

# City of Plainwell



“The Island City”

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

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

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## Agenda Planning Commission September 18, 2019 7:00 PM

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of Minutes: 09/04/19 Planning Meeting
5. Chairman’s Report
6. New Business:
  - A. Election of Officers: Nominations will be taken for Chairperson, and a Vice-Chairperson
  - B. Site Plan for IHSI Health Institute Expansion
  - C. Complete Street Ordinance review – 2<sup>nd</sup> Read
7. Old Business:
  - A. Recreational Marihuana Ordinance discussion – Q & A from presentation on 9/4/19
8. Reports and Communications:
  - A. 8/26/19 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  
September 5, 2019**

1. Call to Order at 7:00 p. m. by Sausaman
2. Pledge of Allegiance was given by all present.
3. Roll Call: Present: Jay Lawson, Rachel Colingsworth, Jim Higgs, Stephen Bennett, Lori Steele, Gary Sausaman  
Excused: Diana Lubic
4. Approval of Minutes – 07/17/19  
**Bennett motioned to approve minutes, as received seconded by Colingsworth. Minutes approved on an all in favor voice vote.**
5. Chairperson’s Report: - None
6. New Business:
  - A. **Election of Officers**: postponed until the next meeting
  - B. **Complete Streets ordinance**: Discussion regarding the ordinance, Sausaman and Higgs uncomfortable with who has a final say re: MEDC and the RRC on if we are not able to complete a street to meet all the requirements, will MEDC withhold funds from us. Action Step: CMD Siegel reach out to other communities and inquire any encounters they have had with this ordinance and further discussion at the next Planning Meeting.
  - C. Presentation by Guest Speaker, Heidi Denton, Allegan County Community Mental Health on the Recreational Marihuana, Ordinance considerations. Much discussion took place as there were several attendee’s in the audience, who are in favor of dispensaries in downtown Plainwell. Ms. Denton provided information on other communities who have opted out, and details/facts re: youth and marihuana. She provided several facts and information for Planning to take into consideration when making their recommendation to City Council.  
**Heidi responded to Questions on Thursday 9/5/19 through email:**
    1. November 1st is the day you have to decide if you’re opting out for the next year. You can opt out as many times as you want without going through the formal process to make it permanent. I talked to Ken and he said there’s no limit on that if you decide to opt out a couple years and then change your mind. If that’s the case just continue to do the temporary opt for a year at a time.
    2. The fee you charge for the license does come back to you. I incorrectly said that goes directly to the state. That’s the only money that comes to you directly. If you decide to charge \$5000 for a provisioning center to open you will get that money. All of the taxes and fees though will go to the state to be divided up.
7. Old Business

**A. Marihuana ordinance Public Meeting for a community discussion and Wednesday, October 16, 2019 at 7 p.m. a motion to hold meeting was made by Bennett and seconded by Steele motion passed.**

8. Reports and Communications:  
A7/08/19, 7/22/19, & 8/12/19 Council Minutes reviewed by Commission
9. Public Comments – None
10. Staff Comments:  
*Denise Siegel, Community Development Manager*  
RE: the discussion to relocate the Mill Power Polls to M89. A Public Meeting will be held and City Manager Wilson will explain more details at the next Planning Meeting.
11. Commissioner Comments:  
**Bennett** – Asked Bill Bomar if dispensaries were down town would there be a need for additional officers or would they be taken off another area of the city? **Bill Bomar** responded that it would need to be assessed depending on the number of dispensaries.  
**Steele** – Referenced the training she attended where she saw the entire presentation that Ms. Denton shared, as she only shared 20 minutes of the one hour power point. She thought it was very helpful to have her here tonight.  
**Colingsworth** – Mentioned she liked the presentation and it provided some good insight into them making an informed recommendation.  
**Higgs** – mentioned the Vintage Baseball Game on Sat. Sept.21 in Kenyon Park  
**Lawson** – Thanked Mayor Brad Keeler for attending the meeting tonight.
12. Adjournment:  
Sausaman adjourned the meeting at 8:28 p.m.

Minutes submitted by Denise Siegel, Community Development Manager



## Preliminary Site Plan Checklist

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

Project Name: IHSI Addition  
 Parcel Number: 55 – 100 – 041 -10  
 Current Zoning District: Central Business District

Item	Requirement	Shown	NO – N/A
1.	Provide name, address and phone number of applicant	X	
2.	Provide name, address, and 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	X	
3.	Has <b>the Zoning Permit</b> has been completed?	X	
4.	Include the north arrow, legend, graphic and written scale on all sheets	X	
5.	Include the land description		X
6.	Include the zoning of the site and adjacent parcels	X	
7.	Include the gross land area		X
8.	Include scale	X	
9.	Include Structure location(s) Dimensions of lot and property lines-    x Location of all structures on subject and abutting properties-    x Location of each proposed structure, w/use(s), w/number of stories, gross building area    x Distances between structures and lot lines, setback lines	X	
10.	Include Occupancy type and Fire exits	X	
11.	<b>Parking and Paving</b> Proper number of parking spots/handicap? Location of loading docks/zone? Adequate loading space? Asphalt or gravel requirement met?	X	
12.	<b>Landscaping</b> Location and volume meets requirement for zoning district	X	
13.	<b>Lighting</b> Exterior lighting kept substantially on property?	X	
14.	<b>Traffic Flow (vehicular and pedestrian)</b> Driveway permit needed? No Does traffic circulation provide safe vehicular and pedestrian flow Yes Public safety vehicle access? Yes Fire lanes needed?	Yes Yes	No
15.	<b>Storm Water Retention</b> Location of proposed storm collection area shown? Is it an adequate size?		N/A
16.	<b>Dumpster</b> Location and screening met for zoning district		N/A

Item	Requirement	Shown	No- N/A
17.	<b>Water and Sewer Lines (hookups)</b> 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		N/A
18.	Noise, Odor, Particulate, Vibration, Combustible or Hazardous Material Concerns		N/A
19	<b>Signage Plan</b> Describe plan and show signage plan – NO additional signage		N/A
20	<b>Outside Storage</b> Will outside storage be required? Proper screen age and distances met?		N/A
21.	Is Minimum/Maximum Lot Width Requirement Met	X	
22.	Is Minimum/Maximum Lot Area Requirement Met	X	
23.	Is Minimum/Maximum Height Requirement Met	X	
24	Are the Setback Requirements met for the zoning district Front – build to line in CBD Back - Side -	X	
25	<b>Is this a phase Construction? If so</b> Description of each phase: Demo/build/remodel interior	X	
26.	<b>Fire Suppression Considerations (if applicable)</b> Is sprinkler needed or recommended Fire Pump needed ( 3 stories or more)		No No
27.	<b>Is this project in a wellhead Protection/Flood Hazard District?</b>		X
28.	<b>Include a brief description of the project</b> – Addition of 583 sq. ft		

**Reviewed by:**

Community Development Manager	DS 09/06/19
Public Works Superintendent	RN 09/10/19
Director of Public Safety	BB 09/13/19
Waste Water Superintendent	N/A
City Manger	N/A

**Internal Use Only**

**Site Plan Checklist**

Date: 09/06/2019

Project Name: IHSI Addition

Site Address: 121 S. Main St.

Telephone number: 269-685-8114

Permit #: 19-26

Contact Person: Dan Morris

Parcel #: 55 – 100 – 041 -10

Email Address: pam@integrativehealthsciences.com

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Approval Date: \_\_\_\_\_ Planning Commission

Approval Date: \_\_\_\_\_ City Commission

1. Minutes sent to applicant

2. Conditions of approval none

A. Soil Erosion and Sedimentation control Permit required from Allegan County Water Resources Commissioner

B. Take care of any Fire Department Concerns

C. Provide a CAD compatible plan

3. Sign Plan Signed by City and Applicant

4. Sealed Site Plans sent to PCI: Date \_\_\_\_\_

5. Site Plan complete: Date \_\_\_\_\_

6. Easements Required Private Public Date to City Commission \_\_\_\_\_



# IHSI Institute of Massage

121 South Anderson, Plainwell, MI 49080

7/19/2019

PRELIMINARY  
NOT FOR  
CONSTRUCTION

## DRAWING INDEX

COVER SHEET  
C100 SITE PLAN  
D101 DEMOLITION PLAN  
A101 FLOOR PLAN/GENERAL NOTES  
A200 EXTERIOR ELEVATIONS  
A211 WALL SECTIONS  
S100 FOUNDATION FOOTING PLAN  
EL101 EMERGENCY LIGHTING PLAN



