

City of Plainwell



Rick Brooks, Mayor
Lori Steele, Mayor Pro-Tem
Brad Keeler, Council Member
Roger Keeney, Council Member
Todd Overhuel, Council Member

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“The Island City”

Agenda Planning Commission March 7, 2018 7:00 PM

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of Minutes: 02/07/18 Planning Meeting
5. Chairman’s Report
6. New Business:
7. Old Business:
8. Open Public Hearing
 - A. Planning Commission will hear public comment on recommending zoning amendment changes to combine M1 and M2 into one district, I- Industrial District.
9. Public Comment
10. Reports and Communications:
 - A. 01/22/18 and 02/12/18 Council minutes
11. Staff Comments
 - A. City Updates
12. Commissioners Comments
13. Adjournment

The City of Plainwell is an equal opportunity provider and employer

**CITY OF PLAINWELL
MINUTES
Planning Commission – Joint Meeting
February 7, 2018**

1. Call to Order at 7:01 p. m. by Chair Lubic
2. Pledge of Allegiance was given by all present.
3. Roll Call: Present: Jay Lawson, Chris Haas, Diana Lubic, Rachel Colingsworth, and Gary Sausaman
Excused: Lori Steele, Jim Higgs
4. Approval of Minutes – 01/17/18
Hass Motioned to approve minutes as received seconded by Sausaman. Minutes approved on an all in favor voice vote.
5. Chairperson’s Report: - None
6. New Business: None
7. Old Business:
A. Review draft of zoning amendments and make a motion to hold a public hearing to review and accept the draft zoning amendments for combing M1 and M2 into one district, I- Industrial District. Sausaman Motioned to approve public hearing for the zoning amendments, to be held on March 7, seconded by Lawson. Motion was approved on an all in favor voice vote.
B. Review the draft of the Community Engagement Statement. The Planning Commission will look it over and bring it back to the next Planning Meeting with any changed, edits or additions.
8. Pubic Comments –_None
9. Reports and Communications:
A. Accepted the 12/27/17 & 01/18/18 Council Minutes. **Minutes were accepted as presented.**
10. Staff Comments:
None
11. Commissioner Comments:
Hass mentioned Art Hop on March 9, and the Senior Expo scheduled for March 30
14. Adjournment:
The meeting was adjourned at 7:22 p.m.

Minutes submitted by Denise Siegel, Community Development Manager

MEMORANDUM

To: City of Plainwell Planning Commission and City Officials
Date: January 29, 2018 (February 7 meeting)
From: Maxwell Dillivan, AICP
RE: **Zoning Text Amendment: Industrial Districts**

Overview

During the January 17th Joint Special Meeting, City Officials, Planning Commissioners, and City Councilmembers engaged in an exercise to review and revise the City's two industrial districts, M-1 Restricted Manufacturing Districts and M-2 General Manufacturing District. Recently, the City has received several inquiries regarding proposed developments and uses within the two districts, and what became evident was that the permitted and special land uses listed in the districts are not inclusive of the types of activities which are commonly appropriate in industrial districts and, conversely, contain several uses which are not appropriate for an industrial district. This memo includes draft language for a zoning text amendment to consolidate the two zoning districts based on the discussions held during the January 17th meeting.

ARTICLE II. DEFINITIONS

Sec. 53-3. TERMS AND WORDS DEFINED

ANIMAL SERVICES, ANIMAL CLINIC / HOSPITAL. An establishment used by a veterinarian where animals are treated. This use may include boarding and grooming as accessory uses. Also referred to as "**VETERINARY CLINICS, OFFICES AND HOSPITALS.**"

ANIMAL SERVICES, KENNEL. A commercial facility for the boarding, breeding, and/or maintaining of animals for a fee that are not owned by the operator. This use includes pet day care facilities, animal training facilities, and may include grooming as an accessory use. This use includes the breeding of animals in outdoor structures, cages or pens for sale, but does not include animals for sale in pet shops.

ANIMAL SERVICES, RESCUE OR SHELTER. A facility that keeps four (4) or more impounded stray, homeless, abandoned, or unwanted animals.

COMMUNITY PUBLIC SAFETY FACILITY. A public safety facility operated by a public agency including administrative offices; fire stations; other fire preventive and fire fighting facilities; and police and sheriff substations and headquarters, including interim holding facilities. May include ambulance dispatch on the same site.

CREMATORIUM. A facility consisting of one or more cremator furnaces or cremation retorts for the ashes.

DRY CLEANING PLANT. A facility which performs the cleaning or washing of garments and textiles through use of volatile chemical solvents, agitation, and/or immersions. Such solvents may include, but are not limited to, solvents of the petroleum distillate type, the chlorinated hydrocarbon type, and/or liquid carbon dioxide.

