

PINE RIVER TOWNSHIP

Gratiot County, Michigan

March 18, 2025

Agenda

1. Call to Order
2. Pledge to the Flag
3. Roll Call
4. Public Hearing- Budget 7:00 p.m.
5. Brief Public Comments (3 Minutes)
6. Approval of Agenda
7. Approval of Minutes
 - a. February 18, 2025
8. Approval to Pay Bills
9. Reports by Boards, Committees & Agents
 - a. Treasurer's Report
 - b. Budget Report
 - c. Zoning & Blight Report
 - d. Assessor's Report
 - e. Fire Board Report
10. Business before the Board
 - a. 2026 Budget Adoption
 - b. Road Commission 2026 Contracts
 - c. Magnet
 - d. Land Division- 12-032-032-00
 - e. Land Division- 12-016-006-00
 - f. Reconfirm Approval and Readvertise- Ordinance 2025-101-Energy Storage Facilities
 - g. Reconfirm Approval and Readvertise- Resolution 2024-04-Map Amendment 15 parcels in Section 36
 - h. Reconfirm Approval and Readvertise-Resolution 2023-9-Map Amendment Whitmore
 - i. Blueprint Scanner
 - j. Computer Replacements
11. Announcements and Upcoming Meetings
 - a. Next Board Meeting – April 15, 2025- 7:00 p.m.
 - b. Spring Cleanup Day - May 17, 2025 (8am-12pm)
12. Adjournment

MINUTES OF THE PINE RIVER TOWNSHIP BOARD
MONTHLY MEETING
MARCH 18, 2025

1. The regular monthly meeting of the Pine River Township Board was called to order at 7:00PM by Supervisor Beeson at the Township Hall.
2. Pledge to the Flag: The Board and the Public said the Pledge to the flag.
3. Roll Call: Best: present; Moeggenborg: present; Beeson: present; Whitmore: present; Baker: present. 5) Board members present, (0) absent.
4. Public Hearing – Budget: Beeson opened the Budget Hearing at 7:00PM.
5. Public Comments: None.
6. Approve the Agenda:
 - a. Motion made by Baker: second by Moeggenborg: to approve the Agenda with addition of 10k Budget Adjustments. All present Board members approved. Motion carried 5-0.
7. Approval of Minutes:
 - a. Motion made by Baker: second by Best: to approve the Minutes of the regular meeting of February 18, 2025. All present Board members approved. Motion carried 5-0.
8. Approval to Pay Bills:
 - a. Motion made by Moeggenborg: second by Best: to approve the payment of bills for the total \$26,277.90. All present Board members approved. Motion carried 5-0.
9. Reports by Boards, Committees, and Agents:
 - a. Treasurer’s Report: Discussion: Board reviewed, bank reconciliations have been received and reviewed by all present. Placed on file.
 - b. Budget Report: Discussion: report placed on file.
 - c. Zoning and Blight Officer: Discussion: report placed on file.
 - d. Assessor Report: no report
 - e. Fire Services: no report
10. Business before the Board:
 - a. 2026 Budget Adoption
 1. Motion made by Best: second by Moeggenborg: to approve the General Appropriations Act for Fiscal Year 2026. Roll call vote: Best: yes; Moeggenborg: yes; Beeson: yes; Whitmore: yes; Baker: yes. All present Board members approved. Motion carried 5-0.
 2. Motion made by Moeggenborg: second by Best: to approve the 2026 Fire Fund Millage Rate as 1.00 mills. Roll call vote: Best: yes; Moeggenborg: yes; Beeson: yes; Whitmore: yes; Baker: yes. All present Board members approved. Motion carried 5-0.
 - b. Road Commission 2026 Contracts
 1. Motion made by Baker: second by Best: to approve paving Cheesman Road from Begole Road to Michigan Avenue at a cost of \$176,935. All present Board members approved. Motion carried 5-0.
 2. Motion made by Moeggenborg: second by Baker: to approve gravel resurfacing of 4.5 miles with Fisher gravel at a cost of \$48,890.25. All present Board members approved. Motion carried 5-0.

3. Motion made by Best; second by Moeggenborg; to approve two coats of dust layering 34.19 miles at a cost of \$23939.84. All present Board members approved. Motion carried 5-0.
 4. Motion made by Best; second by Baker; to approve the 2026 annual contract with the Gratiot County Road Commission. All present Board members approved. Motion carried 5-0.
- c. MAGNET
1. Motion made by Baker; second by Whitmore; to approve the payment of \$2400 to MAGNET for Fiscal Year 2026. All present Board members approved. Motion carried 5-0.
- d. Land Division - 12-032-032-00
1. Motion made by Baker; second by Moeggenborg; to approve the land division of Parcel #12-032-032-00 to become Residual #2912-032-032-01 and Child #2912-032-032-10. All present Board members approved. Motion carried 5-0.
- e. Land Division – 12-016-006-00
1. Motion made by Baker; second by Best; to approve the land division of Parcel #12-016-006-00 to become Residual #2912-016-006-01 and Child #2912-016-006-10. All present Board members approved. Motion carried 5-0.
- f. Reconfirm Approval and Readvertise: Ordinance 2025-101 – Energy Storage Facilities
1. Motion made by Moeggenborg; second by Best; to reapprove Ordinance 2025-101. Roll call vote: Best: yes; Moeggenborg: yes; Beeson: yes; Whitmore: yes; Baker: no. All present Board members approved. Motion carried 5-0.
- g. Reconfirm Approval and Readvertise: Resolution 2024-04 Map Amendment 15 Parcels in Section 36
1. Motion made by Baker; second by Moeggenborg; to reapprove Resolution 2024-04. Roll call vote: Best: yes; Moeggenborg: yes; Beeson: yes; Whitmore: yes; Baker: yes. All present Board members approved. Motion carried 5-0.
- h. Reconfirm Approval and Readvertise: Resolution 2023-9 – Whitmore
1. Motion made by Best; second by Moeggenborg; to reapprove Resolution 2023-9. Roll call vote: Best: yes; Moeggenborg: yes; Beeson: yes; Whitmore: abstain; Baker: yes. All present Board members approved. Motion carried 5-0.
- i. Blueprint Scanner
1. Motion made by Baker; second by Best; to approve the purchase of a Blueprint Scanner at a cost of \$5000. All present Board members approved. Motion carried 5-0.
- j. Computer Replacements
1. Motion made by Baker; second by Best; to approve up to \$15,000 for township computer and software updates and needs. All present Board members approved. Motion carried 5-0.
- k. Budget Adjustments
1. Motion made by Baker; second by Best; to approve the adjustments to Fiscal Year 2025 as follows:
 1. Expenses:
 1. Decrease 101.101.801.001 by \$20,000
 2. Increase 101.445.969.000 by \$8,000
 3. Increase 101.265.977.000 by \$20,000
 2. Revenues
 1. Increase 101.000.664.000 by \$2,200
 2. Increase 101.000.668.000 by \$2,100
 3. Increase 101.000.607.000 by \$8,400
 All present Board members approved. Motion carried 5-0.

11. Announcements and Upcoming Meetings

- a. Next Board Meeting – April 15, 2025
- b. Spring Cleanup Day – May 17, 2025 (8AM-12PM)

12. Adjournment:

- a. Motion made by Whitmore: second by Baker: to adjourn the meeting at 8:15PM. All present Board members approved. Motion carried 5-0.

Submitted by Andi Whitmore, Clerk

General Appropriations Act

A Resolution to Establish a General Appropriations Act for the Township of Pine River; to define the powers and duties of the Pine River Township officers in relation to the administration of the budget; and to provide remedies for refusal or neglect to comply with the requirements of this resolution.

The Board of Trustees of Pine River Township resolves:

SECTION 1: TITLE

This resolution shall be known as the Pine River Township General Appropriations Act.

SECTION 2: CHIEF ADMINISTRATIVE OFFICER

The Supervisor shall be the Chief Administrative Officer and shall perform the duties of the Chief Administrative Officer enumerated in this act.

SECTION 3: FISCAL OFFICER

The Clerk shall be the Fiscal Officer and shall perform the duties of the Fiscal Officer enumerated in this act.

SECTION 4: PUBLIC HEARINGS ON THE BUDGET

Pursuant to MCLA 141.412 and 141.413, notice of a public hearing on the proposed budget was published in the Morning Sun on Wednesday, March 5, 2025, and a public hearing on the proposed budget was held on Tuesday, March 18, 2025.

SECTION 5: ESTIMATED REVENUES

Estimated township general fund revenues for the fiscal year 2026 including an allocated millage of one mill (reduced to .9 mills by Headlee) and various miscellaneous revenues shall total \$573,854. A dedicated rate of 1 mill for fire and rescue protection will generate approximately \$200,469.

SECTION 6: MILLAGE LEVY

The Pine River Township Board shall cause to be levied and collected the general property tax on all real and personal property within the township

upon the current tax roll an amount equal to .9 mill, as authorized under state law, in addition to a voter approved millage dedicated to covering the costs of fire and rescue services in the Township, levied at one additional mill.