### **SCHULTZ ARCHITECTURE**

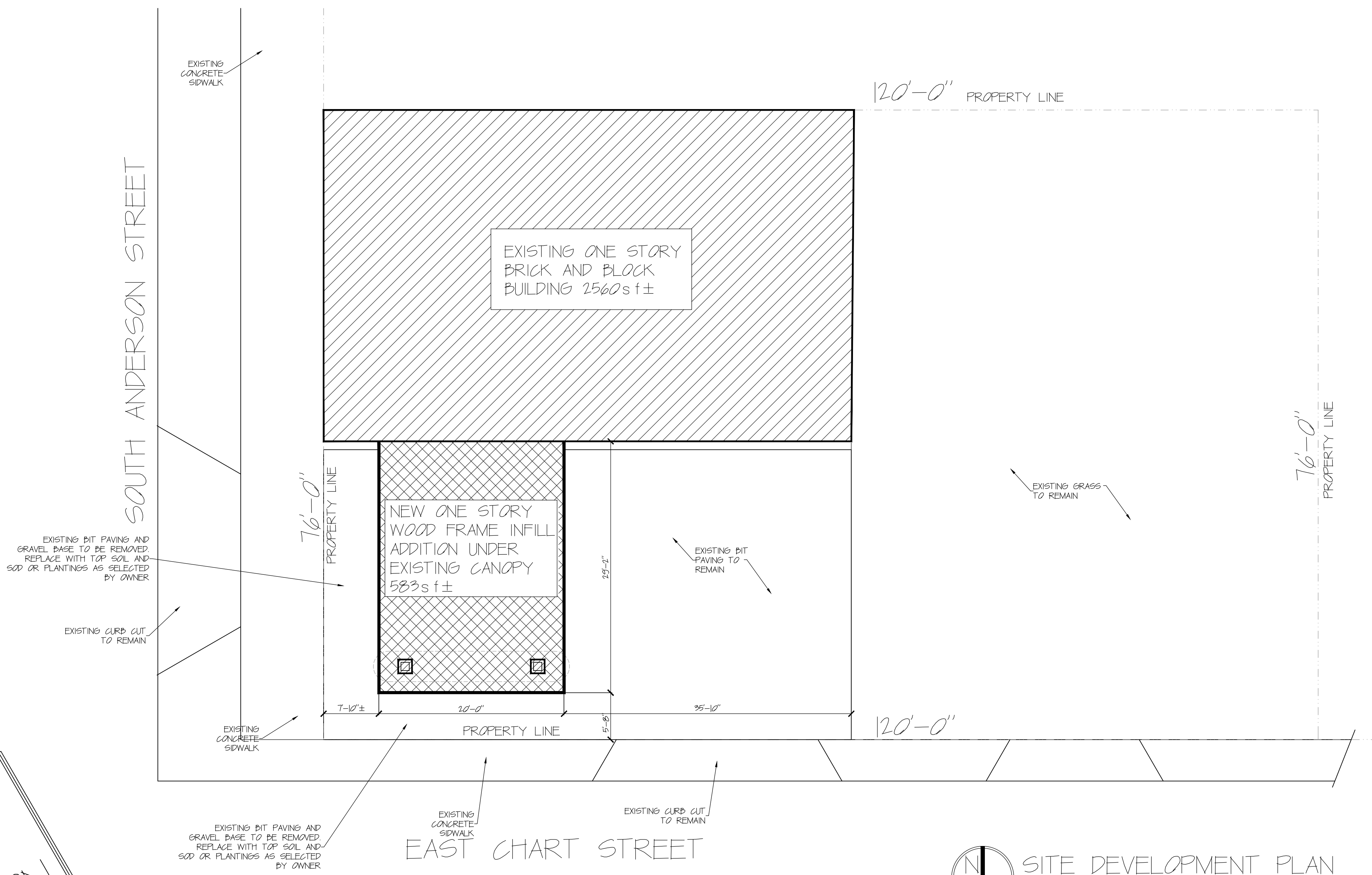
813 W South Street, Ste 1d  
Kalamazoo, MI 49009  
(269) 615-2597  
www.schultzdesignllc.com  
schulzdraftingdesign@hotmail.com

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IHSI Institute of Massage, Plainwell, MI

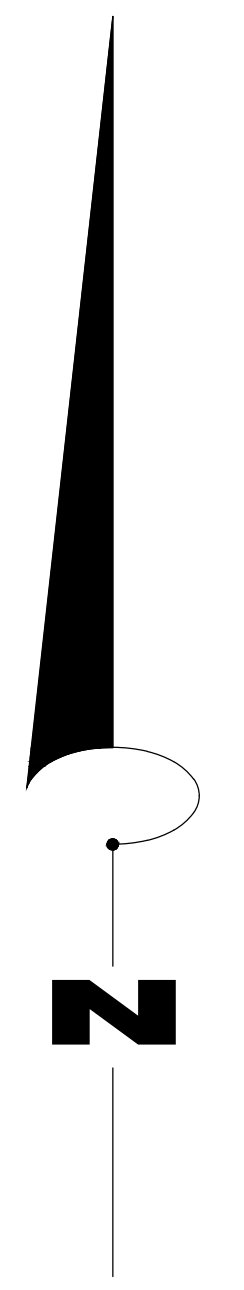


PRELIMINARY  
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CONSTRUCTION



 SITE DEVELOPMENT PLAN  
SCALE 1/8" = 1'-0"

LEGAL DESCRIPTION:  
S 76' OF LOT 40 EX E 12' THEREOF ALSO LOT 41 EX  
N 56' OP. SEC 29 T1N R11W (06)



Revisions	Sheet Title
•	SITE PLAN
•	Date 7/19/2019
•	Scale 1/4" = 1'-0"