~~**ESSENTIAL SERVICES.** Includes all publicly or privately owned utilities, such as electrical, gas, water, sewer, and communication generation, storage, distribution, collection, supply and disposal systems; municipal police, fire, and road maintenance services; the erection, maintenance, alteration and removal of the foregoing; and all personal property and fixtures including poles, wires, pipes and other accessories reasonably necessary for the furnishing of adequate service by such utility or municipal department.~~

ESSENTIAL SERVICE. The erection, construction, alteration, or maintenance by a public utility, or municipal department, of underground, surface or overhead gas, communication, telephone, electrical, steam, fuel or water, transmission, distribution collection, supply, disposal systems, and waste treatment plants. This includes related poles, wires, pipes, conduit, cables, public safety alarm and communication equipment, traffic signals, hydrants and similar accessories that are necessary to furnish adequate service, addressing general public health, safety, convenience, or welfare. These do not include wireless telecommunication towers (unless located on public property and used as part of a municipal emergency communications network); wind energy conversion systems (WECS); offices, utility buildings, or structures that are enclosures or shelters for service equipment; or maintenance depots.

FUNERAL PARLORS OR MORTUARIES. An establishment which provides internment and funeral services for the dead and their families. Services rendered may include a prepared wake and funeral and the provision of a chapel for the funeral. However, this does not include **CREMATORIUMS.**

GENERAL OFFICES AND SERVICES

1. **BANK/FINANCIAL SERVICES.** Includes establishments such as financial institutions, including, but not limited to: banks, credit agencies, investment companies, security and commodity exchanges, ATM facilities.

2. **BUSINESS SERVICES.** Establishments providing direct services to consumers, including, but not limited to: employment agencies, insurance agent offices, real estate offices, and travel agencies.

3. **BUSINESS SUPPORT SERVICES.** Establishments providing services to other businesses, including, but not limited to: computer rental and repair, copying, quick printing, mailing and mailbox services.

4. **CONTRACTORS SERVICES.** Establishments providing services to other businesses or consumers where services rendered are typically performed off-site, including, but not limited to: landscaping and tree removal companies, plumbing, exterminators, carpet cleaners, and general contractor's offices without exterior storage.

4. **PERSONAL SERVICES.** Establishments providing non-medical services to individuals, including, but not limited to: barber and beauty shops, dry cleaners, small appliance

repair, laundromats, massage therapists, pet grooming with no boarding, shoe repair shops, tanning salons and funeral homes (not including crematory services). These uses may include incidental retail sales related to the services they provide.

5. PROFESSIONAL AND ADMINISTRATIVE SERVICES. Office-type facilities occupied by businesses or agencies that provide professional or government services, or are engaged in the production of intellectual property.

GOVERNMENT BUILDINGS AND FACILITIES. Buildings, structures and facilities that may include administrative offices, public works services, libraries, museums, cemeteries, recreational centers and storage areas for public equipment and materials for local, county, state and federal public agencies.

~~**JUNK YARD.** Any land area including buildings thereon used primarily for the outdoor collecting, storage and abandonment of waste paper, rags, scrap metal or discarded materials which are for sale; or which is used for the outdoor collecting, dismantling, storage or salvaging of machinery or vehicles not in running condition for the sale of parts thereof.~~

~~**KENNEL AND OTHER ANIMAL BREEDING FACILITIES.**~~

- ~~1. **CATTERY.** A breeding or maintenance facility for cats.~~
- ~~2. **KENNEL.** Any lot or premises on which five or more common house pets of a single species over six months old are kept permanently or temporarily boarded.~~
- ~~3. **ROOKERY.** A breeding or maintenance facility for birds.~~

LIQUEFIED PETROLEUM GAS (LPG) SALES. An establishment providing LPG dispensing and bulk containers for sale.

MANUFACTURING, PROCESSING, AND PACKAGING – LIGHT. A facility accommodating manufacturing processes involving less intense levels of fabrication and/or production such as the assembly, fabrication, and conversion of already processed raw materials into products, where the operational characteristics of the manufacturing processes and the materials used are unlikely to cause significant impacts on surrounding land uses or the community. The premises may include secondary retail or wholesale sales. Examples of light manufacturing uses include: artisan / craft product manufacturing; clothing and fabric product manufacturing; electrical equipment, instrument, and appliances, food preparation and packaging; furniture and fixtures manufacturing, cabinet shop, media production, pharmaceutical drugs; photo/film processing lab not accessory to a retail business; and printing and publishing. Also includes associated office and administrative space and services.

MANUFACTURING, PROCESSING, AND PACKAGING – HEAVY. A facility accommodating manufacturing processes that involve and/or produce basic metals, building materials, chemicals, fabricated metals, paper products, machinery, textiles, and/or transportation equipment, where the intensity and/or scale of operations may cause significant impacts on surrounding land uses or the community. Examples of heavy manufacturing uses include the following: chemical product manufacturing; concrete, gypsum, and plaster product manufacturing; glass product manufacturing; paving and roofing materials manufacturing;

petroleum refining and related industries; plastics, other synthetics, and rubber product manufacturing; primary metal industries; pulp and pulp product manufacturing; textile and leather product manufacturing, wineries, distilleries, and breweries. Also includes associated offices and administrative space and services.

~~**MINI-WAREHOUSES.** Groups of buildings in a controlled access and fenced compound that contain varying sizes of individual compartmentalized and controlled access stalls or lockers for a dead storage of customers' goods or wares.~~

MINI-WAREHOUSE/SELF-STORAGE. A building or group of buildings in a controlled access and/or fenced compound that contains varying sizes of individualized, compartmentalized and controlled access rooms, stalls or lockers for the storage of customer's goods or wares.

