

City of Plainwell



“The Island City”

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

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

Agenda Planning Commission September 2, 2020 7:00 PM

Zoom Link
<https://us02web.zoom.us/j/86407797913?pwd=SUV0UFZhcDBRSkc5dTN4QzYwTTh0dz09>

Meeting ID: 864 0779 7913
Passcode: nH5zdC

1. Call to Order
2. Pledge of Allegiance
3. Roll Call

4. Approval of Minutes: 08/05/2020 Planning Meeting

5. Chairman’s Report

6. New Business:
 - A. Site Plan Review for 200 Broad Street, Landscape Design

 - B. Review second draft of the Zoning Ordinances Sec. 53-73 and 53-115 re: floodplains, mining and excavation standards. Presentation by City Planner, Nathaniel Mahmed from Williams and Works.

7. Old Business: None

8. Reports and Communications:
 - A. 07/27, 8/10 Council minutes

9. Public Comments

10. Staff Comments

11. Commissioners/ Council Comments

12. Adjournment

The City of Plainwell is an equal opportunity provider and employer

**CITY OF PLAINWELL
MINUTES
Planning Commission, August 5, 2020
Meeting was held via Zoom**

1. Call to Order at 7:00 p. m. by Colingsworth
2. Pledge of Allegiance
3. Roll Call: Present: Jay Lawson, Rachel Colingsworth, Jim Higgs, Stephen Bennett, Lori Steele, Diana Lubic, Gary Sausaman
4. Approval of Minutes – 09/04/19
Higgs motioned to approve minutes, as received seconded by Bennett. Minutes approved on an all in favor voice vote.
5. Chairperson’s Report:- None
6. New Business:
 - A. **Election of Officers: Higgs motioned to re-elect current slate of officers. Supported by steele and seconded by Bennett. All in favor vote. Motion passed.**
 - B. Amendments to Zoning Ordinance Sec. 53-73 and 53-115, mining and excavation standards was presented by the City Planner Nathaniel Mahemd from William and Works.
Timeline/Discussion: Williams and Works performed an audit ordinance 53-73 and 53-115 regarding mining operations and it is currently not permitted in any districts w/in Plainwell.
Discussion: the draft ordinance was discussed; suggestion was to add language re: excavation of contaminants, soil removal.
Review: Williams and Works will make changes to the draft and bring back to Planning for final review prior to setting a Public Hearing.
Public Hearing: Will be set after 2nd draft has been reviewed.
7. Old Business
 - A. A Recreational Marihuana Public Hearing was set for October 7.
8. Reports and Communications:
A Council Minutes reviewed by Commission 11/11/19; 11/25; 12/09;12/23/2019; 01/13/2020; 01/27; 2/10/02/24;03/09;04/13;05/11;05/26; 06/02; 06/18 special meeting; 06/22; 07/06; 07/13/2020 Council minutes
9. Public Comments – None
10. Staff Comments: Siegel, Community Development Manager, reported that
126 E. Bridge was leased to Beyond Staging
151 N. Main is leased by Envy (opening soon)
127 S. Main Vegan Restaurant moving forward with construction
119 W. Bridge St. bought by Lisa & Mark Meszaros (distillery, bakery, restaurant)

712 E. Bridge St. Craft Brewery is making progress

11. Commissioner Comments:
None

12. Adjournment:
Colingsworth adjourned the meeting at 7:50 p.m.

Minutes submitted by Denise Siegel, Community Development Manager

AUG 13 2020

Plainwell Treasury Office



City of Plainwell – Zoning Permit Application Rev: 09/2019

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

Date: 8-12-20 Permit #: 20-22
Address of Project: 200 BROAD Parcel ID Number: 55-270-008-01

Owner: BT DEVELOPMENT Contractor: LDW
Owner's Address: 200 BROAD PLAINWELL, MI Contractor Address: 200 BROAD PLAINWELL, MI
Owner's Phone Number: 269-217-1814 Contractor Phone Number: 269-685-8983
Owner's email address: troy@ldw.design

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

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

Zoning District of this property (check):

What is your Zoning District of this property: I-1

General Description of Project (use back of page if necessary):

Construct 24x40 ADDITION TO POLE BARN

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

Total Cost of Project: 15,000

After project is complete, the setbacks established will be (if applicable):

Front: 60' ft. Back: 165' ft. Side: 275' ft. Side 210 ft.

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

Is this a home occupation? NO If so what kind

Any type of special equipment use? Electrical Plumbing

Will this project result in an increase in off-street parking? yes no

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

Signature of Applicant(s):

[Handwritten signature]

Date of Signature(s):

8-12-20

Office Use Only

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

Approved: Denied:

Signature of Zoning Administrator (or designate): Denise Lujak Date: 8/14/20

Remarks:

1575 142nd Avenue Dorr, MI 49323 (616) 877-2000	Jurisdiction:	Fax #: 877-4455 Watts #: 1-800-628-3335
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•• APPLICATION FOR BUILDING PERMIT ••

1.) LOCATION OF BUILDING				
ADDRESS <u>200 BROAD ST.</u>				
CITY/VILLAGE <u>PLAINWELL</u>	TOWNSHIP <u>-</u>	COUNTY <u>ALLEGAN</u>	ZIP CODE <u>49080</u>	
BETWEEN (cross street) <u>M-89</u>	AND (cross street) <u>ELM</u>			
a. IDENTIFICATION: OWNER OR LESSEE				
NAME <u>BT DEVELOPMENT</u>			TELEPHONE NO. <u>269-695-8983</u>	
ADDRESS <u>200 BROAD</u>	CITY <u>PLAINWELL</u>	STATE <u>MI</u>	ZIP CODE <u>49080</u>	

2.) CONTRACTOR				NOT APPLICABLE COMMERCIAL <input checked="" type="checkbox"/>
NAME		TELEPHONE NO.		FAX NO.
ADDRESS	CITY	STATE	ZIP CODE	
BUILDERS LICENSE NO.			EXPIRATION DATE	
FEDERAL EMPLOYER ID NUMBER OR REASON FOR EXEMPTION			SELF EMPLOYED <input type="checkbox"/> NO EMPLOYEES	
WORKERS COMP. INSURANCE CARRIER OR REASON FOR EXEMPTION			SELF EMPLOYED <input type="checkbox"/> NO EMPLOYEES	
MESC EMPLOYER NUMBER OR REASON FOR EXEMPTION			SELF EMPLOYED <input type="checkbox"/> NO EMPLOYEES	

3.) SUB-CONTRACTORS:	
(a) ELECTRIC: <u>ENGBERS ELECTRIC</u>	TELEPHONE NO. <u>269-375-5564</u>
ADDRESS: <u>5265 W. 7th ST. KALAMAZOO</u>	
(b) HEATING/AC:	TELEPHONE NO.
ADDRESS:	
(c) PLUMBING:	TELEPHONE NO.
ADDRESS:	

4.) PROJECT DESCRIPTION: COMMERCIAL <input type="checkbox"/> RESIDENTIAL <input type="checkbox"/>					
(a) <input type="checkbox"/> NEW BUILDING	(b) <input checked="" type="checkbox"/> ADDITION	(c) <input type="checkbox"/> ALTERATION	(d) <input type="checkbox"/> DEMOLITION	(e) <input type="checkbox"/> RELOCATION of BUILDING	<input type="checkbox"/> SIGN
<input type="checkbox"/> DET. GAR	<input type="checkbox"/> SWIMMING POOL	<input type="checkbox"/> POLE BARN	<input type="checkbox"/> MODULAR	<input type="checkbox"/> MOBILE HOME (include year) _____	
(a) <input type="checkbox"/> SINGLE FAMILY	(b) <input type="checkbox"/> TWO FAMILY	(c) <input type="checkbox"/> MULTI-FAMILY	(d) <input type="checkbox"/> ATTACHED GARAGE/CARPORT	(e) <input type="checkbox"/> ACCESSORY STRUCTURE	
BRIEF DESCRIPTION OF PROJECT: <u>ADD A 24x40 SHED TO EXIST POLE BARN</u>					

5.) BUILDING DIMENSIONS					
WIDTH <u>24</u> FL. x LENGTH <u>40</u>	FL. x HEIGHT <u>12</u>	TOTAL SQ. FL. <u>960</u>	NUMBER OF STORIES <u>1</u>		
Square Footage by Floor: 1st Floor <u>960</u> 2nd Floor _____ Basement _____ Garage _____ Porch/Deck _____					

6.) IS ANY PART OF THE PROPOSED PROJECT WITHIN THE 100 YEAR FLOOD PLAIN? YES: NO:
 IS ANY PART OF THE PROPOSED PROJECT LOCATED IN A REGULATED WETLAND? YES: NO:

7.) IS THE EXCAVATED AREA LARGER THAN ONE ACRE, WITHIN 500 FT. OF A LAKE, RIVER, STREAM OR COUNTY DRAIN? YES: NO:


8.) PROJECT VALUATION \$ 15,000 (Include labor, exclude lot value.)

