

City of Plainwell



“The Island City”

Rick Brooks, Mayor
Lori Steele, Mayor Pro-Tem
Brad Keeler, Council Member
Roger Keeney, Council Member
Todd Overhuel, 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 May 16, 2018 7:00 PM

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Approval of Minutes: 05/02/18 Planning Meeting
5. Chairman’s Report
6. New Business:
 - A. Site Plan Review – Gecko Products, 926 Industrial Parkway for a 10,000 sq. foot addition.

Close Meeting/Open Public Hearing

- B. Special Use Permit – Plainwell Counseling Center, 122 W. Hill St. to expand their services and use for counseling, along with additional parking for staff and clients.

Close Public Hearing/ Open Planning Commission Meeting

7. Old Business:
8. Public Comment
9. Reports and Communications:
 - A. None
10. Staff Comments
 - A. City Updates
11. Commissioners Comments
12. Adjournment

The City of Plainwell is an equal opportunity provider and employer

**CITY OF PLAINWELL
MINUTES
Planning Commission – Joint Meeting
May 2, 2018**

1. Call to Order at 7:02 p. m. by Vice Chair Sausaman
2. Pledge of Allegiance was given by all present.
3. Roll Call: Present: Jay Lawson, Chris Haas, Rachel Colingsworth, and Gary Sausaman, Lori Steele, Diana Lubic
Excused: Jim Higgs
4. Approval of Minutes – 03/07/18
Steel Motioned to approve minutes, as received seconded by Haas. Minutes approved on an all in favor voice vote.
5. Chairperson’s Report: - None
6. New Business:
A. **Site Plan Review** for Auto Image, addition of a 6,000 sq. ft. pole barn. Plans were reviewed w/some discussion and questions re: usage of building and proper setbacks. Sausaman motioned to move the plan forward to City Council for final approval, seconded by Steele. **Site Plans approved to move forward to City Council with an all in favor voice vote.**
7. Old Business: None
8. Public Comments – None
9. Reports and Communications:
A. Accepted the 02/26/18, 03/12/18, 03/26/18, 04/09/18 Council Minutes. **Minutes were accepted as presented.**
10. Staff Comments:
Siegel reported out on events:
Ribbon Cutting/Grand Opening for Ace Hardware
Open House for McCowen/Secord Family Funeral Home
Arbor Day
12. Commissioner Comments:
Haas mentioned the Memorial Day Parade and commented on the Fish Sculpture in honor of Noreen Farmer.
Lubic mentioned a group of teens riding their bikes on the sidewalks downtown and wanted Public Safety to keep an eye out for them.
13. Adjournment:
The meeting was adjourned at 7:36 p.m.

Minutes submitted by Denise Siegel, Community Development Manager



APR 26 2018

Plainwell Treasury Office

City of Plainwell - Zoning Permit Application

Rev: 2/2010

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

Date: 4/26/18

Permit #: 2018-12

Address of Project: 962 Industrial Park way Parcel ID Number: 55-206-028-00

Owner: MIKE KALINOVITZ

Contractor: SIAUVE

Owner's Address:

Contractor Address:

Owner's Phone Number: Contractor Phone Number:

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

- Building Construction, Demolition, Fence, Other, Existing Building Addition/Alteration, Moving a Building, Sign

Zoning District of this property (check):

- Single Family Residential (R-1A), Single and Two Family Residential (R-1C), Planned Mobile Home (R-MH), Planned Unit Development (PUD), Central Business (CBD), Community Service (C-S), General Manufacturing (M-2), Single Family Residential (R-1B), Multi-Family Residential (R-2), Local Commercial (C-1), General Commercial (C-2), Service Business (SB), Restricted Manufacturing (M-1)

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

ADDITION

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

Total Cost of Project: 325,000

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

Front: 136' ft. Back: 222' ft. Side: 37'-6" ft. Side 70' ft.

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

Is this a home occupation? If so what kind Any type of special equipment use? Electrical Plumbing

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

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): Date of Signature(s):

Office Use Only

Approved: Denied:

Signature and Date of Zoning Administrator (or designate):

Remarks:

Planning - May 16th



Preliminary Site Plan Checklist

City of Plainwell Administration Department

211 N. Main St., Plainwell, MI 49080

269-685-6821

Plainwell.org

Project Name: **Gecko Products Addition**

Parcel Number: 55-206-028-00

Current Zoning District: I

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?	✓ ✓	
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? NO	YES RB 5/7/18	N/A
15.	Storm Water Retention Location of proposed storm collection area shown? Is it an adequate size?	Q: Bryan Pond 5/4/18 ✓	
16.	Dumpster Location and screening met for zoning district		N/A

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	✓	
18.	Noise, Odor, Particulate, Vibration, Combustible or Hazardous Material Concerns		
19	Signage Plan Describe plan and show signage plan		N/A
20	Outside Storage Will outside storage be required? Proper screen age and distances met?		N/A
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 - 30 Back - 30 Side - 40 (total) / 20 (least)	✓	
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) Eng Box recommend	still FB	
27.	Is this project in a wellhead Protection/Flood Hazard District?		✓
28.	Include a brief description of the project- Addition		

Bryan Ponal ✓ 5/4/18

Wade ✓

Bill Bonner ✓

Denise Siegel

From: Bryan D. Pond
Sent: Friday, May 04, 2018 8:42 AM
To: Erik Wilson; Bill Bomar
Cc: Denise Siegel; Sheryl K. Gluchowski
Subject: RE: Site Plans

Wade has been notified to look over the plans, the storm, and sewer, are good to go. Bryan

From: Erik Wilson
Sent: Thursday, May 3, 2018 2:30 PM
To: Bryan D. Pond; Bill Bomar
Cc: Denise Siegel; Sheryl K. Gluchowski
Subject: FW: Site Plans

Bryan, could you have the water employees review that portion of the plan.

Erik J. Wilson, Manager
City of Plainwell
211 N. Main Street
Plainwell, Michigan 49080
269-685-6821

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From: Denise Siegel
Sent: Thursday, May 03, 2018 12:42 PM
To: Bill Bomar; Bryan D. Pond
Cc: Erik Wilson
Subject: Site Plans

I have site plans in my office with the check list for Gecko Products, 962 Industrial parkway that need to be checked for water/sewer and fire code. The plans will go on the May 16 Planning Commission Agenda so the check list needs to be completed by Wednesday, May 9th. I have also included an electronic copy of the site plans.

Thanks

*Denise Siegel
Community Development Manager
City of Plainwell
269-685-6821*

Denise Siegel

From: Sheryl K. Gluchowski
Sent: Friday, May 04, 2018 12:39 PM
To: Erik Wilson
Cc: Bryan D. Pond; Bill Bomar; Denise Siegel
Subject: RE: Site Plans

Wade, Aaron and Jerry reviewed the building plans. The existing service will support the bathrooms as proposed. If they plan, or need, to have any kind of fire protection in the building, it will not.