OUTDOOR DISPLAY, SALES. The outdoor placement, storage or keeping, for display purposes, of equipment, vehicles, trailers and other similar goods for sale on premises.

OUTDOOR STORAGE. The outdoor placement of goods such as, building or construction materials, equipment, vehicles, trailers and other supplies, for future use, production, assembly, preservation or disposal.

PARKING FACILITY, PUBLIC OR COMMERCIAL. A public or commercial parking lot or structure providing parking either for free or for a fee. Does not include towing impound and storage facilities.

~~**PUBLIC UTILITY.** Any person, firm, corporation, municipal department or board duly authorized to furnish or furnishing under regulation, to the public, electricity, gas, steam, communication, transportation, drainage or water.~~

PUBLIC UTILITY BUILDINGS AND USES. See **ESSENTIAL SERVICE.**

RECREATION FACILITY: COMMERCIAL INDOOR. An establishment providing indoor amusement and entertainment services, often for a fee or admission charge, including, but not limited to: bowling alleys, commercial health and fitness facilities, coin-operated amusement arcades, movie theaters, electronic game arcades (video games, pinball, etc.), indoor ice skating and roller skating rinks, pool and billiard rooms as primary uses. Does not include adult-oriented businesses. May include bars and restaurants as accessory uses. Any establishment with four or more electronic games or amusement devices (e.g., pool or billiard tables, pinball machines, etc.) or a premise where 50 percent or more of the floor area is occupied by electronic games or amusement devices is considered an indoor recreation facility; three or fewer machines or devices are not considered a use separate from the primary use of the site.

RECREATION FACILITY: COMMERCIAL OUTDOOR. A facility for outdoor recreational activities where a fee is often charged for use. Examples include, but are not limited to, amusement and theme parks; go-cart tracks; golf driving ranges; miniature golf courses; watercraft rentals; and water parks. May also include commercial facilities customarily

associated with the above outdoor commercial recreational uses, including bars and restaurants, video game arcades, etc. This use does not include golf courses or campgrounds.

~~RESTAURANT.~~

RESTAURANT. A business establishment whose method of operation involves either the delivery of prepared food by servers to customers seated at indoor or outdoor areas, or prepared food is acquired by customers at a counter or cafeteria line and consumed at tables within a completely enclosed building, but does not include drive-through services, which are separately defined and regulated. Service of alcoholic beverages by the drink is incidental to the service of food and food receipts exceed 50 percent of sales.

1. **BAR/LOUNGE/TAVERN.** A structure or part of a structure designed, maintained, and operated primarily for the dispensing of alcoholic beverages. The selling of food and snacks may also be permitted. If the **BAR/LOUNGE/TAVERN** is part of a larger dining facility, it shall be defined as that part of the structure so designated and/or operated.

~~2. **DRIVE-IN, FAST FOOD, CARRY OUT RESTAURANT.** Any establishment whose principal business is the sale of foods or beverages to the customer in a ready to consume state, and whose design, method of operation, or any portion of whose business includes one or more of the following characteristics:~~

~~a. Foods or beverages may be served directly to the customer in a motor vehicle or from a counter inside of the restaurant facility;~~

~~b. The consumption of foods or beverages within a motor vehicle parked upon the premises, or at other facilities on the premises outside the restaurant building, is allowed or permitted;~~

~~c. Said facility may include an indoor dining/seating area for patrons who do not wish to eat in their motor vehicle; and~~

~~d. Foods or beverages are usually served in edible containers, or in paper, plastic, or other disposable containers.~~

~~3. **STANDARD RESTAURANT.** A standard restaurant is any establishment whose principal business is the sale of foods or beverages (alcoholic and nonalcoholic) to the customer in a ready to consume state, and whose design or principal method of operation includes one or both of the following characteristics:~~

~~a. Customers, normally provided with an individual menu, are served their foods or beverages by a restaurant employee at the same table or counter at which said items are consumed.~~

~~b. A cafeteria type operation where foods or beverages (alcoholic and nonalcoholic) generally are consumed within the restaurant building.~~

2. RESTAURANT WITH DRIVE-THROUGH. A business establishment whose method of operation involves the delivery of prepared food to the customer in a motor vehicle, typically through a drive-through window, for consumption off the premises. A drive-through restaurant may also have indoor or outdoor seating.

3. RESTAURANT WITH OUTDOOR DINING. A restaurant with seating on a sidewalk, patio, deck or other on-site outdoor location.

SALVAGE OR IMPOUND OPERATIONS. Any land or structure used for storing, dismantling, reconditioning, collecting, purchasing or selling of scrap metal or other discarded goods and materials, including the collection, dismantlement and salvage of two or more inoperative vehicles, boats, trucks, or other types of machinery or equipment, or the impounding of any operable or inoperable vehicle associated with towing or wrecker services.

SCHOOL, SPECIALIZED TRAINING. Small-scale facilities that provide individual and group instruction, education and/or training, including tutoring and vocational training in limited subjects, including, but not limited to: the arts, dance, photography, martial arts training, gymnastics instruction, production studios for individual musicians, painters, sculptors, photographers, and other artists, business and vocational schools, and driver education schools.