9.) APPLICANT INFORMATION:
 Applicant is responsible for the payment of all fees and charges applicable to this application and must provide the following information:

NAME <u>LOW 2.0</u>		TELEPHONE NUMBER <u>269-685-8983</u>	
ADDRESS <u>200 BROAD</u>	CITY <u>PLAINWELL</u>	STATE <u>MI</u>	ZIP <u>49080</u>
FEDERAL I.D. NO./SOCIAL SECURITY NO. <u>47-5674083</u>			

I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent, and we agree to conform to all applicable laws of the State of Michigan. All information submitted on this application is accurate to the best of my knowledge.

Section 23a of the state construction code act of 1972, 1972 PA 230, MCL 125. 1523A, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who are to perform work on a residential building or a residential structure. Violators of sections 23a are subjected to civil fines.

SIGNATURE OF APPLICANT 	APPLICATION DATE <u>8-12-20</u>
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10.) HOMEOWNER'S AFFIDAVIT:
 I hereby certify the construction work described on this permit application will be installed by myself in my own single-family dwelling in which I am living or about to occupy. All work will be installed in accordance with the building code adopted by The Municipality, and will not be enclosed, covered up, or put into use until it has been inspected and approved by the Building Inspector. I will cooperate with the Building Inspector and assume responsibility to arrange for the necessary inspections.

SIGNED: _____ DATE _____

11.) LOCAL GOVERNMENT AGENCY TO COMPLETE THIS SECTION

ENVIRONMENTAL CONTROL APPROVALS

	REQUIRED	APPROVED	DATE	NUMBER	BY
A - ZONING	<input type="checkbox"/> Yes <input type="checkbox"/> No				
B - SOIL EROSION	<input type="checkbox"/> Yes <input type="checkbox"/> No				
C - FLOOD ZONE	<input type="checkbox"/> Yes <input type="checkbox"/> No				
D - WATER SUPPLY	<input type="checkbox"/> Yes <input type="checkbox"/> No				
E - SEWER OR SEPTIC	<input type="checkbox"/> Yes <input type="checkbox"/> No				
F - OTHER	<input type="checkbox"/> Yes <input type="checkbox"/> No				

Notes and Date - For Department Use: _____

VALIDATION

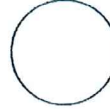
BUILDING PERMIT NUMBER: _____	APPROVED BY: SIGNATURE _____ TITLE _____
ISSUE DATE: _____	
PERMIT FEE: _____	

ZONING: Site Plan: (Please read carefully and complete)

Using the space provided, or on a separate sheet of paper, draw a diagram showing all of the following items:

1. The dimensions of the lot or acreage (all sides).
2. The location, with distances to lot lines, of all existing and proposed structures.
3. The dimensions of all existing and proposed structures.
4. The distances between all existing structures.
5. The location of all roads bordering or on the property.
6. The location of any power and gas lines on the property.
7. The location of any lakes, rivers, streams, flood plain areas, or wetlands on or near the property.
8. The location of any easements on the property.

12.) SITE OR PLOT PLAN – FOR APPLICANT USE
Indicate direction of North within the circle



(Attach Additional Sheet
If Necessary.)

See Attached

13.) PERMANENT PARCEL #: 55-270-008-10

14.) BUILDING SETBACKS (Front setback, as measured in feet, from the road right of way.)
FRONT: 60 SIDE: 275' SIDE: 210' REAR: 185'

15.) Are there any houses or mobile homes, occupied or not, on this property at this time? yes no
If yes, what are your immediate and future plans for the existing dwelling? _____

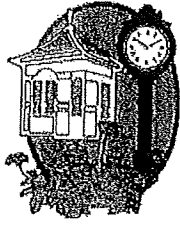
I AGREE TO COMPLY WITH THE TERMS AND REQUIREMENTS OF LOCAL ORDINANCES REGARDING SIDE YARDS AND BUILDING SETBACKS. IT IS ALSO UNDERSTOOD THAT ALL STRUCTURAL, ELECTRICAL, PLUMBING, HEATING, DRIVE APPROACHES, AND SIDEWALKS SHALL BE INSTALLED TO BOTH STATE AND LOCAL REQUIREMENTS, AND THAT A CERTIFICATE OF OCCUPANCY MUST BE OBTAINED PRIOR TO OPERATION OR USE.

SIGNATURE OF APPLICANT: [Signature] DATE: 8-12-20

FOR OFFICE USE ONLY

APPLICATION REVIEWED BY: _____ DATE: _____
 APPROVED DENIED

Minimum Setbacks Required: Front: _____ 1 Side: _____ 2 Sides: _____ Rear: _____



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


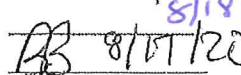

Project Name: <i>Addition - Landscape Design</i> Parcel Number: <i>55-270-008-01</i> Current Zoning District: <i>I</i>
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Item	Requirement	Shown	NO - N/A
1.	Provide name, address and phone number of applicant	✓	
2.	Provide name, address, phone number and sealed with signatures of Michigan licensed architect, engineer, designer, landscape architect or planner who prepared the plan. Plan should be stamped "Preliminary or titled Preliminary Site Plan"	✓	
3.	Has the Zoning Permit has been completed?	✓	
4.	Include the north arrow, legend, graphic and written scale on all sheets		
5.	Include the land description	✓	
6.	Include the zoning of the site and adjacent parcels	✓	
7.	Include the gross land area	✓	
8.	Include scale	✓	
9.	Include Structure location(s) Dimensions of lot and property lines- Location of all structures on subject and abutting properties- Location of each proposed structure, w/use(s), w/number of stories, gross building area Distances between structures and lot lines, setback lines	✓	
10.	Include Occupancy type and Fire exits		
11.	Parking and Paving Proper number of parking spots/handicap? Location of loading docks/zone? Adequate loading space? Asphalt or gravel requirement met?	yes	
12.	Landscaping Location and volume meets requirement for zoning district	✓	
13.	Lighting Exterior lighting kept substantially on property?	✓	
14.	Traffic Flow (vehicular and pedestrian) Driveway permit needed? Does traffic circulation provide safe vehicular and pedestrian flow Public safety vehicle access? Fire lanes needed?	yes	
15.	Storm Water Retention Location of proposed storm collection area shown? Is it an adequate size?		
16.	Dumpster Location and screening met for zoning district		✓

Item	Requirement	Shown	No- N/A
17.	Water and Sewer Lines (hookups) Will permits be needed? Size and location of water connections/meter(s) ? Is a backflow preventer required? Size and location of sewer connections? Hydrant location # 257 North of Driveway		
18.	Noise, Odor, Particulate, Vibration, Combustible or Hazardous Material Concerns		✓
19	Signage Plan Describe plan and show signage plan		✓
20	Outside Storage Will outside storage be required? Proper screen age and distances met?		✓
21.	Is Minimum/Maximum Lot Width Requirement Met	✓	
22.	Is Minimum/Maximum Lot Area Requirement Met	✓	
23.	Is Minimum/Maximum Height Requirement Met	✓	
24	Are the Setback Requirements met for the zoning district Front - 60' Back - 765' Side - 275 210	✓	
25	Is this a phase Construction? If so Description of each phase:		✓
26.	Fire Suppression Considerations (if applicable) Is sprinkler needed or recommended Fire Pump needed (3 stories or more)		✓
27.	Is this project in a wellhead Protection/Flood Hazard District?		✓
28.	Include a brief description of the project - 24 x 40 Addition		

Reviewed by:

