

# 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](http://www.plainwell.org)

---

## Agenda

### Planning Commission City Hall Council Chambers October 04, 2023 6:30 Pm

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of Minutes: 08/16/2023 Planning Meeting
5. Chairman’s Report
6. Public Comment
7. New Business:
  - A. Public Hearing: Rezone property at 377 N. Main St. from Community Service to R1C Single and two-family Residential.
8. Old Business: Master Plan Resolution
9. Reports and Communications:
  - a. Council minutes 8/14/23; 8/28/23; 09/11/23
10. Public Comments
11. Staff Comments
12. Commissioners/Council Comments
13. Adjournment

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

**CITY OF PLAINWELL  
MINUTES  
Planning Commission  
Wednesday, August 16, 2023**

1. Call to Order at 6:30 pm by Colingsworth
2. Pledge of Allegiance was given by all present.
3. Roll Call:  
Present: Rachel Collingsworth, Lori Steele, Jay Lawson, Jim Higgs, Gary Sausaman, Stephen Bennett  
Excused: Jim Higgs
4. Approval of Minutes: 08/02/2023  
**Motion to approve minutes and place on file was made by Lawson and seconded by Sausaman. All in favor vote. Motion passed.**
5. Chairperson's Report: None
6. Public Comments: None
7. New Business:
  - A. **Site Plan Review: Mosaic Distillery: A motion to approve the Site Plans with contingencies that:**
    - a. **2" water tap is a separate line and not tapped into the 8" fire suppression line**
    - b. **A sample area for the grease the trap is shown on the drawings**
    - c. **Location of the backflow preventer shown on the drawings****was made by Steele and seconded by Lawson. All in favor vote. Motion passed.**
8. Reports and Communications: 04/24, 05/08, 5/22, 6/12, 6/26, 7/10 were reviewed and placed on file.
9. Public Comments: None
10. Staff Comments: Siegel, Community Development Manager provided an update on the new businesses in downtown
11. Commissioner Comments: None
12. Adjournment: Colingsworth adjourned the meeting at 6:46 p.m.

Minutes submitted by Denise Siegel, Community Development Manager

# williams&works

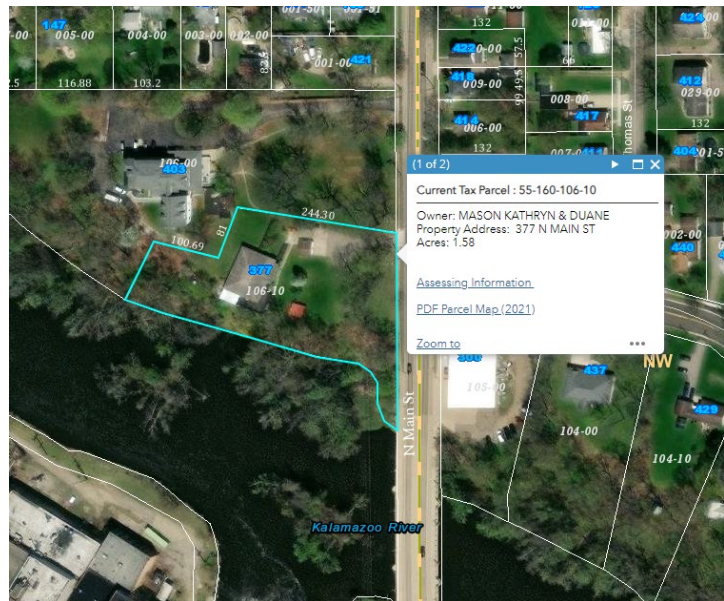
engineers | surveyors | planners

## MEMORANDUM

**To:** City of Plainwell Planning Commission  
**Date:** September 28, 2023  
**From:** Nathan Mehmed, AICP  
**RE:** 377 N. Main Street Rezoning Request

Kathryn Mason has submitted an application for rezoning of property located at 377 N. Main Street (PN: 55-160-106-10) from CS, Community Service to R-1C, Single and Two-Family Residence. The purpose of this memorandum is to review the request pursuant to the City of Plainwell Zoning Ordinance.

**Background.** The subject property is located on the west side of N. Main Street just north of the Kalamazoo River and consists of approximately 1.52 acres. It contains a single-family home with associated improvements and is surrounded by an assisted living facility to the north and west, W. Main Street to the east, and the Kalamazoo River to the south. Adjacent property is zoned CS, Community Service to the north and west, C2, General Commercial and R-1C, Single and Two-Family Residence to the east across W. Main Street, and CBD, Central Business to the south across the Kalamazoo River. The applicant is seeking to rezone the property so that it may continue to be used for residential purposes as a two-family dwelling by a prospective buyer.