VEHICLE SALES AND RENTAL: AUTOMOBILES, LIGHT TRUCKS, BOATS. A retail or wholesale establishment selling and/or renting automobiles, light trucks (less than 2-ton load capacity), vans, trailers, boats, and/or any other motorized or non-motorized vehicles (e.g. scooters, jet skis, golf carts, motorcycles) that includes outdoor display. May also include repair shops and the sales of parts and accessories incidental to vehicle dealerships. Does not include businesses dealing exclusively in selling used parts, auto wrecking and/or salvage (see "**SALVAGE OR IMPOUND OPERATIONS**"); the sale of auto parts/accessories separate from a vehicle dealership; or service stations (see "**GASOLINE FILLING STATIONS**").

VEHICLE SALES AND RENTAL: HEAVY EQUIPMENT, HEAVY TRUCKS, RVs, MANUFACTURED HOMES. A retail or wholesale establishment selling and/or renting heavy equipment and/or trucks, RVs, or mobile homes. May also include accessory repair shops.

VEHICLE WASH. A building or portion of a building with machine or hand- operated facilities used principally for the cleaning, washing, polishing or waxing of motor vehicles.

VEHICLE WASH, TRUCKS AND HEAVY EQUIPMENT. A building or portion of a building with machine or hand- operated facilities used principally for the cleaning, washing, polishing or waxing of trucks and heavy equipment.

VETERINARY CLINICS, OFFICES AND HOSPITALS. See **ANIMAL SERVICES, ANIMAL CLINIC / HOSPITAL.**

WAREHOUSING. Facilities for the storage of furniture, household goods, or other commercial goods of any nature. May include an outdoor storage component, provided that the

outdoor storage is not the primary use. Does not include mini-storage facilities offered for rent or lease to the general public (see “**MINI-WAREHOUSE/SELF-STORAGE**”) or warehouse facilities primarily used for wholesaling and distribution (see “**WHOLESALE AND DISTRIBUTION**”).

WASTE MANAGEMENT FACILITY. A site used for collecting waste and recyclables, sorting and transferring materials.

WHOLESALE AND DISTRIBUTION. An establishment engaged in selling merchandise in bulk quantities to retailers; to contractors, industrial, commercial, agricultural, institutional, or professional business users; to other wholesalers; or acting as agents or brokers in buying merchandise for or selling merchandise to such persons or companies.

ARTICLE III. MAPPED DISTRICTS

Sec. 53-4. DISTRICTS.

For the purpose of this chapter, the city is divided into the following districts:

- I. ~~M-1: Restrict Manufacturing District~~; I, Industrial District
- J. ~~M-2: General Manufacturing District~~; FP: Floodplain District
- K. ~~FP: Floodplain District~~

ARTICLE XII. M-1, RESTRICTED MANUFACTURING DISTRICT

Entire article repealed and replace with the following:

ARTICLE XII. I, INDUSTRIAL DISTRICT

Sec. 53-52. STATEMENT OF PURPOSE.

In the I District, the intent is to permit industries such as manufacturing or processing of previously refined materials and other uses that support the permitted industries or are of an intense nature due to truck traffic, building size, hours of operation and similar characteristics that make them incompatible within traditional business or residential districts. The district also allows certain commercial uses that are complementary to the industrial nature of the district by way of serving the industries and/or the workers employed there. It is intended that the district provide jobs for citizens of the community and surrounding areas, contribute to a sustainable tax base and create value for property owners and the City of Plainwell.

Sec. 53-53. PRINCIPAL PERMITTED USES

Any of the following uses when the manufacturing, compounding or processing is conducted entirely within a completely enclosed building. The portion of the land used for open storage facilities for materials or equipment used in the manufacturing, compounding, final product storage or processing shall be totally obscured by a fence and/or landscaping six feet in height so as to screen the storage area from the public streets and adjoining properties:

- A. Community public safety;
- B. Dry cleaning plants;
- C. Essential services;
- D. Laboratories;
- E. Liquefied petroleum gas (LPG) sales;
- F. Manufacturing, processing and packaging – light;
- G. Mini-warehouse/self-storage;
- H. Parking facility, public or commercial;
- I. Research and development facility
- J. Warehousing;
- K. Wholesale and distribution;
- L. Wireless communications (under 75 feet in height); and
- M. Wireless communications, collocations and state-authorized increases;
- N. Vehicle wash, trucks and heavy equipment; and
- O. Accessory buildings and uses.
- P. Any other uses similar to any of the above permitted uses as determined by the Zoning Administrator in accordance with Sec. 53-132.C. of this ordinance.

Sec. 53-54. PERMITTED USES AFTER SPECIAL APPROVAL

The following uses may be permitted subject to the conditions hereinafter imposed and subject further to the approval of the City Council after recommendation from the City Planning Commission:

- A. Animal services, animal clinic/hospital, kennel, rescue, or shelter;
- B. Automobile repair, minor or major
- C. Automobile wash establishment;
- D. Crematorium;
- E. General offices and services, including: business support services, contractor services, and professional offices; but not including: bank/financial services, business services, and personal services;