*Sheryl Gluchowski
Administrative Assistant
Plainwell Public Works
Plainwell Water Renewal Plant
Phone: 269.685.9363
Fax: 269.685-7278*

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Subject: FW: Site Plans

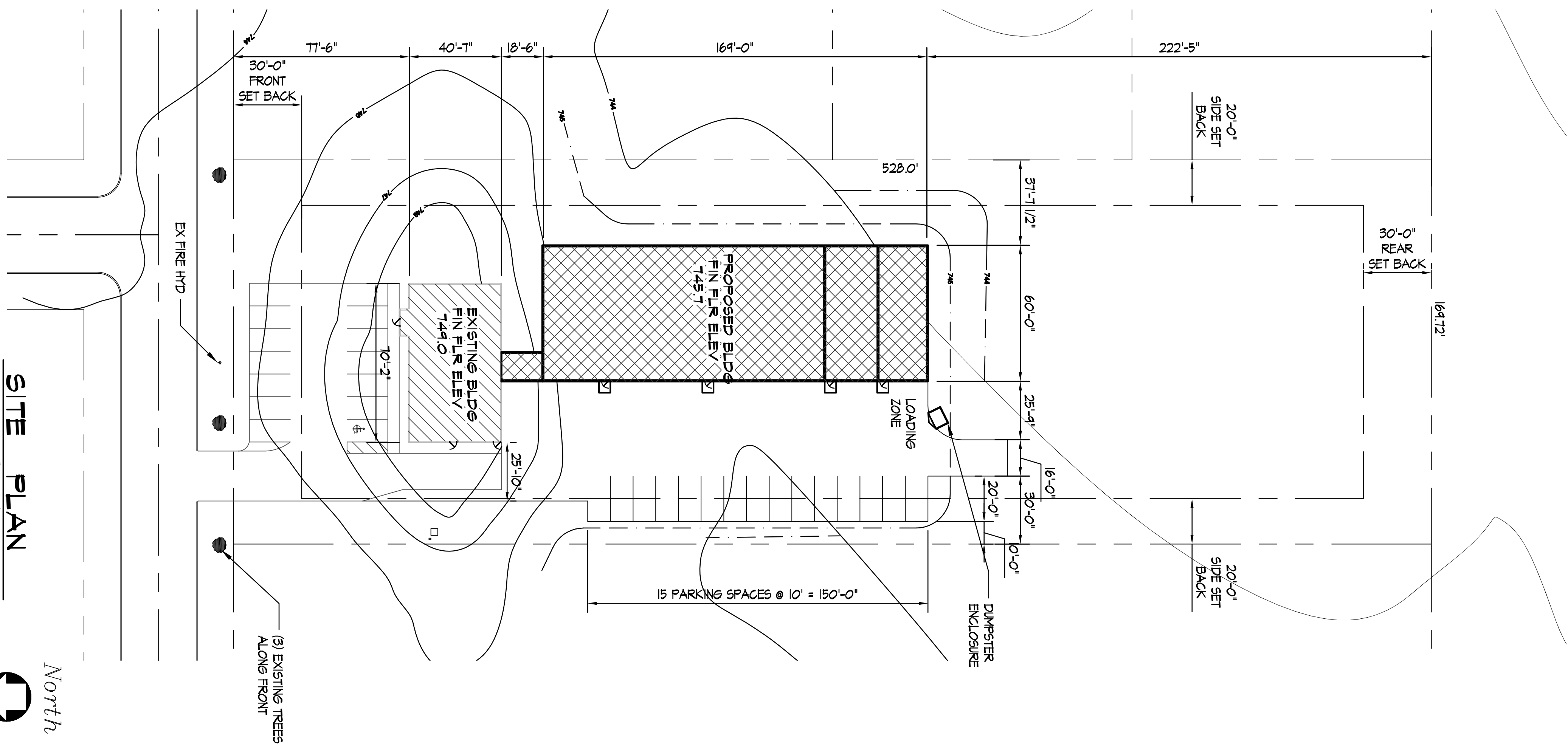
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Erik J. Wilson, Manager
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211 N. Main Street
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269-685-6821

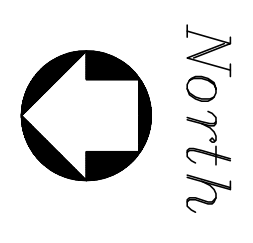
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Sent: Thursday, May 03, 2018 12:42 PM
To: Bill Bomar; Bryan D. Pond
Cc: Erik Wilson
Subject: Site Plans



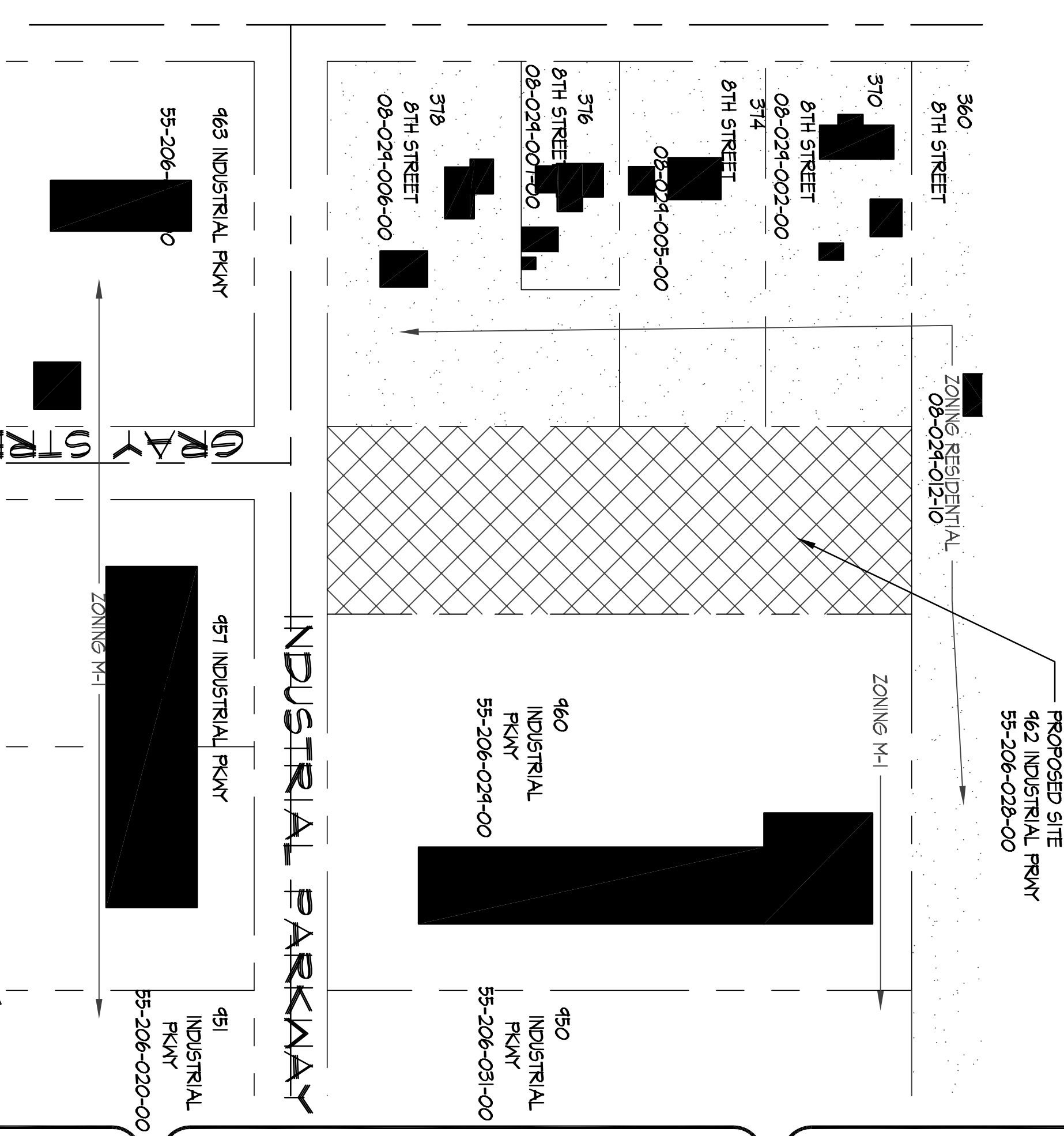
SITE PLAN
SCALE 1" = 30'-0"