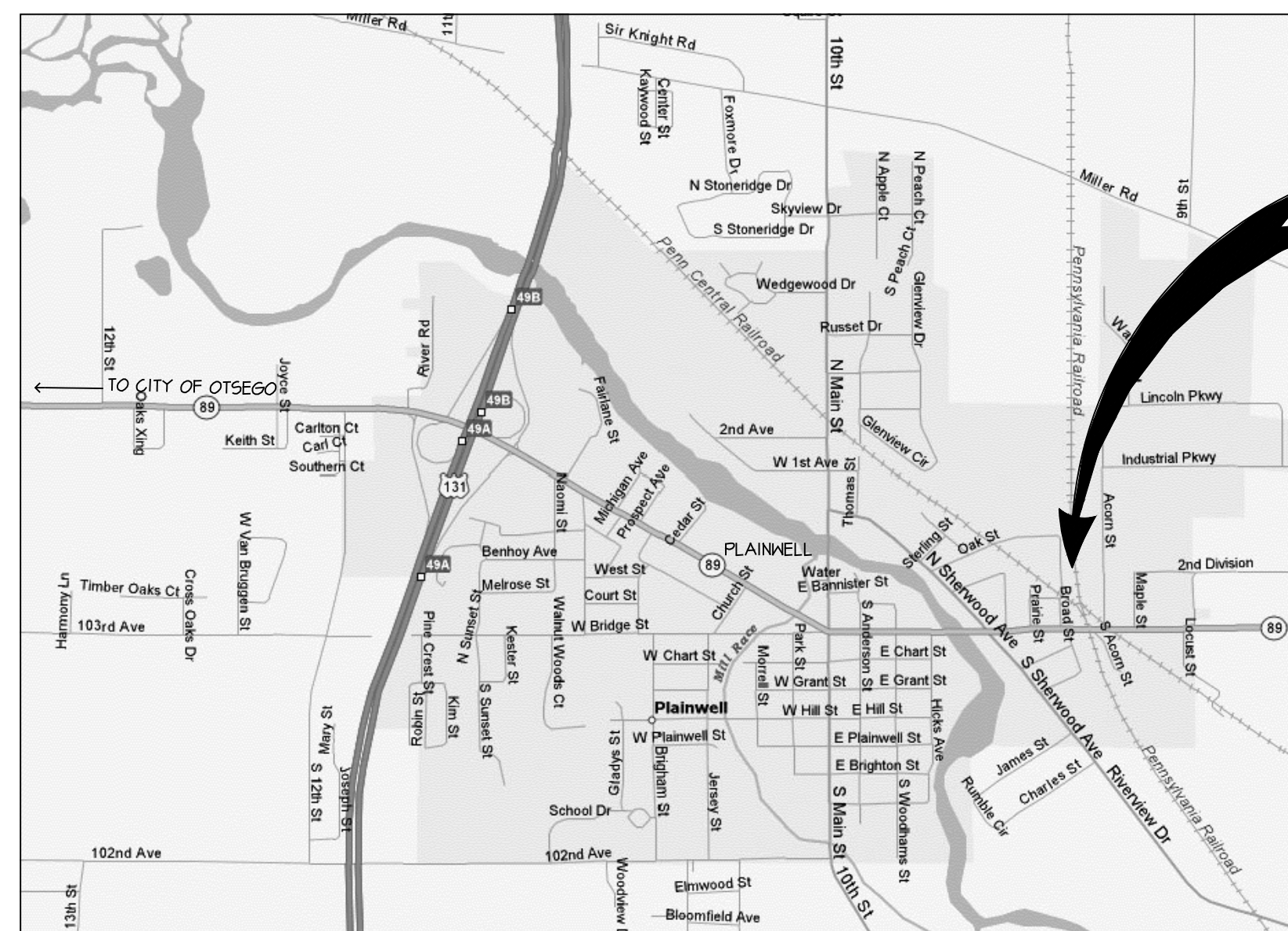
Community Development Manager
 Public Works Superintendent
 Director of Public Safety
 Waste Water Superintendent
 City Manger

 8/14/20
 8/18/20
 8/17/20

Landscape Designworks Inc

200 Broad Street Plainwell, Michigan 49080

September 26, 2014



**PROJECT
LOCATION**

 **LOCATION MAP**
NOT TO SCALE

SHEET INDEX

COVER SHEET + INDEX

A101	FLOOR + ROOF PLANS
A201	EXTERIOR ELEVATIONS
A501	BUILDING DETAILS
S100	FOUNDATION + ROOF FRAMING PLANS

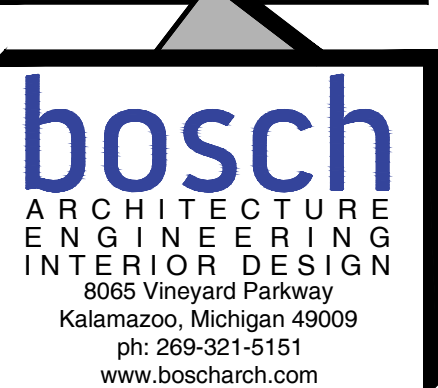
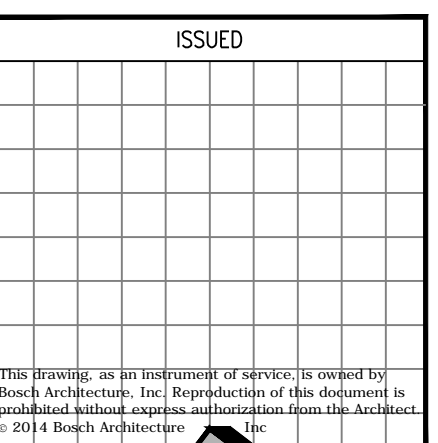
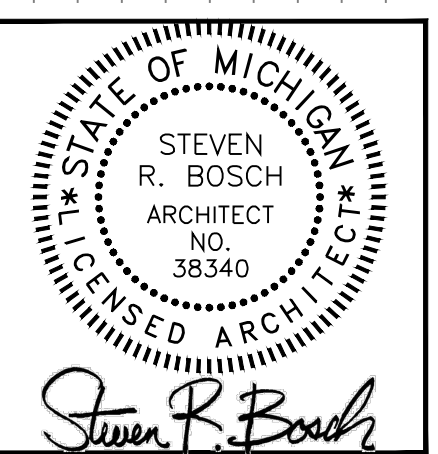
DESIGN PROFESSIONAL IN CHARGE (DPIC)

STEVEN R BOSCH
BOSCH ARCHITECTURE
8065 VINEYARD PARKWAY,
KALAMAZOO MI 49009
PHONE: 269-321-5151
EMAIL: SBOSCH@BOSCHARCH.COM

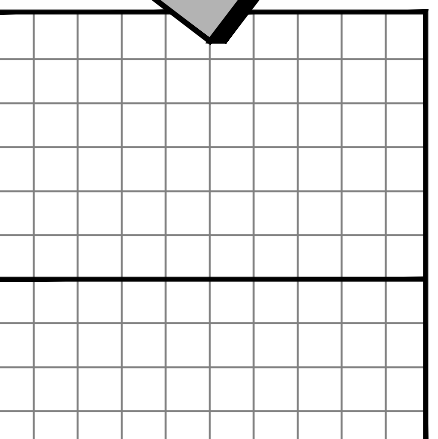
BUILDING OWNER

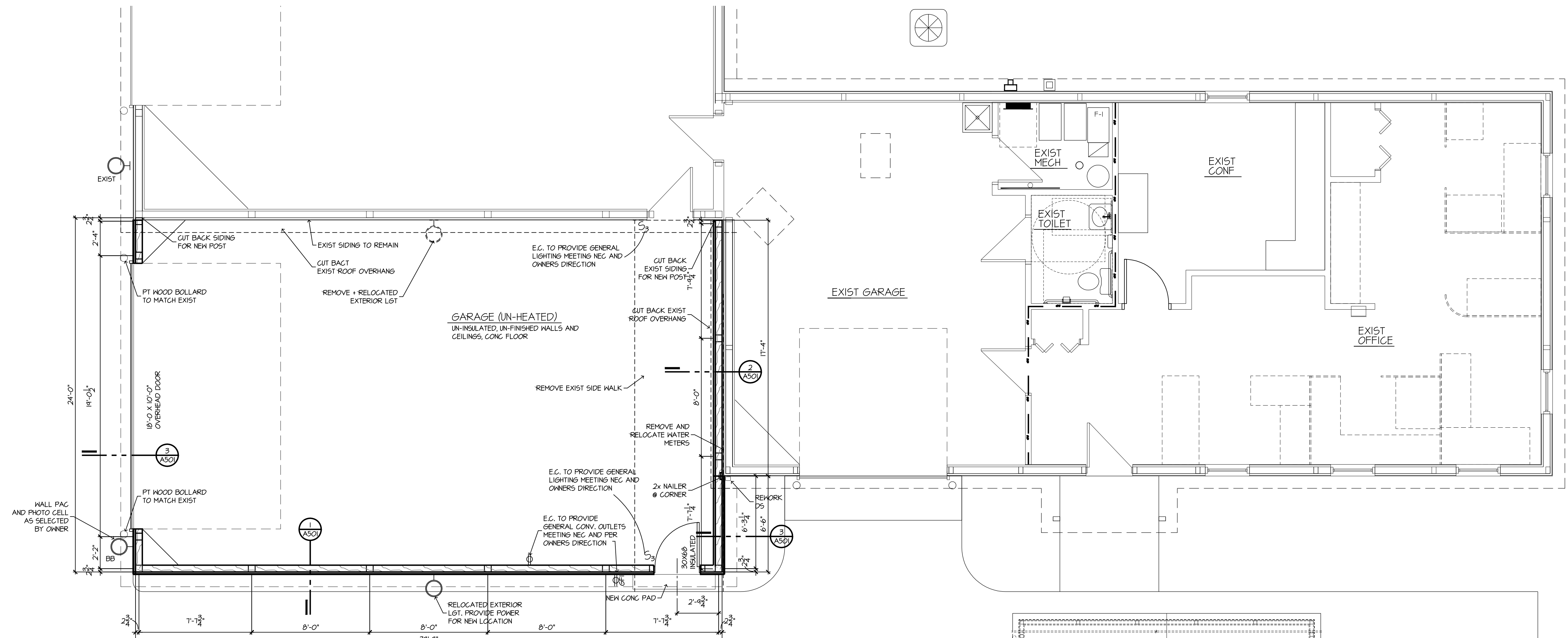
TROY STEFL
LANDSCAPE DESIGNWORKS INC
200 BROAD STREET
PLAINWELL MI 49080
PHONE: 269-217-1814

