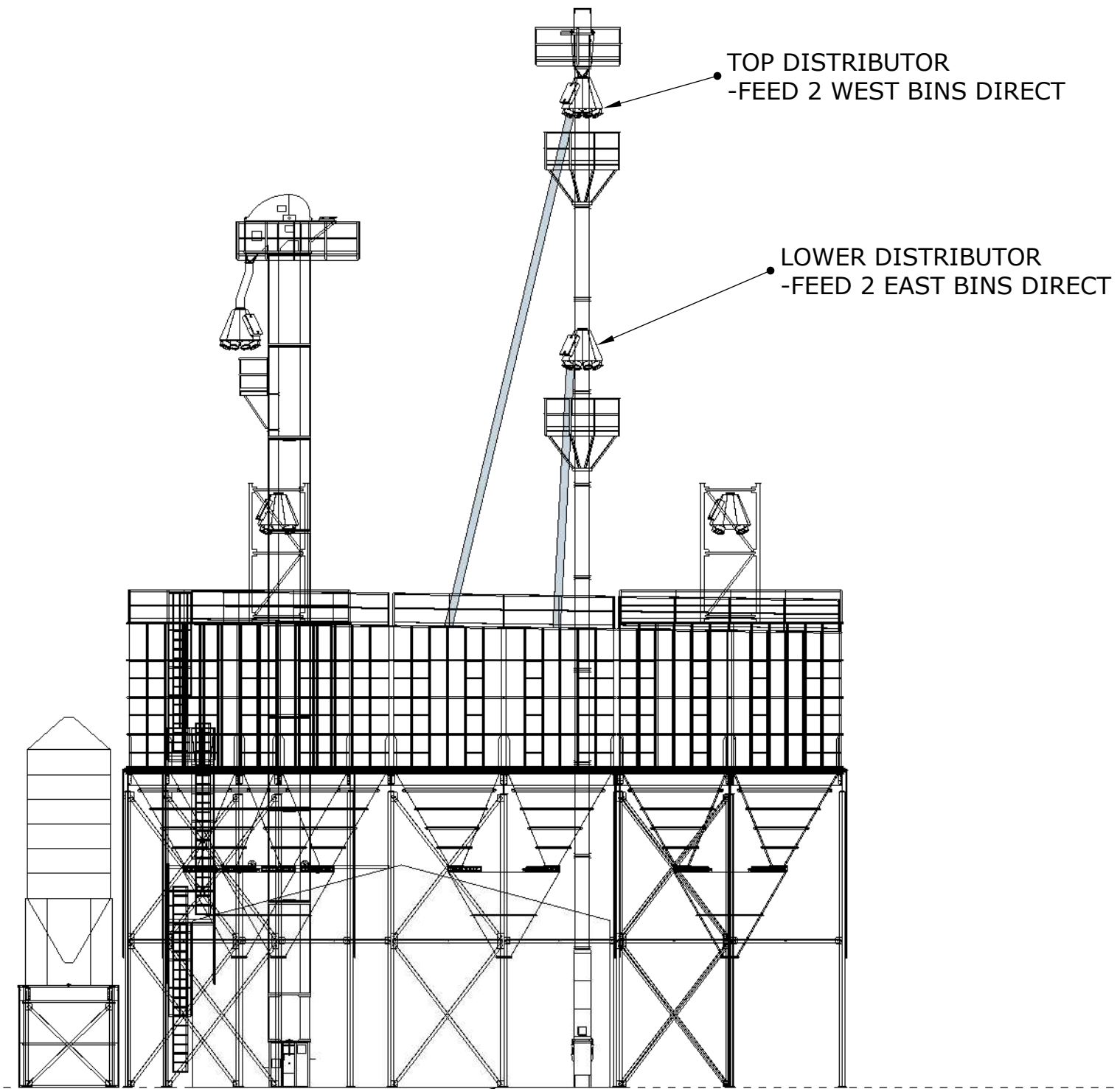
TOP VIEW



NOBIS AGRI

REVISIONS	
MM/DD/YY	REMARKS
1	.../.../...
2	.../.../...
3	.../.../...
4	.../.../...
5	.../.../...