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

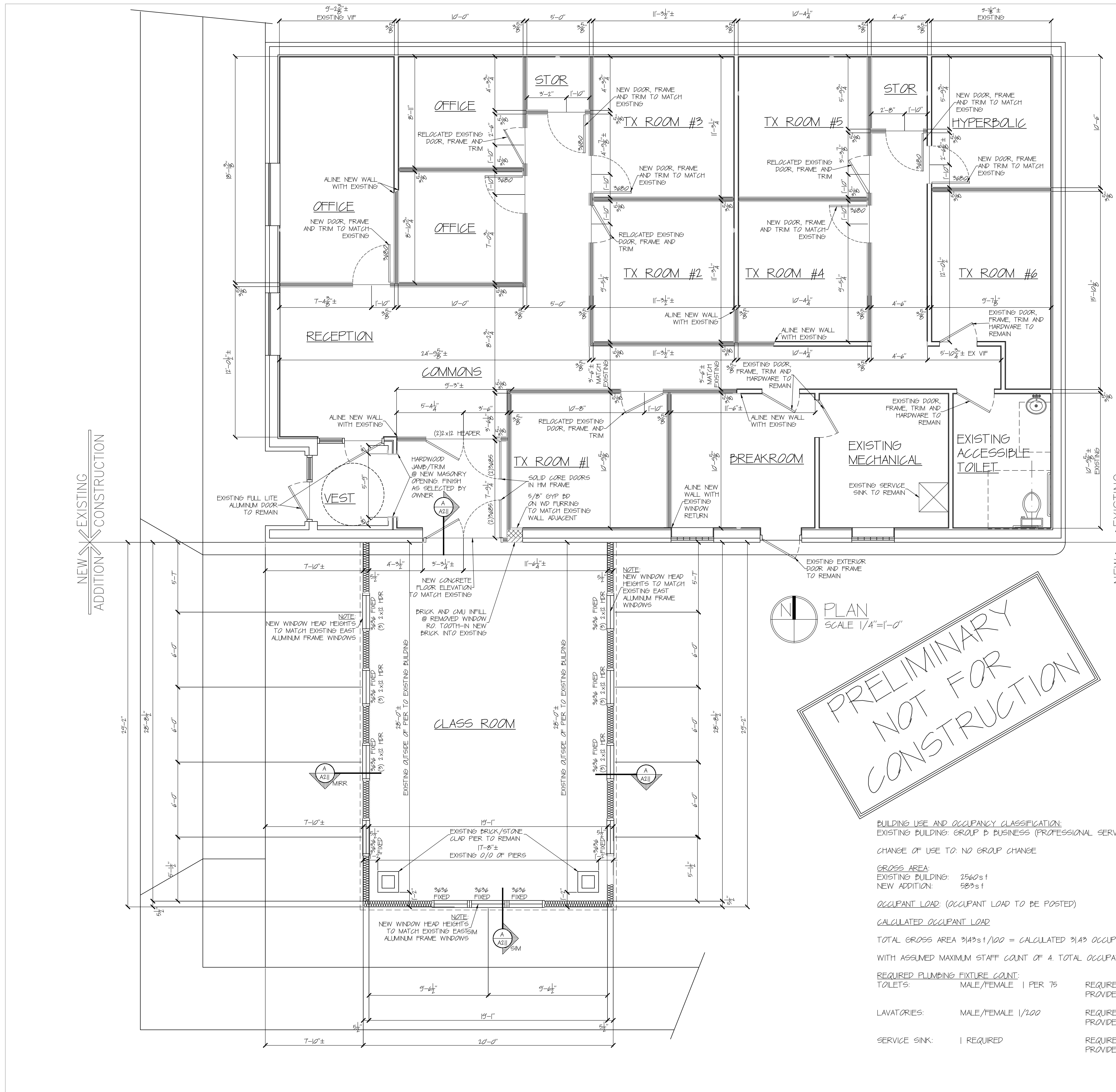


PRELIMINARY  
 NOT FOR  
 CONSTRUCTION

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

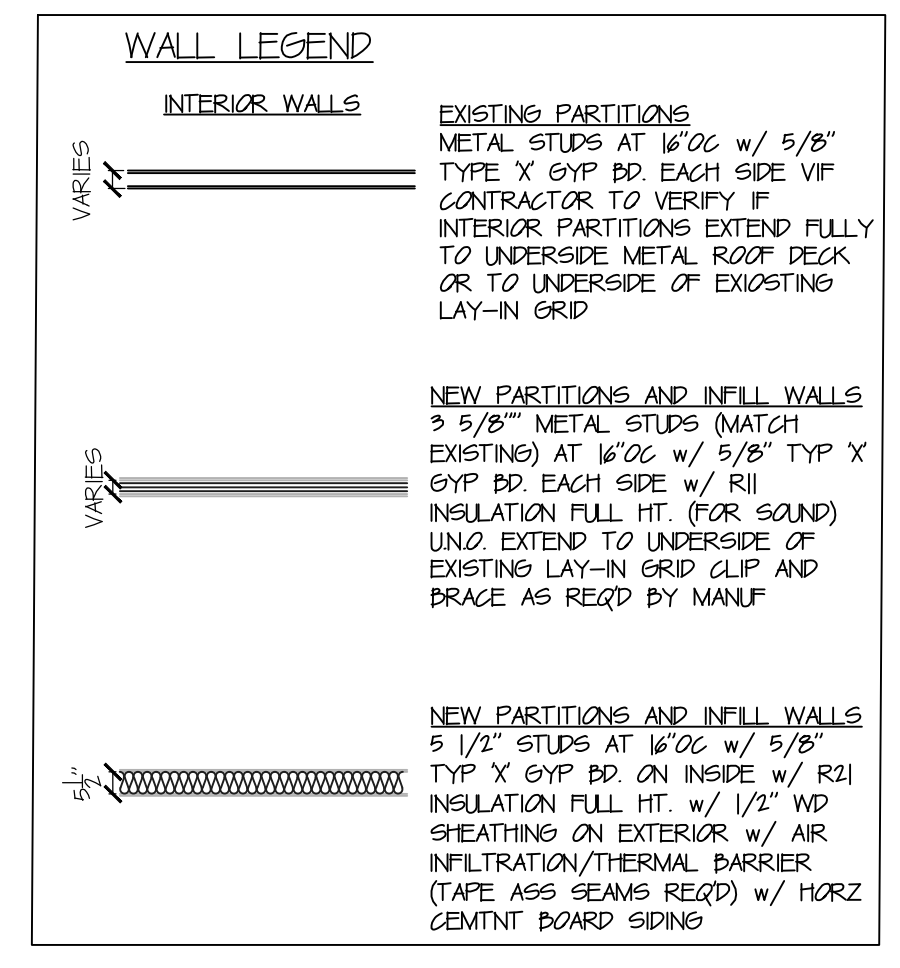
COPYRIGHT 2019-2020 SCHULTZ ARCHITECTURE

Revisions	Sheet Title
	DEMOLITION PLAN
	Date 7/19/2019
	Scale 1/4" = 1'-0"



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

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**GENERAL NOTES:**

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- ALL WORK IS TO BE ACCOMPLISHED TO MEET ALL CURRENT LOCAL, STATE AND FEDERAL CODES AND ALL AUTHORITIES HAVING JURISDICTION.
- THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR THE LOCATION AND COORDINATION OF ALL WIRING, SWITCHES, PIPING AND PLUMBING WITH THE VARIOUS TRADES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR BUILDING THIS PROJECT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS UNLESS HE RECEIVES A WRITTEN NOTIFICATION FROM THE ARCHITECT.
- THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL NECESSARY PERMITS.
- INSULATION AND INSULATION ASSEMBLIES SHALL MEET THE REQUIREMENTS OF SECTION R316 MICHIGAN BUILDING CODE, 2015 EDITION.
- CONTRACTOR SHALL PROVIDE SAFETY GLAZING IN HAZARDOUS LOCATIONS AS DEFINED BY THE MICHIGAN BUILDING CODE 2015.
- INSTALL SMOKE DETECTORS AND CARBON MONOXIDE DETECTORS IN ACCORDANCE TO SECTION R902 OF THE MICHIGAN BUILDING CODE 2015.
- GENERAL CONTRACTOR SHALL VERIFY FINISH FLOORING - STYLE AND COLOR PRIOR TO ORDERING.
- GENERAL CONTRACTOR SHALL VERIFY WALL COVERING AND PAINT STYLE AND COLOR PRIOR TO ORDERING WITH OWNER.
- DOORS AND FRAMES SHALL BE PROVIDED BY THE GENERAL CONTRACTOR AND FINISHED AND INSTALLED BY THE GENERAL CONTRACTOR UNO. ALL DOORS TO BE INSTALLED WITH MIN 6" ON HINGE AND/OR STRIKE SIDE OF DOOR SEE PLANS.
- UNLESS NOTED OTHERWISE, ALL EXTERIOR DIMENSIONS TAKE FROM FACE OF STUDS TO FACE OF STUDS UNO.
- VERIFY ALL EASEMENTS AND SETBACK RESTRICTION WITH LOCAL GOVERNING AUTHORITY PRIOR TO LOCATING FOUNDATION.
- ALL ROOF PENETRATIONS INCLUDING SACS, VENTS, ETC. SHALL BE OBTAIN FROM FRONT ELEVATION VIEW.
- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION.
- REMOVE ALL SIGNAGE FROM DOORS & WINDOWS, CLEAN WITH OWNER.
- FINISH COLOR AND STYLE OF EXTERIOR/INTERIOR DOORS AND FRAMES TO BE MATCH EXISTING OR AS SELECTED BY OWNER.
- FINISH AND COLOR OF INTERIOR WINDOWS, WINDOW FRAMES AND TRIM TO BE SELECTED BY OWNER.
- UNLESS NOTED OTHERWISE, ALL INTERIOR DIMENSIONS ARE FROM FACE OF STUD TO FACE OF STUD.
- UNLESS NOTED OTHERWISE, ALL INTERIOR FINAL FINISHES TO BE SELECTED BY OWNER. IE FLOORING COVERINGS, PAINT (COLOR), WALL COVERINGS ETC.

**PLEASE NOTE:**

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

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

**CODE:**  
 2015 MICHIGAN BUILDING CODE  
 2015 MICHIGAN RESIDENTIAL CODE  
 2015 MICHIGAN REHABILITATION CODE FOR EXISTING BUILDINGS  
 2009 ICG-A111 ACCESSIBILITY AND USABLE BUILDINGS AND FACILITIES  
 2015 MICHIGAN UNIFORM ENERGY CODE  
 2017 EDITION OF NATIONAL ELECTRICAL CODE - NEC  
 2015 EDITION OF MICHIGAN PLUMBING CODE  
 2015 MICHIGAN PART 90 MECHANICAL CODE

**CONSTRUCTION TYPE:**  
 BUILDING: 3D NON COMBUSTIBLE EXTERIOR WALLS  
 COMBUSTIBLE INTERIOR (NOT SPRINKLER PROTECTED)  
 EXISTING BUILDING HAS BRICK/BLOCK EXTERIOR WALLS

NEW ADDITION 5D COMBUSTIBLE EXTERIOR WALLS

**ALLOWABLE BUILDING AREA:**  
 FOR D TYPE 5D (ASSUMING ENTIRE BUILDING TYPE 5D)  
 1 STORIES AND 9,000sf (NOT SPRINKLED)

**PARKING:**  
 EXISTING PARKING TO REMAIN  
 (EXISTING STREET AND MUNICIPAL PARKING WITHIN 100 FEET)

**STORM WATER MANAGEMENT:**  
 EXISTING TO REMAIN

**OWNER:**  
 KEITH DORGAN  
 (269) 815-1949  
 kdorgan@acehardware.com

**CONTRACTOR:**  
 TBD

**ARCHITECT:**  
 JONATHAN D. SCHULTZ  
 SCHULTZ ARCHITECTURE  
 813 W SOUTH STREET  
 KALAMAZOO, MI 49007  
 (269) 615-2597  
 WWW.SCHULTZDESIGNLLC.COM  
 STATE OF MI 1301042312 EXPIRES 10/31/2020