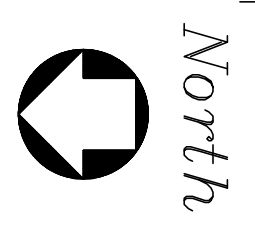
GENERAL NOTES:

1. OWNER: 462 INDUSTRIAL PARKWAY LLC - MIKE KALAVITZ (269) 561-8462
 2. SITE ADDRESS: 462 INDUSTRIAL PARKWAY PLAINWELL, MICHIGAN 44080
 - LEGAL DESCRIPTION: LOT 28, INDUSTRIAL PARK PLAT 2
 3. ZONING: M-1
 4. USE GROUP - F-1 LOW HAZARD FACTORY
 5. CONSTRUCTION TYPE: YB
 6. SITE AREA: 528.0' X 164.12' = 86,612.2 SQ FT (2.06 ACRES)
- BUILDING AREA:**
- | | |
|-----------------------------|---------------------------------|
| EXISTING (OFFICE) | = 40'-1" X 10'-2" = 2948 SQ FT |
| NEW CONNECTOR | 164'-0" X 60'-0" = 10,140 SQ FT |
| TOTAL NEW | 10,514 SQ FT |
| TOTAL BUILDING AREA: | 13,222 SQ FT |
- GROSS AREA:**
- | | |
|--------------------------------|-------------------------------------|
| OFFICE: 3,244 | ● 350 SQ FT / PARKING SPACE = 43 |
| MANUFACTURING 1,218 | ● 650 SQ FT / PARKING SPACE = 112 |
| WAREHOUSE 2,100 | ● 2,000 SQ FT / PARKING SPACE = 139 |
| TOTAL PARKING PROVIDED: | = 212 ⇒ 22 |
| | 24 INCLUDING 1 BARRIER FREE |
1. LIGHTING: EXISTING - DECORATIVE LAMPS EACH SIDE OF FRONT DOOR
DOUBLE SPOT AT CENTER OF WEST EXISTING WALL
NEW - (10) SOFT DOWN LIGHTS AT BOTH EAST & WEST SIDE OF NEW BUILDING
 2. DUMPSTER: FULL ENCLOSURE AT SOUTH END OF DRIVEWAY
 3. PARKING AND DRIVE AREA FULL PAVED WITH BITUMINOUS PAVING
 4. SITE DRAINAGE: EXISTING FRONT PARKING LOT = DRAINING TO GRASS AREA TO EAST
NEW BUILDING AND PAVED AREA = SLOPED TO SOUTH TO DRAIN IN OPEN GRASS AREA TO SOUTH
 5. UTILITIES: WATER AND SEWER - CITY OF PLAINWELL -
ELECTRICAL AND GAS - UNDERGROUND FROM STREET SUPPLY (TRANSFORM AT WEST SIDE OF PROPERTY)

EXISTING UTILITIES



VICINITY PLAN
SCALE 1" = 100'-0"



PRELIMINARY SITE PLAN

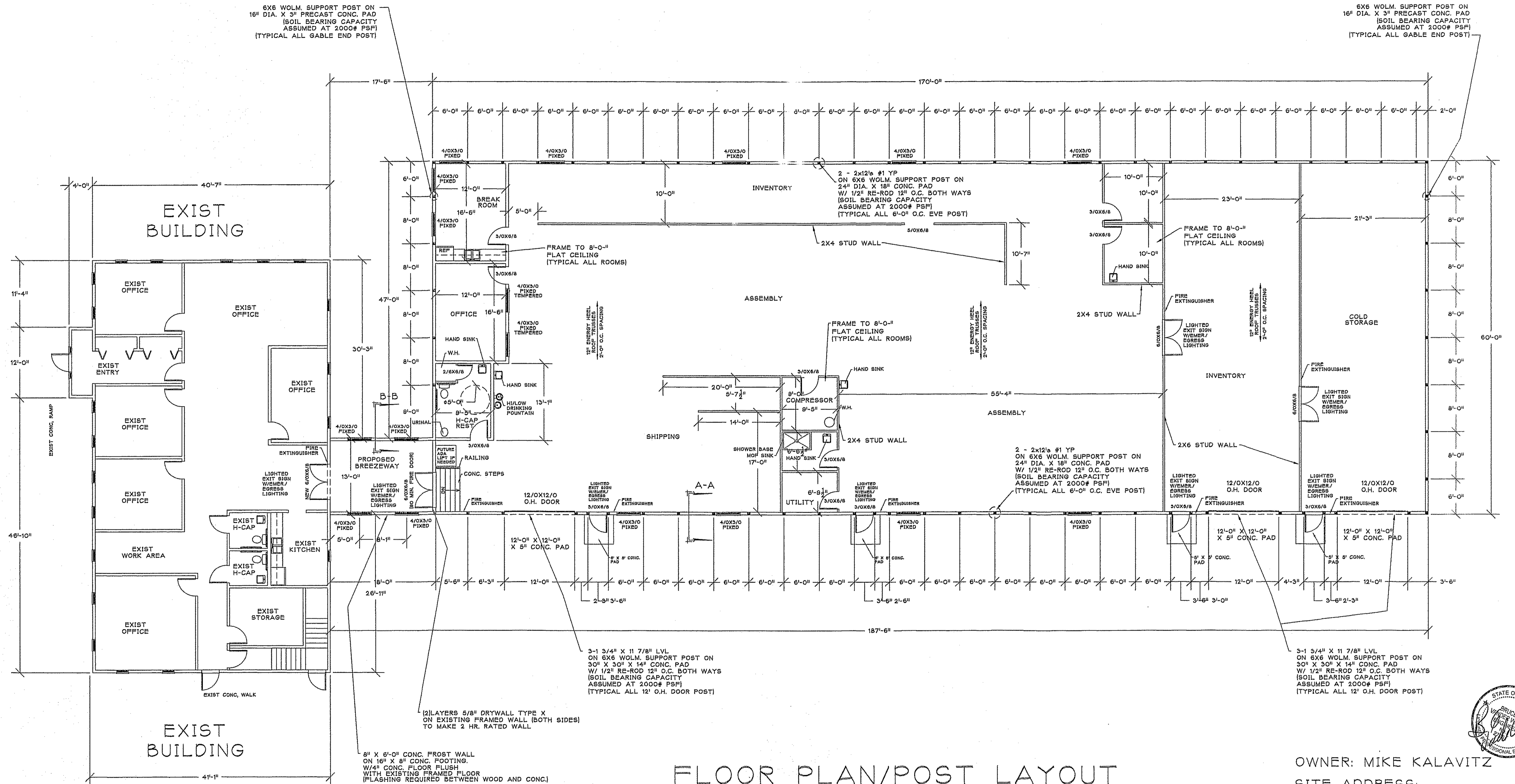
NO.	DATE	REVISION
7		
6		
5		
4		
3		
2		
1		