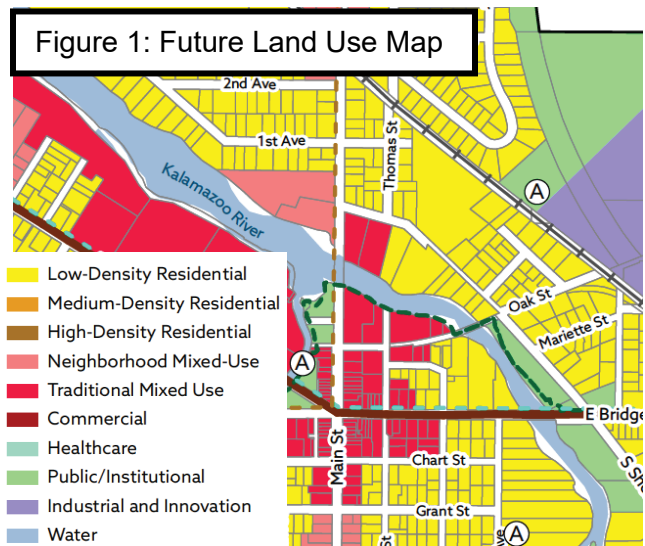


**Rezoning Standards.** All requests for zoning map amendments or property rezoning applications must go through a review process by the Planning Commission and be recommended to the City Council for approval. The City of Plainwell Zoning Ordinance does not contain review standards for evaluating the request; however, good planning practice suggests that the following factors should be considered.

1. If the proposal is consistent with the Master Plan and Zoning Plan.

**Remarks.** The City of Plainwell Master Plan was last adopted in 2016 and is currently in the adoption phase of the 2023 update. The Master Plan is the guiding policy document

the Planning Commission should consider when evaluating a rezoning request. In both the 2016 Plan and the 2023 update, the property is planned for Neighborhood Mixed-Use. *“Neighborhood Mixed-Use accommodates a range of compatible residential and business uses in support of strong pedestrian-oriented neighborhoods. Examples of appropriate non-residential uses include personal services, small convenience or grocery stores, small-takeout restaurants or diners, and small-scale offices with less than five employees. To preserve the integrity of Plainwell’s character the focus should be on reusing and redeveloping existing structures whenever possible.”*



The Zoning Plan indicates that there is “no directly corresponding district,” but that SB, Service Business and CS, Community Service districts currently occupy most of this planned area and are likely supportive. The Zoning Plan also recommends that a new form-based district be established to best implement the designation. Therefore, since a new district has not yet been established, the Zoning Plan does not provide clear direction regarding which existing district is truly corresponding and supportive.

Nonetheless, the description of the Neighborhood Mixed-Use future land use category envisions residential uses and encourages the reuse of existing structures whenever possible. The CS district does not permit residential dwellings and primarily supports medical and educational complexes. Thus, rezoning the property to R-1C, while not directly supported by the Zoning Plan, may be logical in the context of the vision for the Master Plan. The Planning Commission should consider these factors when making a decision.

2. If all land uses potentially possible under the new zoning district be appropriate for the site.

**Remarks.** This consideration seeks to ensure that all uses in the new district are compatible with the site. The R-1C zoning district permits residential uses in the form of single-family and two-family dwellings as well as educational and public institutions. The CS, Community Service district permits hospitals, nursing homes, medical buildings, and public uses such as museums. Generally, the CS district allows for more intense uses than the R-1C zoning district, with some overlap in public institution uses. The biggest

difference is that the R-1C district allows for residential uses, whereas the CS district does not. Given the residential character of this area of the community and the current residential use on the site, we believe that the new zoning district and all of its land uses would be appropriate for the site and this area of the City.

3. If there are other, more appropriate, areas of the community where the proposed zoning is more compatible.

**Remarks.** This consideration seeks to ensure that the requested zoning

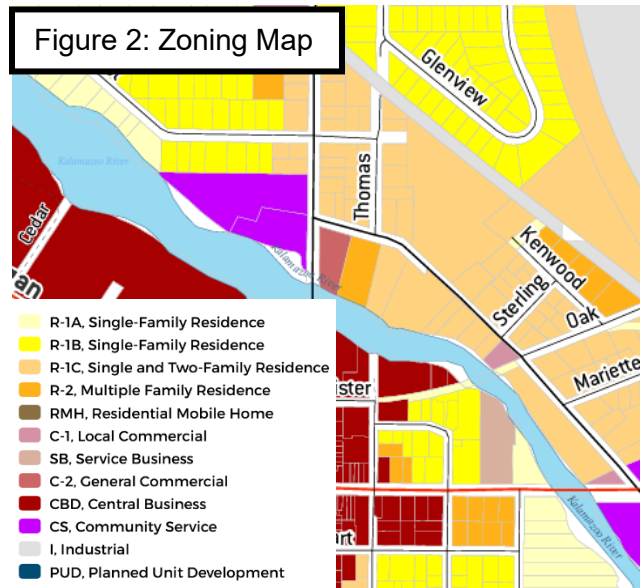
request shouldn't be directed elsewhere. As stated above, this area of the City is largely residential in character and transitions from the downtown and Kalamazoo River to established residential neighborhoods of varying density and housing type. While some commercial uses exist in this area, they do not dominate. There are not likely other more appropriate areas of the community where R-1C would be more compatible, as most of the City to the west of the site is zoned R-1C.