A 2



NEW BIN CLUSTER

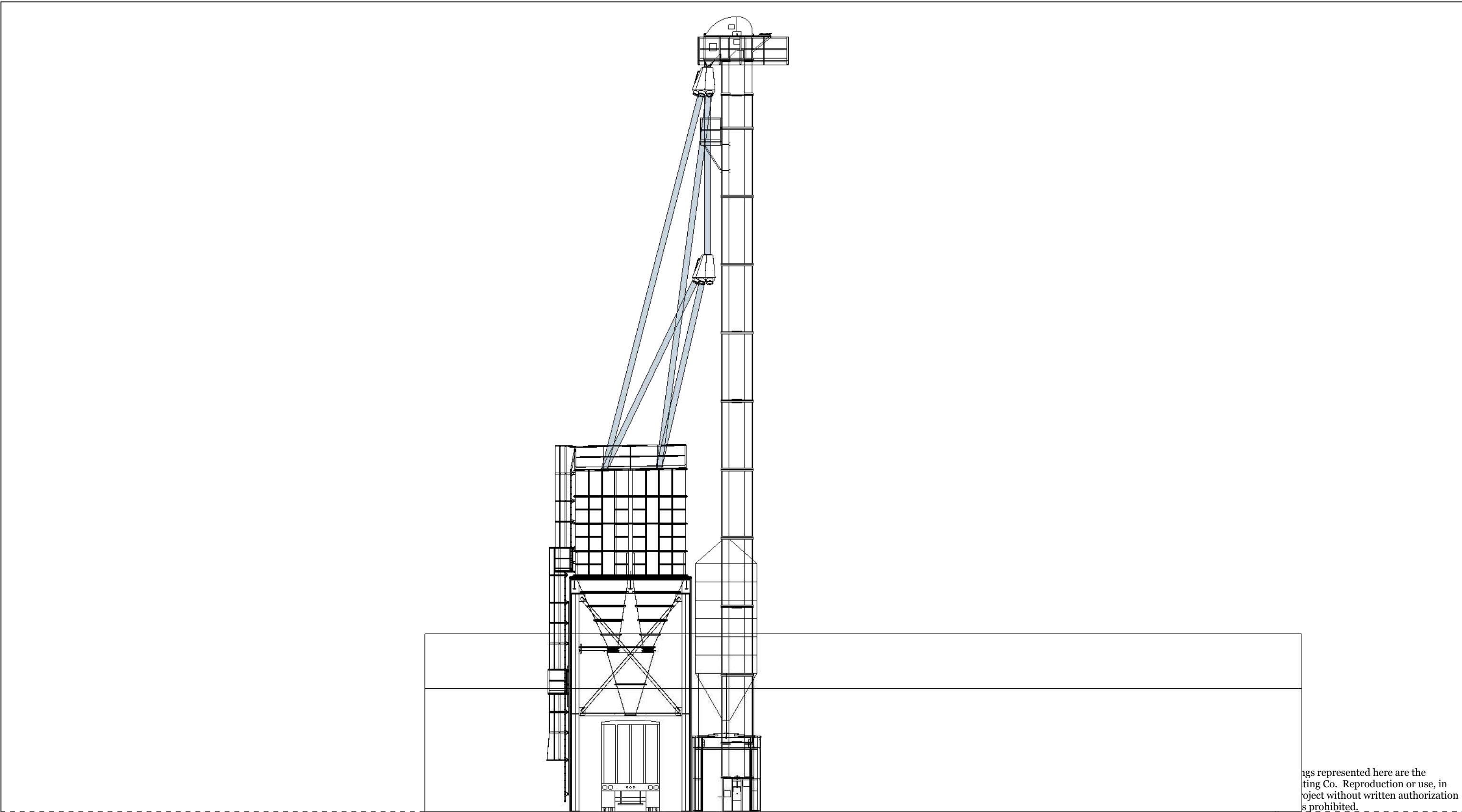
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ELEVATION VIEW FROM SOUTH