BUILDING ADDITION
MIKE KALAVITZ
962 INDUSTRIAL PARKWAY PLAINWELL, MICHIGAN

Vander Weele
Design Consultants, P.C.
6330 Torrington * Kalamazoo, Michigan 49009
(269) 372-7227 Fax: (269) 372-3964
e mail.. bvanderweele@vanderweele.com

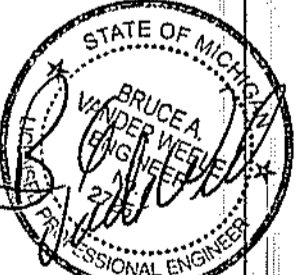
PROJECT NO. **9413**
SHEET NO. **C101**
DRAWN BY: BAV
ISSUE DATE: 4/16/18
PILOT SCALE



FLOOR PLAN/POST LAYOUT

TOP OF WINDOW TO BE SET AT 7'-0" O.F.F.

OWNER: MIKE KALAVITZ
 SITE ADDRESS:
 962 INDUSTRIAL PARKWAY
 PLAINWELL, MI 49080



ALL WORK TO COMPLY WITH
 2015 MICHIGAN BUILDING CODE

PROFESSIONAL DESIGN OVERSIGHT
 PROVIDED BY BRUCE VANDERWEELE, P.E.

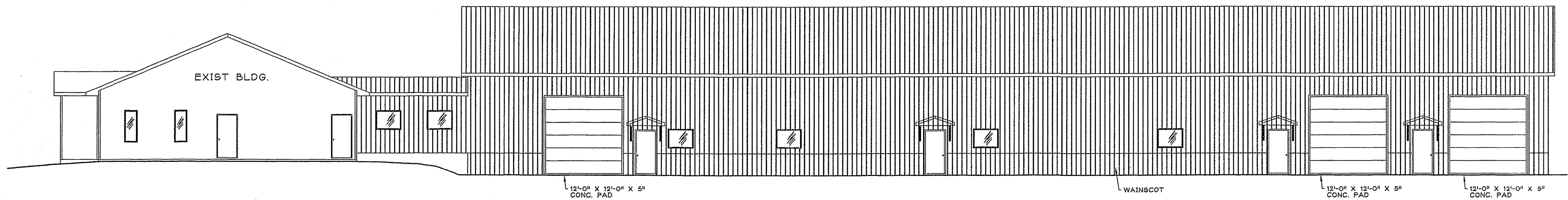
ROB'S DESIGN'S
 RESIDENTIAL AND LIGHT COMMERCIAL DESIGNS
 PLAINWELL, MI 49080

SCALE: 1/8" = 1'-0"	DRAWN BY: ROB	DRAWING NUMBER:
DATE: 3/17/18	REVISED: 4/18/18	KALAVITZ1

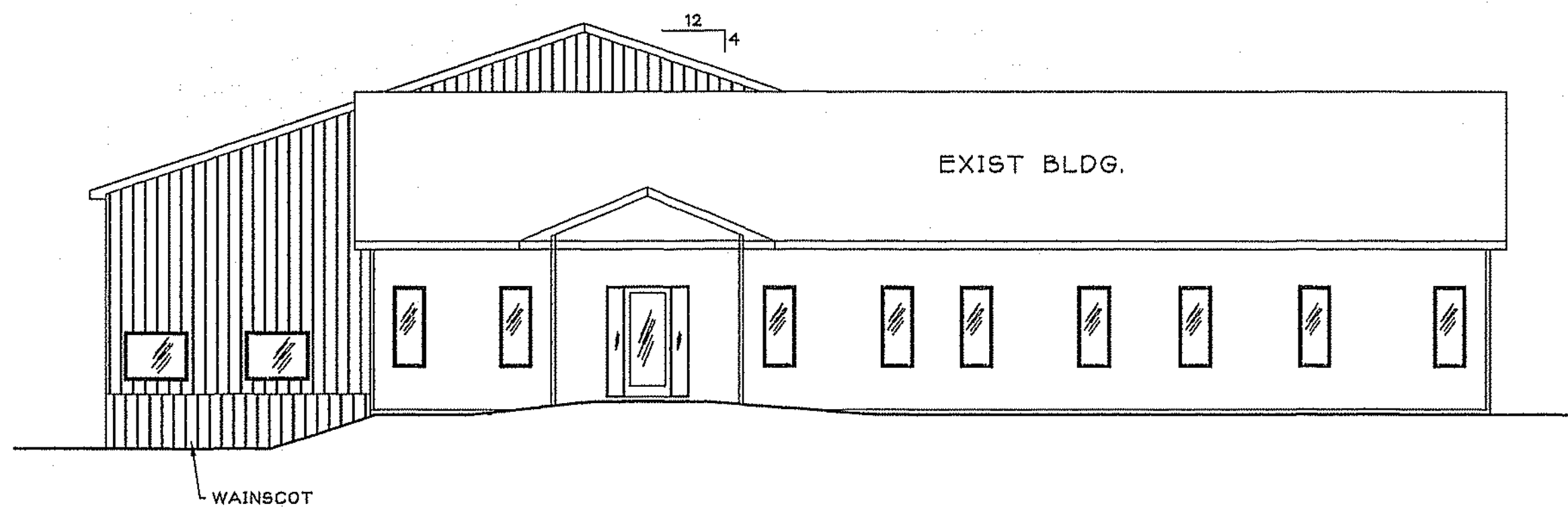
ADDITION TO EXIST. BUILDING
 MIKE KALAVITZ