**PLAN**  
 SCALE 1/4" = 1'-0"

**PRELIMINARY NOT FOR CONSTRUCTION**

**BUILDING USE AND OCCUPANCY CLASSIFICATION:**  
 EXISTING BUILDING: GROUP B BUSINESS (PROFESSIONAL SERVICES)

**CHANGE OF USE TO: NO GROUP CHANGE**

**GROSS AREA:**  
 EXISTING BUILDING: 2560sf  
 NEW ADDITION: 583sf

**OCCUPANT LOAD: (OCCUPANT LOAD TO BE POSTED)**

**CALCULATED OCCUPANT LOAD**

TOTAL GROSS AREA 3143sf/100 = CALCULATED 31.43 OCCUPANTS

WITH ASSUMED MAXIMUM STAFF COUNT OF 4, TOTAL OCCUPANT LOAD IS 35

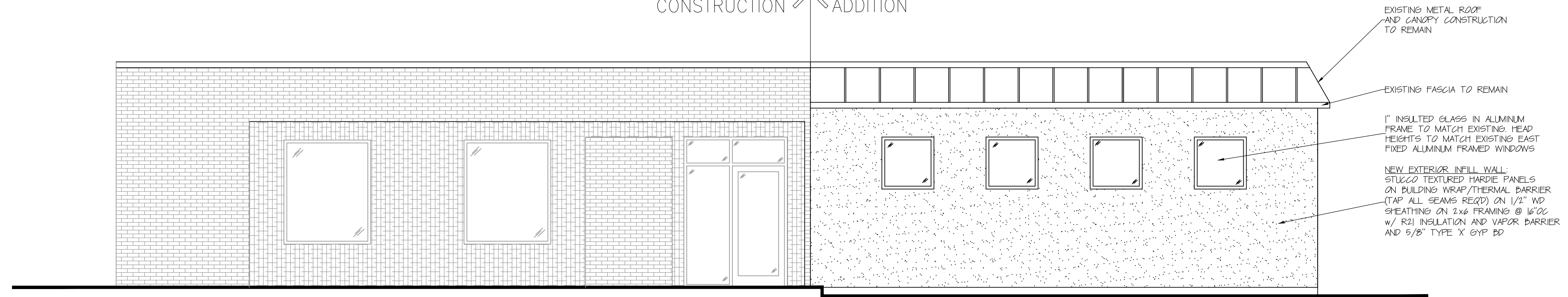
**REQUIRED PLUMBING FIXTURE COUNT:**

TOILETS: MALE/FEMALE 1 PER 75  
 REQUIRED: 1 (ONE)  
 PROVIDED: 1 (ONE) (EXISTING)

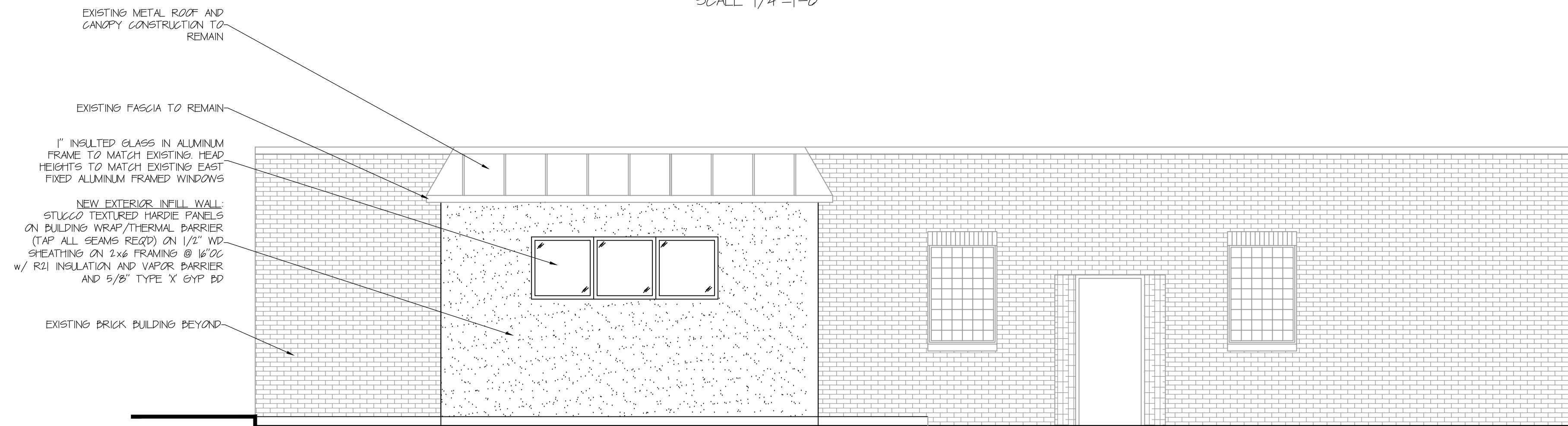
LAVATORIES: MALE/FEMALE 1/200  
 REQUIRED: 1 (ONE)  
 PROVIDED: 1 (ONE) (EXISTING)

SERVICE SINK: 1 REQUIRED  
 REQUIRED: 1  
 PROVIDED: 1 (EXISTING)

EXISTING CONSTRUCTION / NEW ADDITION



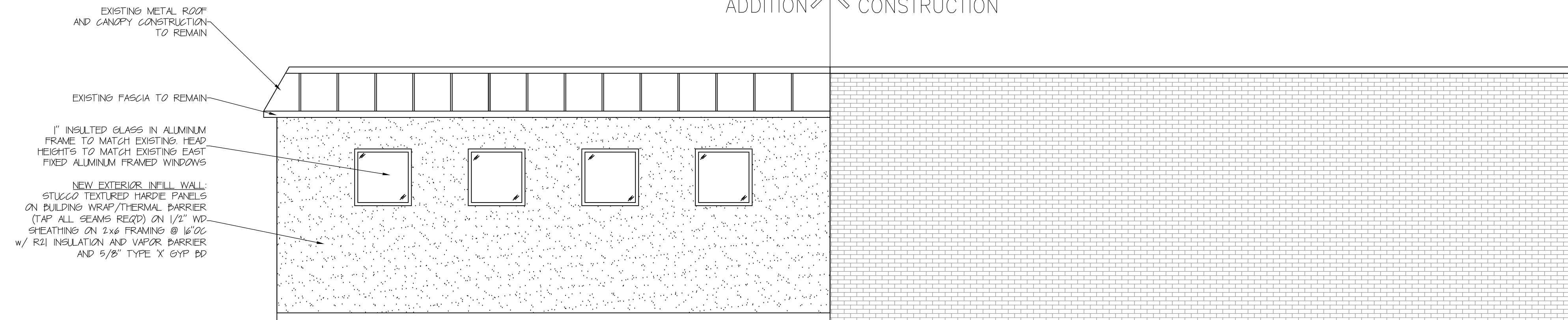
WEST ELEVATION  
SCALE 1/4"=1'-0"



SOUTH ELEVATION  
SCALE 1/4"=1'-0"

PRELIMINARY  
NOT FOR  
CONSTRUCTION

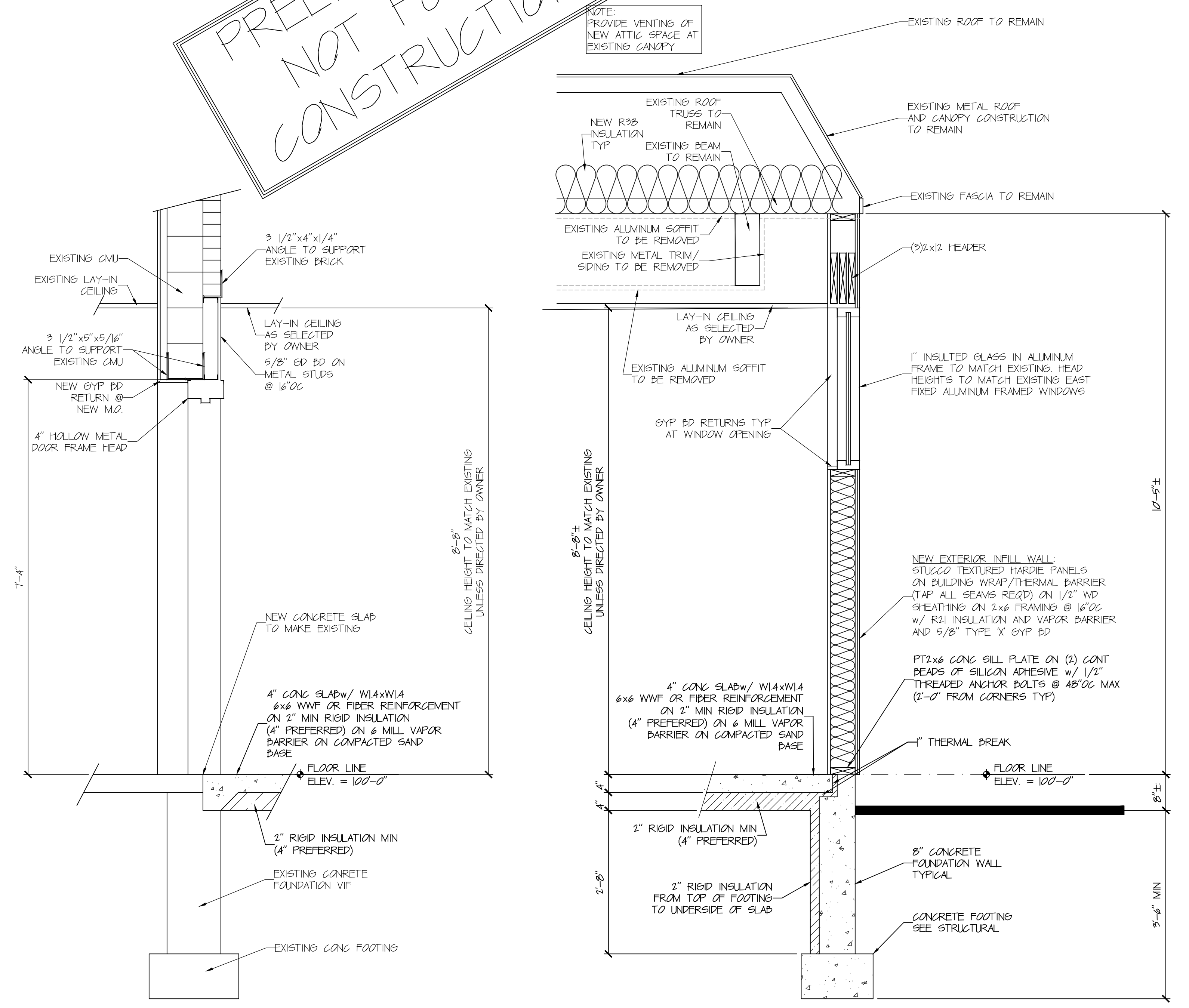
NEW ADDITION / EXISTING CONSTRUCTION



EAST ELEVATION  
SCALE 1/4"=1'-0"