Landscape Designworks Inc. - Addition
200 Broad Street
Plainwell Michigan 49080



JOB NUMBER
14091

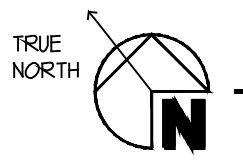




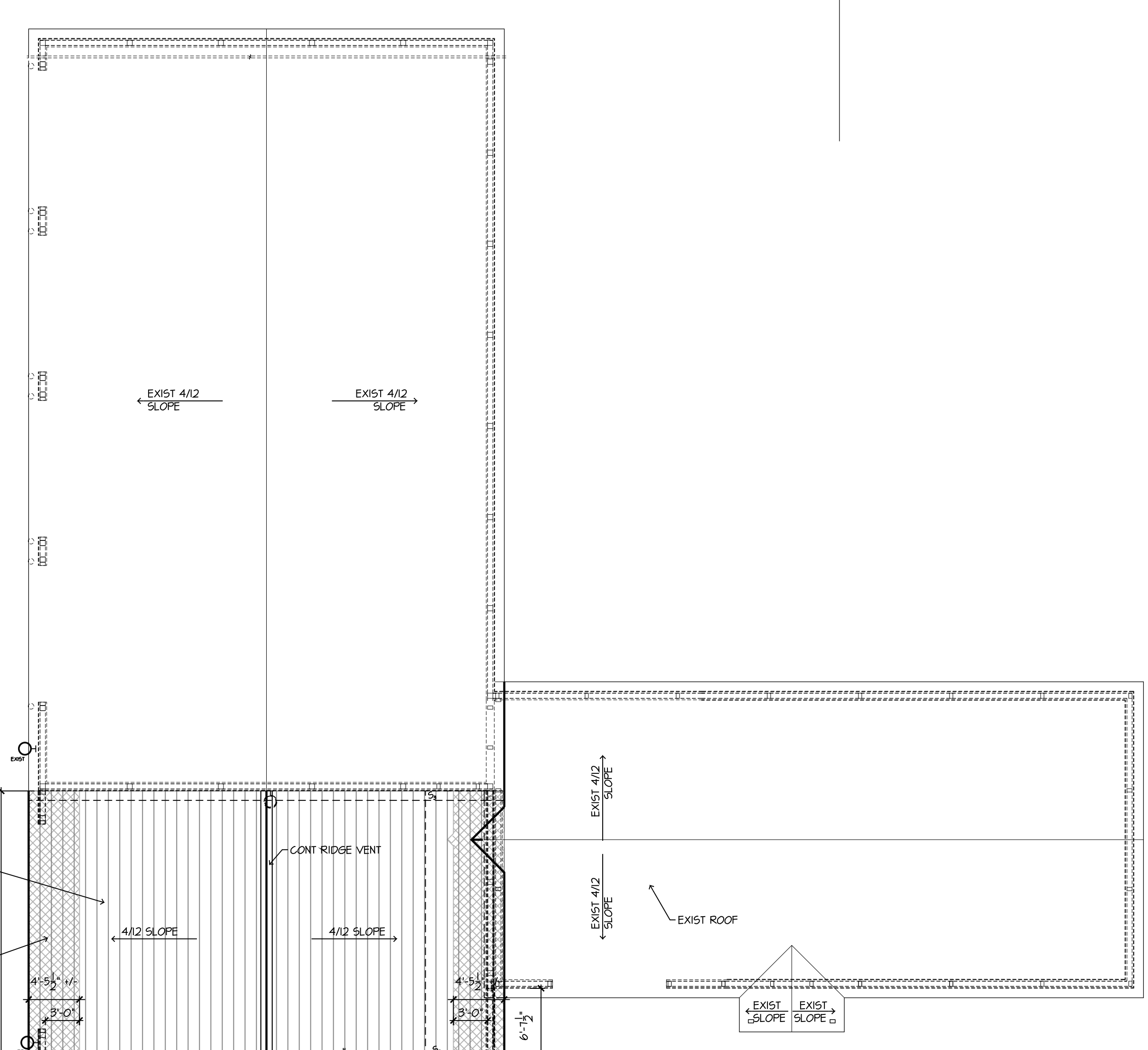
- GENERAL NOTES:**
1. ALL CUTTING AND PATCHING SHALL BE BY THE TRADE INVOLVED IN THE WORK.
 2. VERIFY ALL DIMENSIONS IN THE FIELD BEFORE ORDERING ANY MATERIALS.
 3. PROVIDE SOLID WOOD BLOCKING @ DOORS, CABINETS, SHELVING, BORROWED LITES AND BEHIND DOOR STOPS, ETC.
 4. ALL DIMENSIONS ARE NOMINAL TO FINISHED SURFACES UNLESS NOTED OTHERWISE. (DIMS AT EXTERIOR WALLS TO ROUGH FRAMING)
 5. THE CONTRACTOR SHALL VISIT THE SITE AND EXAMINE THE PREMISES AND EXISTING CONDITIONS TO COORDINATE NEW INSTALLATIONS.
 6. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN CLARIFICATION OF ANY DISCREPANCIES FOUND DURING SITE EXAMINATION AND/OR ON DRAWINGS PRIOR TO BID DATE.

BLDG TYPE: SB WOOD UNPROTECTED
OCCUPANCY CLASSIFICATION: BUSINESS

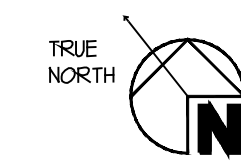
NOTE: ALL DOOR HARDWARE TO MEET ADA REQUIREMENTS I.E. LEVER HANDLES



FLOOR PLAN
SCALE: 1/4" = 1'-0"
956 SF NEW GARAGE
1,494 SF EXIST OFFICE BLDG
3,488 SF EXIST GARAGE BLDG

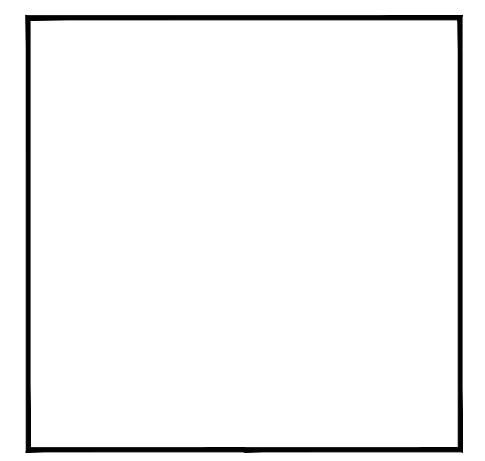


ROOF CONTRACTOR TO PROVIDE:
1. PROVIDE MIN. 10 YEAR GUARANTY ON LABOR + 30 YEAR WARRANTY ON ROOF SHINGLES + FLASHING.



ROOF PLAN
SCALE: 1/8" = 1'-0"

Landscape Designworks Inc. - Addition
 200 Broad Street
 Plainwell Michigan 49080