SHT 2 OF 2

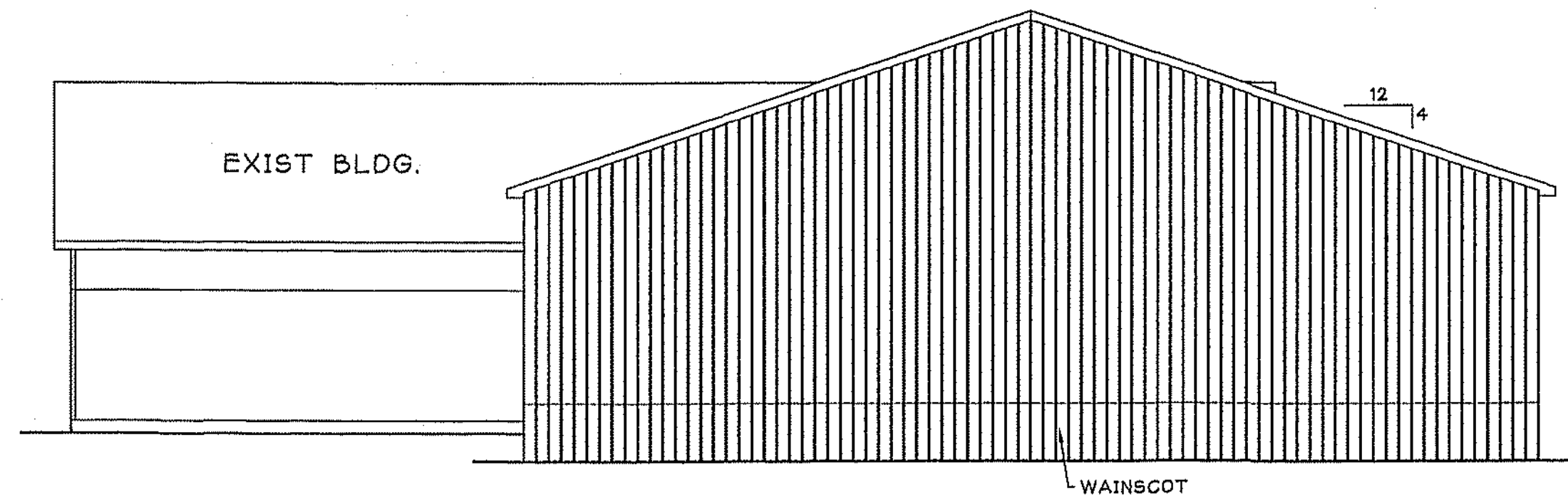
** NOTE: ROB'S DESIGN'S IS A PROFESSIONAL RESIDENTIAL DESIGN SERVICE. ALL FEDERAL, STATE, & LOCAL CODES, ORDINANCES, REGULATIONS, ETC. ARE TO BE CONSIDERED AS PART OF THE SPECIFICATIONS FOR EACH BUILDING AND ARE TO TAKE PRECEDENCE OVER ANYTHING SHOWN, DESCRIBED OR IMPLIED WHERE ANY DISCREPANCIES MAY OCCUR. THE SITE CONDITIONS MAY VARY, 1ST STEP DESIGNS LIMITED CANNOT WARRANT THE SUITABILITY OF THESE PLANS FOR USE ON EACH SPECIFIC SITE. DIMENSIONS MUST BE VERIFIED BY THE CONTRACTOR BEFORE CONSTRUCTION BEGINS. DIMENSIONS ARE NOT THE RESPONSIBILITY OF THE DESIGNER ONCE CONSTRUCTION HAS BEGUN. THIS DRAWING AND DESIGN IS THE COPYRIGHTED PROPERTY OF ROB'S DESIGN'S.



