



# City Boards Annual Meeting

2018-2019

# Annual Report 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



# Board of Review

**Meets 1st Tuesday after 1st Monday in March**

Public meetings commence on the 2<sup>nd</sup> Monday in March, lasting not less than two (2) days. Also meet in July/December. 3-year terms.

Ted Lewis

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)

# DDA BRA TIFA

## Downtown Development Plan

- ▶ 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
  - Small Business Revolving Loan – approximately 2 business loans given out from 2018-2019 for façade improvements, and business needs.
  - 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

Commercial Business break down:	
Accommodations/Apartments/Senior Living	17
Education	7
Grocery	4
Medical	6
Dining/Pubs/Treats	12
Retail	16
Service	53
Worship	9
<b>total</b>	<b>124</b>

## CURRENT OCCUPANCY CONDITIONS - INDUSTRIAL PARK & CBD

Industrial	Commercial
927 Lincoln Parkway Lease	112 N. Main St.
200 Allegan A	127 S. Main St.
601 Allegan St.	200 E. Bridge St.
611 Allegan St.	124 E. Bridge St.
501 Jersey St.	Vacant Property - I
617 jersey St.	200 Allegan #B-I

Commercial Business 124  
 Industrial Businesses 34  
 Total Businesses 158



# District Library Board:

- ▶ 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.
- ▶ Planning Commission works from the Economic Development Strategy and the Master Plan.

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

ACTION	ADDRESS	TYPE	APPROVED	DATE
REZONE	720 N. ANDERSON	C1-SB	YES	6/19/19
SPECIAL USE	720 N. ANDERSON	ANIMAL CLINIC	YES	6/19/19
Site Plan Review	180 Sherwood	New/demo	Yes	7/19/19
Site Plan Review	121 S. Anderson	Addition	Yes	9/19/19

# Planning Commission

Action Step: Review zoning ordinance to see if it inhibits master plan implementation; make necessary changes

Ordinance	Amendment	Action	Date
Section 53-96	Maximum Height increase to 75'	Recommended to CC	01/16/19
Ordinance 383	Complete Street Ordinance	Recommended to CC	09/18/19
Ordinance - 381 Section 57-4	Marihuana opt out until further notice	Recommended to CC	10/16/19
Sec. 53-128. Site Plan Review	Prompt Action - PC approves regular site plans as designated by CM	Recommended to CC	11/06/19

# Parks & Trees Commissions

Members are appointed by City Council.

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

Matthew Bradley, Chair

Gina Berry

Tom Belco

Bunny LaDuke

Marsha Keeler

Todd Overhuel (Councilman)

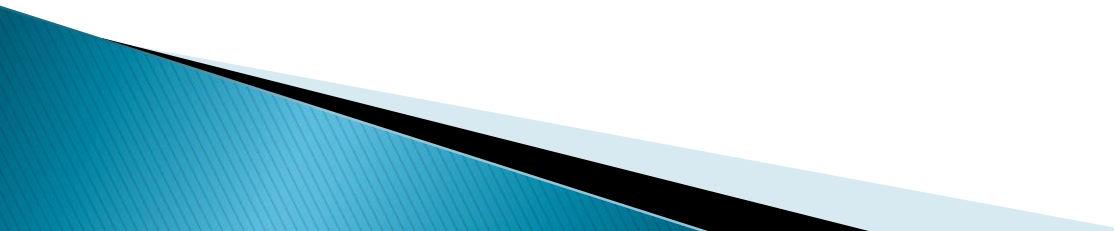
Bob Nieuwenhuis, DPW Superintendent

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



DNR Rec Passport Grant funds restroom in 2019

## ▶ Kenyon Park

- ▶ New sign with Park name



DPW Staff improve park sign

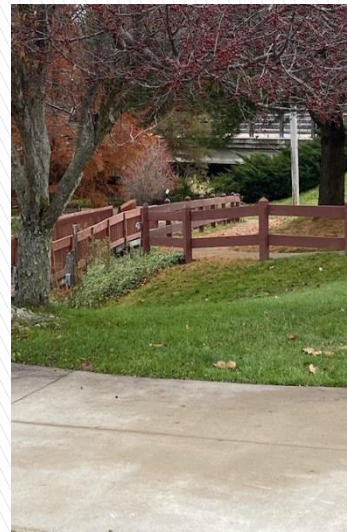
# Continued Park Upgrades:

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



Band shell power washed and freshly painted.

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



Freshly painted fence



# Park Upgrades:

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



Cleaned up overgrown trees and bushes

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



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 OF PLAINWELL CAPITAL IMPROVEMENT PLAN 2019-2024



### City Council:

Adopted June 4, 2019

- Mayor - Rick Brooks
- Mayor Pro-Tem - Lori Steele
- Councilmember - Brad Keeler
- Council member - Roger Keeney
- Councilmember - Todd Overhuel

### City Planning Commission:

Adopted June, 19 2019

- Chairperson - Diana Lubic
- Vice-Chairperson - Jim Higgs
- Commissioner - Gary Sausaman
- Commissioner - Lori Steele
- Commissioner - Rachel Colingsworth
- Commissioner - Stephen Bennett
- Commissioner - Jay Lawson

The Island City

# 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.



City Social Media	Followers
Website	
Instagram	839
Twitter	280
Facebook	5,239
Email blast	843



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

**WORK IN  
PROGRESS**



# 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



RRC Certified Communities