

**CITY OF PLAINWELL  
MINUTES  
Planning Commission  
May 4, 2016**

1. Vice –Chair Sausaman called the meeting to order at 7:03 PM.
2. Pledge of Allegiance was given by all present.
3. Roll Call: Present: Chris Haas, Chris Slinkman, Lori Steele, & Gary Sausaman.  
Absent: Diana Lubic (7:06) Jim Higgs & Carol Weaver (excused).
4. Approval of Minutes – 4/6/16:  
**A motion by Steele supported by Haas to approve the 4/6/16 meeting minutes as presented. On a voice vote, all in favor. Motion passed.**
5. Chairperson’s Report:  
None.
6. New Business:  
A. Maxwell Dillivan, of LSL Planning gave the attached presentation on the progress for the updating of the City of Plainwell Master Plan. Several Commissioners had suggestions and corrections. Commissioner Slinkman questioned the 43% renter occupied statistic, he was concerned that it was too high. Commissioner Sausaman expressed concerns about the future land use map and that the commercial property includes all the property along M-89 west of Warrant Street. Clerk Farmer stated that there is a strip of property that is zoned residential that buffers Warrant Street and the commercial property. It was decided that the commissioners will send their comments to Denise and she will compile the list and send it to LSL for the next draft.
7. Old Business:  
None
8. Public Comment:  
None
9. Reports and Communications:  
Accepted the 3/14/16, 3/28/16 & 4/11/16 Council Minutes.
10. Staff Comments:  
None.

2016 Master Plan



City of Plainwell

# CITY OF PLAINWELL MASTER PLAN 2016



MAY 4, 2016