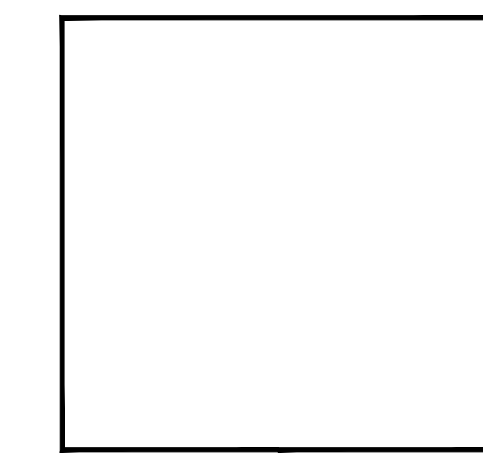
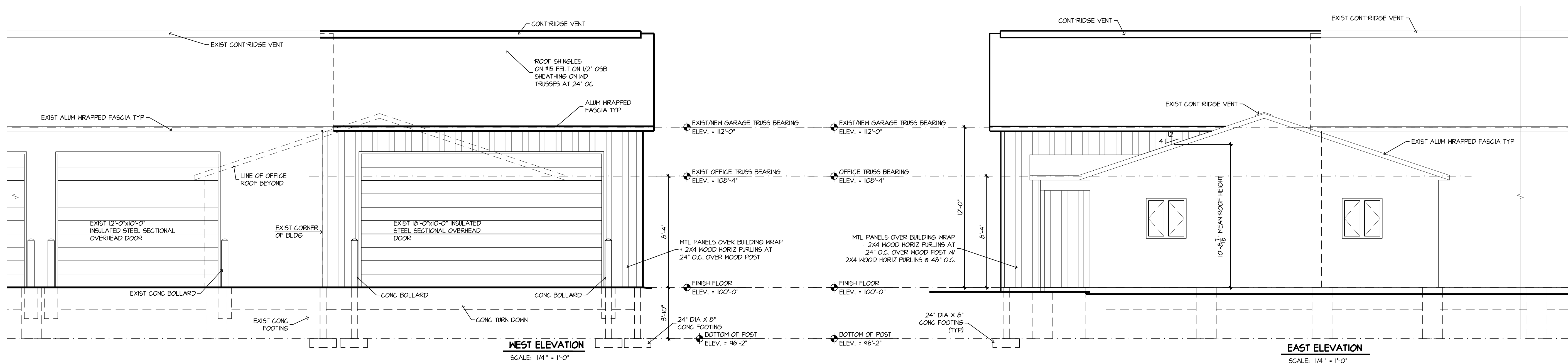
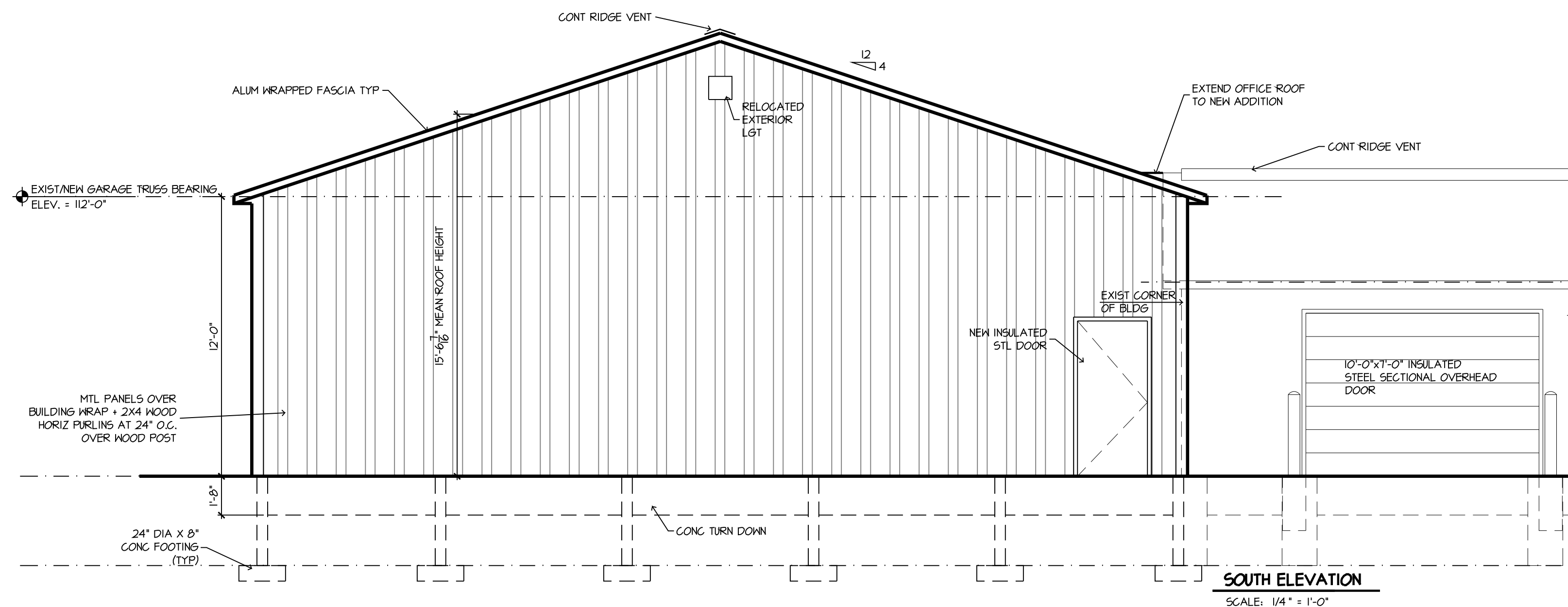


ISSUED
09-26-2014 BIDDING

bosch
ARCHITECTURE
ENGINEERING
INTERIOR DESIGN
8065 Vineyard Parkway
Kalamazoo, Michigan 49009
ph: 269-321-5151
www.boscharch.com
JOB NUMBER:
14091

FLOOR PLAN
+ ROOF PLAN

A101



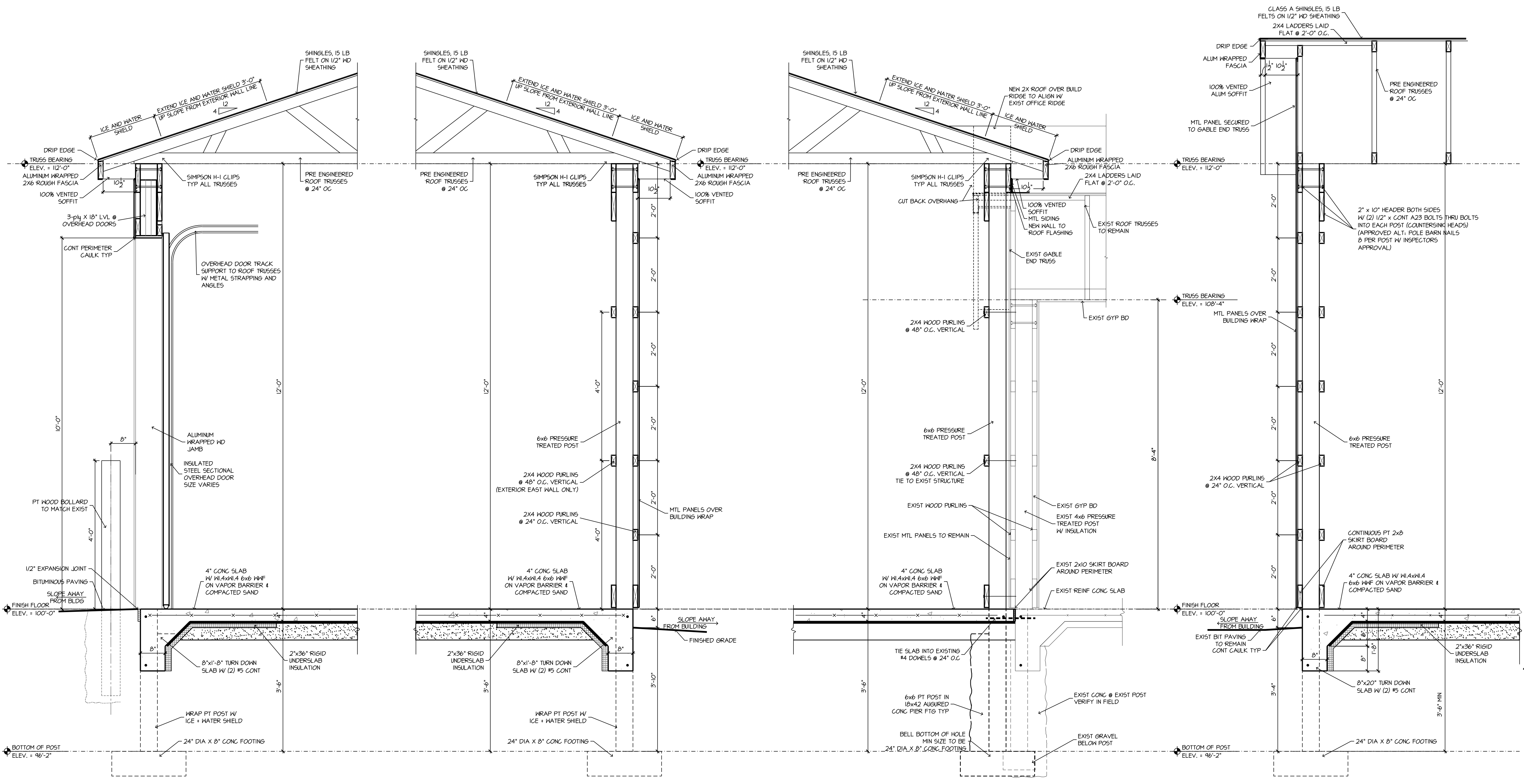
ISSUED
09-26-2014 BIDDING

bosch
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 Kalamazoo, Michigan 49009
 ph: 269-321-5151
 www.boscharch.com