4. If the proposed rezoning and any resultant land uses could constitute a substantial detriment to neighboring properties and the vicinity.

**Remarks.** This consideration seeks to ensure that the requested zoning district won't substantially negatively impact neighboring properties and uses. The existing dwelling will continue to be used for residential purposes. We do not believe that the continued use of the property as residential, even as a two-family dwelling, would constitute a substantial detriment to the neighboring properties in the City.

**Recommendation.** At the October 4<sup>th</sup> meeting, the Planning Commission should carefully listen to comments from the public as well as the applicant. Subject to those comments, 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.

As always, don't hesitate to contact us if you have any questions.





"The Island City"

# City of Plainwell Re-Zoning Application

Fee: \$250.00

Permit #: 01-23

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

**Owner/Applicant Information:**

Name: Kathryn Mason

Mailing Address: 377 N MAIN ST.

Phone Number: 269 830-2019

Email Address: Katmason56@yahoo.com

Address of Property: 377 N. Main Street, Plainwell, MI 49080

Parcel #: 55-160-106-10

Legal Description of Property: COM AT NE COR TH S 1179.83' TH N 81 DEG 07' 46" W 33.39' TO POB TH S 211.96' TO INTER TRAVERSE LINE ALG KALAMAZOO RIVER TH N 67 DEG 06' 09" W 306.55' TH N 65 DEG 23' 47" W 107.4' TH N 18 DEG 33' 03" E 36.19' TH S 76 DEG 07' 28" E 100.69' TH N 21 DEG 17' 08" E 81' TH S 81 DEG 07' 46" E 244.3' TO POB SEC 30 T1N R11W TAX MAP: 1.58 AC (05).

Describe Request: Rezoning of property at 377 N. Main St from commercial to R1 C (two-family) classification, so that property may be used for residential purposes by prospective buyer.

**Attach an accurate drawing of the site showing:**

1. Property boundaries
2. Existing and proposed buildings
3. The distance from the lot line of each existing or proposed building
4. Unusual physical features of the site
5. Abutting streets

**Names and Addresses of all other persons, firms, or corporations having a legal interest in the property:**

Timothy Morris (prospective buyer) 6787 Leisure Creek Dr. SE Caledonia MI 49316

Joanne Morris (prospective buyer) 6787 Leisure Creek Dr. SE Caledonia MI 49316

I understand that if the zoning change is granted, I am in no way relieved from all other applicable requirements of the City of Plainwell Zoning Ordinance.

Signature: Kathryn Mason Date: 9-6-23

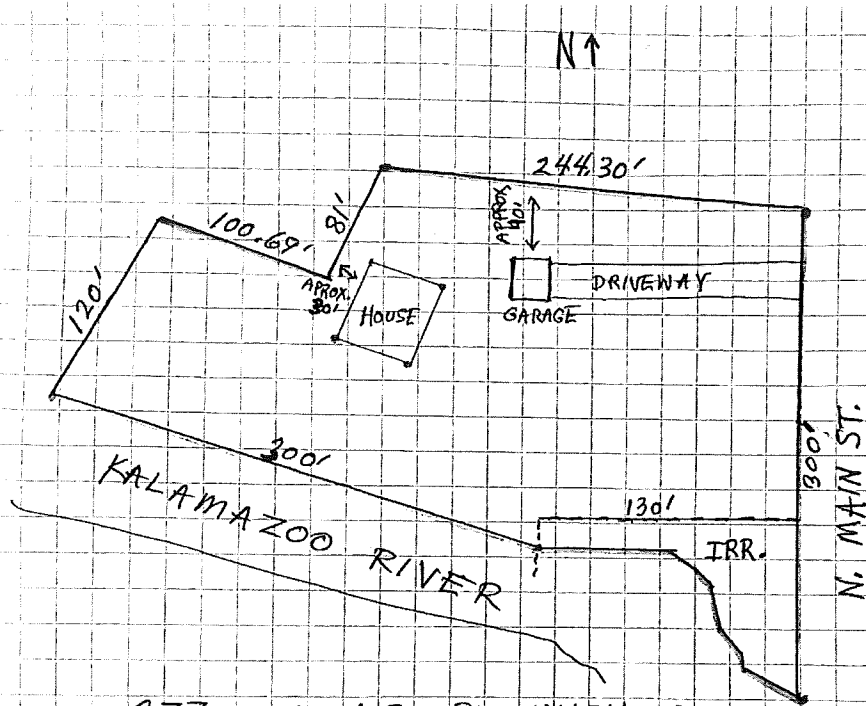


Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS User community, Source: Esri, Maxar, EarthstarGeographics, and the GIS User community



Allegan County GIS Services assumes no liability for the conclusions drawn from the use of these data.