# PURPOSE AND GOALS

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- ✓ Review and update based on changing conditions since last plan was adopted
- ✓ Set the stage for certification as a Redevelopment Ready Community through the MEDC
- ✓ Adhere to best practices (e.g., extensive public involvement, identify redevelopment priority areas, include a zoning plan)
- ✓ Prepare for redevelopment
- ✓ Ensure quality development




# TECHNICAL REVIEW

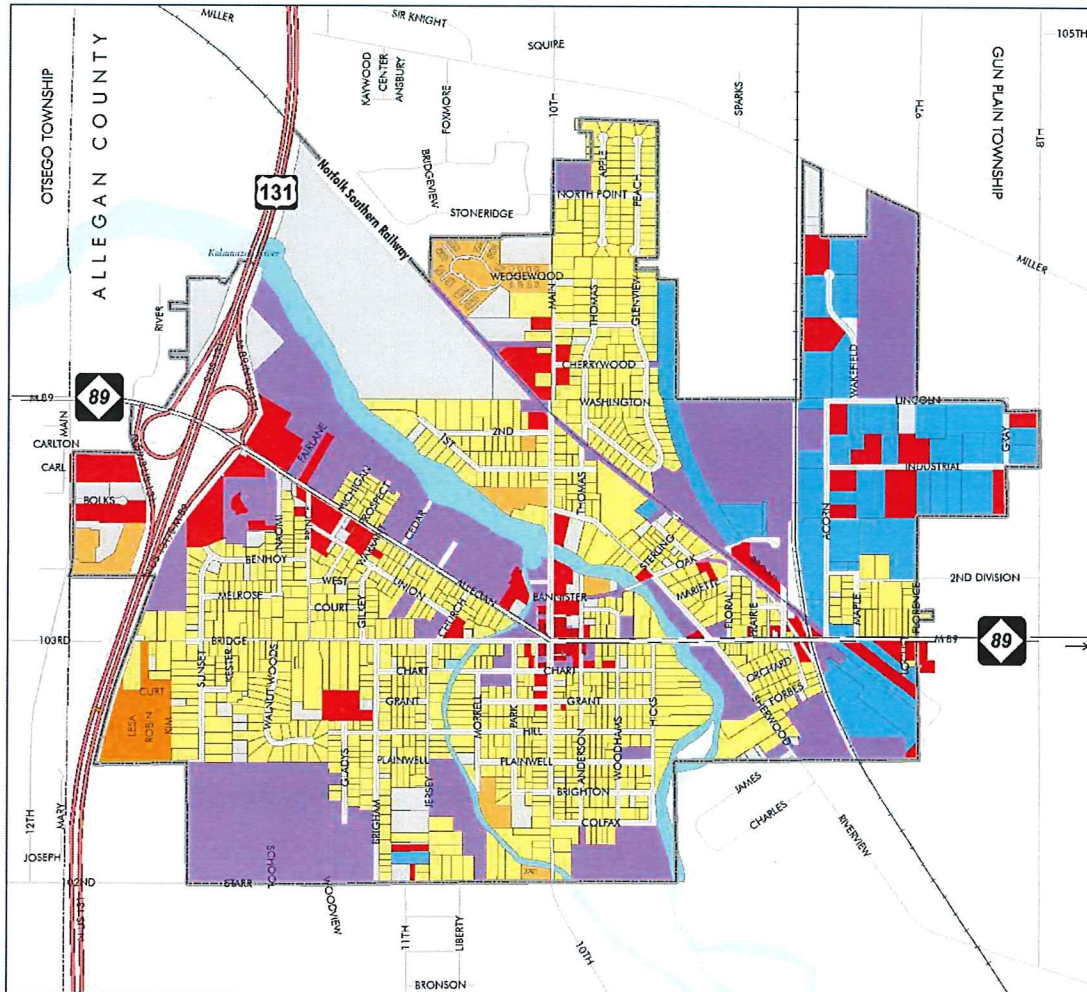
- ✓ In-depth analysis of the 2009 master plan
- ✓ Reviewed plan's compliance with SPEA, RRC Best Practices and added key elements
  - SPEA, 2.b: General location, character, and extent of transportation systems, waterways and waterfront developments, sanitary sewers and water supply systems, flood prevention facilities, and other public facilities (Mostly addressed)
  - RRC Best Practices, 2. Identify strategies for priority redevelopment areas (Generally addressed; more specific and detailed plan for redevelopment included in plan, including a redevelopment site map)
  - RRC Best Practices, 3. Addresses land use and infrastructure, including complete streets elements. (Generally addressed; included recommendations for complete streets, expanded upon non-motorized transportation section)
  - RRC Best Practices, 6. Progress on the master plan is annually reported to the governing body (Not addressed; master plan now includes an annual review as a policy)
- ✓ Crafted public participation plan based on RRC recommendations
  - Digital public survey, shared outcomes
  - Project updates and announcements on social media
  - Increased public notice for open house