NOBIS AGRI

REVISIONS	
MM/DD/YY	REMARKS
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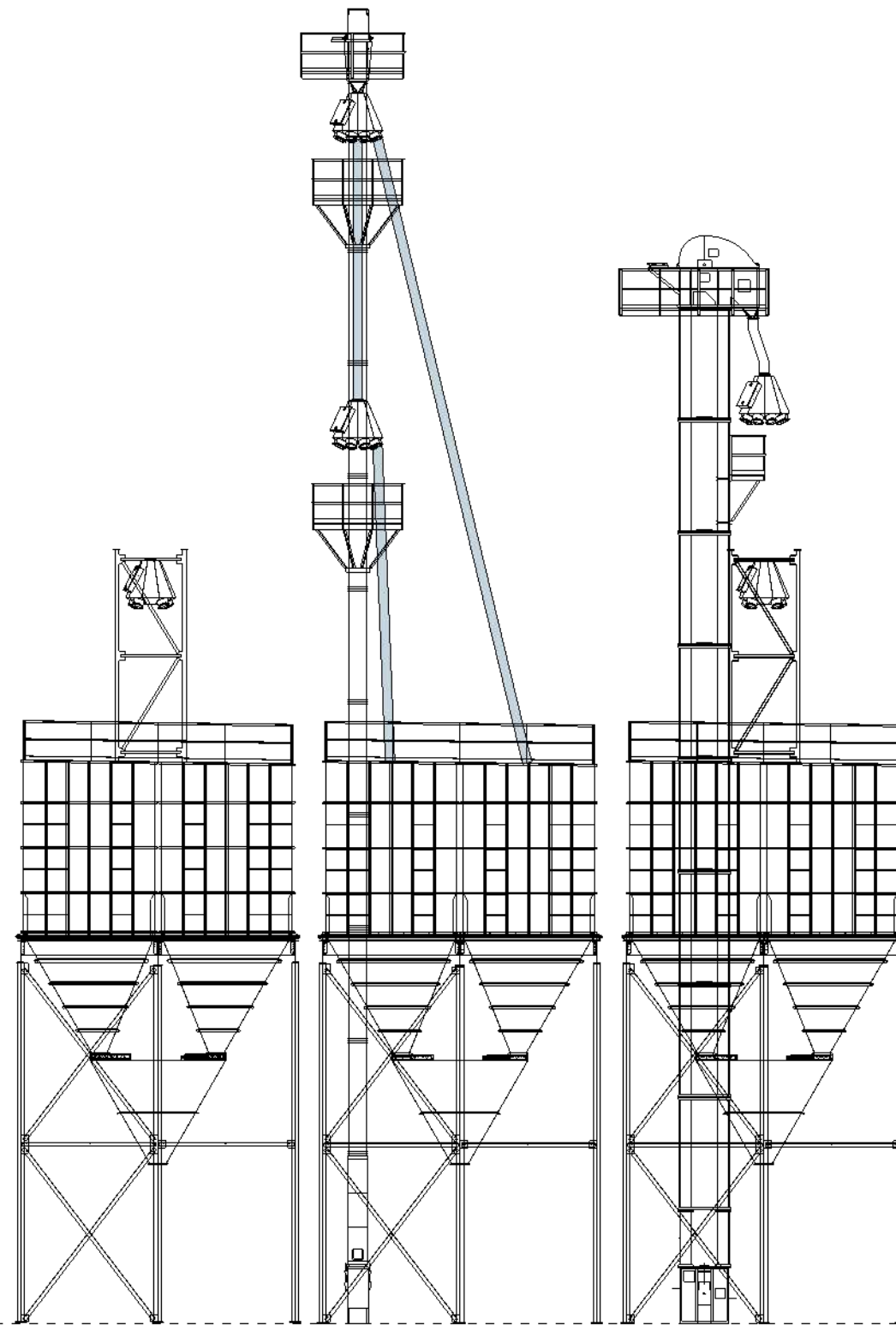
ELEVATION VIEW FROM WEST



NOBIS AGRI

REVISIONS	
MM/DD/YY	REMARKS
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ELEVATION VIEW FROM NORTH



NOBIS AGRI

REVISIONS	
MM/DD/YY	REMARKS
1
2
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4
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MINUTES
Plainwell City Council
December 28, 2020

1. Mayor Keeler called the regular meeting to order at 7:01 PM on the Zoom Meeting Application as per Senate Bill 1108.
2. Pledge of Allegiance was recited.
3. Roll Call: Present: Mayor Keeler, Mayor Pro Tem Steele, Councilmember Overhuel, Councilmember Keeney and Councilmember Wisnaski, all attending virtually from Plainwell, Michigan. Absent: None.
4. Approval of Minutes:
A motion by Steele, seconded by Overhuel, to accept and place on file the Council Minutes of the 12/14/2020 regular meeting. On voice vote, all voted in favor. Motion passed.
5. Public Comment: None.
6. County Commissioner Report: None
7. Agenda Amendments: None
8. Mayor's Report:
Mayor Keeler is excited for resumption of the demolition.
9. Recommendations and Reports:
 - A. Clerk Kelley reported having confirmed incumbent members of various boards and commissions have opted to continue serving for an additional term. The recommended action is for Council to confirm the Mayor's appointments as presented.
A motion by Overhuel, seconded by Keeney, to confirm the Mayor's re-appointment of several community members to various boards and commissions. On a voice vote, all voted in favor. Motion passed.
 - B. City Manager Wilson reported the Planning Commission's work related to ordinance amendments for mining operations. The Planning Commission held a Public Hearing on December 16, 2020 with no public comment and recommends approval of the Ordinance, effective eight (8) days after publication.
A motion by Wisnaski, seconded by Keeney, to approve Ordinance 389 to add a definition pertaining to mining operations and to add related special approval use and standards. On a roll call vote, all voted in favor. Motion passed.
 - C. City Manager Wilson updated Council on the progress of the Paper Mill Demolition Project. He noted an updated completion estimate of March 2021. He noted differences between the contractor's estimate and a survey of the asbestos on site. He also suggested possible costs associated with preparing and maintaining Buildings 2, 3 and 10 that could affect the amount of "contingency" available for work related to the water tower. Included in the update was a listing of bills paid and payable for Melching and GHD for project work. Council asked several questions and was asked to consider the combined pay request totaling \$654,053.00.