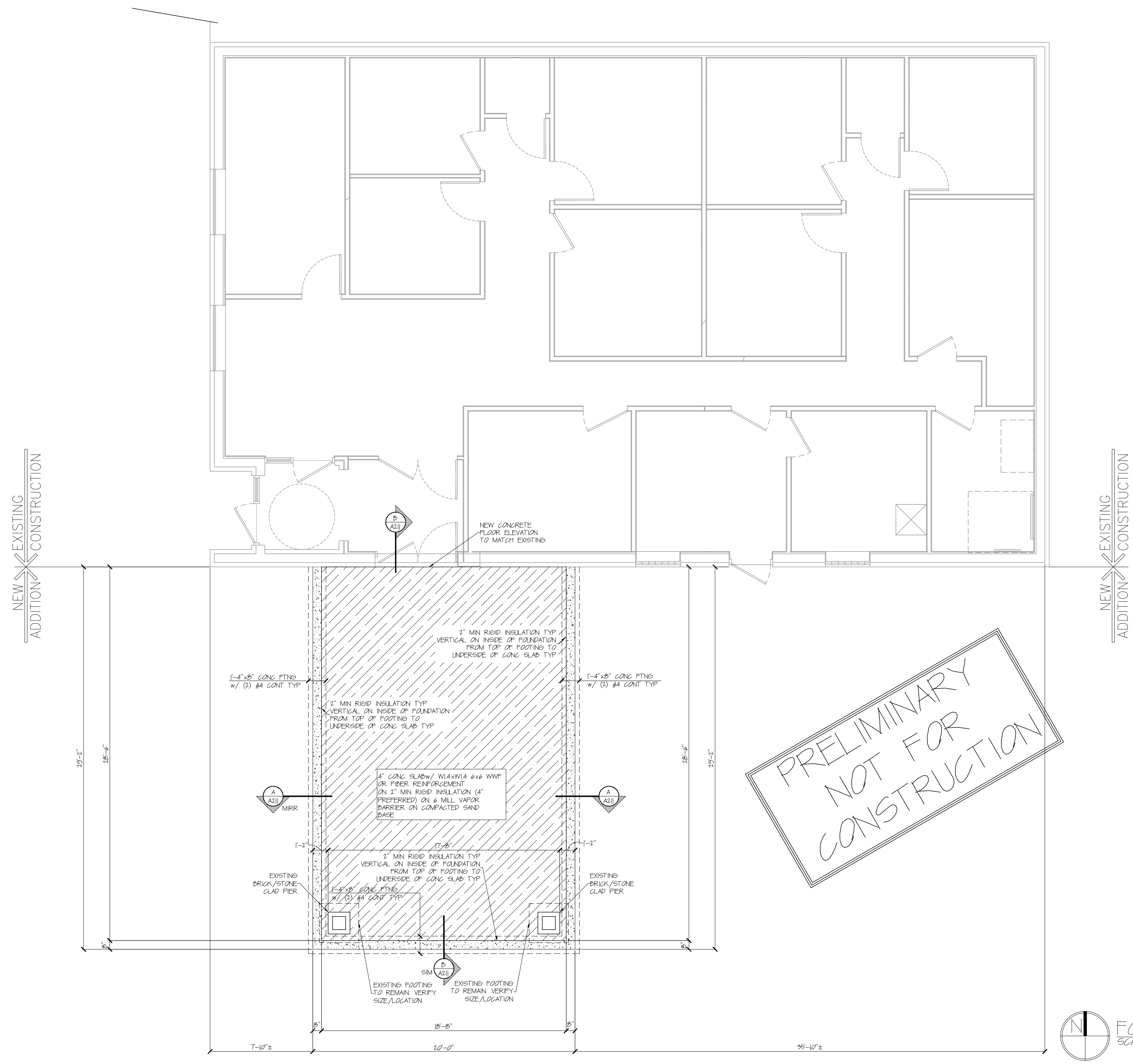
PRELIMINARY  
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CONSTRUCTION



ⓑ WALL SECTION @ NEW M.O.  
SCALE 3/4"=1'-0"

Ⓐ WALL SECTION  
SCALE 3/4"=1'-0"

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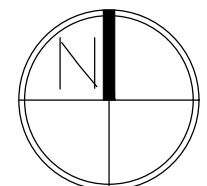
FOUNDATION/FOOTING PLAN  
 SCALE 1/4" = 1'-0"

Revisions

Sheet Title	FOUNDATION FOOTING PLAN
Date	7/19/2019
Scale	1/4" = 1'-0"



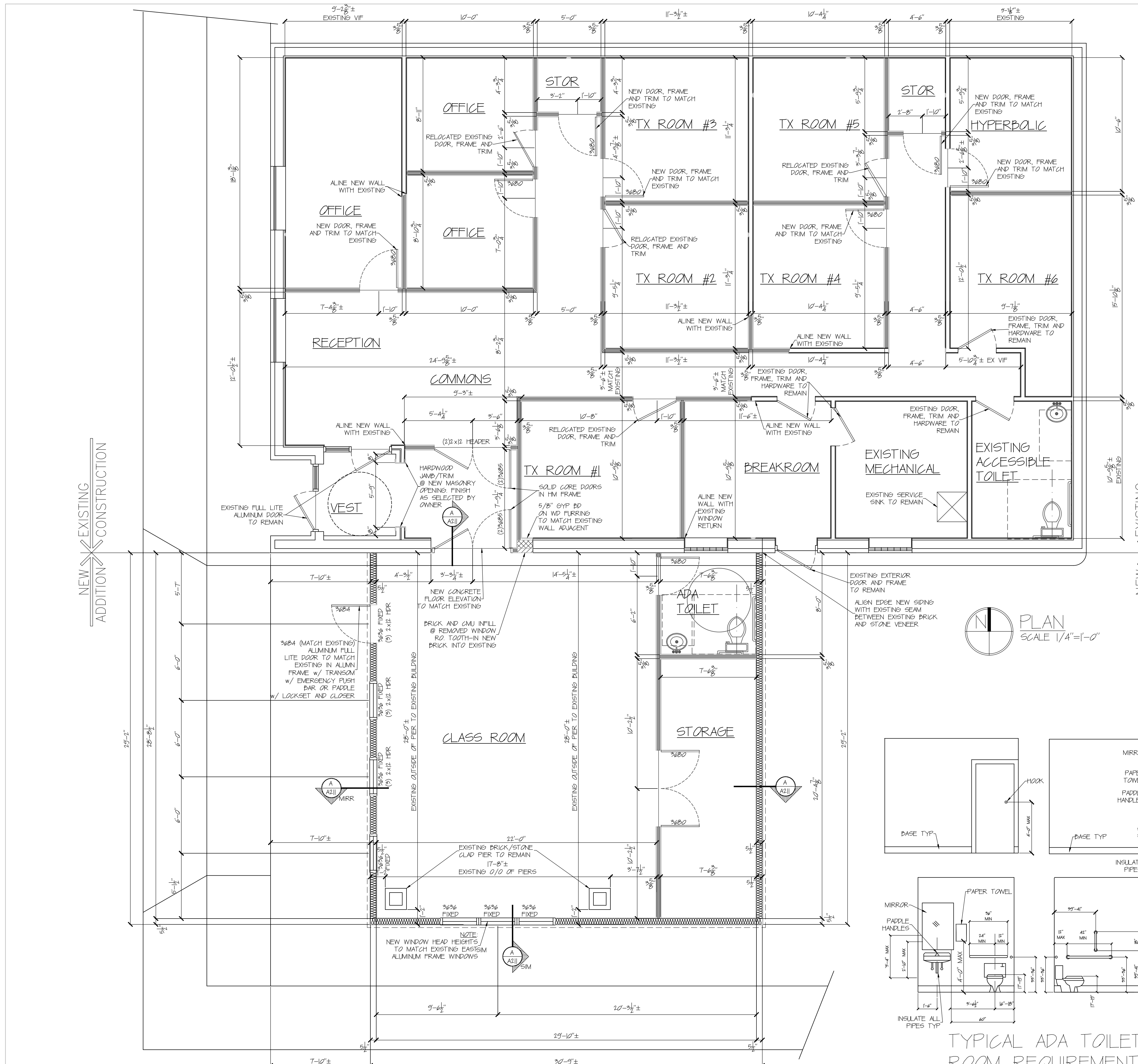
PRELIMINARY  
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 **EMERGENCY LIGHTING PLAN**  
SCALE 1/4" = 1'-0"