1 inch = 94 feet  
Map Printed: 9/5/2023



377 N. MAIN ST. PLAINWELL MI 49080  
 PARCEL # 55-160-106-10  
 1.58 ACRES

- DRAWING SHOWS APPROX. LOT LINES/BOUNDARIES.
- PROPOSED ZONING CHANGE WOULD NOT CHANGE BOUNDARIES.
- PROPERTY ABUTS KALAMAZOO RIVER ON SOUTH SIDE.

slk 8/5/23



**CITY OF PLAINWELL PLANNING COMMISSION  
ALLEGAN COUNTY, MICHIGAN  
(Resolution No. \_\_\_\_\_)**

At a regular meeting of the City of Plainwell Planning Commission held on October 4, 2023, at the Plainwell City Hall, the following Resolution was offered for adoption by Planning Commission Member Steele and was seconded by Planning Commission Member Sausaman:

**A RESOLUTION RECOMMENDING APPROVAL OF THE UPDATED CITY OF  
PLAINWELL MASTER PLAN TO THE PLAINWELL CITY COUNCIL AND  
CONSTITUTING PLANNING COMMISSION APPROVAL OF SUCH MASTER PLAN**

WHEREAS, the Michigan Planning Enabling Act, MCL 125.3801 *et seq.* (“MPEA”) authorizes the Planning Commission to prepare a Master Plan for the use, development and preservation of all lands in the City; and

WHEREAS, the Planning Commission prepared an amended Master Plan and submitted such plan to the City Council for review and comment; and

WHEREAS, on August 2, 2023, the Plainwell City Council received and reviewed the proposed Master Plan prepared by the Planning Commission and authorized distribution of the Master Plan to the Notice Group entities identified in the MPEA; and

WHEREAS, notice was provided to the Notice Group entities as provided in the MPEA; and

WHEREAS, the Planning Commission held a public hearing on August 2, 2023 to consider public comment on the proposed Master Plan, and to further review and comment on the proposed Master Plan; and

WHEREAS, the Planning Commission finds that the proposed Master Plan is desirable, proper, and reasonable and furthers the use, preservation, and development goals and strategies of the City;

NOW, THEREFORE, BE IT HEREBY RESOLVED AS FOLLOWS:

1. ***Approval of 2023 Master Plan.*** The Planning Commission approves the proposed Master Plan, including all of the chapters, figures, descriptive matters, maps and tables contained therein.

2. ***Distribution to the City Council.*** Pursuant to MCL 125.3843, the City Council has asserted by resolution its right to approve or reject the proposed Master Plan and therefore, the approval granted herein is not the final step for adoption of the plan as provided in MCL 125.3843. In addition, the Planning Commission hereby approves distribution of the proposed amended Master Plan to the City Council. The Planning Commission respectfully recommends to the City Council that the City Council give final approval and adoption of the proposed Master Plan.

3. ***Findings of Fact.*** The Planning Commission has made the foregoing determination based on a review of existing land uses in the City, a review of the existing Master Plan provisions and maps, and input received from the City Council and at the public hearing, as well as the assistance of a professional planning group. The Planning Commission also finds that the amended Master Plan will accurately reflect and implement the City's goals and strategies for the use, preservation, and development of lands within the City of Plainwell.

4. ***Effective Date.*** The Master Plan will be effective upon the date that it is approved by the Plainwell City Council.