JOB NUMBER
14091

EXTERIOR
ELEVATIONS

A201



1 WALL SECTION AT OH DOOR
SCALE: 3/4" = 1'-0"

2 WALL SECTION AT EXIST EAST WALL
SCALE: 3/4" = 1'-0"

3 WALL SECTION AT EXIST WEST WALL OF OFFICE
SCALE: 3/4" = 1'-0"

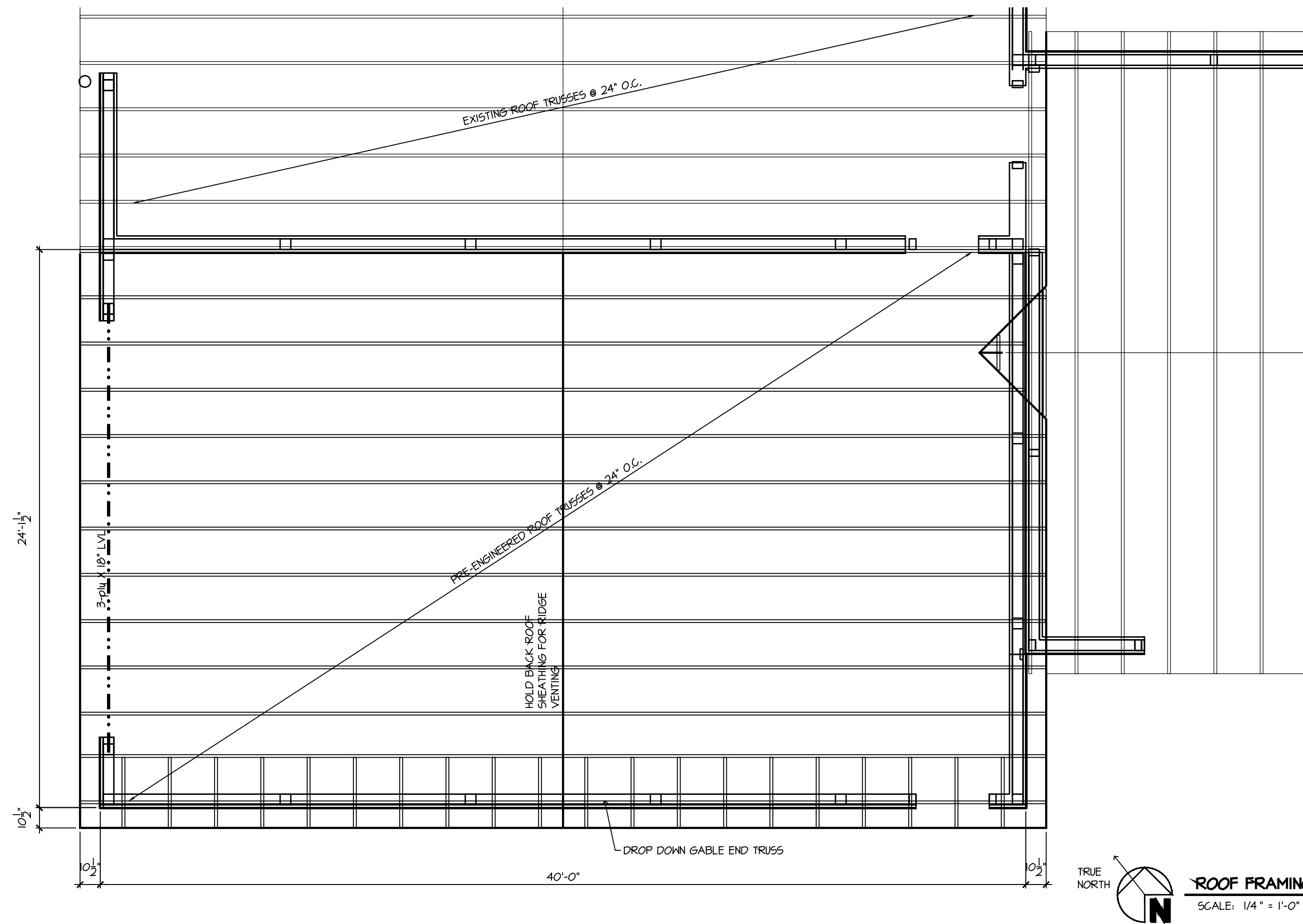
4 WALL SECTION AT SIDE WALL
SCALE: 3/4" = 1'-0"

ISSUED
09-26-2014 BIDDING

bosch
ARCHITECTURE
ENGINEERING
INTERIOR DESIGN
8065 Vineyard Parkway
Kalamazoo, Michigan 49009
ph: 269-321-5151
www.boscharch.com

JOB NUMBER
14091

BUILDING
DETAILS
A501

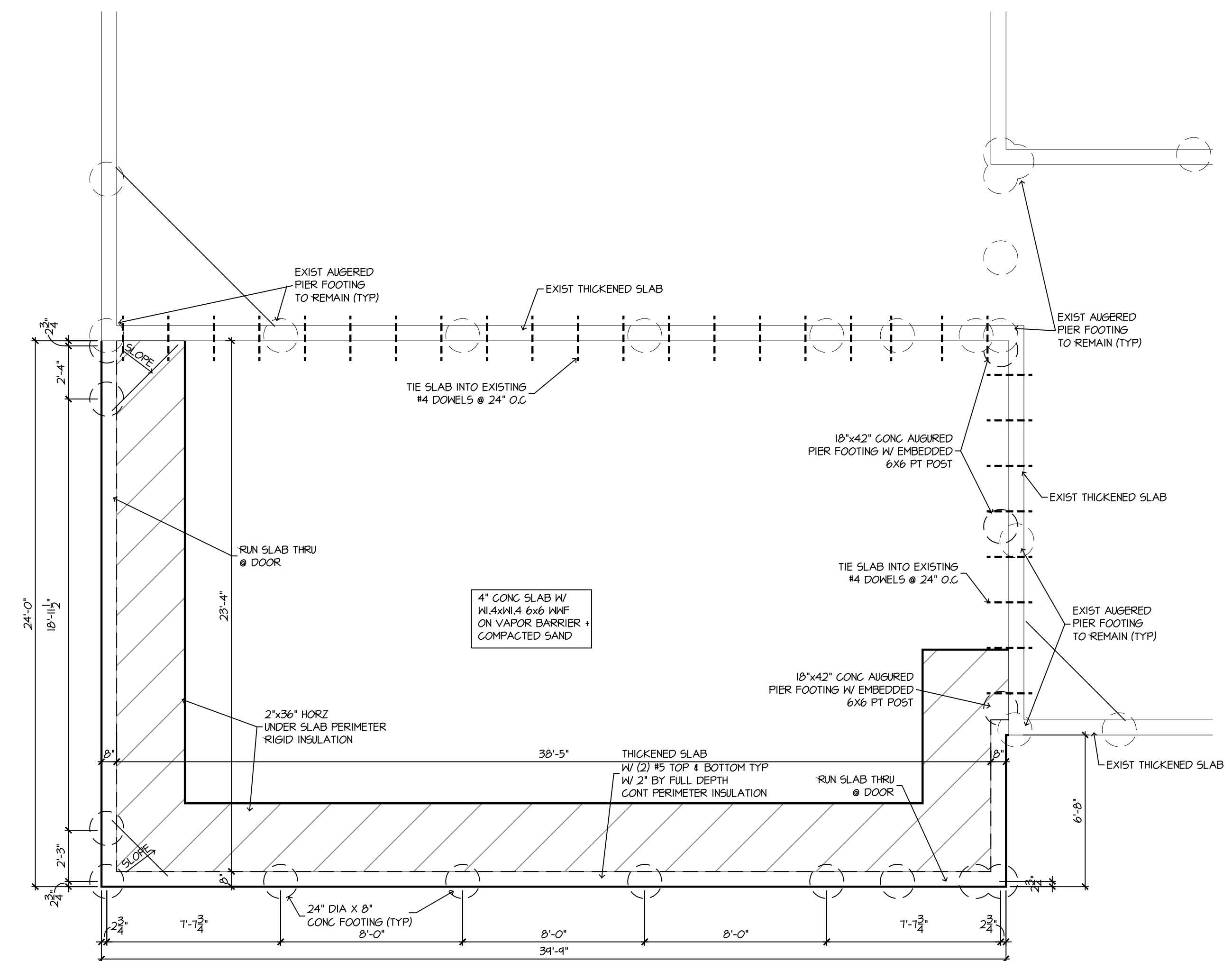


ROOF FRAMING PLAN
 SCALE: 1/4" = 1'-0"