# DEMOGRAPHICS AND MAPPING

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- ✓ Marginal decrease in population from 2010 to 2014 (3,804 to 3,798)
  - ✓ 92% high school graduation rate, 19.4% bachelor's degree or higher (catching up but still outpaced by surrounding townships)
  - ✓ Family households with children 18 and under comprise 55% of households in the city (higher than county and state figures)
  - ✓ Median HH income, 1999: \$45,625; 2014: \$41,417 (impacts on city's tax revenues, economic development, and capital expenditures)
  - ✓ Percentage of renter-occupied housing units: 43%
  - ✓ 66% of housing units are single-family detached
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# DEMOGRAPHICS AND MAPPING



## MAP 1 EXISTING LAND USE

Master Plan  
City of Plainwell  
Allegan County, MI

Note: Existing land use based on tax assessor classification and remote sensing techniques.

- Single-Family Residential
- Multi-Family Residential
- Manufactured Home Residential
- Commercial
- Industrial
- Public/Quasi-Public
- ROWs
- Vacant

21 October 2015

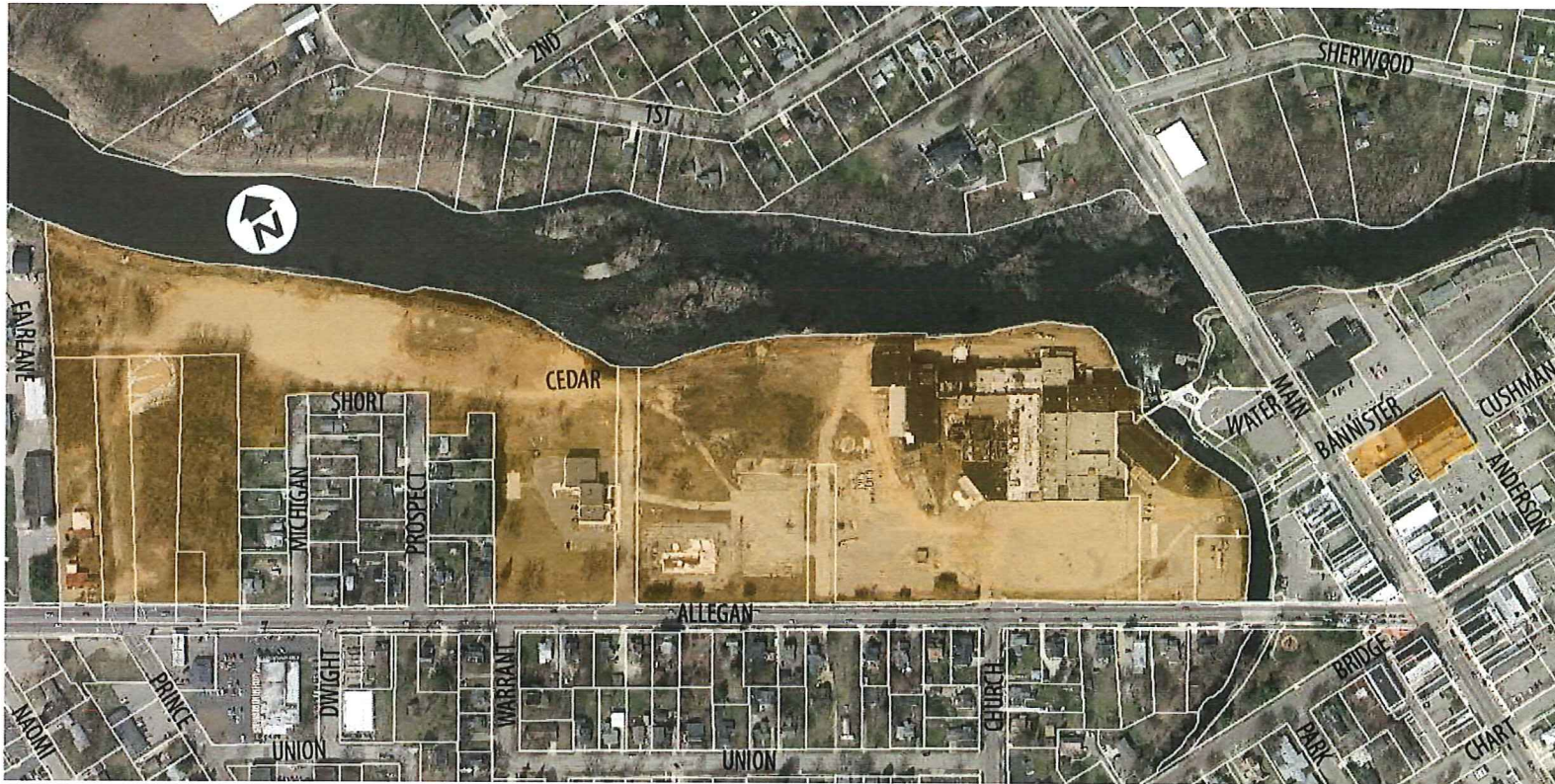


Sources: Michigan Geographic Data Library  
Allegan County Equalization Department