YEAS: 0

NAYS: 0

ABSENT: 0

**RESOLUTION DECLARED ADOPTED.**

Respectfully submitted,

Dated: October, 4, 2023

By \_\_\_\_\_  
Rachel Colingsworth  
Planning Commission Chair

**MINUTES**  
**Plainwell City Council**  
**August 14, 2023**

1. Mayor Keeler called the regular meeting to order at 7:00 PM in City Hall Council Chambers.
2. Steve Smail of Lighthouse Baptist Church gave the invocation.
3. Pledge of Allegiance was given by all present.
4. Roll Call: Present: Mayor Keeler, Mayor Pro-Tem Steele, Councilmember Overhuel, Councilmember Wisnaski and Councilmember Keeney.
5. Approval of Minutes:  
**A motion by Steele, seconded by Overhuel, to accept and place on file the Council Minutes of the July 24, 2023 regular meeting. On a voice vote, all voted in favor. Motion passed.**
6. Public Comment: None
7. Presentation: Public Safety Director Callahan presented a Life Saving Award to officers Varley, Rantz, Pell, Leonard, Thomas, Pallet, and Hester. On November 30<sup>th</sup>, 2022 these officers were dispatched to assist a 70-year-old man in full arrest. Officers arrived and CPR was initiated. The subject left in the ambulance with a pulse and breathing on his own.  
Public Safety Director Callahan presented a Life Saving Award to officers Rantz, Roberts, Leonard, Culver, Kuitert, Pallet, and Hester. On July 4<sup>th</sup>, 2023 these officers were dispatched to a witnessed cardiac arrest. Upon arrival they found the patient with agonal breathing and no pulse. Personnel applied an AED and started CPR. The patient left in the ambulance with a pulse and breathing on their own.  
The Life Saving Award is presented to Public Safety Officers for actions that save a human life. On these calls, first aid was administered - including placing an AED and performing CPR/Rescue Breathing. These actions reflect the highest standard of conduct for public safety personnel and shed good light upon the Plainwell Department of Public Safety.
8. **A motion by Steele, seconded by Overhuel, to approve the Agenda for the August 14, 2023 meeting as presented. On a voice vote, all voted in favor. Motion passed.**
9. Mayor's Report: Mayor Keeler discussed the old jail, which was taken down and preserved. It is currently being stored in the basement of City Hall. He stated that the jail is historically accurate, and as such may qualify for funding from the Historical Society. He shared his hopes to reassemble and display the old jail in the future.
10. Recommendations and Reports:
  - A. Mayor Keeler provided Council with his recommendations to fill vacancies on various Boards and Commissions.  
**A motion by Keeney, seconded by Wisnaski, to confirm the Mayor's appointment of four community members to various Boards and Commissions. On a roll call vote, all in favor. Motion passed.**
  - B. Mayor Keeler presented Resolution 2023-27, a resolution renaming and dedicating Industrial Park to James R. Higgs Industrial Park. Mayor Keeler thanked Jim for his numerous contributions to the City of

Plainwell, both as Mayor and as a valued member of various Boards and Commissions over the past 53 years. Mayor Keeler read aloud the following:

**WHEREAS, Jim Higgs was Mayor of the City of Plainwell from 1976 to 1978 and again from 1980 to 1984; and**

**WHEREAS, Jim Higgs has faithfully served the City of Plainwell since 1970 as an experienced and valued member of the City Council, Planning Commission, Library Board and Airport Board; and**

**WHEREAS, he has participated in many community endeavors including revising the City Charter to move to a Manager/City Council form of government, reactivating the Planning Commission and proactively working toward diversification of the City's industrial tax base; and**

**WHEREAS, by sheer force of will and persistence has been instrumental in acquiring, developing and expanding the Industrial Park and in seeing that Plainwell is recognized as a positive, safe, caring community to live and work in; and**

**NOW THEREFORE BE IT RESOLVED, that the Mayor and City Council of the City of Plainwell, as an expression of thanks on behalf of the citizens of the City of Plainwell do hereby rename the Plainwell Industrial Park to James R. Higgs Industrial Park and dedicate it to Jim Higgs for his extraordinary service to the City of Plainwell; and**

**BE IT FURTHER RESOLVED, that a copy of this resolution be displayed in full in the minutes of the August 14, 2023 meeting of the Plainwell City Council and a copy of this resolution be presented to Mr. Jim Higgs.**

A motion by Steele, seconded by Overhuel, to approve Resolution 2023-27. On a roll call vote, all voted in favor. Motion passed.

Mayor Keeler presented Jim Higgs with a ceremonial signed copy of Resolution 2023-27.

Mr. Higgs thanked Council, and spoke of his dedication, support and service to the City of Plainwell over the last 5 decades.

C. Water Renewal Superintendent Pond discussed the need for additional PFAS testing.

A motion by Keeney, seconded by Wisnaski, to approve the purchase of PFAS testing supplies in an amount not to exceed 6,048.00. On a roll call vote, all voted in favor. Motion passed.

D. Water Renewal Superintendent Pond discussed the need to repair roofing on three Water Renewal Plants. Superintendent Pond requested quotes from several vendors. Only one vendor supplied a quote. A motion by Wisnaski, seconded by Overhuel, to approve the contract with J&L Roofing in an amount not to exceed \$110,113.00. On a roll call vote, all voted in favor. Motion passed.

E. Community Development Manager Siegel discussed the new Master Plan for 2023 through 2027.

A motion by Overhuel, seconded by Steele, to approve the 2023-2027 City of Plainwell Master Plan as presented. On a roll call vote, all voted in favor. Motion passed.

F. City Manager Lakamper discussed Ordinance 396 which amends section 36-17 of the Code of Ordinances dealing with Plainwell's water billing practices.