- CONCRETE**
- CONCRETE STRENGTH SHALL BE 4,000 PSI IN 28 DAYS FOR ALL INTERIOR SLABS, 3,500 PSI FOR FOUNDATION WALLS, 3,000 PSI FOR FOOTINGS. SEE SPECIFICATIONS DIVISION 3 FOR ADDITIONAL INFO.
 - MATERIAL PROPERTIES, REINFORCING AND CONNECTION STEEL:
 - 40,000 ASTM A615
 - 65,000 ALL BARS #4 AND LARGER, UN 60,000 A615
 - 65,000 WELDED WIRE FABRIC (SMOOTH) A615
 - CONCRETE PROTECTION FOR REINFORCEMENT. THE FOLLOWING MINIMUM CONCRETE SHALL BE PROVIDED FOR REINFORCEMENT:
 - MIN. COVER (IN)
 - A. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH. 3
 - B. CONCRETE EXPOSED TO EARTH OR WEATHER #6 THROUGH #10 BARS #5 BAR, #31 OR #31 WIRE, AND 1/2" SMALLER. 2
 - C. CONCRETE NOT EXPOSED TO WEATHER 3/4" OR IN CONTACT WITH GROUND.
 - PROVIDE FOOTING/WALL DONELS AND CORNER REBARS AS SHOWN ON THE DRAWINGS.
 - CONCRETE FINISHES:
 - A. EXTERIOR SLABS - LIGHT BROOM FINISH.
 - B. INTERIOR SLABS - STEEL TROWEL FINISH. VERIFY WITH OWNER.
 - C. INTERIOR SLABS - THAT DO NOT RECEIVE A FINISHED FLOORING MATERIAL SHALL BE SEALED AFTER CURING.
 - RECESS FOUNDATION WALL 4" AT DOORWAYS AND FOUR SLAB THRU OPENING.
 - A. LOCATION OF CONSTRUCTION AND CONTRACTION JOINTS FOR THE SLAB-ON-GRADE WILL BE THE CONTRACTOR'S RESPONSIBILITY.
 - B. ALL NON-BEARING WALLS ON SLABS TO HAVE PRESSURE TREATED SILL PLATE ANCHORED WITH POWDER ACTUATED FASTENERS AT 24" O.C. H/11 OR EQUAL.
 - C. EXTERIOR EXPOSED CONCRETE SLABS TO HAVE LIMESTONE AGGREGATE, W/ 6x6 W2.4X4.9 WNF. EXTERIOR SLABS AND WALKS SHALL HAVE CONTROL JOINTS AT 4 FT. TO 6 FT. O.C. MAX. AND EXPANSION JOINTS AT 40 FT. O.C. MAX.

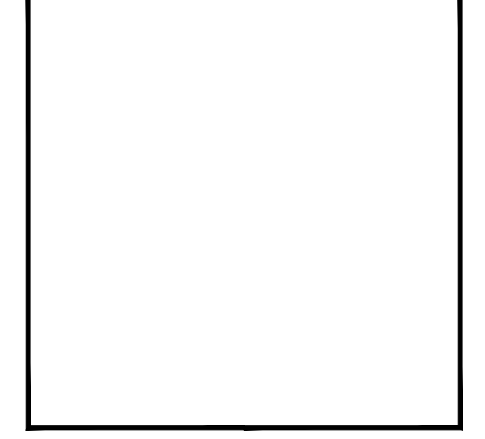
ALTERNATE FIBER CRETE REINFORCEMENT MAY BE USED IN LIEU OF WNF IN CONG. SLAB

ALTERNATE PROVIDE ALTERNATE COST FOR 6" CONG. FLOOR W/ W2.4X4.9 6x6 WNF ON VAPOR BARRIER + COMPACTED SAND ALL GARAGE AREA



FOUNDATION PLAN
 SCALE: 1/4" = 1'-0"

Landscape Designworks Inc. - Addition
 200 Broad Street
 Plainwell Michigan 49080



ISSUED
09-26-2014 BIDDING

bosch
 ARCHITECTURE
 ENGINEERING
 INTERIOR DESIGN
 8065 Vineyard Parkway
 Kalamazoo, Michigan 49009
 ph: 269-321-5151
 www.boscharch.com

JOB NUMBER
 14091

FOUNDATION + ROOF FRAMING PLAN

S100

**CITY OF PLAINWELL
ALLEGAN COUNTY, MICHIGAN**

ORDINANCE NO. _____

AN ORDINANCE TO AMEND THE CITY OF PLAINWELL ZONING ORDINANCE; TO AMEND SEC. 53-73 PERTAINING TO THE DELINEATION OF THE FLOOD HAZARD OVERLAY ZONE; AND TO AMEND SEC. 53-115 PERTAINING TO THE EXCAVATION, REMOVAL, AND FILLING OF LAND.

CITY OF PLAINWELL, ALLEGAN COUNTY, MICHIGAN, ORDAINS:

Section 1. Amendment of Sec. 53-73(C). Sec. 53-73(C) of the City of Plainwell Zoning Ordinance is amended to read as follows:

C. In addition to other requirements of this chapter applicable to development in the underlying zoning districts, compliance with the requirements of this article shall be necessary for all development occurring within the flood hazard area zone. Land uses permitted in the flood hazard overlay zone outlined in this chapter may only be permitted if such land use is permitted in the underlying zoning district, or if the land use is accessory to permitted principal use. Conflicts between the requirements of this article and other requirements of this chapter or any other ordinance shall be resolved in favor of this article, except where the conflicting requirement is more stringent and would further the objectives of this article to a greater extent than the requirements of this article. In these cases, the more stringent requirement shall be applied.

Section 2. Amendment of Sec. 53-115. Sec. 53-115 of the City of Plainwell Zoning Ordinance is amended to read as follows:

Sec. 53-115. EXCAVATION, REMOVAL AND FILLING OF LAND.

The use of land for the excavation, removal, filling, or depositing of any type of earth material, topsoil, gravel, or rock is not permitted in any zoning district, except under a permit or approval granted by the authority of this Ordinance. This regulation does not apply to normal soil removal or fill for basement or foundation work when a building permit has previously been duly issued by the Building Inspector or for minor earth material removal or fill of less than three-hundred (300) cubic yards. Minor earth material removal or fill may include, but is not limited to, work related to the installation of a pool or hot tub, driveway, street, swale, drainage ditch, or pond. This regulation shall also exclude those excavations or fill required or directed by a Federal or State agency to provide for flood mitigation or removal of contaminated soils. No property shall be filled or graded so as to cause a discharge of surface water run-off onto abutting premises in such a manner that will cause inconvenience or damage to adjacent properties and shall generally maintain existing drainage courses. When property is developed or modified, existing grades on adjacent property shall have priority.

Section 3. Severability and Captions. This Ordinance and the various parts, sections, subsections, sentences, phrases and clauses thereof are hereby declared severable. If any part,

section, subsection, sentence, phrase or clause is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of this Ordinance shall not be affected thereby. The captions included at the beginning of each Section are for convenience only and shall not be considered a part of this Ordinance.

Section 4. Repeal. Any existing ordinance or resolution that is inconsistent or conflicts with this Ordinance is hereby repealed to the extent of any such conflict or inconsistency.

Section 5. Effective Date. This Ordinance is ordered to take effect eight (8) days following publication of adoption in *INSERT LOCAL NEWSPAPER*, a newspaper having general circulation in the City, under the provisions of 2006 Public Act 110, except as may be extended under the provisions of such Act.

ROLL CALL VOTE:

YES:

NO:

Declared adopted on:

Brad Keeler, Mayor

Brian Kelley, Clerk

MINUTES
Plainwell City Council
July 27, 2020

1. Mayor Keeler called the regular meeting to order at 7:01 PM in City Hall Council Chambers.
2. Scott Smail from 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 Keeney and Councilmember Wisnaski. 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 07/13/2020 regular meeting. On voice vote, all voted in favor. Motion passed.
6. Public Comment: None
7. County Commissioner Report: None.
8. Agenda Amendments: None
9. Mayor's Report: None
10. Recommendations and Reports:
 - A. City Manager Wilson reported current Executive Orders require water services not be turned off. Council had previously adopted a resolution waiving late fees for utility bills for April and May 2020. With the ongoing health crisis and the related financial struggles our residents are facing, it's recommended to continue waiving late fees so long as the Executive Order mandates water services not be turned off.
A motion by Keeney, seconded by Wisnaski, to adopt Resolution 2020-19 to waive utility billing late fees while Executive Order 144 remains in effect. On a voice vote, all voted in favor. Motion passed.
 - B. Director Bomar reported that the patrol vehicle ordered in January 2020 is scheduled for delivery in late-August 2020. Related to that delivery, the new patrol vehicle will need to be "upfitted" with the appropriate equipment and signaling. Three firms were approached for bids and two submitted them. Both companies have worked with the city in the past and the low-bid from C-Comm is recommended.
A motion by Overhuel, seconded by Steele, to approve a project with C-Comm of Allegan for the purchase and installation of new patrol vehicle equipment at a cost of \$8,235.89. On a roll call vote, all voted in favor. Motion passed.
 - C. Superintendent Pond reported an ongoing requirement for chemicals needed to satisfy the state permit. Quotes were solicited for ferric chloride with the low-bidder offering \$552 per dry ton, which equates to an annual cost of \$19,717.44.
A motion by Keeney, seconded by Overhuel, to approved a 2-year contract with Webb Chemical for ferric chloride at \$552 per dry ton for an estimated cost of \$19,717.44. On a roll call vote, all voted in favor. Motion passed.