- F. Manufacturing, processing and packaging – heavy;
- G. Parks, playgrounds, outdoor recreation;
- H. Recreation facility, commercial indoor;
- I. Recreation facility, commercial outdoor;
- J. Salvage and impound operations;
- K. School, specialized/training;
- L. Vehicle sales and rental: automobiles, light trucks, boats, heavy equipment/tools, heavy trucks, RVs, manufactured homes;
- M. Waste management facility;
- N. Wireless communications 75 feet in height or greater, subject to the following provisions:
 - 1. The structure shall be located on a site not less than 20,000 square feet in area and 100 lineal feet of road frontage.
 - 2. The structure shall only be located in industrial zoned areas. However, in the event that agriculturally zoned land may be annexed to the city, wireless communication facilities may be permitted in agriculturally zoned areas; provided that, they comply with the provisions of this section.
 - 3. The structure shall be constructed so as to hold not less than three wireless communication facilities.
 - 4. The maximum height of the tower shall be the minimum height demonstrated to be necessary by the radio frequency engineer of the applicant.
 - 5. The site plan for the structure shall be accompanied by a signed certification by a registered civil engineer regarding the integrity of the structure and the manner in which the structure may fall. This will enable the city to determine appropriate setbacks on the site plan.
 - 6. The structure shall not be artificially lighted, unless required by the FAA. If the lighting is required, it shall be the flip-over type and shall be directed away from residential property while causing the least disturbance to surrounding properties.
 - 7. Whenever possible, proposed wireless communication facilities shall co-locate on existing buildings, structures and existing wireless communication structures. If a provider fails to or refuses to permit co-location, such a

structure shall be a nonconforming structure and shall not be altered or expanded in any way.

8. When a wireless communication structure has not been used for a period of 90 consecutive days or 90 days after new technology is available which permits the operation of the facility without the necessity of a wireless communication structure, all parts of the structure shall be removed within 180 days. The removal of antennae or other equipment from the structure or the cessation of reception or transmission of radio signals shall be considered the beginning of non-use. The city may secure the removal of the structure if it is still standing 30 days after the city has notified the operator that the tower must be removed, the city may charge up to 125% of the removal cost to the operator and or the land owner. The city may also require a form of financial guarantee acceptable to the city to ensure that a tower will be removed in a timely manner.
9. Accessory buildings and structures shall not exceed 600 square feet in area or have an area shown to be necessary to house related technical equipment.
10. Where the property line of a site containing a wireless communication structure abuts a residentially or commercially used or zoned area, the operator shall provide a planting screen sufficient in density and height so as to have an immediate buffering impact on the adjacent site. In addition, there shall be no interference with reception of any kind on any adjacent sites.
11. There shall be no advertising of any kind visible from the ground or other structures, other than required for emergency purposes.
12. Minimum spacing between tower locations shall be one mile, as measured by a straight line.
13. The base of the tower shall not exceed 500 square feet in area.
14. The base of the tower and wire cable supports shall be enclosed with a minimum six-foot high security fence.
15. Communication towers in excess of 100 feet in height above grade level shall be prohibited within a one-mile radius of a public airport or one-half mile radius of a helipad.
16. All signals and remote-control conductors of low energy extending horizontally above the ground between structure or towers shall be at least eight feet above the ground, unless buried underground.

17. Support structures shall comply with all applicable state, federal and local regulations and codes. All towers shall be equipped with an anti-climbing device so as to prevent unauthorized access.

O. Accessory buildings and uses; including:

1. General offices related to a principal use;
2. Outdoor display and sales, not including vehicle and equipment sales; and
3. Outdoor storage related to a principal use.

P. Any other uses similar to any of the above special uses as determined by the Zoning Administrator in accordance with Sec. 53-132.C. of this ordinance.

Sec. 53-55. INDUSTRIAL PERFORMANCE STANDARDS

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, etc. 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
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:

- 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

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)	I District
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 B.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 B.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.

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)
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

- 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.
- 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.
- 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 throughout 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.
- 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.
- 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.
- 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.

Sec. 53-56. COMPLIANCE WITH COUNTY AND STATE REGULATIONS.

Any use permitted in the I District must also comply with all applicable county and state health and pollution laws and regulations.

Sec. 53-57. SITE PLAN REVIEW.

For all uses permitted in an I District, a site plan shall be submitted and no building permit shall be issued until the City Council has approved the site plan after recommendation from the City Planning Commission in accordance with this code.

Sec. 53-58. AREA, HEIGHT, BULK AND PLACEMENT REQUIREMENTS.

Area, height, bulk and placement requirements unless otherwise specified are as provided in Article XV.

ARTICLE XIII. M-2, GENERAL MANUFACTURING DISTRICT

Entire article repealed and subsequent articles renumbered.

ARTICLE XV. AREA, HEIGHT, BULK AND PLACEMENT REQUIREMENTS

Sec. 53-88. AREA, HEIGHT, BULK AND PLACEMENT REQUIREMENTS.

Zoning District	Minimum Lot Width (In Feet)	Minimum Lot Area (Square Feet)	Maximum Lot Coverage (Percent)	Maximum Building Height		Minimum Requirements				Minimum Floor Area per Dwelling Unit (In Square Feet)
				In Stories	In Feet	Front	Least 1	Total of 2	Rear	
M-1	100	20,000	65	3	50	30	20	40	30	
M-2	100	20,000	50	3	50	50	30	60	30	
I	100	20,000	65	3	50	30	20	40	30	

ARTICLE XVI. GENERAL PROVISIONS

Sec. 53-103. DWELLINGS IN NONRESIDENTIAL DISTRICTS.