WEST ELEVATION



NORTH ELEVATION



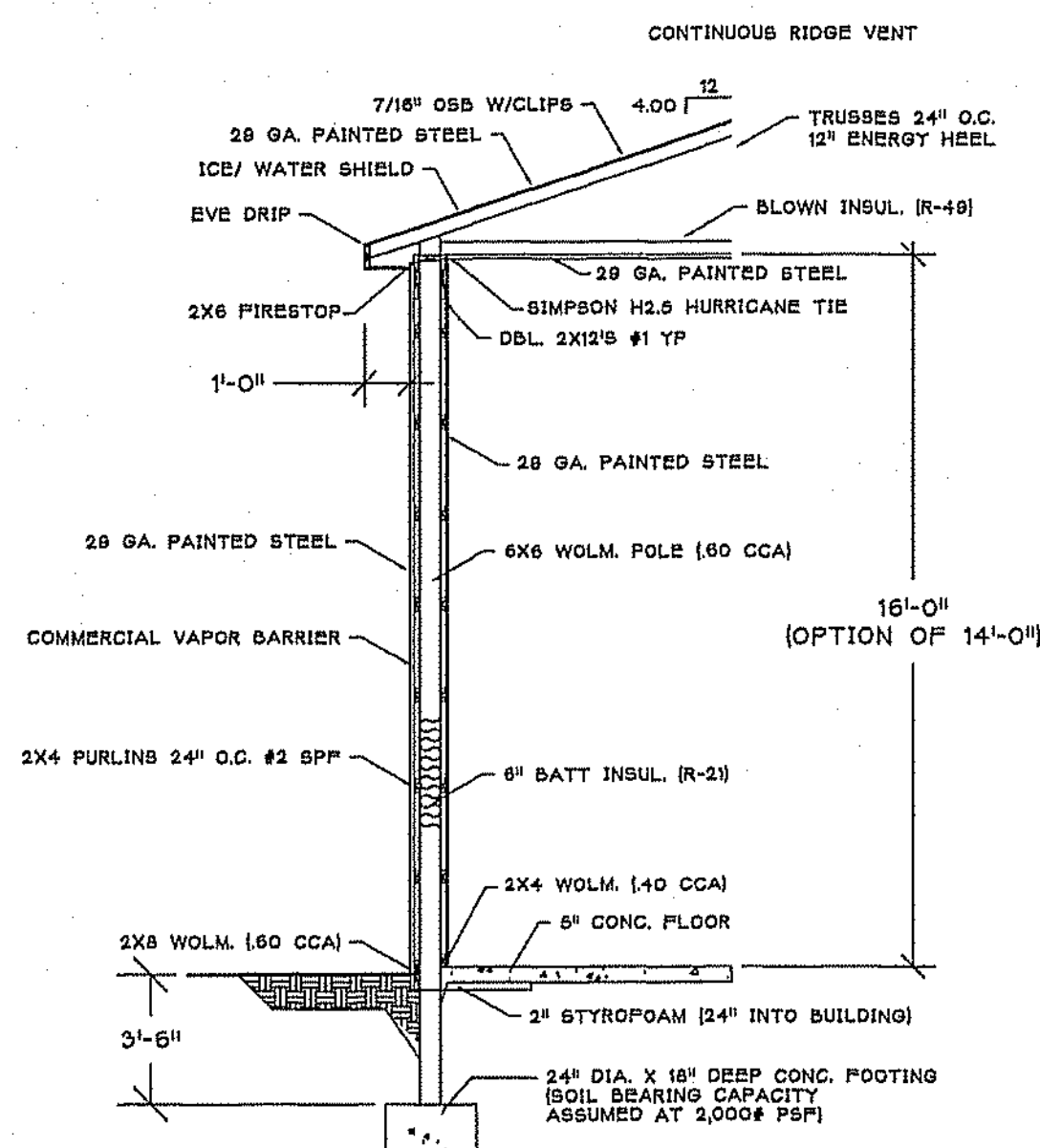
SOUTH ELEVATION

DESIGN DATA	
CONSTRUCTION TYPE	VB(5B)
USE GROUP	I INDUSTRIAL
EXPOSURE CATEGORY	B
IMPORTANCE FACTOR	1.0
GROUND SNOW LOAD	35 PSF
BASIC WIND SPEED	115 MPH
VELOCITY PRESSURE	19.8 PSF
INTERNAL PRESSURE COEFFICIENT	+0.18 & -0.18
SEISMIC IMPORTANCE FACTOR	1.0
SEISMIC DESIGN CATEGORY	A
CODE JURISDICTION	2015 MBC
CLIMATE ZONE	5A

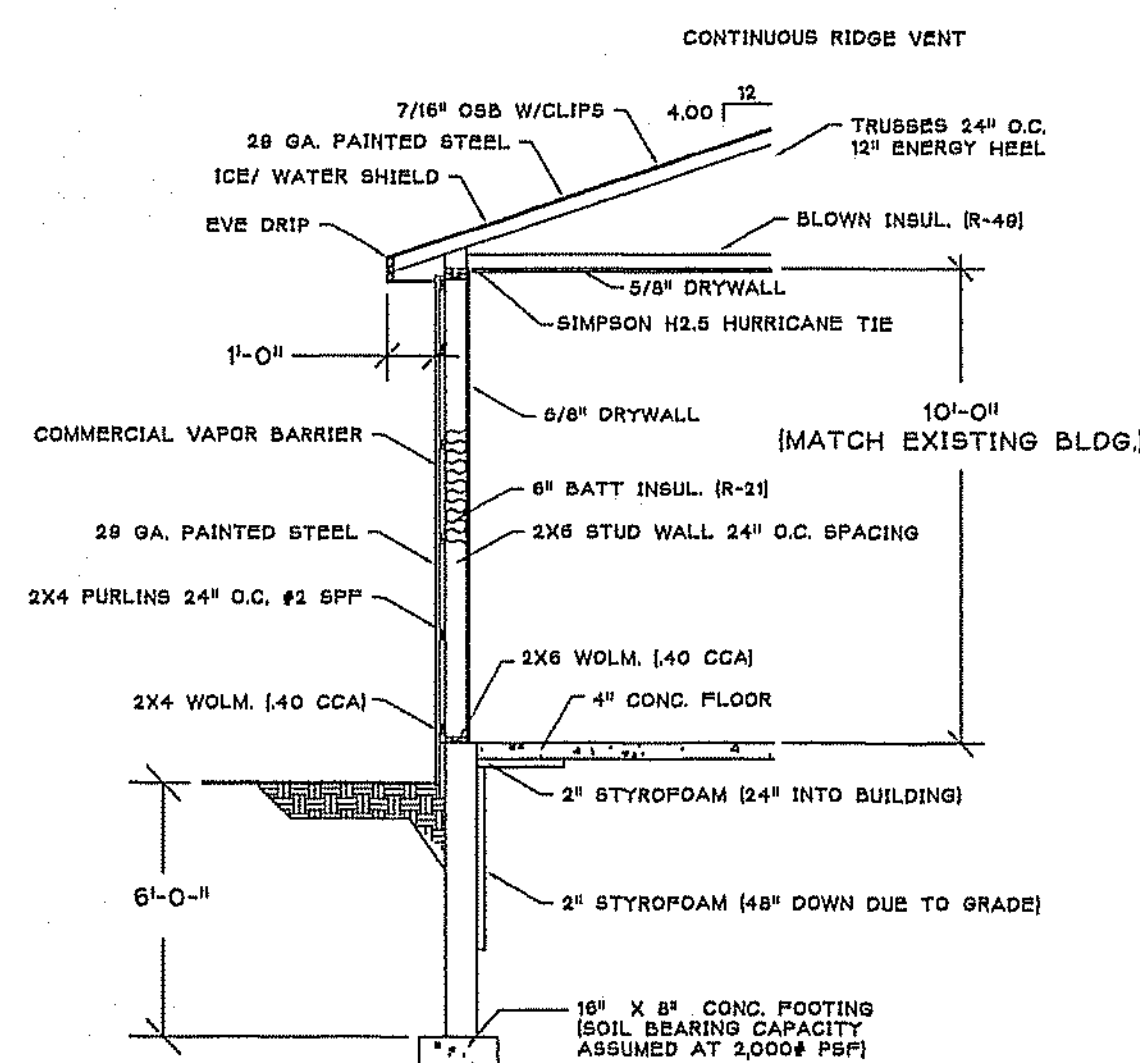
- NOTES:
- UNLESS OTHERWISE NOTED ALL WINDOW AND DOOR HEADERS TO BE AT LEAST DOUBLE 2 X 12'S WITH 1/2" PLYWOOD FILLERS
 - ALL FLOORS AND LINES OF EGRESS TO HAVE SLIP RESISTANT SURFACES
 - ALL MEANS OF EGRESS DOORS: HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES SHALL BE A MAXIMUM OF 48" ABOVE FINISHED FLOOR AND OPERATED WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING OR TWISTING OF THE WRIST TO OPERATE
 - FASTENERS FOR PRESERVATIVE TREATED WOOD SHALL BE OF HOT-DIPPED ZINC-COATED GALVANIZED, STAINLESS STEEL, SILICON BRONZE, COPPER OR OTHER CORROSION-RESISTANT MATERIAL
 - FIRE BLOCKING REQUIRED ON ALL OVERHANGS NOT TO EXCEED 20' INTERVALS
 - ALL EXIT DOORS TO BE EQUIPPED WITH LIGHTED EXIT SIGNS
- EACH ATTIC AREA TO HAVE A MIN. ACCESS OPENING OF 22" X 30".
- VENTILATION RATE TO BE 1 CF/FT. OF VENTILATION FOR EVERY 150 CF/FT. OF ATTIC AREA WHEN BOTH SOFFIT AND RIDGE VENTS ARE INSTALLED.
- EACH ATTIC AREA TO BE A MAXIMUM OF 3,000 SQ. FT. DRAFTSTOP IN ATTIC AREA CONSISTING OF 1 LAYER OF 1/2" DRYWALL OR 1/2" OSB CONTINUOUS FROM CEILING TO ROOF DECK.
- ALL DOORS AND HARDWARE MUST MEET MBC (1008.1.8 TO 1008.1.8.2) AND ANSI (D08.4 & 404.2.7).
- ALL EXPOSED PIPES AND SURFACES MEET ANSI (806.4) OCCUPANCY LOAD OF 15 OR FEWER