D. Superintendent Pond reported three (3) generators, all purchased from Cummins Sales and Service, have been serviced as needed over the years. Cummins is offering a 3-year preventative maintenance agreement totaling \$5,551.48

A motion by Wisnaski, seconded by Keeney, to approve a 3-year contract with Cummins Sales and Service, totaling \$5,551.48, for lift station and plant generator maintenance services. On a roll call vote, all voted in favor. Motion passed.

11. Communications:

A. A motion by Steele, seconded by Overhuel, to accept and place on file the June 2020 Public Safety Report, the June 9, 2020 DDA/BRA/TIFA Meeting Minutes and the June 2020 Water Renewal Report. On a voice vote, all 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 \$313,251.66 for payment of same. On a roll call vote, all in favor. Motion passed.

13. Public Comments: None

14. Staff Comments

Personnel Manager Lamorandier noted reviewing the retirement plan and rearranging City Hall job duties.

Superintendent Nieuwenhuis reported patching roads, repairing two (2) water main breaks, trimming parks and sidewalk repairs.

Superintendent Pond briefed Council on needed repairs to a blower at the plant and will bring a formal request to Council at a future meeting.

Director Bomar reminded Council that it approved emergency repairs to the department's generator. The final quote was received at a cost of \$3,964.17, which was less than the \$5,000 authorized by Council. He also reported approximately 100 Covid-19 tests were administered at Plainwell Middle School.

Clerk/Treasurer Kelley reported having issued 546 absent voter ballots with 286 of those having already been returned. He reported that two (2) petitions for City Council had been received and that the County did not report any declared write-in filings. Lori Steele and Todd Overhuel will be on the November ballot. He noted continued work on year-end financials and that the August 4, 2020 election would take place in Council Chambers.

City Manager Wilson briefed Council that the Planning Commission will discuss mining operations at its next meeting. He also noted giving a tour of the Mill to Bill Povalla from the Michigan Economic Development Corporation. He also discussed property at 610 Allegan Street which has approached the city asking for access to North Prince Street. There was discussion that the city would work with the property owner to draft an agreement for Council's consideration. Next, there was discussion about the cost of publishing Council Meeting summaries in the Union Enterprise and Council agreed to suspend those notices to save the city some costs. Lastly, City Manager Wilson noted awaiting the performance bond from Melching before demolition could begin.

15. Council Comments:

Councilmember Wisnaski noted that Downtown looks great.

16. Adjournment:

A motion by Steele, seconded by Overhuel, to adjourn the meeting at 7:35 PM. On voice vote, all voted in favor. Motion passed.

Minutes respectfully
Submitted by,
Brian Kelley
City Clerk/Treasurer

MINUTES APPROVED BY CITY COUNCIL
August 10, 2020



Brian Kelley, City Clerk

MINUTES
Plainwell City Council
August 10, 2020

1. Mayor Keeler called the regular meeting to order at 7:00 PM on the Zoom virtual meeting application.
2. Terry Steele gave the invocation.
3. Pledge of Allegiance was recited by Mayor Keeler.
4. Roll Call: Present: Mayor Keeler, Mayor Pro Tem Steele, Councilmember Overhuel, Councilmember Keeney (arrived at 7:10pm) and Councilmember Wisnaski. 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 07/27/2020 regular meeting. On voice vote, all voted in favor. Motion passed.
6. Public Comment: None
7. County Commissioner Report: None.
8. Agenda Amendments: None
9. Mayor's Report: None
10. Recommendations and Reports:
 - A. City Manager Wilson gave an update on the Mill Demolition Project. For cash flow purposes, the city's share is being funded through loan proceeds provided by the Michigan Department of Environment, Great Lakes and Energy (EGLE, formerly DEQ). Council previously adopted a resolution authorizing the City Manager to negotiate an agreement for the loan, which is now being recommended for approval. Council Member Overhuel asked if the city could pay down the loan before or during the 5-year grace period.
A motion by Overhuel, seconded by Steele, to approve an agreement with the Michigan Department of Environment, Great Lakes and Energy to provide funding up to \$600,000 for Mill Demolition work and to authorize the City Manager to execute all documents on behalf of the city. On a roll call vote, all voted in favor. Motion passed.
 - B. City Manager Wilson reminded Council of a 2017 action to renew the city's lease agreement with AT&T for antenna space on the Thomas Street Water Tower. AT&T has been in negotiation with the city for some time to update the terms of that agreement, which is being recommended for approval.
A motion by Steele, seconded by Wisnaski, to approve updating the terms of the lease agreement with AT&T for antenna space rental on the Thomas Street Water Tower, and to authorize the City Manager to execute all documents on behalf of the city. On a roll call vote, all voted in favor. Motion passed.
 - C. Director Bomar briefed Council about signal concerns with fire engine/pumper E-17, which is caused by a transmission control module unit that needs to be replaced.
A motion by Wisnaski, seconded by Keeney, to approve repairs to the transmission control module for fire engine/pumper E-17 with B&B Fire Division at a cost of \$3,794.69. On a roll call vote, all voted in

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favor. Motion passed.

- D.** City Manager Wilson reported needs for ongoing structural engineering and monitoring during the demolition project related to Buildings 2 and 3. The recommended firm has been involved with the project for some time.
A motion by Wisnaski, seconded by Steele, to approve a structural engineering service contract with Robert Darvas Associates for site visits and consulting during demolition in an amount not to exceed \$14,000.00. On a roll call vote, all voted in favor. Motion passed.
- E.** Personnel Manager Lamorandier reported a recommended purchase of the Timesheets software module through BS&A, the city's main financial software application. This module will help streamline the payroll process as well as provide substantial operational efficiencies with the Human Resources and Work Order modules, benefitting Public Works and Public Safety.
A motion by Keeney, seconded by Overhuel, to approve the purchase of the Timesheets Module of BS&A at a cost of \$5,145.00. On a roll call vote, all voted in favor. Motion passed.
- F.** Superintendent Pond reported necessary repairs to blowers used continually in the biological process at the Treatment Plant.
A motion by Steele, seconded by Overhuel, to approve the repair for the #1 and #2 blowers at the treatment plan with Aerzen USA at a cost of \$11,520.00. On a roll call vote, all voted in favor. Motion passed.
- G.** Superintendent Pond reported having solicited quotes for chemicals needed for plant operation. Alexander Chemical, as low-bidder, is the recommended vendor.
A motion by Wisnaski, seconded by Keeney, to approve the annual chlorine and sulfur dioxide purchases with Alexander Chemical at an estimated cost of \$7,237.58. On a roll call vote, all voted in favor. Motion passed.

11. Communications:

- A. A motion by Steele, seconded by Overhuel, to accept and place on file the July 2020 Investment and Fund Balance Reports and the draft August 5, 2020 Planning Commission Minutes. On a voice vote, all in favor. Motion passed.**

12. Accounts Payable:

- A motion by Keeney, seconded by Overhuel, that the bills be allowed and orders drawn in the amount of \$264,976.74 for payment of same. On a roll call vote, all in favor. Motion passed.**

13. Public Comments: None

14. Staff Comments

Personnel Manager Lamorandier noted continued work on the retirement plan changeover.

Superintendent Nieuwenhuis reported ongoing infrared patching and sidewalk repairs.

Community Development Manager Siegel noted a Tuesday business opening ceremony at Beyond Staging at 126 E. Bridge. She also noted about ongoing business developments.

Superintendent Pond briefed Council about a gantry purchase to supplement the blower repairs, which will offer more mobility inside the treatment plant.

Director Bomar noted the Health Department is seeking to use Kenyon Park on September 10 and October 22 as Covid Testing Sites. He asked about event permits and Council agreed to continue the practice for staff to consider and approve event permits.

Clerk/Treasurer Kelley reported tabulating 733 ballots on Tuesday, August 4, 2020, including 470 absent voter ballots and 263 in-person voters, both records for an August Primary. The current focus is on the audit scheduled for next month.

City Manager Wilson noted focusing on the mill demolition.

15. Council Comments: None

16. Adjournment:

A motion by Keeney, seconded by Steele, to adjourn the meeting at 7:30 PM. On voice vote, all voted in favor. Motion passed.

Minutes respectfully
Submitted by,
Brian Kelley
City Clerk/Treasurer

MINUTES APPROVED BY CITY COUNCIL
August 24, 2020



Brian Kelley, City Clerk