**A motion by Keeney, seconded by Wisnaski, to approve Ordinance 396 as presented. On a roll call vote, all voted in favor. Motion passed.**

**G. City Manager Lakamper discussed the updated purchase agreement from Profielnorm USA, which includes a topographical survey provided by the City.**

**A motion by Overhuel, seconded by Keeney, to approve the sale of approximately 15 acres of real property as depicted in exhibit A of the purchase agreement, located at 830 Miller Road, Plainwell, Michigan 49080 with a permanent parent parcel ID# of 55-020-056-00 and authorize the Mayor 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 Mayor 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. On a roll call vote, all voted in favor. Motion passed.**

**11. Communications:**

**A motion by Steele, seconded by Overhuel, to accept and place on file the July 2023 Investment and Fund Balance Reports, July 2023 Department of Public Safety and Water Renewal Reports, the draft July 13, 2023 Parks & Trees Meeting Minutes, the draft August 2, 2023 Planning Commission Meeting Minutes, and the draft July 11, 2023 and August 8, 2023 DDA/BRA/TIFA Meeting Minutes. On a voice vote, all voted in favor. Motion passed.**

**12. Accounts Payable:**

**A motion by Keeney, seconded by Wisnaski, that the bills be allowed and orders drawn in the amount of \$522,656.35 for payment of same. On a roll call vote, all voted in favor. Motion passed.**

**13. Public Comments: None**

**14. Staff Comments:**

Finance Director Kelley spoke about being an Election Inspector for the City of Otsego during their August 8, 2023 school election. He stated how thankful he is that local Clerks and election staff work well together, and how that teamwork will be crucial during the implementation of 9 days of early voting. He shared that he is working on the end of the year audit.

Superintendent Nieuwenhuis thanked Public Safety for their outstanding service to the community. He congratulated Jim Higgs, and welcomed City Manager Lakamper.

Community Development Manager Siegel reported that two new businesses are coming to downtown Plainwell. She discussed Brook's Plaza, and talked about Wayfinding Signs that will be strategically placed around the City highlighting places of interest in the community. She is pleased with the new Master Plan.

City Clerk Leonard stated that she attended the Otsego school election with Finance Director/Deputy Clerk Kelley and found the experience to be an incredibly useful training tool. She enjoyed observing the voting process from start to finish, and shared her excitement for the upcoming elections, and honor at being chosen as City Clerk.

Public Safety Director Callahan thanked and congratulated his staff.

City Manager Lakamper thanked everyone for attending and welcoming him to the City of Plainwell. He shared that Williams & Works are handling the RFQ, and are working on a housing development project.

15. Council Comments:

Mayor Keeler thanked City staff, and shared that he feels blessed to work alongside such a great group of people. He welcomed City Manager Lakamper.

Councilmember Overhuel thanked everyone for coming and congratulated Jim Higgs. He shared that Jim had a profound influence on him as a young man- sparking his interest in City politics as well as radio.

Mayor Pro-Tem Steele thanked Public Safety for their service. She congratulated Jim Higgs, and thanked him and Tony Gless for all they do in support of the City.

Councilmember Keeney thanked Public Safety.

Councilmember Wisnaski thanked Jim Higgs for always going above and beyond in service of the City. He also thanked Public Safety.

16. Adjournment:

**A motion by Steele, seconded by Keeney, to adjourn the meeting at 7:49 PM. On a voice vote, all voted in favor. Motion passed.**

Minutes respectfully  
submitted by,  
Ginger J Leonard  
City Clerk

MINUTES APPROVED BY CITY COUNCIL  
August 28, 2023

  
Ginger J Leonard, City Clerk

**MINUTES**  
**Plainwell City Council**  
**August 28, 2023**

1. Mayor Keeler called the regular meeting to order at 7:00 PM in City Hall Council Chambers.
2. Scott Fenner of Lighthouse Baptist Church gave the invocation.
3. Pledge of Allegiance was given by all present.
4. Roll Call: Present: Mayor Keeler, Mayor Pro-Tem Steele, Councilmember Overhuel, Councilmember Wisnaski and Councilmember Keeney.
5. Approval of Minutes:  
**A motion by Steele, seconded by Overhuel, to accept and place on file the Council Minutes of the August 14, 2023 regular meeting. On a voice vote, all voted in favor. Motion passed.**
6. Public Comment:
  1. Rob Ruimveld of 220 E Chart St. discussed the need for a designated student crossing at Hill St.
  2. Todd Smith, a city resident, discussed putting in a splash pad by the basketball courts at Dean's Park. He also noted an ordinance issue with a property near his residence.
7. County Commissioner Report: Gale Dugan gave an update on the remodeling of the Allegan County Courthouse, and noted some staff would be shifted to the Dumont Lake location. He stated that he spoke with Allegan County Clerk Bob Genetski concerning the nine days of early voting, and grant money that may be available to municipalities to offset some of the costs associated with implementation. He stated that Allegan County had set it's 2024 budget.
8. **A motion by Steele, seconded by Overhuel, to approve the Agenda for the August 28, 2023 meeting as presented. On a voice vote, all voted in favor. Motion passed.**
9. Mayor's Report: Mayor Keeler offered condolences to the Harrington/Buxton families.
10. Recommendations and Reports:
  - A. Water Renewal Superintendent Pond discussed the need for three new check valves at the Cushman Lift Station.  
**A motion by Keeney, seconded by Wisnaski, to approve the purchase of three valves from JGM Valve GA Industries for the Cushman Street Lift Station for \$8,589.00. On a roll call vote, all in favor. Motion passed.**
  - B. Mayor Pro-Tem Steele asked Council to consider accepting photographs from The Foundation for the Preservation of the Plainwell High School Pictures for the years 1926-1968, as the Foundation had been dissolved.  
**A motion by Keeney, seconded by Wisnaski, agreeing to retain, store and display the photographs from the Foundation. On a roll call vote, all voted in favor. Motion passed.**