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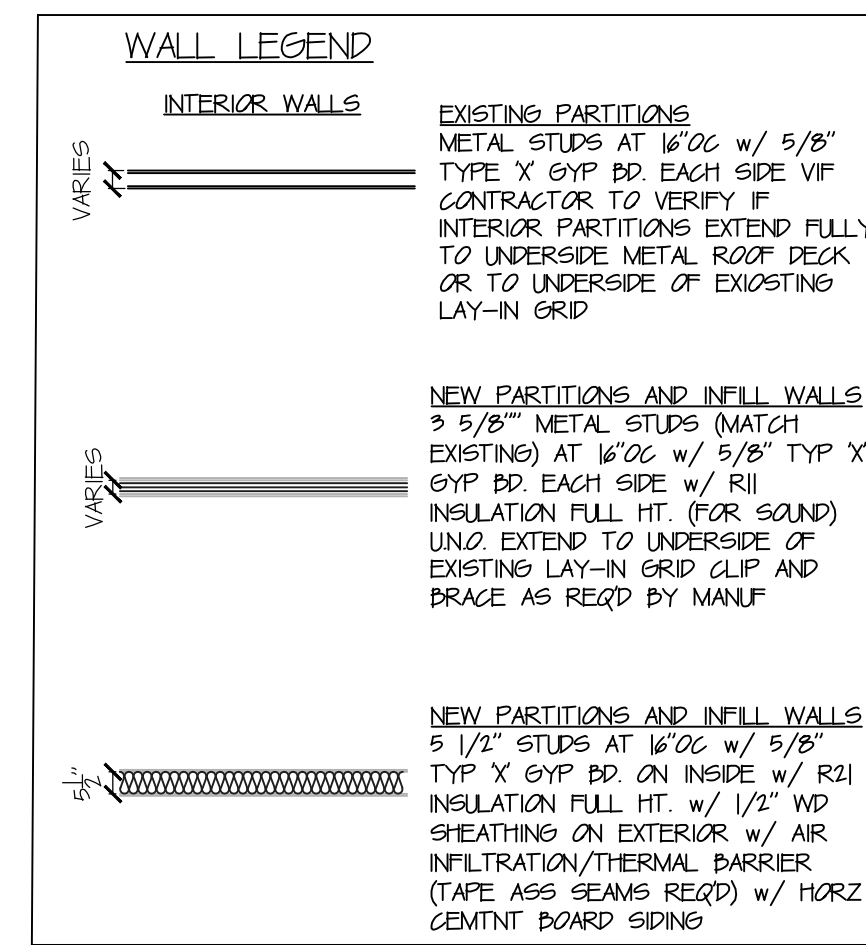
Revisions	Sheet Title
	EMERGENCY LIGHTING PLAN
	Date 7/19/2019
	Scale 1/4" = 1'-0"

Sheet Number
<b>EL101</b>
COFFEE SHOP, BYRON CENTER, MI



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- PLANS INDICATE LOCATIONS ONLY. ENGINEERING ASPECTS SHOULD INCORPORATE ACTUAL SITE CONDITIONS.
- PURCHASER OF THIS PLAN ASSUMES LIABILITY FOR ANY MODIFICATIONS MADE TO THE LAYOUT OF THIS PLAN.
- SCHULTZ ARCHITECTURE WAS NOT CONTRACTED TO PROVIDE ANY MECHANICAL, ELECTRICAL OR HVAC PLANS AND ASSUMES NO LIABILITY FOR ANY WORK IN THESE AREAS.
- SCHULTZ ARCHITECTURE WAS NOT CONTRACTED FOR THE KITCHEN DESIGN OR LAYOUT OR FOR THE SERVICE ARE DESIGN OR LAYOUT.

**CODE:**  
 2015 MICHIGAN BUILDING CODE  
 2015 MICHIGAN RESIDENTIAL CODE  
 2015 MICHIGAN REHABILITATION CODE FOR EXISTING BUILDINGS  
 2009 IBC-A111 ACCESSIBILITY AND USABLE BUILDINGS AND FACILITIES  
 2015 MICHIGAN UNIFORM ENERGY CODE  
 2017 EDITION OF NATIONAL ELECTRICAL CODE - NEC  
 2015 EDITION OF MICHIGAN PLUMBING CODE  
 2015 MICHIGAN PART 30 MECHANICAL CODE

**CONSTRUCTION TYPE:**  
 BUILDING: 2B NON COMBUSTIBLE EXTERIOR WALLS  
 COMBUSTIBLE INTERIOR (NOT SPRINKLER PROTECTED)  
 EXISTING BUILDING HAS BRICK/BLOCK EXTERIOR WALLS

**NEW ADDITION 5B COMBUSTIBLE EXTERIOR WALLS**

**ALLOWABLE BUILDING AREA:**  
 FOR B TYPE 5B (ASSUMING ENTIRE BUILDING TYPE 5B)  
 1 STORIES AND 9,000sqft (NOT SPRINKLED)

**PARKING:**  
 EXISTING PARKING TO REMAIN  
 (EXISTING STREET AND MUNICIPAL PARKING WITHIN 100 FEET)

**STORM WATER MANAGEMENT:**  
 EXISTING TO REMAIN

**OWNER:**  
 KEITH DORGAN  
 (269) 815-1349  
 kdor.g@acehardware.com

**CONTRACTOR:**  
 TPD

**ARCHITECT:**  
 JONATHAN D. SCHULTZ  
 SCHULTZ ARCHITECTURE  
 813 S SOUTH STREET  
 KALAMAZOO, MI 49007  
 (269) 615-2597  
 WWW.SCHULTZDESIGNLLC.COM  
 STATE OF MI 1301042312 EXPIRES 10/31/2020

**BUILDING USE AND OCCUPANCY CLASSIFICATION:**  
 EXISTING BUILDING: GROUP B-BUSINESS (PROFESSIONAL SERVICES)  
 CHANGE OF USE TO: NO CHANGE

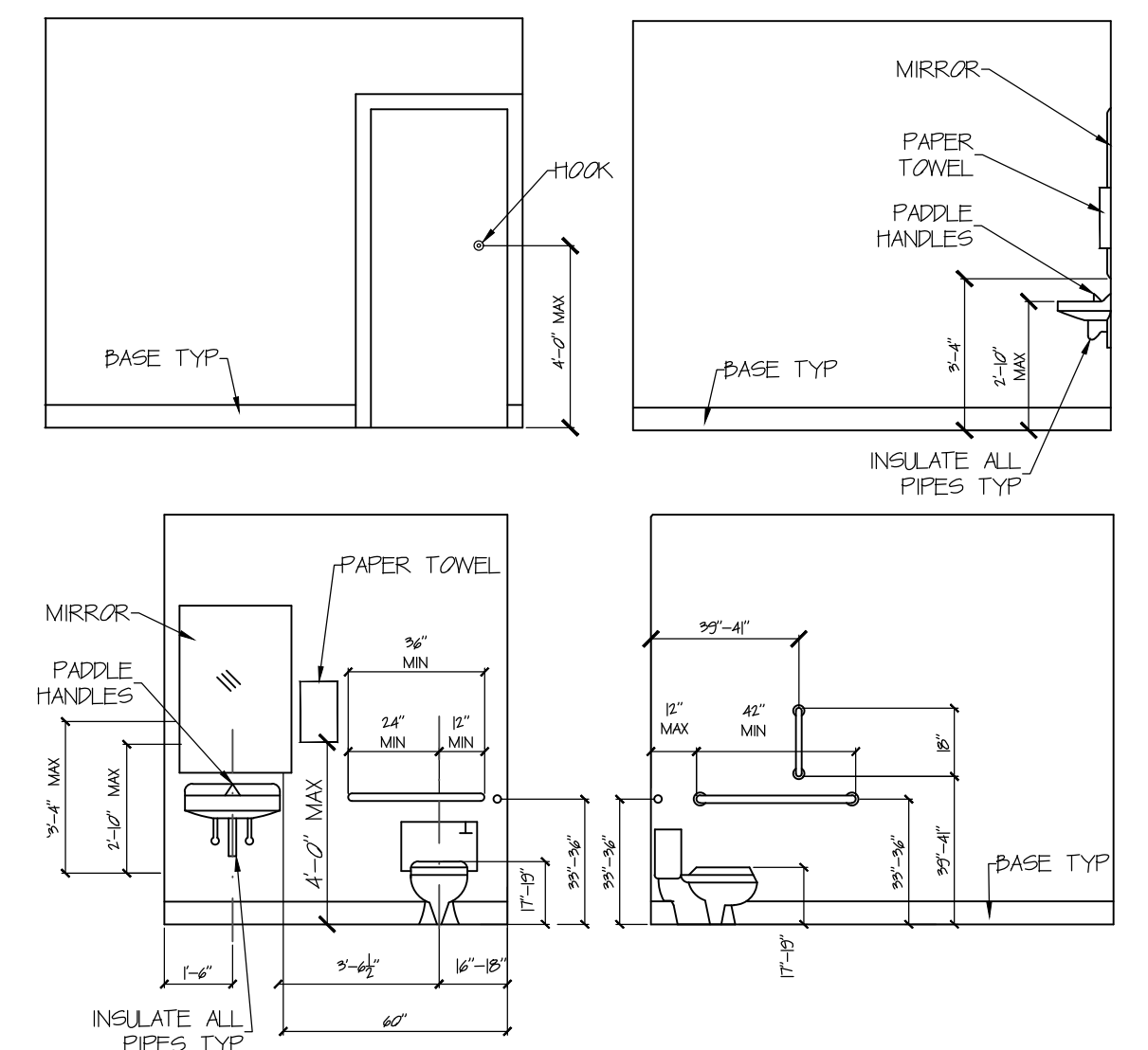
**GROSS AREA:**  
 EXISTING BUILDING: 2560sqft  
 NEW ADDITION: 8905sqft

