City Boards Annual Meeting
2018–2019
The Michigan Planning Enabling Act, PA 33 of 2008, as amended, requires that an annual report of Planning Commission activities be prepared for the legislative body that reflects the administration and enforcement of the master plan and zoning ordinance, including recommendations for amendments or supplements to the ordinance.
City Council

- Mayor Brad Keeler
- Mayor Pro Tem Lori Steele
- Council Member Todd Overhuel
- Council Member Roger Keeney
- Council Member Randy Wisnaski
Meets 1st Tuesday after 1st Monday in March
Public meetings commence on the 2\textsuperscript{nd} Monday in March, lasting not less than two (2) days. Also meet in July/December. 3–year terms.

Ted Lowis
Jennifer Loftus
Jerome Westergaard
Sue Miller
Compensation Board

Members are appointed by City Council.
Members must be qualified voters registered in the City of Plainwell and must not be employed by the city, nor be members of an employee’s immediate family. The Compensation Board meets in the spring of odd-numbered years to determine the salary of each local elected official.

Karen Kohen
William Parsons
Jay Lawson
Sherry Pallett
Judy Shoemaker
Brian Kelley, Non voting member Recording Staff
DDA BRA TIFA

Meets the 2nd Tuesday of every month, 7:30AM
4-year term - Ordinance Section 13.5
Mayoral Appointment/Council Approval
Members appointed by City Council. Members do not have to be city residents. Members must own a business in the Central Business District (CBD), the Industrial Park or have a background in Brownfield development.

Nicholas Larabel, Chairman BRA
Paul Rizzo, Chairman TIFA
E. J. Hart, Chairman DDA
   Adam Hopkins
   Jim Turley
   Zelda Schippers
   David O'Bryant
Erik Wilson, City Manager
Randy Wisnaski, Council Advisor
Denise Siegel, Community Development Manager (Non-Voting)
Plainwell Paper Mill Site (BRA):
- Clean up
- Demolition grant preparation
- Redevelopment Ready Certification re: funding through MEDC

Downtown Central Business District (DDA):
- Parking lots - resurfaced 3 parking lots – the Sun Theatre Lot, Northeast Parking lot, the Southeast parking lot
- Added Michigan Milestone Plaque to Soul Fountain
- 10 new businesses have opened their doors in the CBD between 2018-2019

Sidewalks:
- Repair as needed

Landscaping:
- Northeast parking lot landscape completed.
- Landscape by NAPA Plainwell Auto completed

Industrial Park (TIFA):
- Updated signage at entrance and added a help wanted sign
- Filled in pot holes on Acorn Street
- Landscaped front entrance by sculpture adding a bench and concrete path for Blue Star Memorial
- 5 businesses expanded their buildings between 2018-2019
- storm water retention pond cleared out
- SAW grant cleaned the storm and sewer lines
Businesses in Plainwell

<table>
<thead>
<tr>
<th>Commercial Business break down:</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Accommodations/Apartments/Senior Living</td>
<td>17</td>
</tr>
<tr>
<td>Education</td>
<td>7</td>
</tr>
<tr>
<td>Grocery</td>
<td>4</td>
</tr>
<tr>
<td>Medical</td>
<td>6</td>
</tr>
<tr>
<td>Dining/Pubs/Treats</td>
<td>12</td>
</tr>
<tr>
<td>Retail</td>
<td>16</td>
</tr>
<tr>
<td>Service</td>
<td>53</td>
</tr>
<tr>
<td>Worship</td>
<td>9</td>
</tr>
<tr>
<td><strong>total</strong></td>
<td><strong>124</strong></td>
</tr>
</tbody>
</table>

CURRENT OCCUPANCY CONDITIONS - INDUSTRIAL PARK & CBD

**Industrial**
- 927 Lincoln Parkway Lease
- 200 Allegan A
- 601 Allegan St.
- 611 Allegan St.
- 501 Jersey St.
- 617 Jersey St.

**Commercial**
- 112 N. Main St.
- 127 S. Main St.
- 200 E. Bridge St.
- 124 E. Bridge St.
- Vacant Property -1
- 200 Allegan #B-1

Total Businesses: 158

Commercial Business: 124
Industrial Businesses: 34
The Ransom District Library Board is comprised of members from Gun Plain and Cooper Townships and the City of Plainwell.

- Members appointed by the City are Roger Keeney, William Parsons, Melissa Gelbaugh

The City Council appoints its members to possess all powers and performs all functions of library boards as set forth by statute.

New Library coming soon!
Planning Commission

- Members are appointed by the Mayor, Council confirms
- Members must be city residents qualified by experience and/or training in matters related to land use planning.

Rachel Colingsworth, Chair
Gary Sausaman, Vice Chair
Jay Lawson
Jim Higgs
Stephen Bennett
Lori Steele (Council)
Denise Siegel, Non Voting Staff, Recording Secretary
## Actions taken by Planning Commission 2019

Rezoning/Site Plan Reviews in accordance with the Future Land Map

<table>
<thead>
<tr>
<th>ACTION</th>
<th>ADDRESS</th>
<th>TYPE</th>
<th>APPROVED</th>
<th>DATE</th>
</tr>
</thead>
<tbody>
<tr>
<td>REZONE</td>
<td>720 N. ANDERSON</td>
<td>C1-SB</td>
<td>YES</td>
<td>6/19/19</td>
</tr>
<tr>
<td>SPECIAL USE</td>
<td>720 N. ANDERSON</td>
<td>ANIMAL CLINIC</td>
<td>YES</td>
<td>6/19/19</td>
</tr>
<tr>
<td>Site Plan Review</td>
<td>180 Sherwood</td>
<td>New/demo</td>
<td>Yes</td>
<td>7/19/19</td>
</tr>
<tr>
<td>Site Plan Review</td>
<td>121 S. Anderson</td>
<td>Addition</td>
<td>Yes</td>
<td>9/19/19</td>
</tr>
</tbody>
</table>
Action Step: Review zoning ordinance to see if it inhibits master plan implementation; make necessary changes