SECTION 7: ESTIMATED EXPENDITURES

Estimated township general fund expenditures for fiscal year 2026 for the various township cost centers are as follows:

101	Township Board	\$120,517
171	Supervisor	27,700
191	Elections	8,690
209	Assessing	37,350
215	Clerk	36,500
247	Board of Review	3,900
253	Treasurer	28,450
265	Buildings and Grounds	67,072
276	Cemetery	5,895
445	Drains at Large	250
446	Road Commission	223,390
450	Street Lighting	2,200
528	Rubbish (Non-Curbside)	4,000
805	Planning & Zoning	<u>16,535</u>
	TOTAL:	\$582,449

SECTION 8: DESIGNATED FUNDS

The following projects and funds are designated to their specific use:

Road Improvement Fund	\$500,000.00
Township Hall Improvements	\$50,000.00
Water/Sewer Development	\$400,000.00
Cemetery Improvements	\$25,000.00

SECTION 9: ADOPTION OF BUDGET BY REFERENCE

The general fund budget of Pine River Township is hereby adopted by reference, with revenues and activity expenditures as indicated in sections 5 and 7 of this act.

SECTION 10: ADOPTION OF BUDGET BY COST CENTER

The Board of Trustees of Pine River Township adopts the 2026 fiscal year general fund budget by cost center. Township officials responsible for the expenditures authorized in the budget may expend township funds up to, but not to exceed, the total appropriation authorized for each cost center, and may make transfers among the various line items contained in the cost center appropriation. However, no transfers of appropriations for line items related to personnel or capital outlays may be made without prior board approval by budget amendment.

SECTION 11: APPROPRIATION IS NOT A MANDATE TO SPEND

Appropriations will be deemed maximum authorizations to incur expenditures. The fiscal officer shall exercise supervision and control to ensure that expenditures are within appropriations, and shall not issue any township order for expenditures that exceed appropriations.

SECTION 12: TRANSFER AUTHORITY

The Chief Administrative Officer shall have the authority to make transfers among the various cost centers without prior board approval, if the amount to be transferred does not exceed \$2,000 or 15% of the appropriation item from which the transfer is to be made, whichever is less. The Board shall be notified at its next meeting of any such transfers made, and reserves the right to modify, amend or nullify any such transfers made. Under no circumstances may the total general fund budget be changed without prior board approval.

SECTION 13: PERIODIC FISCAL REPORTS

The fiscal officer shall transmit to the board at the end of each month a report of financial operation, including, but not limited to:

1. A summary statement of the actual financial condition of the general fund at the end of the previous month;
2. A summary statement showing the receipts and expenditures and encumbrances for the previous month and for the current fiscal year to the end of the previous month;
3. A detailed list of:

- a. Expected revenues by major source as estimated in the budget; actual receipts to date for the current fiscal year compared with actual receipts for the same period in the prior fiscal year; and any revisions in revenues estimated resulting from collection experience to date.
- b. For each cost center; the amount appropriated; the amount charged to each appropriation in the previous month and for the current fiscal year and as compared with the same period in the prior fiscal year; the unencumbered balance of appropriations; and any revision in the estimate of expenditures.

SECTION 14: LIMIT ON OBLIGATIONS AND PAYMENTS

No obligation shall be incurred against, and no payment shall be made from any appropriation account unless there is a sufficient unencumbered balance in the appropriation and sufficient funds are or will be available to meet the obligation.

SECTION 15: BUDGET MONITORING

Whenever it appears to the Chief Administrative Officer of the Township Board that the actual and probable revenues in any fund will be less than the estimated revenues upon which appropriations from such fund were based, and when it appears that expenditures shall exceed an appropriation, the chief Administrative Officer shall present to the township board recommendation to prevent expenditures from exceeding available revenues or appropriations for the current fiscal year. Such recommendations shall include proposals for reducing appropriations, increasing revenues, or both.

SECTION 16: VIOLATIONS OF THE ACT

Any obligation incurred or payment authorized in violation of this resolution shall be void and shall subject any responsible official or employee to disciplinary action as outlined in P.A. 621.

SECTION 17: BOARD ADOPTION

Motion made by Best supported by Mueggenborg, to adopt the foregoing resolution. Roll call vote is as follows:

Voting YES: Best, Mueggenborg, Beeson, Whitmore, Baker

Voting NO: ∅

Absent: ∅

The Supervisor declared the motion carried and the resolution duly adopted on the 18th day of March 2025.

Andi Whitmore
Andi Whitmore, Clerk

Pine River Township Fire Fund Millage Rate Fiscal Year 2026

A RESOLUTION TO ESTABLISH THE MILLAGE RATE FOR FIRE AND EMERGENCY SERVICES
FOR FISCAL YEAR 2026

The following Resolution was offered by Mueggenborg and supported by Best.

WHEREAS, the Board of Trustees of Pine River Township, by virtue of previous board action, has assumed the obligation of establishing the millage rate to cover in their entirety the costs of providing fire and emergency services to township residents, and

WHEREAS, this rate must be established before the commencement of each new fiscal year, and

WHEREAS, after timely notification of such in the Morning Sun, a newspaper of general circulation within the township, a mandatory public hearing on the subject was held at the Township Hall on Tuesday, March 19, 2024 at 7:00 pm;

NOW THEREFORE, BE IT RESOLVED:

1. The voter approved millage rate for Fiscal Year 2026 is established at **1.00 mills**.
2. As required by state legislation, this rate will be collected against **the taxable value** of all property located within Pine River Township. The taxable value is currently estimated at \$200,469,011.

This resolution was presented to the Board of Trustees at a regular meeting, held at 7:00 p.m. on Tuesday, March 18, 2025 at the Township Hall, 1495 W Monroe Rd, Saint Louis, Michigan with the following results:

Voting YES: Best, Mueggenborg, Beeson, Whitmore, Baker

Voting NO: ∅

Absent: ∅

Andi Whitmore
Andi Whitmore, Clerk



Gratiot County Road Commission

200 Commerce Drive – PO Box 187 Ithaca, MI 48847

989-875-3811

www.gratiotroads.org

WHEREAS, the Township of **PINE RIVER** in the County of Gratiot and the Gratiot County Road Commission have heretofore entered into an agreement whereby said Township paid to the Gratiot County Road Commission the sum of **\$3,343.65** to be used for the maintenance of township roads in said township for the year 1949, and

WHEREAS, by mutual agreement said Township and the Gratiot County Road Commission continued such agreement on the same terms and conditions for the same amount of money for the same purpose for the years 1950 through 2024, inclusive,

WHEREAS, it is the desire of both parties to continue such agreement on the same terms and conditions for the calendar year 2025,

NOW THEREFORE, it is mutually agreed that such agreement above described shall be extended and continued upon the same terms and conditions for the calendar year 2025.

Township Supervisor

Dated 3/18/25

Township Clerk

Gratiot County Road Commissioners:

Chairman

Vice-Chairman

Dated _____

Member

**LOCAL ROAD PROJECT AGREEMENT
GRATIOT COUNTY ROAD COMMISSION**

PROJECT # 812251

The TOWNSHIP OF PINE RIVER hereby agrees to contribute to the following improvements:

PROJECT #812251 – Asphalt Paving (2-inch overlay) as follows:

- **Cheesman Road from Begole Road to Michigan Avenue. (Length 1.7 miles)**
- **Total Cost is \$265,403. Less Road Commission contribution (1/3) \$88,468.**

Township Contribution (Due Upon Completion) \$176,935.


LATE PAYMENT FINANCE CHARGES - A monthly FINANCE CHARGE will be added to any unpaid balance which is not paid when due. The FINANCE CHARGES are computed by a periodic rate of 1 ½% per month (from and after the due date) which is an ANNUAL PERCENTAGE RATE of 18% applied to the overdue amount.

APPROVED BY:

GRATIOT COUNTY RD COMMISSION

PINE RIVER TOWNSHIP

Chairman



Supervisor

Vice-Chairman



Clerk

Member

3/18/25

Date

Date

GRATIOT COUNTY ROAD COMMISSION
SPECIAL MAINTENANCE AGREEMENT

GRAVEL RESURFACING

The Township Board Members of PINE RIVER hereby agree to contribute \$ 48,890.25 toward the gravel resurfacing of approximately 4.5 miles of local roads with their township with an estimated 750 tons of gravel per mile. The Gratiot County Road Commission agrees to contribute 20% of cost per mile toward this program to include the cost of furnishing, loading, hauling and placing of processed road gravel and furnishing liquid chloride or salt brine to stabilize the new gravel. This material will be hauled by contract forces or Commission forces depending upon the Commission's workload.