A motion by Overhuel, seconded by Keeney, to authorize approve pay application #3 for expenses incurred for demolition and engineering totaling \$654,053.00. On a roll call vote, all voted in favor. Motion passed.

- D. City Manager Wilson reported the Environmental Protection Agency (EPA) requires each water system to have an updated Risk and Resiliency Assessment and an Emergency Response Plan. The city's engineer, Fleis & Vandenbrink, has offered to perform the assessment and the plan for a cost of \$11,800.00.
A motion by Wisnaski, seconded by Steele, to approve a project with Fleis & Vandenbrink for a Water System Risk and Resiliency Assessment and Emergency Response Plan at a cost of \$11,800.00. On a roll call vote, all voted in favor. Motion passed.
- E. City Manager Wilson reminded Council of a recent breach in security at the Kenyon Park Water Tower. For the water wells that supply the water tower and to protect the drinking water, the city sought updates to the security system and recommends installation of door intrusion alarms and a phone line to attach to the existing water SCADA system, which will immediately alert any breaches. The city's SCADA partner, Perceptive Controls, have offered to do this work at a cost of \$5,650.00
A motion by Steele, seconded by Overhuel, to approve a project with Perceptive Controls to install door intrusion alarms and a phone line to the existing Water SCADA system at a cost of \$5,650.00. On a roll call vote, all voted in favor. Motion passed.
- F. City Manager Wilson reported the city has \$19,900.00 remaining on the SAW Grant to purchase computer hardware before December 31, 2020, for assisting upgrades to the city's GIS system. The hardware purchases are still being evaluated by technical staff and could exceed the SAW Grant funds available.
A motion by Steele, seconded by Wisnaski, to approve a budget not to exceed \$25,000 for the purchase of computer hardware to help assist the City's GIS program. On a roll call vote, all voted in favor. Motion passed.
- G. Clerk Kelley reported that Public Act 660 of 2018 resulted in Allegan County to appoint its Equalization Director to serve as a "Designated Assessor" for assessing districts in a state of distress. The Public Act sets standards for professional assessors and provides for annual state audit responsibilities. Should an assessor not meet these standards, the State could take actions against the assessor over a course of several years. In the most severe cases, the state could "take over" the assessment roll. If a county has appointed a "Designated Assessor", and an assessment district has an executed interlocal agreement with the County, this "Designated Assessor" would step in to control the assessment roll instead of the state. Several other assessment districts in the County have already entered into this interlocal agreement.
A motion by Overhuel, seconded by Keeney, to approve an Interlocal Agreement with Allegan County to provide Designated Assessor services under specific circumstances. On a roll call vote, all voted in favor.
- H. Clerk Kelley outlined five (5) annual resolutions for 2021 – the first lists the Ordinance Enforcement Officers of the city which was reviewed by the Department of Public Safety; the second lists the Council meeting dates for 2021; the third lists the employee holiday dates (when City offices are closed); the fourth is a listing of the dates on which the flags are flown on city streets, and; the fifth is a resolution authorizing the Director of Public Safety to liaison with the State of Michigan for temporary closures of state highways.
A motion by Steele, seconded by Keeney, to adopt Resolutions 2021-01 through 2021-05 for Ordinance Enforcement Officers, 2021 Council Meeting Dates, 2021 Employee Holiday Dates, 2021 Street Flag Dates and 2021 Street Closures. On a voice vote, all in favor. Motion passed.

10. Communications:

A. A motion by Keeney, seconded by Steele, to accept and place on file the November 2020 Water Renewal Report. On a voice vote, all in favor. Motion passed.

11. Accounts Payable:

A motion by Keeney, seconded by Wisnaski, that the bills be allowed and orders drawn in the amount of \$412,575.13 for payment of same. On a roll call vote, all in favor. Motion passed.

12. Public Comments: None

13. Staff Comments:

Director Bomar reported working with the County to schedule Covid vaccinations for public safety staff.

Clerk/Treasurer Kelley reported the final audit has been delivered and will be presented to Council on January 25. The Chart of Accounts is being updated and the Budget process has begun.

City Manager Wilson reported the city is taking enforcement action against the Clark Station on South Main and expects escalated actions in January.

14. Council Comments:

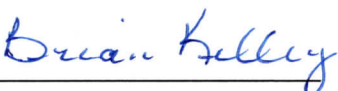
Council wished everyone a Happy New Year.

15. Adjournment:

A motion by Keeney, seconded by Steele, to adjourn the meeting at 7:56 PM. On voice vote, all voted in favor. Motion passed.

Minutes respectfully
Submitted by,
Brian Kelley
City Clerk/Treasurer

MINUTES APPROVED BY CITY COUNCIL
January 11, 2021



Brian Kelley, City Clerk