C. Superintendent Nieuwenhuis informed Council of three pieces of equipment no longer in use, and asked permission to sell these items.

**A motion by Overhuel, seconded by Keeney, to approve the sale of three pieces of unused equipment. On a roll call vote, all voted in favor. Motion passed.**

D. City Manager Lakamper discussed the need for a new vendor to complete the Paper Mill lead abatement project. The current company has stopped work, and quotes were solicited from two other companies.

**A motion by Wisnaski, seconded by Keeney, to approve the contract with Taplin Group LLC to complete the lead abatement work on the mill buildings for \$116,264. On a roll call vote, all voted in favor. Motion passed.**

11. Communications:

**A motion by Steele, seconded by Overhuel, to accept and place on file the draft August 16, 2023 Planning Commission Meeting Minutes, and the draft August 17, 2023 Parks & Trees Meeting Minutes. On a voice vote, all voted in favor. Motion passed.**

12. Accounts Payable:

**A motion by Keeney, seconded by Wisnaski, that the bills be allowed and orders drawn in the amount of \$881,893.43 for payment of same. On a roll call vote, all voted in favor. Motion passed.**

13. Public Comments:

1. Rob Ruimveld thanked Community Development Manager Siegel for moving the Farmer's Market back to the parking lot in front of the old Paper Mill. He stated that attendance is up, and that he enjoys the food trucks being onsite.

14. Staff Comments:

Finance Director Kelley spoke about meetings he has attended with the 5 districts of Allegan County to discuss early voting implementation. He shared that Plainwell will need an additional tabulator, and that grant money may be available through Allegan County to help with costs. He shared that a Resolution covering early voting is being drafted. He offered condolences to the family of Nancy Lyons on behalf of the Election Committee of Plainwell.

Superintendent Nieuwenhuis shared that a study had been done several years ago concerning a pedestrian crossing at Hill Street, and offered to share the study results with Rob Ruimveld. He thanked members of the public for attending the meeting and sharing their views.

Community Development Manager Siegel reported working on the lead abatement and dam projects, and waiting on funding for the fitness court.

Public Safety Director Callahan thanked the public for their input at the meeting.

City Clerk Leonard stated that she and Finance Director/Deputy Clerk Kelley are attending an all-day training event focused on early voting in Mount Pleasant on Wednesday, August 30<sup>th</sup>.

City Manager Lakamper shared that Williams & Works are handling the RFQ, and that it is moving forward. He stated that City Hall regular hours begin Labor Day, hours being Monday through Friday, 8am till 4pm. He noted that DPS received a free generator through a military surplus plan, and that string lights are going to be hung in Brook's Plaza. A downtown Social District is still under consideration.

15. Council Comments:

Councilmember Overhuel said that he is happy that the old jail is being discussed, and that the Frisbee Golf area is overgrown.


Mayor Pro-Tem Steele reminded everyone that school is in session, and reminded all that yellow bus lights mean caution/slow, while red lights mean stop.