No dwelling unit shall be erected in the ~~M-1 and M-2 Districts~~ I District. However, the sleeping quarters of a watchperson or a caretaker may be permitted in the districts in conformance with the specific requirements of the particular district.

Sec. 53-122. OPEN AIR BUSINESS USES.

Open air business uses, where permitted in a ~~C-2, M-1 or M-2 District~~ or I District, shall be subject to the following regulations.

Sec. 53-126. INCINERATORS AND TRASH CONTAINERS.

All commercial buildings constructed after the passage of this chapter shall have incinerator facilities subject to all city, county and state health regulations. Outside trash containers shall be permitted in the R-2, R-MH, C-1, C-2, CBD, CS, ~~M-1 and M-2 Districts~~ and I Districts; provided that, they comply with the following requirements.

Sec. 53-128. SITE PLAN REVIEW.

Before issuance of a building permit for permitted uses and special approval uses in the R-2, RMH, C-1, C-2, CBD, CS, ~~M-1 and M-2 Districts~~ and I Districts and for special approval uses in the R-1A, R-1B and R-1C Districts, a site plan shall be provided.

Sec. 53-132C. SIMILAR USES.

A. *Intent.* Since every potential land use cannot be addressed in the Zoning Ordinance, each district may accommodate similar uses, as referenced in this section.

B. *Decision.* All applications for a use not specifically addressed in a zoning district, or inquiries concerning a use, shall be submitted to the Zoning Administrator for review and a decision.

1. Factors. The Zoning Administrator shall base their determination on the following factors:

a. The proposed use is not listed as a permitted or special land use in any other zoning district.

b. The use is consistent with the district purpose.

c. The use is similar to other allowed uses relative to its character, scale, and overall compatibility.

d. The use is not expected to create objectionable impacts to public health, safety, and welfare if it were established in the applicable zoning district.

e. The use would not be more appropriate within a different zoning district.

2. Zoning Board of Appeals. The Zoning Administrator may, in their sole discretion, submit a proposed use to the Zoning Board of Appeals for a similar use determination if consideration of the review factors does not lead to a clear conclusion.

C. *Compliance.* If a proposed use is determined to be similar to a use listed within the district, the proposed use shall comply with all the standards or requirements associated with the listed use. If the named use is a special land use within the applicable zoning district, the use shall be reviewed and approved per the applicable requirements within the Zoning Ordinance.

D. *Determination.* The determination of whether a proposed use is similar to another listed use shall be considered as an interpretation of the use regulations and is not determined to be a use variance. Once a use has been determined to be similar, it shall be specifically determined to be the named use with which it shares similarities.

E. *Prohibited Use.* If a use is not specifically listed anywhere in this ordinance and is not determined to be similar to any other specifically listed uses, the use is prohibited.

F. *Notification.* In the event the Zoning Administrator has made a determination in accordance with this provision, the Zoning Administrator shall notify the Planning Commission during the subsequent regularly-scheduled meeting.

ARTICLE XIX. OFF-STREET PARKING AND LOADING REQUIREMENTS

Sec. 53-179. OFF-STREET LOADING AND UNLOADING.

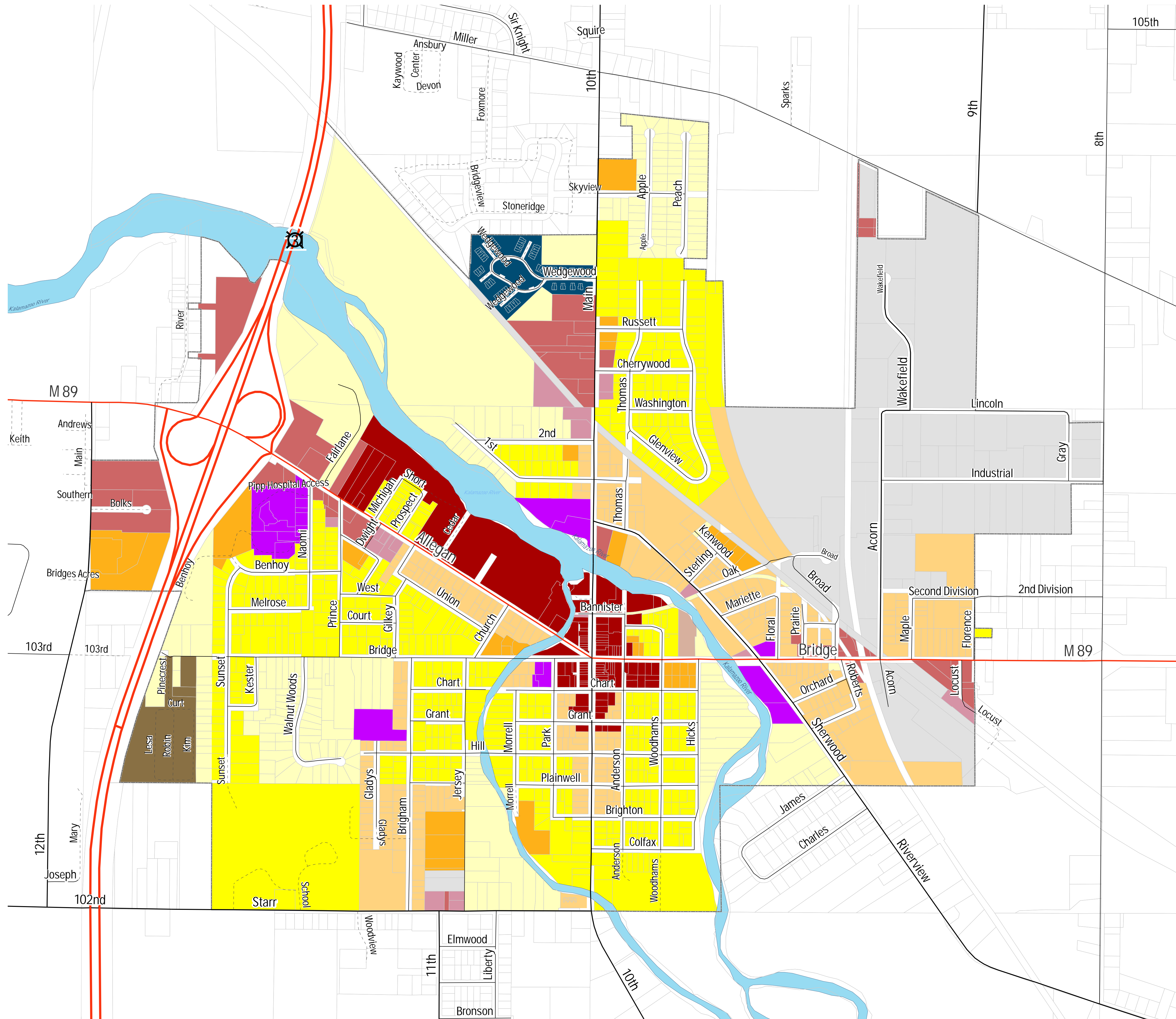
C. Except as otherwise provided within division D. below, in the ~~M-1 and M-2 Zones~~ District truck or rail docks will be located at the side or rear of the building.