ROOF TRUSS DATA:

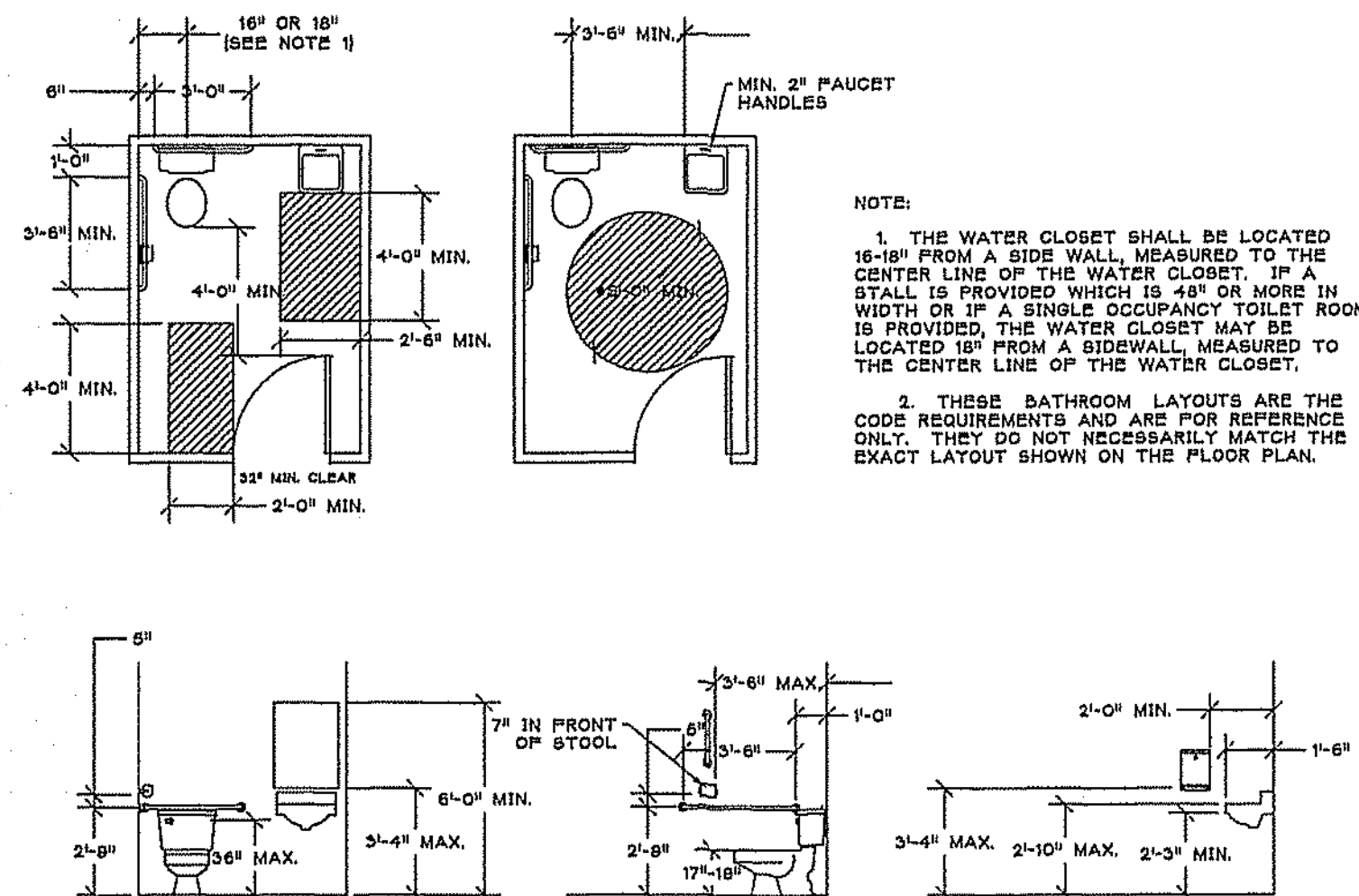
TOP CHORD LIVE LOAD:	40.00 PSF
TOP CHORD DEAD LOAD:	7.00 PSF
BOTTOM CHORD LIVE LOAD:	0.00 PSF
BOTTOM CHORD DEAD LOAD:	10.00 PSF
TOTAL UNIFORM LOADING	57.00 PSF



SECTION A-A



SECTION B-B



- NOTE:
- THE WATER CLOSET SHALL BE LOCATED 18-18\"/>
 - THESE BATHROOM LAYOUTS ARE THE CODE REQUIREMENTS AND ARE FOR REFERENCE ONLY. THEY DO NOT NECESSARILY MATCH THE EXACT LAYOUT SHOWN ON THE FLOOR PLAN.

OWNER: MIKE KALAVITZ
 SITE ADDRESS:
 962 INDUSTRIAL PARKWAY
 PLAINWELL, MI 49080

ALL WORK TO COMPLY WITH
 2015 MICHIGAN BUILDING CODE

PROFESSIONAL DESIGN OVERSIGHT
 PROVIDED BY BRUCE VANDERWEELE, P.E.