The Township would like the following gravel or limestone to be placed on their roads:

PLEASE CHECK ONE OF THE FOLLOWING:

- Vestaburg 23A Gravel = (\$12,165.00 - 20%) = \$9,732.00/mile
- L & D Carey (Fish Creek) 2nd Bidder - 23A Gravel = \$9,732.00 + \$322.50/mile = \$10,054.50/mile
- Fisher (Schlegel) 3rd Bidder - 23A Gravel = \$9,732.00 + \$1,132.50/mile = \$10,864.50/mile
- 23A Limestone-First Application (1,500 ton/mile) = (\$44,250.00 - 20%) = \$35,400.00/mile
- 23A Limestone-Repeat Application (750 ton/mile) = (\$22,125.00 - 20%) = \$17,700.00/mile

The Commission agrees to furnish labor and equipment necessary for the inspection of material, shaping and leveling of this gravel material and to spread liquid chloride or brine to stabilize the material at no additional cost to the township, based on contractor low bid. If the contractor fails to fulfill their obligation in a reasonable time, the Road Commission will contact the township to renegotiate this contract with other than low bid.

The Township, upon the recommendation of the Commission, will determine on which roads this resurfacing will be done.

Said \$ _____ represents the total amount the township is to pay toward this work and is payable to the Gratiot County Road Commission upon completion of work.

APPROVED BY:

GRATIOT COUNTY ROAD COMMISSION

Chairman

Vice-Chairman

Member

Date: _____

PINE RIVER TOWNSHIP

Kurt Beest
Supervisor

Andi Whitne
Clerk

Date: 3/18/25

GRATIOT COUNTY ROAD COMMISSION
TOWNSHIP DUST LAYER AGREEMENT

THIS AGREEMENT made this 18th day of March, 2025 between the TOWNSHIP of **PINE RIVER**, Gratiot County, Michigan, First Party, and the Gratiot County Road Commission as Second Party.

First Party hereby engages Second Party to place:

LIQUID CALCIUM CHLORIDE (26%) (\$350.10/mile) at approximately 2,000 gallon/mile/application

on approximately **34.19 MILES** of gravel roads on the Local Road System within said township. Application to consist of a 10' width spread down center of roadway until application is applied, one on top of another as road will receive liquid and not run off.

The Road Commission will coordinate the date that the above applications will be made with the other townships in Gratiot County. General time frames will be considered and should be listed below.

Applications required this season:

- ONE FULL APPLICATION (\$350.10/mi x 34.19 mi = \$11,969.92 for chloride)
- TWO FULL APPLICATIONS (\$350.10/mi x 34.19 mi x 2 = \$23,939.84 for chloride)
- THREE FULL APPLICATIONS (\$350.10/mi x 34.19 mi x 3 = \$35,909.76 for chloride)

OTHER - PLEASE EXPLAIN _____

First Party agrees to pay Second Party for said services after each application has been completed and an invoice has been furnished by the Road Commission.

IN WITNESS, Whereof the parties have hereunto set their hands and seals the day and year first above written.

APPROVED BY:

GRATIOT COUNTY ROAD COMMISSION

PINE RIVER TOWNSHIP

Chairman

[Signature]
Supervisor

Vice-Chairman

[Signature]
Clerk

Member

Date: 3/18/25

Date: _____

PINE RIVER TOWNSHIP

1495 W. MONROE ROAD
ST. LOUIS, MICHIGAN 48880

PHONE 989-681-5523

Date: March 7, 2025

FROM: Douglas Merchant
Pine River Township Assessor

TO: Pine River Township Board

RE: Application for Land Division
Filed by: Ralph Grossbauer

Regarding parcel number: 2912-032-032-00

I have reviewed the request to split a parcel of land referenced above and researched title history and maps of township and would recommend that the Township grant this application with the following Exceptions and/ or stipulations:

Taxes: Summer 24 _ & Winter 24 __. Tax Cert. Attached from County

Maximum divisions allowed---10

Splits applied for in this application: 1

Summary: Splitting off: Splitting off 4 acres for family member


Stipulations: If parcel is enrolled in Public Act 116 it will be the Owners responsibility to make sure that all corrections have been made and approved by State of Michigan.

Must meet all other Zoning guide lines for any new construction



Douglas Merchant
Pine River Township Assessor

TWP. BOARD VOTE Yeas 5 Nays 0 Dated: 3/18/25



Kevin Beeson
Supervisor

If approved new Parcel #'s will be

Residual # 2912-032-032-01

Child # 2912-032-032-10

FEB 19 2025



PINE RIVER TOWNSHIP

PINE RIVER TOWNSHIP HALL
1495 W MONROE RD
SAINT LOUIS, MICHIGAN 48880

www.pinerivermi.gov

PHONE: (989) 681-5523

TOWNSHIP PARCEL DIVISION APPLICATION

You **MUST** answer all questions **and** include all attachments, **or this will be returned to you.** Bring or mail to Pine River Township at the above address.

Approval of a division of land is required before it is sold, when a new parcel is less than 40 acres and not just a property line adjustment (Sect 102 e & f)

This form is designed to comply with Sec. 108 and 109 of the Michigan Land Division Act (formerly the subdivision control act, P.A. 288 of 1967 as amended, particularly by P.A. 591 of 1996 and P.A. 87 of 1997, MCL 560 et.seq.) **(Approval of a division is not a determination that the resulting parcels comply with other ordinances or regulations.)**

1. LOCATION of PARENT to be split:

Address: 4660

Road Name: W. Lincoln Rd.

PARENT PARCEL IDENTIFICATION NUMBER: _____

Parent Parcel Legal Description (DESCRIBE OR ATTACH) _____
Attached

2. PROPERTY OWNER INFORMATION:

Name: Ralph H. Grossbauer

Address: 4660 W. Lincoln Rd.

Phone: (989) 463-4551 Zip Code: 48801

6. **ATTACHMENTS** - All the following attachments **MUST** be included. Letter each attachment as shown:
- a. A scale drawing (survey that complies with the requirement of P.A. 132 of 1970 as amended for the proposed division(s) of the parent parcel showing:
 - (1) Current boundaries (as of March 31, 1997), and
 - (2) All previous divisions made after March 31, 1997 (indicate when made or none, and
 - (3) The proposed division(s), and
 - (4) Dimensions of the proposed divisions, and
 - (5) Existing and proposed road/easement right-of-way(s), and
 - (6) Easements for public utilities from each parcel that is a development site to Existing public utility facilities, and
 - (7) Any existing improvements (building, wells, septic system, driveways, etc.), and
 - (8) Any of the features checked in question number 5.
 - b. If the splits will necessarily involve construction of a private road or drive for ingress and egress:
 - (1) Indication of approval or permit from the Gratiot County Road Commission that a proposed easement to provide vehicular access to an existing road or street and meets applicable location standards, and further that said road or drive to be constructed will comport with current Gratiot County Road Commission guidelines for road construction.
 - (2) A document acceptable to the Township which shall be recorded with the County Register of Deeds Office and filed with the assessor or designee, specifying the method of private financing of all maintenance, improvements, and snow removal, the apportionment of these costs among those benefited, and the right of the Township to assess such costs against those properties benefited, plus a 25% administrative fee, and to perform such improvements in the event of a failure of those benefited to privately perform these duties for the health safety and general welfare of the area.
 - c. A copy of any reserved division rights (sec. 109(4) of the act) in the parent parcel.
 - d. A fee of \$ 275.00 per division.
 - e. Obtain a Land Division Tax Payment Certification Form from Gratiot County Treasurer's Office.

3. PROPOSED DIVISION(S) TO INCLUDE THE FOLLOWING

- a. Number of new Parcels: 1
- b. Intended use (residential, commercial, etc.) Residential
- c. Each proposed parcel if 10 acres or less, has a depth to width ratio of 4 to 1 or _____ to _____ as provided by ordinance.
- d. Each parcel has a width of 249' (not less than required by ordinance).
- e. Each parcel has an area of 4 ac (not less than required by ordinance).
- f. The division of each parcel provides access as follows: (check one)
 - i. Each new division has frontage on an existing public road.
Road name West Lincoln Road
 - ii. A new public road,
proposed road name: _____
 - iii. A new private road,
proposed road name: _____
- g. Describe or attach a legal description of proposed new road, easement or shared driveway: N/A
- h. Describe or attach a legal description for each proposed new parcel: Attached

4. FUTURE DIVISIONS being transferred from the parent parcel to another parcel. Indicate number transferred 1 (See section 109 (2) of the Statute. Make sure your deed includes both statements as required in 109 (3 & 4) of the Statute.

5. DEVELOPMENT SITE LIMITS (Check each which represent a condition which exists on the parent parcel).

- Waterfront property (river, lake, pond, etc.)
- Is within a flood plain
- Includes wet lands
- Includes a beach
- Is on muck soils or soils known to have severe limitations for on site sewage system

7. **IMPROVEMENTS** - Describe any existing improvements (buildings, well, septic, etc. which are on the parent parcel or indicate none): _____

8. **AFFIDAVIT** and permission for municipal and state officials to enter the property for inspections:

I agree the statements made above are true, and if found no to be true, this application, and any approval will be void. Further, I agree to comply with the conditions and regulations provided with this parent parcel division. Further, I agree to give permission for officials of the municipality, county and the State of Michigan to enter the property where this parcel division is proposed for purposes of inspection. Finally, I understand this is only a parcel division which conveys only certain rights under the applicable local land division ordinance and the State Land Division Act (formerly the subdivision control act P.A. 288 of 1967, as amended (particularly by P.A. 592 of 1996 and P.A. 87 of 1997, MCL 560.101 et seq.) and does not include any representation or conveyance of rights in any other statute, building code, zoning ordinance, deed restrictions or other property rights.