<table>
<thead>
<tr>
<th>Ordinance</th>
<th>Amendment</th>
<th>Action</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Section 53–96</td>
<td>Maximum Height increase to 75’</td>
<td>Recommended to CC</td>
<td>01/16/19</td>
</tr>
<tr>
<td>Ordinance 383</td>
<td>Complete Street Ordinance</td>
<td>Recommended to CC</td>
<td>09/18/19</td>
</tr>
<tr>
<td>Ordinance – 381</td>
<td>Marihuana opt out until further notice</td>
<td>Recommended to CC</td>
<td>10/16/19</td>
</tr>
<tr>
<td>Section 57–4</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sec. 53–128.</td>
<td>Prompt Action – PC approves regular site plans as designated by CM</td>
<td>Recommended to CC</td>
<td>11/06/19</td>
</tr>
</tbody>
</table>
Parks & Trees Commissions

Members are appointed by City Council. Members must be city residents and registered voters qualified by experience and/or training in a variety of disciplines:

Matthew Bradley, Chair
Gina Berry
Tom Belco
Bunny LaDuke
Marsha Keeler
Todd Overhuel (Councilman)
Bob Nieuwenhuis, DPW Superintendent
Cheryl Pickett, Non-voting staff, Recording Secretary
Parks and Trees

Top 5 Projects 2016-2021
Community Recreation Plan

Expansion of Riverwalk
Non-Motorized Trailway
Restroom Upgrade
Playgrounds/Courts
Dog Park
Park Upgrades according to the Community Recreation Plan

- **Sherwood Park**
  - Remove trees for Veteran’s Memorial Expansion
  - New Permanent Restroom

- **Kenyon Park**
  - New sign with Park name

DNR Rec Passport Grant funds restroom in 2019

DPW Staff improve park sign
Continued Park Upgrades:

- **Riverwalk**
  - Pressure wash & stain from band shell to M-89
  - Removed & cleaned up bushes and overgrown trees

- **Pell Park**
  - Stained fence
  - Painted light post
  - Striped parking lot

Band shell power washed and freshly painted.

Freshly painted fence
Park Upgrades:

- **Hicks Park**
  - Painted fern bed
  - Cleaned up overgrown bushes & trees

- **Cook Park**
  - Dog Park
  - Pickle Ball Courts (3)
  - Upgraded parking lot & drive with millings

Cleaned up overgrown trees and bushes

Dog Park completed in 2018
Pickle Ball courts 3 completed by 2019
2016 – 2021 Master Plan

2016 Master Plan

City of Plainwell
Master Plan Action Item:

Develop a location for the Outdoor Farmers Market

New location – Sweetwater Donut Mill’s parking lot. Increased vendors from 5 to 10 and shoppers from 70 to 170 per day.
Master Plan Action Step:
Update Capital Improvements Plan to prioritize plan elements, projects and identify funding options.

Found on the city webpage under City Documents
City Council – Sherwood Street Project Funded through grant & CIP Budget

- Sherwood Street Project – 1.3 million
- Approximately 1300 feet of new water main
- Looped the water main together with the 12” line on N. Main St.
- Sewer line was improved through replacement and lining
- Project started July 8 and completed the project the end of September
Master Plan Action Step

Continue and build on programs that encourage building renovation and improvements.

Revolving Loans up to $10,000 for a local business w/a 1% interest and 5 year payback period. 21 loans have been given out since 2009.

As of 9/30/19 there is a balance of $30,134.21
Master Plan Action Step

Aggressively market Plainwell’s restaurants, businesses, and water-front as a unique destination between Kalamazoo and Grand Rapids. Publications, Social Media, etc.

Otsego Plainwell Chamber become one for better network and marketing. Chamber duo events: Ladies Leaves and Laughter, 5:01 Parties, Lunch n Learn Workshops, Cards in the Park, Ribbon Cuttings etc.

<table>
<thead>
<tr>
<th>City Social Media</th>
<th>Followers</th>
</tr>
</thead>
<tbody>
<tr>
<td>Website</td>
<td>839</td>
</tr>
<tr>
<td>Instagram</td>
<td>280</td>
</tr>
<tr>
<td>Twitter</td>
<td>5,239</td>
</tr>
<tr>
<td>Facebook</td>
<td>843</td>
</tr>
<tr>
<td>Email blast</td>
<td></td>
</tr>
</tbody>
</table>
Master Plan Action Item:

Continue to support the conversion of the former paper mill and site to mixed development that includes employment based land uses.

MEDC Demolition Grant
Clean up and remediation of site
Redevelopment Ready Community

- Why RRC —
  - To be vibrant and competitive, Michigan communities must be ready for development. This involves planning for new investment and reinvestment, identifying assets and opportunities, and focusing limited resources. Certified Redevelopment Ready Communities® attract and retain businesses, offer superior customer service and have a streamlined development approval process making pertinent information available around-the-clock for anyone to view.

- Message from MEDC on 11/18/19
  - “you have completed all of the RRC best practices.” from Pablo Majano (MEDC)
  - Meeting with MEDC Redevelopment Marketing Team
    - Friday, Dec. 6