STATE OF MICHIGAN
 BRUCE VANDERWEELE
 LICENSED PROFESSIONAL ENGINEER
 No. 100000

ROB'S DESIGN'S
 RESIDENTIAL AND LIGHT COMMERCIAL DESIGNS
 PLAINWELL, MI 49080

SCALE: 1/8" = 1'-0" DRAWN BY: ROB
 DATE: 3/17/18 REVISED: 4/18/18 KALAVITZ

ADDITION TO EXIST. BUILDING
 MIKE KALAVITZ

SHEET 1 OF 2



PAID

APR 13 2018

CITY OF PLAINWELL

Plainwell Treasury Office

211 N. Main Street
Plainwell, Michigan 49080-1370

Phone: 269-685-6821
Fax: 269-685-7282

SPECIAL USE PERMIT APPLICATION

1. Owner/Applicant: Name: CPR PROPERTIES LLC Fee: \$100.00
(Last) (First) (M.I.)
 Address: 319 PARK ST PLAINWELL, MI 49080
(Street & No.) (City) (State-Zip)
 Phone: 269-217-7389
(Home) (Work)
2. Request is for a Special permit to (Specify Use): UTILIZE EXISTING STRUCTURE AS EXTENSION OF PLAINWELL COUNSELING CENTER
3. Legal Description of Property: 122 W. HILL ST AND LOT AS ADDITIONAL PARKING.
4. Address of Property: 122 W. HILL ST
5. Present Use and Zoning of Property: Residential RIC
6. Attach an Accurate Drawing Showing:
- a) Property boundaries
 - b) Existing structures
 - c) Location of abutting streets
 - d) Existing zoning on adjacent properties
 - e) Proposed new structures
 - f) Locations of buildings on adjacent properties
7. Names and Addresses of all other persons, firms or corporations having a legal interest in the property: _____

8. Applicant/Owner Signature: [Signature]
 X _____

Official use only

Date of Application _____
 Fee amount _____ date _____
 Council Action _____ date _____
 Effective date _____

PARK

The
House
House

PENNELL
COUNSELING
CENTER

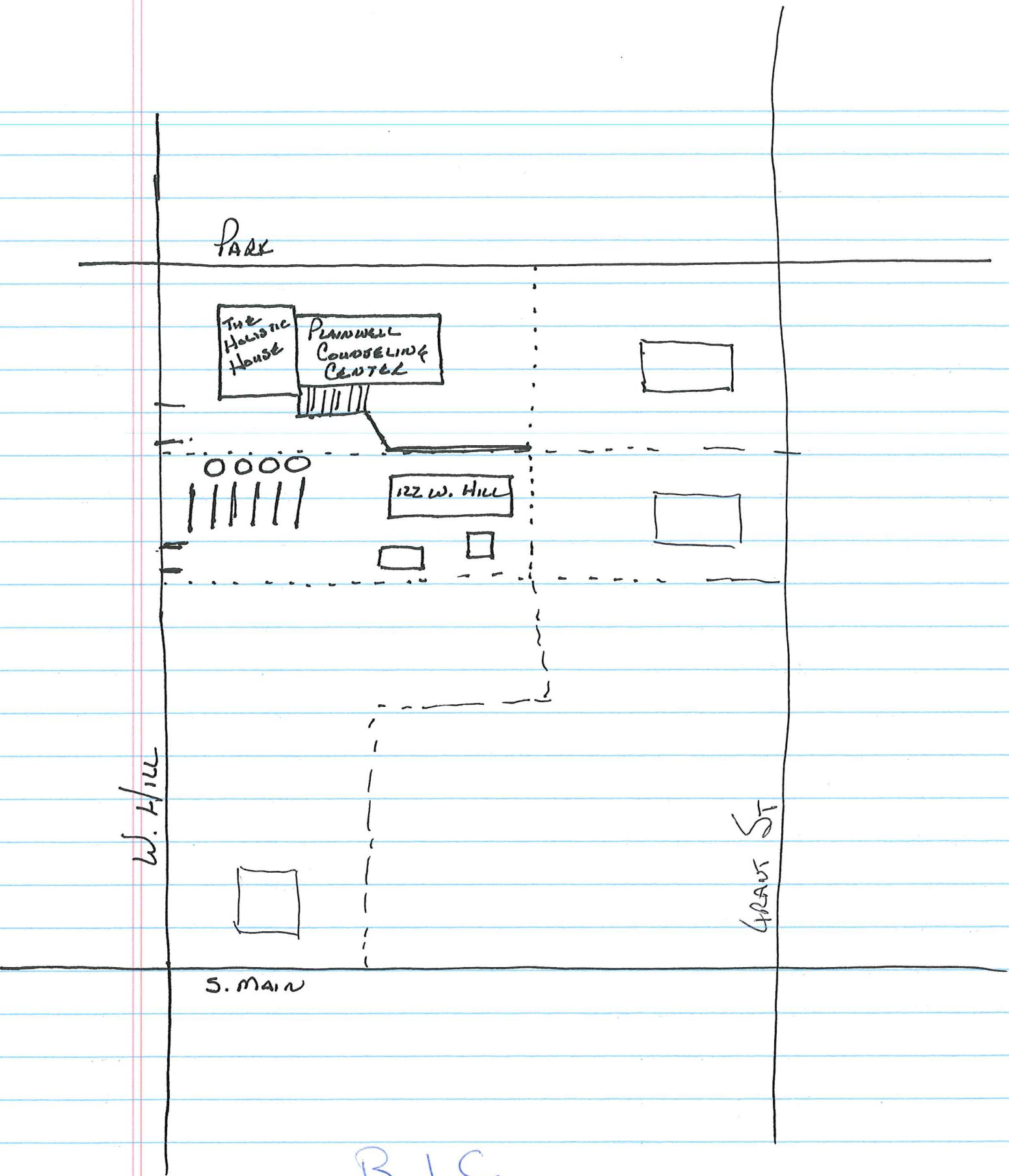
122 W. HILL

W. Hill

GRANT ST

S. MAIN

RIC





W Chart St E Cha
W Grant St E Gra
Hill St
S Main St
S Anderson
122 West

Google

(1 of 3) ▶ □ ✕

Parcel No: 55-350-020-00

ACRES 0.17
OWNER SLATER FLOYD & YVONNE
OWNADDRESS PO BOX 377
OWNCITY OTSEGO
OWNSTATE MI
OWNZIP 49078-0377
OWNCAREOF
PROPADDRESS 122 W HILL ST
SCHOOLDIST 03010
PROPCLASS 401
PDR 101=SING FAMLY
ASSESSMENT 25,200.00
TAXABLE 12,542.00

[Zoom to](#)





W CHART ST

R-1B

200

PARK ST

R-1C

CBD

100

A45

CBD

R-1C

199

S AN...

R-1B

299

W GRANT ST

R-1B

200

300

CBD

R-1C

300

CBD

R-1C

E GRANT ST

R-1B

299

Search result

122 W Hill St, Plainwell, Michigan, 49080

[Zoom to](#)

W HILL ST

R-1B

400

400

R-1B

R-1C

400

S MARTIN

R-1C

A45

R-1B

400

299

ODHAMS ST