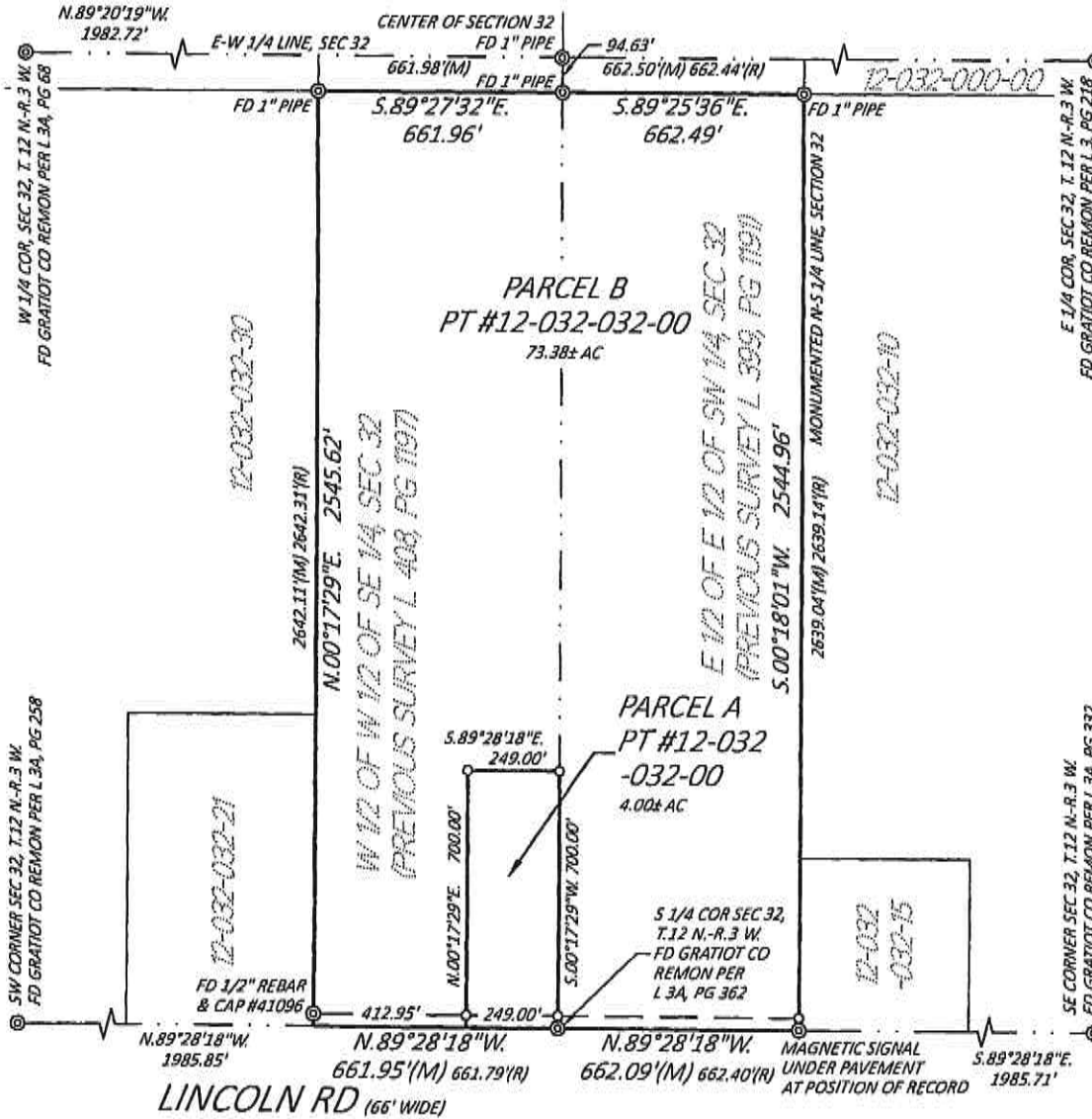
Finally, even if this division is approved. I understand local ordinances and State Acts change from time to time, and if changed, the divisions made here must comply with the new requirements (apply for division approval again) unless deeds representing the approved divisions are recorded with the Register of Deeds or the division is built upon before the changes to laws are made.

PROPERTY OWNER'S SIGNATURE Ralph L. Goshaw

DATE: 2-19-2025

CERTIFICATE OF SURVEY

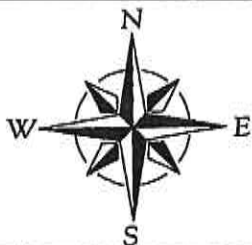
BEARINGS SHOWN ON THIS SURVEY WERE DETERMINED IN THE FOLLOWING MANNER
M.D.O.T. C.O.R.S. NETWORK



I hereby certify that I have surveyed and mapped the land above platted and/or described on JAN 21, 2025, that the relative positional precision of each corner shown is within the limits accepted by the practice of professional surveying, and that all of the requirements of P.A. 132 of 1970, as amended, have been complied with.

Samuel J. Clark
Samuel J. Clark

Professional Surveyor No. 4001041096



SURVEY FOR: MASON GROSSBAUER
7526 S BROWN RD
SHERIDAN, MI 48884

SAMUEL J CLARK, PS
420 MINER ST
CARSON CITY, MI 48811
PH (989) 388-3565

samclarkps@gmail.com

⊙ - FOUND SURVEY CORNER (M) - MEASURED (R) - RECORDED
○ - SET 1/2" DIA IRON REBAR WITH CAP No. 4001041096

SHEET 1 OF 2

DATE: FEB 10, 2025

SCALE: 1"=400'

JOB NO. 25012

CERTIFICATE OF SURVEY

BEARINGS SHOWN ON THIS SURVEY WERE DETERMINED IN THE FOLLOWING MANNER
M.D.O.T. C.O.R.S. NETWORK

Legal Description Parcel A:

Part of the East 1/2 of the East 1/2 of the Southwest 1/4 of Section 32, T.12 N.-R.3 W, Pine River Township, Gratiot County, Michigan described as:

Beginning at the South 1/4 Corner of Section 32; thence along the South line of said Section 32, N.89°28'18"W, 249.00 feet; thence parallel with the monumented North-South 1/4 line of said Section 32, N.00°17'29"E, 700.00 feet; thence parallel with said south section line, S.89°28'18"E, 249.00 feet; thence along said monumented North-South 1/4 line, S.00°17'29"W, 700.00 feet to the Point of Beginning, containing 4.00 acres, more or less.

Legal Description of Parcel B:

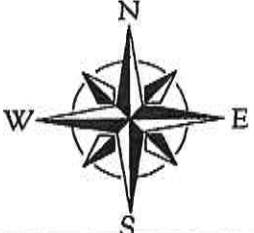

Part of the East 1/2 of the East 1/2 of the Southwest 1/4 and all of the West 1/2 of the West 1/2 of the Southeast 1/4 of Section 32, T.12 N.-R.3 W, Pine River Township, Gratiot County, Michigan described as:

Beginning at the South 1/4 Corner of Section 32; thence along the monumented North-South 1/4 line of said Section 32; N.00°17'29"E, 700.00 feet; thence parallel with the South line of said Section 32, N.89°28'18"W, 249.00 feet; thence S.00°17'29"W, 700.00 feet; thence along said south section line, N.89°28'18"W, 412.95 feet; thence along the west line of the East 1/2 of the East 1/2 of the Southwest 1/4 of said Section 32, N.00°17'29"E, 2545.62 feet to a 1" pipe found on the South line of the Frederick Meijer Trail; thence along said south line, S.89°27'32"E, 661.96 feet to a 1" pipe found at the intersection of said North-South 1/4 line and said south line of the Frederick Meijer Trail; thence continuing along said south trail line, S.89°25'36"E, 662.49 feet to a 1" pipe found; thence along the East line of the West 1/2 of the West 1/2 of the Southeast 1/4 of said Section 32, S.00°18'01"W, 2544.96 feet; thence along said south section line, N.89°28'18"W, 662.09 feet to the Point of Beginning, containing 73.38 acres, more or less.

I hereby certify that I have surveyed and mapped the land above platted and/or described on JAN 21, 2025, that the relative positional precision of each corner shown is within the limits accepted by the practice of professional surveying, and that all of the requirements of P.A. 132 of 1970, as amended, have been complied with.

Samuel J. Clark
Samuel J. Clark

Professional Surveyor No. 4001041096

		SURVEY FOR: MASON GROSSBAUER 7526 S BROWN RD SHERIDAN, MI 48884
		SAMUEL J CLARK, PS 420 MINER ST CARSON CITY, MI 48811 PH (989) 388-3565 samclarkps@gmail.com
SHEET <u>2</u> OF <u>2</u>		DATE: FEB 10, 2025
SCALE: 1"=400'		JOB NO. 25012



A = B

C = ~~2500'~~
249'

D = ~~700'~~
700'

B



GRATIOT COUNTY TAX CERTIFICATION

GRATIOT COUNTY TREASURER

214 EAST CENTER STREET
ITHACA MI 48847

989-875-5220

Property Number: 12-032-032-00
PINE RIVER TOWNSHIP

Property Address: 4660 W LINCOLN RD
ALMA MI 48801

TAX HISTORY

Current year taxes are not turned over to the county until March 1 of the following year. You may need to contact the local unit treasurer for current year tax payment information.