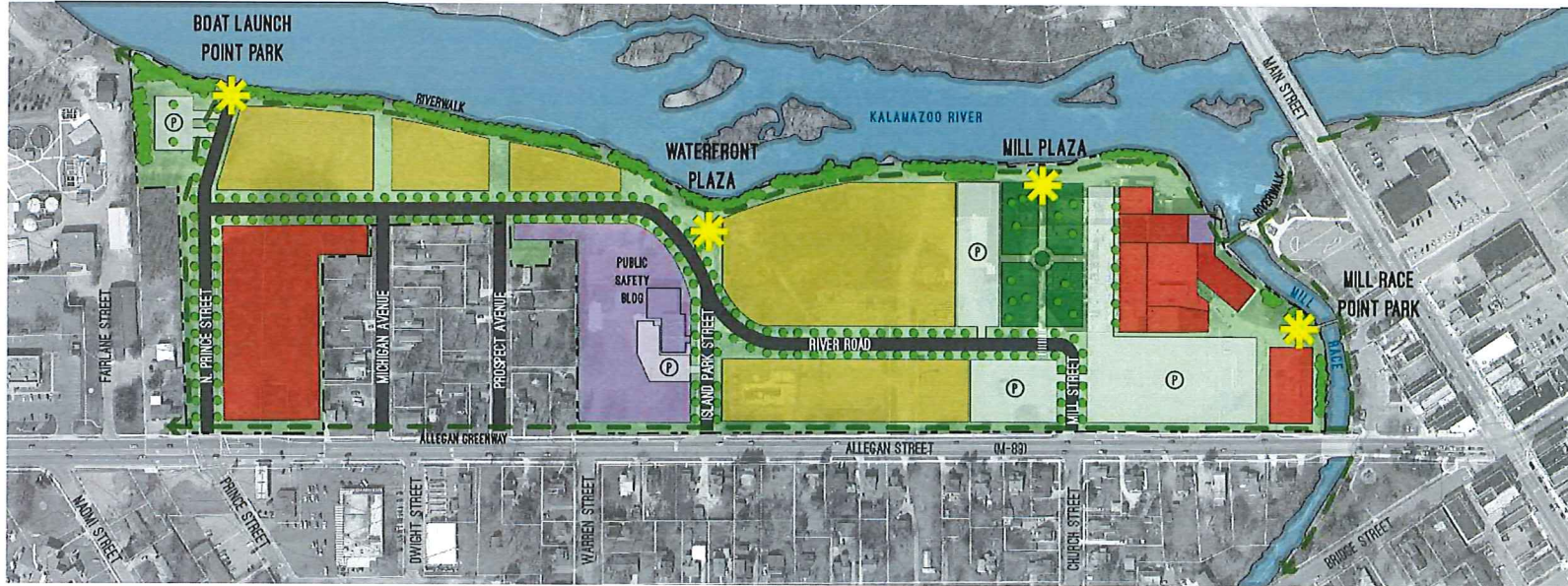
# DEMOGRAPHICS AND MAPPING

*Major redevelopment sites: former Plainwell Paper (west) and Harding's Market (east)*





# DEMOGRAPHICS AND MAPPING



## LEGEND

- COMMERCIAL
- RESIDENTIAL
- GOVERNMENT/INSTITUTIONAL
- OPEN SPACE
- P PARKING

## FORMER PLAINWELL PAPER MILL REDEVELOPMENT CONCEPT PLAN



2016 PLAINWELL MASTER PLAN  
FEBRUARY 2016

# PUBLIC INPUT

## ✓ Public Survey results highlights

- Residents largely feel Plainwell afford a high quality of life, very satisfied with downtown's appearance and city services
- Residents feel the US-131/M-89 interchange could be improved
- Want to see more specialty businesses in downtown (e.g., furniture or clothing store, coffee shops, health and fitness facilities)
- Top priorities for the future according to Plainwell residents were to expand the Riverwalk, develop a location for a Farmers' Market, extend bike and non-motorized facilities, expand housing opportunities for senior citizens and elderly populations and redevelop the former paper mill site.

## ✓ Public Workshop results highlights

- Most residents believe Plainwell affords a high quality of life and is a great place to raise children
- Most important policies from the previous master plan include: supporting downtown and existing commercial areas, expanding the riverwalks, and preserving and enhancing a strong and diversified retail base
- Some concerns and opportunities for the City: improving and eliminating gaps in the sidewalk network, improving regional trail connections, lack of bike lanes, and traffic and congestion at the M-89/US 131 interchange.

# DRAFT 1 – MAJOR CHANGES

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- ✓ Created a 'Redevelopment' section in the plan detailing the two major redevelopment sites: Harding's Market and the Paper Mill
- ✓ Bolstered emphasis on pedestrian-friendly development, new development compatible with existing downtown form
- ✓ Included new sections:
  - Riverfront Planning, Access and Ecotourism
  - Green Infrastructure and Low Impact Development
  - Complete Streets
  - "Missing Middle" Housing
  - Form Based Code
- ✓ Reorganized Policies into one section

# POLICIES AND ACTIONS

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- ✓ Removed completed actions
- ✓ Included action items regarding:
  - Complete streets
  - Form-Based Code
  - Annual review of the master plan
  - Review zoning ordinance to allow for a variety of housing types
- ✓ Need input on newly-added action items

# OBJECTIVE FOR TONIGHT

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- ✓ Planning Commission should seek authorization from City Council to distribute draft for 42-day review period

# DISCUSSION

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Thank you for your time!



11. Commissioner Comments:

Commissioner Haas reported that the Memorial Day parade is at 11am on May 30<sup>th</sup>. The First Presbyterian Church is having a free concert on May 8<sup>th</sup> at 5pm.

Lubic apologized for being late. She stated that the Seminal she attended concerned how to increase housing stock.

Slinkman congratulated the Conklin Family on Jack being drafted into the NFL. He voiced his frustration with the traffic congestion on 131 caused by the 106<sup>th</sup> bridge construction.

12. Adjournment:

**The meeting was adjourned at 7:41pm.**

Minutes submitted by  
Noreen A. Farmer  
City Clerk