City of Plainwell

Allegan County, Michigan

ZONING MAP

Updated: [insert adoption date]



- R-1A, Single-Family Residence
- R-1B, Single-Family Residence
- R-1C, Single and Two-Family Residence
- R-2, Multiple Family Residence
- RMH, Residential Mobile Home
- C-1, Local Commercial
- SB, Service Business
- C-2, General Commercial
- CBD, Central Business
- CS, Community Service
- I, Industrial
- PUD, Planned Unit Development

This is to certify the Zoning Map to which the signature is attached is the official City of Plainwell Zoning Map developed pursuant to the Michigan Zoning Enabling Act (Act 110 of 2006, as amended) and as approved by the City of Plainwell City Council

Erik Wilson
City Manager

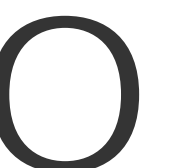
Brian Kelley
City Clerk

Date

1 inch = 500 feet



williams&works
engineers | surveyors | planners



Data Sources: Michigan CGI, Allegan County Land Information Services, City of Plainwell

MINUTES
Plainwell City Council
January 22, 2018

1. Mayor Brooks called the regular meeting to order at 7:00 PM in City Hall Council Chambers.
2. Terry Steele gave the invocation.
3. Pledge of Allegiance was given by all present.
4. Roll Call: Present: Mayor Brooks, Mayor Pro-Tem Steele, Councilman Overhuel, Councilman Keeler and Councilman Keeney. Absent: None.
5. Approval of Minutes/Summary:
A motion by Steele, seconded by Overhuel, to accept and place on file the Council Minutes and Summary of the 01/08/2018 regular meeting. On voice vote, all voted in favor. Motion passed.

6. General Public Comments:

EJ Hart spoke on behalf of the Otsego-Plainwell Chamber of Commerce thanking the City of Plainwell for its involvement in the Chamber. He noted the Chamber is working on adding responsibilities for its community including ribbon cuttings. He suggested perhaps a joint meeting with the DDA Board.

7. County Commissioner Report: None.
8. Agenda Amendments: None
9. Mayor's Report: None.
10. Recommendations and Reports:

- A. Community Development Manager Siegel reported on an application from Auto Image for a special use permit to allow a Class B Automobile Dealer License. The Planning Commission reviewed the application and required the business sell no more than five (5) vehicles per year. This license is needed for insurance purposes for the businesses.
A motion by Keeney, seconded by Keeler, to approve the Special Use Permit for Auto Image at 922 Wakefield Ave for a Class B Automotive Dealer Licenses. On a voice vote, all in favor. Motion passed.
- B. Superintendent Updike reported on the budgeted cost of road salt that is being purchased.
A motion by Steele, seconded by Keeler, to approve up to 290 tons of road salt from Morton International, through the MIDeal Purchasing Program for \$11,718.00. On a roll-call vote, all in favor. Motion passed.
- C. City Manager Wilson reported on a change to the equipment needed for the Prince Street Signal Improvement netting a cost increase of \$2,155.00.
A motion by Keeler, seconded by Keeney, to approve Contract Modification #1 for \$2,155.00 for the Prince Street Signal Improvement Project. On a roll-call vote, all in favor. Motion passed.
- D. City Manager Wilson reported on a 2006 contract when the city sold the restaurant it owned on the airport land to Richard and Cathy Dunn. That contract included a clause giving the city a right of first refusal for the sale the property. The Duns are retiring and selling the business and the city needs to respond to the right of refusal clause.
A motion by Keeler, seconded by Steele, to discharge the City's Right of First Refusal regarding the sale of the Fly Inn Restaurant, authorizing the City Manager to execute all documents related to the approved action. On a voice vote, all in favor. Motion passed.