**OCCUPANT LOAD: (OCCUPANT LOAD TO BE POSTED)**

**CALCULATED OCCUPANT LOAD:**  
 TOTAL GROSS AREA 2490sqft / 720 = CALCULATED 345 OCCUPANTS  
 WITH ASSUMED MAXIMUM STAFF COUNT OF 4. TOTAL OCCUPANT LOAD IS 35

**REQUIRED PLUMBING FIXTURE COUNT:**

TOILETS:	MALE/FEMALE	1 PER 75	REQUIRED: 1 (ONE) PROVIDED: 2 (TWO)
KAVATOIRES:	MALE/FEMALE	1/200	REQUIRED: 1 (ONE) PROVIDED: 2 (TWO)
SERVICE SINK:		1 REQUIRED	REQUIRED: 1 (ONE) PROVIDED: 1 (EXISTING)



**PRELIMINARY NOT FOR CONSTRUCTION**



CITY OF PLAINWELL

ALLEGAN COUNTY, MICHIGAN

ORDINANCE #2019\_\_\_\_\_

**AN ORDINANCE TO REGULATE THE PROVISION OF COMPLETE STREETS IN THE CITY OF PLAINWELL,  
ALLEGAN COUNTY, MICHIGAN**

WHEREAS, the “Complete Streets” guiding principle is to promote a safe network of access for pedestrians, bicyclists, transit users, motorists, and users of all ages and abilities; and

WHEREAS, as a matter of policy consistent with the City of Plainwell Master Plan, City officials should integrate and implement the “Complete Streets” guiding principle; and

WHEREAS, the planned “River to River” Interurban trail between Kalamazoo and Grand Rapids will pass through the City and further reinforces the need for policy; and

WHEREAS, the City of Plainwell Master Plan states that a transportation system needs to meet the needs of all types of users – motorists, pedestrians, bicyclists, transit users, and individuals with disabilities; and

WHEREAS, walking and bicycling are non-motorized transportation options that enhance health through physical activity and help reduce air pollution; and

WHEREAS, other jurisdictions and agencies nationwide have adopted Complete Streets legislation including the U.S. Department of Transportation, the State of Michigan (Bills HV 6151 and 6152), and numerous Michigan communities such as Lansing, Flint, Jackson, Midland, Dexter, and Saline; and

WHEREAS, the promotion of capital improvements that are planned, designed and constructed to encourage walking, bicycling, and transportation options increases the general safety and welfare for all of the City of Plainwell’s citizens; and

WHEREAS, complete streets can result in increased safety for non-motorized users, improved public health, a cleaner environment, mobility, equity, and enhanced quality of life through increased modal choices and more inviting streets.

**NOW, THEREFORE, THE CITY OF PLAINWELL ORDAINS:**

**SECTION 1. PREAMBLE**

That the City of Plainwell Code of Ordinances is hereby amended by adding at the end thereof Chapter 57, Complete Streets, to read as follows:

## **SECTION. 2. DEFINITIONS**

“Complete streets” is defined as a design principle to promote a safe network of access for pedestrians, bicyclists, and motorists of all ages and abilities.

“Complete streets infrastructure” means design features that contribute to a safe, convenient, or comfortable travel experience for users, including but not limited to features such as sidewalks, shared use paths (sharrows), bicycle lanes, automobile travel lanes, paved shoulders, street trees, and landscaping, planting strips, curbs, accessible curb ramps, bulb outs, crosswalks, refuge islands, pedestrian, bike, and traffic signals, including countdown accessible signals, signage, street furniture, bicycle parking facilities, and traffic calming devices.

“Street” means any right-of-way, public or private, including arterials, connectors, alleys, ways, lanes, and roadways as well as bridges, tunnels, and any other portion of the transportation network.

“Street project” means the means the construction, reconstruction, retrofit, maintenance, alteration, or repair of any Street, and includes the planning, design, approval, and implementation processes.

“Users” mean individuals that use Streets, including pedestrians, bicyclists, motor vehicle drivers, public transportation riders and drivers, and people of all ages and abilities, including children, youth, families, older adults, and individuals with disabilities.

## **SECTION 3. REQUIREMENT OF INFRASTRUCTURE ENSURING SAFE TRAVEL**

- a. The City of Plainwell shall make Complete Streets practices a routine part of everyday operations, shall approach every transportation project and program as an opportunity to improve public Streets and the transportation network for all Users, and shall work in coordination with other departments, agencies, and jurisdictions to achieve Complete Streets.
- b. Every Street Project on public Streets shall incorporate Complete Streets Infrastructure sufficient to enable reasonably safe travel along and across the right-of-way for each category of Users; provided, however, that such infrastructure may be excluded, upon written approval by the City Manager, where documentation and data indicate that 1) use by non-motorized Users is prohibited by law; 2) the cost would be excessively disproportionate to the need or probable future use over the long term; 3) there is an absence of current or future need; or 4) inclusion of such infrastructure would be unreasonable or inappropriate in light of the scope of the project.
- c. As feasible, the City of Plainwell shall incorporate complete streets infrastructure into existing public Streets to improve the safety and convenience of Users and construct and enhance the transportation network for each category of Users.
- d. If the safety and convenience of Users can be improved within the scope of pavement resurfacing, restriping, or signalization operations on public streets, such projects shall implement Complete Streets Infrastructure to increase safety for Users.
- e. At the planning stage, the City of Plainwell shall work with local residents, business operators, neighboring jurisdictions, school districts, students, property owners, and other stakeholders who will be directly affected by a Complete Streets project.

- f. The City of Plainwell shall review and either revise or develop proposed revisions to all appropriate plans, laws, procedures, rules, regulations, guidelines, programs, templates, and design manuals to integrate, accommodate, and balance the needs of all Users in all Street Projects on public Streets.
- g. The City of Plainwell shall rely upon the current editions of street design standards and guidelines that promote and support Complete Streets.
- h. Training in how to integrate, accommodate, and balance the needs of each category of Users shall be provided for planners, civil and traffic engineers, project managers, plan reviewers, inspectors, and other personnel responsible for the design and construction of Streets, as available.
- i. The City of Plainwell Complete Streets Project map, dated XXX, shall guide community investment in Complete Streets Infrastructure by providing planned or proposed projects including, but not limited to the following: proposed sidewalks, proposed bike lane connectors, proposed bike lane gateway streets, proposed sharrows, and proposed non-motorized paths. The following are the suggested cross section details:
  1. Sidewalk: 60" wide minimum, with 4" thick pavement, except 6" thickness at driveways.
  2. Proposed Bike Lane Connector: Two 11.5' drive lanes, two 5' bike lanes.
  3. Proposed Bike Lane Gateway Street: Two 10' drive lanes, one 10' center turn lane, two 4.5" bike lanes.
  4. Proposed Bike Sharrow: Sharrow symbol painted within drive lanes.
  5. Proposed Non-motorized Path: 10-14' wide as needed.

**SECTION 4. STATUTORY CONSTRUCTION & SEVERABILITY**

- a. This Ordinance shall be construed so as not to conflict with applicable federal or state laws, rules, or regulations. Nothing in this Ordinance authorizes any City agency to impose any duties or obligations in conflict with limitations on municipal authority established by federal or state law at the time such agency action is taken.
- b. In the event that a court or agency of competent jurisdiction holds that a federal or state law, rule, or regulation invalidates any clause, sentence, paragraph, or section of this Ordinance or the application thereof to any person or circumstances, it is the intent of the Ordinance that the court or agency sever such clause, sentence, paragraph, or section so that the remainder of this Ordinance remains in effect.