TAX YEAR	PRE	TAX. VALUE	SEV	TAX AMOUNT	BASE TAX DUE	INTEREST/FEES DUE	TOTAL DUE	STATUS	LAST PMT
2023	100.00	101,821	278,000	3,170.83	0.00	0.00	0.00	PDC	12/11/23
2022	100.00	96,973	286,200	3,039.73	0.00	0.00	0.00	PDC	12/16/22
2021	100.00	93,876	256,600	2,773.49	0.00	0.00	0.00	PDC	12/13/21
2020	100.00	92,580	254,100	2,645.47	0.00	0.00	0.00	PDC	12/09/20
2019	100.00	90,854	246,200	3,034.16	0.00	0.00	0.00	PDC	12/10/19

DESCRIPTION OF PROPERTY:

E 1/2 OF E 1/2 OF SW 1/4 & W 1/2 OF W 1/2 OF SE 1/4 SEC 32-12-3. 80 A.

CERTIFICATION DENIED

The Gratiot County Treasurer's Office has found delinquent taxes on the parcel listed above and cannot issue a certification of tax payment.

INTEREST/FEES DUE AS OF: 02/18/25 0.00

PRE Denial Amt: 0.00

CERTIFICATION APPROVED

Pursuant to House Bill 4055, the Gratiot County Treasurer's Office certifies that all property taxes and special assessments due on the above parcel subject to the proposed division for the five years preceding the date of the application have been paid. This certification does not include taxes, if any, now in the process of collection by the City or Township Treasurer.

Certified by: 

Date Certified: 2-18-2025

PROPERTY OWNER: GROSSBAUER RALPH H TRUST
4660 W LINCOLN RD
ALMA MI 48801

Certification Fee of \$5 collected: Check _____ Cash Credit/Debit Card _____

PINE RIVER TOWNSHIP

1495 W. MONROE
ST. LOUIS, MI 48880
989-681-5523
WWW.PINERIVERMI.GOV
4660 W LINCOLN RD
LAND DIVISION APPLICATION FEE

Receipt: 64597

02/19/25

Page

Cashier: KHOYT

Received Of:

MASON GROSSBAUER

The sum of: \$275.00

PERMITS

275.00

Total

275.00

TENDERED:

CREDIT/DEBIT CAR 171269001

275.00

Credit Card Fee 171269001

8.25

Signed: _____



Gratiot GIS Authority



Map Publication:
03/07/2025 11:37 AM



Disclaimer: This map does not represent a survey or legal document and is provided on an "as is" basis. Gratiot GIS Authority expresses no warranty for the information displayed on this map document.

PINE RIVER TOWNSHIP

1495 W. MONROE ROAD
ST. LOUIS, MICHIGAN 48880

PHONE 989-681-5523

Date: March 14, 2025

FROM: Douglas Merchant
Pine River Township Assessor

TO: Pine River Township Board

RE: Application for Land Division
Filed by: Jeorge Courter by John Pavlik

Regarding parcel number: 2912-016-006-00

I have reviewed the request to split a parcel of land referenced above and researched title history and maps of township and would recommend that the Township grant this application with the following Exceptions and/ or stipulations:

Taxes: Summer 24 pd _ & Winter 24 pd _ . Tax Cert. Attached from County

Maximum divisions allowed---8

Splits applied for in this application: 1

Summary: Splitting off: Splitting off 1.72 acres and buildings

Stipulations: If parcel is enrolled in Public Act 116 it will be the Owners responsibility to make sure that all corrections have been made and approved by State of Michigan.

Must meet all other Zoning guide lines for any new construction

Douglas Merchant
Pine River Township Assessor

TWP BOARD VOTE Yeas 5 Nays 0 Dated: 3/18/25

Kevin Beeson
Supervisor

If approved new Parcel #'s will be

Residual # 2912-016-006-01

Child # 2912-016-006-10

PAULIK

Doug Merchant
Pine River Township Assessor

TOWNSHIP PARCEL DIVISION APPLICATION
Pine River Township
1495 W. Monroe Road, St. Louis, MI 48880
(989) 681-5523

You **MUST** answer all questions **and** include all attachments, or **this will be returned to you.** Bring or mail to Pine River Township at the above address.

Approval of a division of land is required before it is sold, when a new parcel is less than 40 acres and not just a property line adjustment (Sect 102 e & f)

This form is designed to comply with Sec. 108 and 109 of the Michigan Land Division Act (formerly the subdivision control act, P.A. 288 of 1967 as amended, particularly by P.A. 591 of 1996 and P.A. 87 of 1997, MCL 560 et.seq.) **(Approval of a division is not a determination that the resulting parcels comply with other ordinances or regulations.)**

1. **LOCATION of PARENT** to be split: Address: 3707 W. Jefferson, Alameda

Road Name: _____

PARENT PARCEL IDENTIFICATION NUMBER: 2912-016-006-00

Parent Parcel Legal Description (DESCRIBE OR ATTACH)

2. **PROPERTY OWNER INFORMATION:**

Name: George Couster

Address: 10068 W. Luce Rd Alameda

Phone: (989) 576-1427 Zip Code: _____

3. **PROPOSED DIVISION(S) TO INCLUDE THE FOLLOWING**

a. Number of new Parcels: one

b. Intended use (residential, commercial, etc.) _____

c. Each proposed parcel if 10 acres or less, has a depth to width ratio of 4 to 1 or _____ to _____ as provided by ordinance.

d. Each parcel has a width of _____ (not less than required by ordinance).

e. Each parcel has an area of _____ (not less than required by ordinance).

f. The division of each parcel provides access as follows: (check one)

i. Each new division has frontage on an existing public road.
Road name Jefferson Rd

ii. A new public road,
proposed road name: _____

iii. A new private road,
proposed road name: _____

g. Describe or attach a legal description of proposed new road, easement or shared driveway:

h. Describe or attach a legal description for each proposed new parcel: _____

Attached - will email to you in word doc also

4. **FUTURE DIVISIONS** being transferred from the parent parcel to another parcel. Indicate number transferred 7020 (See section 109 (2) of the Statute. Make sure your deed includes both statements as required in 109 (3 & 4) of the Statute.

5. **DEVELOPMENT SITE LIMITS** (Check each which represent a condition which exists on the parent parcel).

- Waterfront property (river, lake, pond, etc.)
- Is within a flood plain
- Includes wet lands
- Includes a beach
- Is on muck soils or soils known to have severe limitations for on site sewage system

6. **ATTACHMENTS** - All the following attachments **MUST** be included. Letter each attachment as shown:

- a. A scale drawing (survey that complies with the requirement of P.A. 132 of 1970 as amended for the proposed division(s) of the parent parcel showing:
 - (1) Current boundaries (as of March 31, 1997), and
 - (2) All previous divisions made after March 31, 1997 (indicate when made or none, and
 - (3) The proposed division(s), and
 - (4) Dimensions of the proposed divisions, and
 - (5) Existing and proposed road/easement right-of-way(s), and
 - (6) Easements for public utilities from each parcel that is a development site to Existing public utility facilities, and
 - (7) Any existing improvements (building, wells, septic system, driveways, etc.), and
 - (8) Any of the features checked in question number 5.

- b. If the splits will necessarily involve construction of a private road or drive for ingress and egress:
 - (1) Indication of approval or permit from the Gratiot County Road Commission that a proposed easement to provide vehicular access to an existing road or street and meets applicable location standards, and further that said road or drive to be constructed will comport with current Gratiot County Road Commission guidelines for road construction.
 - (2) A document acceptable to the Township which shall be recorded with the County Register of Deeds Office and filed with the assessor or designee, specifying the method of private financing of all maintenance, improvements, and snow removal, the apportionment of these costs among those benefited, and the right of the Township to assess such costs against those properties benefited, plus a 25% administrative fee, and to perform such improvements in the event of a failure of those benefited to privately perform these duties for the health safety and general welfare of the area.

- c. A copy of any reserved division rights (sec. 109(4) of the act) in the parent parcel.

- d. A fee of \$ 275.00 per division.

7. **IMPROVEMENTS** - Describe any existing improvements (buildings, well, septic, etc. which are on the parent parcel or indicate none): _____

8. **AFFIDAVIT** and permission for municipal and state officials to enter the property for inspections:

I agree the statements made above are true, and if found no to be true, this application, and any approval will be void. Further, I agree to comply with the conditions and regulations provided with this parent parcel division. Further, I agree to give permission for officials of the municipality, county and the State of Michigan to enter the property where this parcel division is proposed for purposes of inspection. Finally, I understand this is only a parcel division which conveys only certain rights under the applicable local land division ordinance and the State Land Division Act (formerly the subdivision control act P.A. 288 of 1967. as amended (particularly by P.A. 592 of 1996 and P.A. 87 of 1997, MCL 560.101 et seq.) and does not include any representation or conveyance of rights in any other stature, building code, zoning ordinance, deed restrictions or other property rights.