16. Adjournment:

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

Minutes respectfully  
submitted by,  
Ginger J Leonard  
City Clerk

MINUTES APPROVED BY CITY COUNCIL  
September 11, 2023

  
Ginger J Leonard, City Clerk

MINUTES  
Plainwell City Council  
September 11, 2023

1. Mayor Keeler called the regular meeting to order at 7:00 PM in City Hall Council Chambers.
2. Dan Martin of Lighthouse Baptist Church gave the invocation in remembrance of September 11<sup>th</sup>, 2001.
3. Pledge of Allegiance was given by all present.
4. Roll Call: Present: Mayor Keeler, Mayor Pro-Tem Steele, Councilmember Overhuel, Councilmember Wisnaski and Councilmember Keeney.
5. Approval of Minutes:  
**A motion by Steele, seconded by Overhuel, to accept and place on file the Council Minutes of the August 28, 2023 regular meeting. On a voice vote, all voted in favor. Motion passed.**
6. Public Comment: None
7. County Commissioner Report: None
8. **A motion by Steele, seconded by Overhuel, to approve the Agenda as amended for the September 11, 2023 meeting as presented. On a voice vote, all voted in favor. Motion passed.**
9. Mayor's Report: None
10. Recommendations and Reports:
  - A. Resolution 2023-28 Early Voting, establishing an early voting precinct for the City of Plainwell and approving the purchase of a tabulator in support of early voting as required by the State of Michigan.  
**A motion by Keeney, seconded by Wisnaski, to approve Resolution 2023-28 and the purchase of a tabulator for \$6450.00. On a roll call vote, Overhuel, Keeney, Wisnaski and Keeler in favor. Steele opposed. Motion passed.**
  - B. Purchase of a new Miele Lab Washer for Water Renewal.  
**A motion by Wisnaski, seconded by Keeney, to approve the purchase of a new Miele Lab Washer and 2-year supply of detergent and neutralizer for Water Renewal for \$14,412.74. On a roll call vote, all voted in favor. Motion passed.**
  - C. Peach Court Lift Station pump purchase.  
**A motion by Keeney, seconded by Wisnaski, to approve the purchase of a new pump for the Peach Court Lift Station for \$7605.00. On a roll call vote, all voted in favor. Motion passed.**
  - D. 2023/2024 Budget Amendment – Encumbrance Rollover  
**A motion by Keeney, seconded by Steele, to approve the budget amendment, as presented, in order to appropriate prior year encumbrances into the current fiscal year. On a roll call vote, all voted in favor. Motion passed.**

E. Resolution 2023-29 - Acceptance of Brownfield Redevelopment Loan increase.

**A motion by Overhuel, seconded by Steele, to approve Resolution 2023-29 accepting a Brownfield Redevelopment loan of \$690,000.00. On a roll call vote, all voted in favor. Motion passed.**

11. Communications:

**A motion by Steele, seconded by Overhuel, to accept and place on file the draft August 16, 2023 Planning Commission Meeting Minutes, and the draft August 17, 2023 Parks & Trees Meeting Minutes. On a voice vote, all voted in favor. Motion passed.**

12. Accounts Payable:

**A motion by Wisnaski, seconded by Keeney, that the bills be allowed and orders drawn in the amount of \$399,190.99 for payment of same. On a roll call vote, all voted in favor. Motion passed.**

13. Public Comments: None

14. Staff Comments:

Finance Director Kelley thanked all Public Service staff for all they do. He stated that he is continuing to prepare for the upcoming audit in October.

Personnel Coordinator Kerstin had nothing to report.

Superintendent Nieuwenhuis shared that both bridge projects are complete, and he is happy with how they turned out. The sealant on the Main St bridge should last 7-10 years.

Community Development Manager Siegel noted that the DDD/BRA/TIFA Board would be discussing Wayfinding signs at the next meeting. She stated that \$118,000.00 had been received from the dam grant, and that all payments are up to date. The lead abatement test patch is scheduled for late this week. Mosaic Distillery was issued a building permit by PCI. She outlined several popular community events coming up, and noted that the date for Pumpkins in the Park had been changed from 10/21/23 to 10/14/2023.

Superintendent Pond said that he had visited the Mill this morning, and noted problems with the roof leaking in several areas, with water running down a wall in one location. He is concerned at the lack of disrepair and remaining equipment and miscellaneous items on site.

Public Safety Director Callahan started that Don McGehee has joined DPS as a part time officer. He said that the department had received a grant from the State of Michigan to purchase fire gear. Another grant is in process that will cover the purchase of an air pack and thermal imaging cameras. He provided an update on an Ordinance violation.

City Clerk Leonard stated that she will attend several training events this month, and will be a fully trained Election Inspector mid- October.

City Manager Lakamper discussed community interest in a Splashpad. He shared some pricing information, and maintenance considerations, noting that proper planning is key. The dam project is still ongoing, and he is working closely with the DNR to find solutions. He is working on getting access to key testing sites, and noted one solution presented was to lower the mill race water levels by 6" to meet required flow rates for fish. The noon whistle has been well received. He noted an upcoming Planning Commission Zoning meeting, and a tax abatement consideration.

15. Council Comments:

Councilmember Overhuel thanked public service members for their service, and thanked Judy Schumaker for attending Council meetings so often.

Mayor Pro-Tem Steele wished Finance Director Kelley a happy birthday, and thanked City Manager Lakamper for working with Mr. Schmitts. She thanks Public Safety Director Callahan and all public service members for their hard work. Councilmembers Wisnaski and Keeney thanked all members of public service, and noted that today, September 11, was day of remembrance.

16. Adjournment:

**A motion by Steele, seconded by Keeney, to adjourn the meeting at 7:52 PM. On a voice vote, all voted in favor. Motion passed.**

Minutes respectfully  
submitted by,  
Ginger J Leonard  
City Clerk

MINUTES APPROVED BY CITY COUNCIL  
September 25, 2023

  
Ginger J Leonard, City Clerk