September 5, 2019

Plainwell City Council Members  
211 N Main St  
Plainwell, MI 49080



Plainwell City Council Members,

Thank you for the opportunity to provide my perspective at the City Council Meeting last night in regards to the proposed marijuana facilities and licenses. After listening to the comments by Dr Crocker I would like to provide you with a few points to consider further.

- The average age of first use for Allegan County youth is 14. One in nine Allegan County youth have tried marijuana. This data comes from the youth survey that was administered county wide before legalization.
- The normalization of substance use carries over to youth. The perception of harm decreases as youth see substances become more main stream and part of everyday use. As we saw with vapes/e-cigarettes. These were quit devices for adult- they are now more popular with youth than adults. Youth marijuana use has increased in every area that has legalized and allowed dispensaries to open. Increased access leads to more youth use.
- Marijuana has higher levels of THC than it ever has- this is not the same drug it was even 5 to 10 years ago. Newer research is showing problems from using marijuana – that are worse the younger one starts; lower IQ, increases in paranoia (and other mental health) episodes, increases in vehicle crashes and fatalities, a drop in youth success indicators, an increase in physical health complications. And this doesn't even begin to address what will happen when we allow edibles and other forms of marijuana in to the hands of our youth.
- It should also be noted that the independent growers will still be growing, instead of buying what they can grow themselves. There is no reason for them to stop growing. Further, Colorado provides evidence that once legal establishments are formed it becomes easier for the "black market" to do business. The term is "they hide in plain sight".
- A Colorado man jumped to his death after consuming a cookie containing high levels of THC; another man shot and killed his wife after eating a piece of a potent THC candy. (Denver Post stories) These are just a few examples of the negative effects edible marijuana products have had on people consuming the products. This makes the statement "no one dies from using marijuana" an inaccurate claim.

As you consider the proclaimed benefits to the community to having Marijuana businesses, please keep the accompanying risks in mind. Although we may not have all the data in yet, there is enough to indicate the risks are very real for our children, our families and the overall community.

Thank you for your time,

Heidi Denton, MSW, CPS-M  
Allegan County Prevention Specialist

## Questions and Answers from the Presentation on 9/4/19 from Heidi Denton

Here are a few answers to clarify some of the questions you had:

- November 1st is the day you have to decide if you're opting out for the next year. You can opt out as many times as you want without going through the formal process to make it permanent. I talked to Ken and he said there's no limit on that if you decide to opt out a couple years and then change your mind. If that's the case just continue to do the temporary opt for a year at a time. Does that make sense?
- The fee you charge for the license does come back to you. I incorrectly said that goes directly to the state. That's the only money that comes to you directly. If you decide to charge \$5000 for a provisioning center to open you will get that money. All of the taxes and fee's though will go to the state to be divided up.

Plainwell Votes re: Recreational Marihuana

821 – Yes

596 – No

1417 total votes

**MINUTES**  
**Plainwell City Council**  
**August 26, 2019**

1. Mayor Pro Tem Steele called the regular meeting to order at 7:00 PM in City Hall Council Chambers.
2. Steve Smail from Lighthouse Baptist Church gave the invocation.
3. Pledge of Allegiance was given by all present.
4. Roll Call: Present: Mayor Pro Tem Steele, Councilmember Keeler, Councilmember Overhuel and Councilmember Keeney. Absent: None.
5. Approval of Minutes/Summary:  
**A motion by Overhuel, seconded by Keeler, to accept and place on file the Council Minutes and Summary of the 08/12/2019 regular meeting and the Council Minutes from the Special Meetings of August 21, 2019 and August 22, 2019. On voice vote, all voted in favor. Motion passed.**
6. State Representative Mary Whiteford gave Council a Legislative Update and spoke about the state's Health & Human Services Budget, foster care, behavioral issues and Community Mental Health. She noted trying to shift the budget to focus on people moreso than administrative costs. She noted that working on the budget results in no cut and dried answers. She thanked Mayor Brooks for having helped her learn the role of State Rep for the area and noted that he will be missed.
7. Mayor Pro Tem Steele adjourned the meeting *sine die* at 7:06pm.
8. City Clerk Kelley administered the Oath of Office to Randy Wisnaski as Councilmember.
9. Clerk Kelley called Roll Call: Present: Councilmember Keeler, Councilmember Keeney, Councilmember Overhuel, Councilmember Steele and Councilmember Wisnaski,. Absent: None.
10. Clerk Kelley distributed ballots for Office of Mayor. Each Councilmember was listed and the Council was asked to vote for not more than one person. City Council then completed and signed their respective ballot for Mayor. The City Clerk collected and read aloud the results of the selection. Councilmembers Keeler, Overhuel and Wisnaski selected Brad Keeler. Councilmembers Keeney and Steele selected Todd Overhuel. Councilmember Keeler was elected Mayor by a vote of 3-2.  
**A motion by Keeney, seconded by Overhuel, to accept the results of the ballot for Office of Mayor for Brad Keeler with a vote of 3-2. On a voice vote, all voted in favor. Motion passed.**
11. Clerk Kelley distributed ballots for Office of Mayor Pro Tem. Each Councilmember was listed and the Council was asked to vote for not more than one person. City Council then completed and signed their respective ballot for Mayor Pro Tem. The City Clerk collected and read aloud the results of the selection. Councilmembers Keeler, Overhuel and Steele selected Lori Steele. Councilmember Keeney selected Roger Keeney and Councilmember Wisnaski selected Todd Overhuel. Councilmember Steele was elected Mayor Pro Tem by a vote of 3-1-1.  
**A motion by Overhuel, seconded by Keeler, to accept the results of the ballot for Office of Mayor Pro- em for**



**Lori Steele with a vote of 3-1-1. On a voice vote, all voted in favor. Motion passed.**

12. Councilmember Wisnaski said he was honored to be in this position and thanked Council.
13. Clerk Kelley administered the Oath of Office to Mayor Keeler and to Mayor Pro Tem Steele and turned the meeting back over to Mayor Keeler at 7.19pm.
14. County Commissioner Report: None.
15. Agenda Amendments: None.
16. Mayor's Report: Mayor Keeler was thankful for today's rain.
17. Recommendations and Reports:
  - A. Superintendent Pond reported an alarm panel for the digester gas sensor needs replacement after having reached the end of its useful life. Councilmember Keeney inquired about local sourcing of the work. Superintendent Pond discussed the specialized instrumentation and calibration of the city's system and that Oudbier had been involved for some time whereas another firm may incur additional costs to learn the system. City Manager Wilson asked if there was a timeline for completion of the project and several notes were discussed about the safety concerns with the alarm not functioning properly now.  
**A motion by Keeney, seconded by Overhuel, to approve the purchase of new alarm panel for the digester boiler room from Oudbier Instrument Company at a cost of \$4,679.50. On a roll-call vote, all in favor. Motion passed.**
  - B. City Manager Wilson briefed Council updating progress on the Sherwood Avenue Construction Project. A progress billing from the Michigan Department of Transportation was presented for Council's consideration.  
**A motion by Steele, seconded by Overhuel, to a progress billing from Michigan Department of Transportation in the amount of \$42,559.54 and authorized payment of the same. On a roll-call vote, all in favor. Motion passed.**
18. Communications:
  - A. **A motion by Steele, seconded by Overhuel, to accept and place on file the July 2019 Public Safety Report, the July 2019 Water Renewal Report and the draft 08/13/2019 DDA-BRA-TIFA Meeting Minutes. On a voice vote, all in favor. Motion passed.**
19. Accounts Payable:  
**A motion by Keeney, seconded by Overhuel, that the bills be allowed and orders drawn in the amount of \$809,924.09 for payment of same. On a roll call vote, all in favor. Motion passed.**
20. Public Comments: None

21. Staff Comments

Superintendent Nieuwenhuis gave additional specifics about the Sherwood Avenue project reporting that the water main was in and that tie-ins were happening Thursday near Main and Thomas. All affected homeowners have been notified. The project remains on track for completion at the end of September.

Community Development Manager Siegel reported on community events and projects.

Superintendent Pond reported on the wastewater asset management plan

Public Safety Director Bomar briefed Council on ISO Certifications, police activity and fire service trainings.

Clerk/Treasurer Kelley reported ongoing preparation of audit work with the audit fieldwork scheduled for the week of September 19. Applications for absent voter ballots should be mailed before September 11.

City Manager Wilson briefed Council about progress related to the Grant Application for Mill Demolition and reported a meeting on Wednesday August 28 with Consumers Energy to discuss the power poles near the river.

22. Council Comments:

Councilmember Overhuel congratulated everyone on Council.

Mayor Pro Tem Steele thanked everyone for the election to Mayor Pro Tem and welcomed Councilmember Wisnaski.

23. Adjournment:

**A motion by Steele, seconded by Wisnaski, to adjourn the meeting at 7:41 PM. On voice vote, all voted in favor. Motion passed.**

Minutes respectfully  
Submitted by,  
Brian Kelley  
City Clerk/Treasurer

MINUTES APPROVED BY CITY COUNCIL  
September 9, 2019

  
\_\_\_\_\_  
Brian Kelley, City Clerk