Finally, even if this division is approved. I understand local ordinances and State Acts change from time to time, and if changed, the divisions made here must comply with the new requirements (apply for division approval again) unless deeds representing the approved divisions are recorded with the Register of Deeds or the division is built upon before the changes to laws are made.

PROPERTY OWNER'S SIGNATURE *[Handwritten Signature]*
DATE: 3-12-2025

FOR OFFICE USE ONLY - Reviewer's action: Total Fee \$ _____

Check # _____

Signature: _____

Application Completion Date: _____

Approval Date: _____

Parent Parcel Number (to be retired): _____

New Parent (Residual) Parcel Number: _____

Child/Children Parcel Number(s): _____

Denial Date: _____

Reasons for denial _____

See attached.



**GRATIOT COUNTY TAX CERTIFICATION
FOR LAND DIVISION/COMBINATION**

GRATIOT COUNTY TREASURER
214 EAST CENTER STREET
ITHACA MI 48847
989-875-5220

Property Number: 12-016-006-00
PINE RIVER TOWNSHIP

Property Address: 3707 W JEFFERSON RD
ALMA MI 48801

----- TAX HISTORY -----

Current year taxes are not turned over to the county until March 1 of the following year. You may need to contact the local unit treasurer for current year tax payment information. If you are trying to certify after March 1, current year taxes are in Pre-Settlement and amounts are subject to final settlement in April.

TAX YEAR	PRE	TAX. VALUE	SEV	TAX AMOUNT	BASE TAX DUE	INTEREST/FEES DUE	TOTAL DUE	STATUS	LAST PMT
2024	100.00	74,878	263,800	2,693.60	0.00	0.00	0.00	PDC	02/14/25
2023	100.00	71,313	241,400	2,554.68	0.00	0.00	0.00	PDC	12/19/23
2022	100.00	67,918	243,700	2,438.54	0.00	0.00	0.00	PDC	12/20/22
2021	100.00	65,749	219,200	1,942.47	0.00	0.00	0.00	PDC	12/16/21
2020	100.00	64,842	217,900	1,852.80	0.00	0.00	0.00	PDC	12/28/20

DESCRIPTION OF PROPERTY:

PA 116 L 502 P 1433 CONTRACT NO 29-31510-123101 E 1/2 OF NW 1/4 EX RR, ALSO EX ALL THAT PART LYING E'LY & ADJACENT TO THE LINE DESC AS COM AT N 1/4 COR OF SEC TH W'LY 950 FT TO PT OF BEG, TH S 33 DEG 08' 14.7" W 225.03 FT, TH S 62.5 FT, TH S 36 DEG 09' 6.8" E 748.44 FT, TH S 18 DEG 9' 20.5" E 285.32 FT, TH S 1508.98 FT TO A PT ON E & W 1/4 LINE & A PT OF ENDING WHICH LIES 2376.59 FT E'LY OF W 1/4 COR OF SEC 16-12-3.

[] CERTIFICATION DENIED

The Gratiot County Treasurer's Office has found delinquent taxes on the parcel listed above and cannot issue a certification of tax payment.

INTEREST/FEES DUE AS OF: 03/12/25 0.00

PRE Denial Amt: 0.00

[X] CERTIFICATION APPROVED

Pursuant to House Bill 4055, the Gratiot County Treasurer's Office certifies that all property taxes and special assessments due on the above parcel subject to the proposed division for the five years preceding the date of the application have been paid. This certification does not include current taxes or Pre-Settlement taxes as they are in the process of collection or settlement by the City or Township Treasurer.

Certified by: 

Date Certified: 3-12-2025

PROPERTY OWNER: COURTER GEORGE W
10068 N LUCE RD
ALMA MI 48801

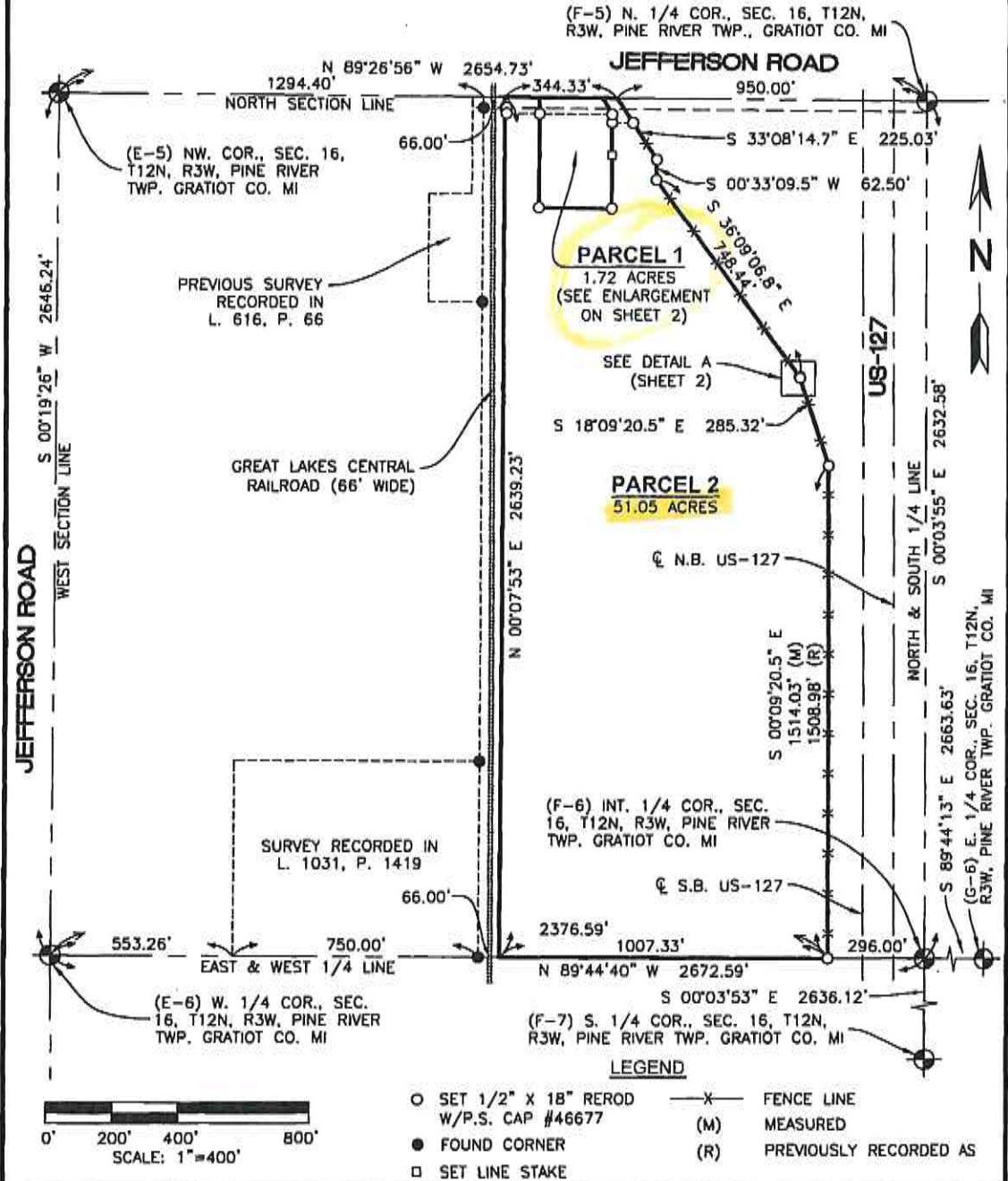
Certification Fee of \$5 collected: Check _____ Cash X Credit/Debit Card _____

CERTIFICATE OF SURVEY

SECTION 16, T12N, R3W, PINE RIVER TOWNSHIP, GRATIOT COUNTY, MICHIGAN

I, T. Pete Lorenz, hereby certify that on October 19, 2024, I surveyed the land described herein and the requirements for 1970 PA 132, MCL 54.213 have been met. The relative positional precision of the corners identified for this survey and shown on the map are within limits accepted by the practice of professional surveying.

CERTIFIED TO: Pavlik Auction & Real Estate, LLC
DESCRIPTIONS: See Sheet 3



LORENZ

SURVEYING & ENGINEERING, INC.