11. Communications:

A. A motion by Steele, seconded by Overhuel, to accept and place on file the December 2017 Water Renewal Report, the Draft Minutes for the Planning Commission from 01/17/2018 and the Draft Minutes for the M40/M89 Corridor Committee from 10/31/2017. On a voice vote, all in favor. Motion passed.

12. Accounts Payable:

A motion by Keeler, seconded by Keeney, that the bills be allowed and orders drawn in the amount of \$517,484.21 for payment of same. On a roll call vote, all in favor. Motion passed.

13. Public Comments None.

14. Staff Comments

Superintendent Updike reported putting the Skid Steer vehicle on the auction site for a February 20, 2018 sale with a minimum bid of \$8,000.

Superintendent Pond reported problems with the SCADA computer that needs replacement at an approximate cost of \$3,000.

Community Development Manager Siegel reported planning for the March Art Hop. She also reported that requests for bids have been issued for fencing at the Dog Park – the bids are due February 7, 2018. She reported a January 25, 2018 meeting to kick off a sesquicentennial celebration committee for Plainwell's 150th birthday in 2019. Finally, she reported that Sweetwater's will host a hiring event at City Hall Council Chambers on January 30 from 1pm to 6pm..

Director Bomar reported on several recent trainings.

Clerk/Treasurer Kelley reported setting up the 2018/2019 budget and reviewing election laws.

15. Council Comments: None

16. Adjournment:

A motion by Steele, seconded by Overhuel, to adjourn the meeting at 7:20 PM. On voice vote, all voted in favor. Motion passed.

Minutes respectfully
Submitted by,
Brian Kelley
City Clerk/Treasurer

MINUTES
Plainwell City Council
February 12, 2018

1. Mayor Brooks called the regular meeting to order at 7:00 PM in City Hall Council Chambers.
2. Lighthouse Baptist Church gave the invocation.
3. Pledge of Allegiance was given by all present.
4. Roll Call: Present: Mayor Brooks, Mayor Pro-Tem Steele, Councilman Overhuel, Councilman Keeler and Councilman Keeney. Absent: None.
5. Approval of Minutes/Summary:
A motion by Steele, seconded by Overhuel, to accept and place on file the Council Minutes and Summary of the 01/22/2018 regular meeting. On voice vote, all voted in favor. Motion passed.
6. General Public Comments: None.
7. County Commissioner Report:

Commissioner Black reported that the County continues to investigate funding options for additional road patrols.
8. Agenda Amendments: None
9. Mayor's Report: None.
10. Recommendations and Reports:
 - A. Public Safety Director Bomar reported the need to replace two (2) sets of turn-out gear due to normal wear. This annual evaluation and equipment replacement is included in the budget.
A motion by Keeler, seconded by Keeney, to approve the purchase of two (2) sets of turn-out gear from Time Emergency Equipment for \$4,250.00. On a voice vote, all in favor. Motion passed.
 - B. Superintendent Updike reported about inaccuracies in meter reads at Well House #4, which is primarily due to the original construction of the building and the layout of the pipes. Additional space is needed to modify the layout of the pipes, which would allow better flow into and through the source meter, thereby eliminating the variance in the reads. The request before Council is for design & construction engineering for this project.
A motion by Keeney, seconded by Keeler, to approve a project for design & construction engineering for Well #4 renovations with Fleis & Vandenbrink for \$14,900.. On a roll-call vote, all in favor. Motion passed.
11. Communications:
 - A. **A motion by Steele, seconded by Overhuel, to accept and place on file the December 2017 Public Safety Report, the January 2018 Investment and Fund Balance Reports. On a voice vote, all in favor. Motion passed.**
12. Accounts Payable:
A motion by Keeler, seconded by Keeney, that the bills be allowed and orders drawn in the amount of \$286,663.00 for payment of same. On a roll call vote, all in favor. Motion passed.
13. Public Comments None.

14. Staff Comments

Superintendent Updike reported ongoing snowplowing efforts by all staff.

Superintendent Pond reported maintenance projects at the water renewal plant.

Director Bomar briefed Council on recent investigations into breakins around the city. He also reported having submitted a grant application for \$90,000 for fire equipment.

Clerk/Treasurer Kelley reported setting up the 2018/2019 budget and reviewing election laws.

City Manager Wilson reported working on advertising for the Public Works Supervisor position that will be vacant upon the retirement of Superintendent Updike. He also briefed Council on the signage on Prince Street due to recent signal upgrades which changed the traffic pattern on Northbound Prince near M-89.

15. Council Comments: None

16. Adjournment:

A motion by Steele, seconded by Overhuel, to adjourn the meeting at 7:20 PM. On voice vote, all voted in favor. Motion passed.

Minutes respectfully
Submitted by,
Brian Kelley
City Clerk/Treasurer