3229 W. Beal City Road Phone: (989) 644-5953
 Weidman, Michigan 48893 Fax: (989) 644-8659

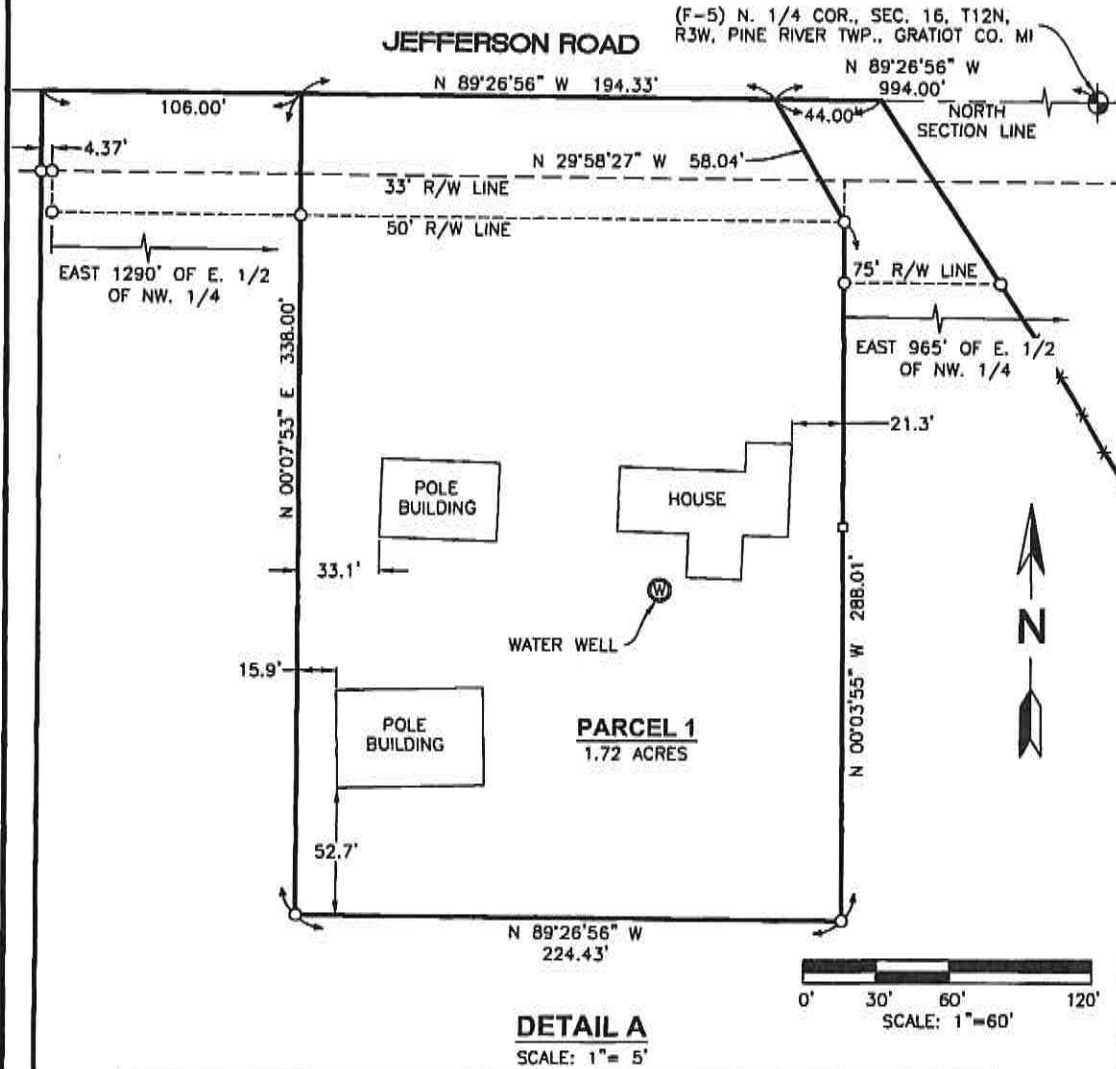
Terrence Peter Lorenz, PS # 4001046677

SCALE: 1"=400'	DATE: October 28, 2024
JOB NUMBER: 240051	REV. DATE:
DRAWN BY: TPL	SHEET NUMBER: 1 OF 4

CERTIFICATE OF SURVEY
SECTION 16, T12N, R3W, PINE RIVER TOWNSHIP, GRATIOT COUNTY, MICHIGAN

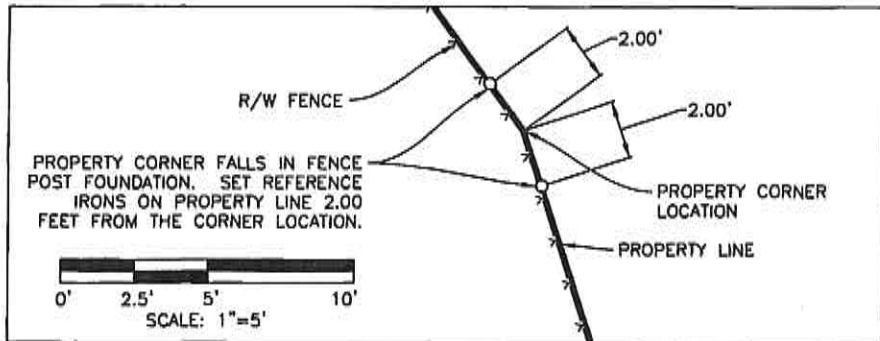
PARCEL 1 ENLARGEMENT

SCALE: 1" = 60'



DETAIL A

SCALE: 1" = 5'



LORENZ

SURVEYING & ENGINEERING, INC.

3229 W. Beal City Road
Weidman, Michigan 48893

Phone: (989) 644-5953
Fax: (989) 644-8659

Terrence Peter Lorenz, PS # 4001046677

SCALE: SHOWN	DATE: October 28, 2024
JOB NUMBER: 240051	REV. DATE:
DRAWN BY: TPL	SHEET NUMBER: 2 OF 4

CERTIFICATE OF SURVEY

SECTION 16, T12N, R3W, PINE RIVER TOWNSHIP, GRATIOT COUNTY, MICHIGAN

DESCRIPTION:

PARCEL 1

Part of the East One-half of the Northwest One-quarter of Section 16, T12N, R3W, Pine River Township, Gratiot County, Michigan, described as beginning at a point on the North line of said Section 16 which is N. 89°26'56" W., along said North Section line, 994.00 feet from the North One-quarter Corner of said Section 16; thence continuing N. 89°26'56" W., along said North Section line, 194.33 feet; thence S. 00°07'53" W., 338.00 feet; thence S. 89°26'56" E., parallel with said North Section line, 224.43 feet; thence N. 00°03'55" W., 288.01 feet; thence N. 29°58'27" W., 58.04 feet to the Point of Beginning. Containing 1.72 acres more or less. Subject to the Northerly 33.00 feet thereof as Jefferson Road, a highway easement release to the State Highway Department over the Northerly 50.00 feet thereof and subject to easements, right of ways, restrictions and reservations whether used, implied or of record.

Parcel 2

Part of the East One-half of the Northwest One-quarter of Section 16, T12N, R3W, Pine River Township, Gratiot County, Michigan, described as beginning at a point on the North line of said Section 16 which is N. 89°26'56" W., along said North Section line, 950.00 feet from the North One-quarter Corner of said Section 16; thence along the Westerly right of way line of US-127 (previously known as US-27) on the following 5 courses: S. 33°08'14.7" E., 225.03 feet and S. 00°33'09.5" W., 62.50 feet and S. 36°09'06.8" E., 748.44 feet and S. 18°09'20.5" E., 285.32 feet and S. 00°09'20.5" E., 1514.03 feet (previously recorded as 1508.98 feet) to a point on the East and West One-quarter line of said Section 16, said point being S. 89°44'40" E., 2376.59 feet from the West One-quarter Corner of said Section 16; thence N. 89°44'40" W., along said East and West One-quarter line, 1007.33 feet to the East line of the Great Lakes Central Railroad; thence N. 00°07'53" E., along said railroad right of way, 2639.23 feet to said North Section line; thence S. 89°26'56" E., along said North Section line, 106.00 feet; thence S. 00°07'53" W., 338.00 feet; thence S. 89°26'56" E., parallel with said North Section line, 224.43 feet; thence N. 00°03'55" W., 288.01 feet; thence N. 29°58'27" W., 58.04 feet to said North Section line; thence S. 89°26'56" E., along said North Section line, 44.00 feet to the Point of Beginning. Containing 51.05 acres more or less. Subject to the Northerly 33.00 feet thereof as Jefferson Road, a highway easement release to the State Highway Department over the Northerly 50.00 feet of the Westerly 330.00 feet of the Easterly 1290.00 feet of said East One-half of the Northwest One-quarter, a highway easement release to the State Highway Department over the Northerly 75.00 feet of the Westerly 65.00 feet of the Easterly 965.00 feet of said East One-half of the Northwest One-quarter, and subject to easements, right of ways, restrictions and reservations whether used, implied or of record.

BASIS OF BEARING: Bearings based on US-127 Right of Way as described in L. 879, P. 173



SURVEYING & ENGINEERING, INC.

3229 W. Beal City Road
Weidman, Michigan 48893

Phone: (989) 644-5953
Fax: (989) 644-8659

Terrence Peter Lorenz, PS # 4001046677

SCALE: N/A

DATE: October 28, 2024

JOB NUMBER: 240051

REV. DATE:

DRAWN BY: TPL

SHEET NUMBER: 3 OF 4



Gratiot GIS Authority



Map Publication:
03/13/2025 7:57 AM



powered by
FetchGIS

Disclaimer: This map does not represent a survey or legal document and is provided on an "as is" basis. Gratiot GIS Authority expresses no warranty for the information displayed on this map document.



PINE RIVER TOWNSHIP

1495 W. MONROE
ST. LOUIS, MI 48880
989-681-5523
WWW.PINERIVERMI.GOV
LAND DIVISION- GEORGE COURTER
12-016-006-00

Receipt: 64744 03/13/25

Page

Cashier: KHOYT

Received Of:

**JOHN D PAVLIK
AUCTION ACCOUNT**

637 WRIGHT AVE
ALMA MI 48801

The sum of: \$275.00

LS

275.00

Total

275.00

TENDERED:

CHECKS

2827

275.00

Signed: _____

PINE RIVER TOWNSHIP
GRATIOT COUNTY, MICHIGAN
ENERGY STORAGE FACILITIES
ZONING ORDINANCE AMENDMENT
ORDINANCE NO. 2025-101

At a meeting of the Township Board of Pine River Township, Gratiot County, Michigan, held at the Pine River Township Hall on March 18, 2025, at 7:00 p.m., Township Board Member Moeggenborg moved to adopt the following Ordinance, which motion was seconded by Township Board Member Best.

An Ordinance to amend the Pine River Township Zoning Ordinance, as amended, to regulate energy storage facilities.

PINE RIVER TOWNSHIP, GRATIOT COUNTY, MICHIGAN ORDAINS:

SECTION 1. AMENDMENT TO CHAPTER 15: The Pine River Township Zoning Ordinance, Chapter 15 shall be amended to add Section 1531 to state as follows:

SECTION 1531. SPECIFIC LAND USE STANDARDS PERTAINING TO ENERGY STORAGE FACILITIES

A. Intent & Purpose.

The purpose of this Section is to promote the effective and efficient use of energy storage facilities. It is the intent of the Township to permit these systems by regulating their siting, design, and installation to protect the public health, safety, and welfare, and to ensure their compatibility with adjacent land uses. Energy storage facilities, as defined in this Ordinance, shall comply with the provisions of this section and are only permitted as authorized by this section.

B. Definitions.

1. **Abandonment.** Any energy storage facility that remains nonfunctional or inoperative to the extent that it is not used to absorb, store, or discharge energy for a period of 18 months will be considered abandoned and subject to abandonment and decommissioning provisions.
2. **Dark Sky-Friendly Lighting Technology.** A light fixture that is designed to minimize the amount of light that escapes upward into the sky.
3. **Energy Storage Facility.** A system that absorbs, stores, and discharges electricity (e.g., using batteries) for transmission to off-site costumers.
4. **Non-Participating Property.** A property that does not have an agreement for land rights with an applicant of an energy storage facility.
5. **Participating Property.** A property that has a land rights agreement with an applicant for development of an energy storage facility.

C. Permitting.

1. Energy storage facilities shall be authorized as special land uses in the Agricultural (AG) and Industrial (I) Zoning Districts subject to the standards in this Section.

2. Energy storage facilities are subject to the general requirements for special land use permitting and approval under Chapter 15 of this Zoning Ordinance in addition to the regulations in this Section.

D. Additional Application Requirements for Utility-Scale Energy Storage Facilities.

1. All applications for energy storage facilities must be accompanied by detailed site plans, drawn to scale and dimensioned and certified by a registered engineer licensed in the State of Michigan, displaying the following information, in addition to the information required for special land use permits under Chapter 16 of the Zoning Ordinance.
 - i. Site Plan. A site plan.
 - ii. Contact Information. The complete name, address, and telephone number of the applicant.
 - iii. Description. A description of the energy storage facility, including:
 1. The location and a description of the energy storage facility.
 2. A description of the anticipated effects of the energy storage facility on the natural environment, natural resources, and solid waste disposal capacity, which may include records of consultation with relevant state, tribal, and federal agencies.
 3. A description of the expected use of the energy storage facility.
 4. Additional information required by the Township as it relates to the site plan.
 - iv. Public Benefits. Expected public benefits of the proposed energy storage facility.
 - v. Environmental Impacts. The expected direct impacts of the proposed energy storage facility on the environment and natural resources and how the applicant intends to address and mitigate these impacts.
 - vi. Public Health and Safety. Information on the effects of the proposed energy storage facility on public health and safety.
 - vii. Agency Consultation. Evidence of consultation, if required, before submission of the application, with the Department of Environment, Great Lakes, and Energy and other relevant state and federal agencies before submitting the application, including, but not limited to, the Department of Natural Resources and the Department of Agriculture and Rural Development.
 - viii. Agricultural Impact. Each applicant must demonstrate how project restoration and decommissioning plans enable project lands that were prime farmland or used for agricultural purposes to still be prime farmland or suitable for agricultural purposes. Applicants shall ensure that any facility sited on lands used for agricultural purposes or prime farmland can be maintained and returned to a state to continue to be used for agricultural purposes after project decommissioning and all costs associated with such maintenance and restoration of lands back to a state suitable to continue

agricultural purposes or to still be considered prime farmland is included in any decommissioning security submitted to the Township.

- ix. Interference. If the energy storage facility is reasonably expected to have an impact on television signals, microwave signals, global position systems, military defense radar, radio reception, or weather and doppler radio, a plan to minimize and mitigate that impact.
- x. Stormwater. A stormwater assessment and a plan that will require approval by the Gratiot County Drain Commissioner to minimize, mitigate, and repair any drainage impacts at the expense of the applicant. All stormwater assessment and plans must include content on how an applicant will take measures to either not disturb and maintain existing private drainage infrastructure including drain tile or will upon decommissioning repair such private drainage infrastructure to allow lands to continue to be suitable for agricultural use, if applicable. Stormwater plans shall reasonably attempt to use less invasive means and methods of stormwater control to provide for future land use upon decommissioning (e.g., minimal creation of detention basins).
- xi. Emergency and Fire Response. An emergency response plan addressing how emergency services providers (EMS, fire, and law enforcement) can respond to emergencies that could occur on a facility. Applicants shall demonstrate how their emergency response plan is consistent with industry practices and standards for similar facilities including compliance with NFPA 855: "Standard for the Installation of Stationary Energy Storage Systems" or successor standard. The emergency response plan shall also be provided by the applicant to Township emergency medical services, fire protection, and law enforcement providers for an opportunity to comment, and comments from the providers above must be submitted to the Township for review. The emergency response plan shall include a containment plan addressing surrounding areas as well as address local staffing of a local operator/owner able to respond to emergencies should they occur on the land use. Should an emergency response plan identify any necessary resources or training not possessed by a Township emergency services provider, the applicant must identify how it will provide such resources or training to the applicable provider.
- xii. Decommissioning Plan. A decommissioning plan drafted by a professional engineer that is consistent with the requirements of this Ordinance. The decommissioning plan shall include, but is not limited to, financial assurance in the form of a bond, a parent company guarantee, or an irrevocable letter of credit, but excluding cash. The amount of the financial assurance shall not be less than the estimated cost of decommissioning the energy storage facility, without deducting salvage value, as calculated by a third party with expertise in decommissioning, hired by the applicant. Moreover, an applicant for an energy storage facility, prior to construction,

must enter into a decommissioning agreement with the Township specifying the obligations of decommissioning and notes that: (1) such decommissioning must be assigned to any future owner or operator of the energy storage facility; and (2) the Township will have land rights to perform decommissioning itself with a posted financial assurance should it need to decommission a project. Applicants shall enter into a decommissioning agreement with the Township in a form acceptable to the Township Board to govern the use of the financial assurance. The decommissioning agreement must specify: (1) the anticipated life of the project before decommissioning; (2) how the Township will receive land access rights to decommission a project should it be required to decommission the project; and (3) periodic updates to the financial assurance in five year periods to increase the amount of the financial assurance.

- xiii. Construction Schedule. An anticipated construction commencement date and anticipated completion date for project construction.
- xiv. Application Escrow. An escrow account shall be funded by an applicant when an applicant applies for a special land use permit for an energy storage facility. The monetary amount placed by the applicant in escrow with the Township shall be estimated by the Township to cover all reasonable costs and expenses associated with the zoning review and approval process (including site plan review), which costs include, but are not limited to, reasonable fees of a Township attorney, planner, and/or engineer, as well as costs for any other outside consultants or reports or studies that the Township determines are reasonably related to the zoning review process for a particular application. Such escrow amount shall be in addition to any non-refundable application fees determined by the Township. At any point during the zoning review process, the Township may require that the applicant place additional monies in escrow with the Township should the existing escrow amount filed by the applicant be insufficient. If the escrow account needs replenishing and the applicant refuses to do so within 45 days, the zoning review and approval process shall cease until and unless the applicant makes the required escrow deposit. Such application escrow shall be held by the Township Treasurer in a separate bank account, and upon completion of Township zoning review, all excess escrow funds must be returned to an applicant without interest.
- xv. Sound. A document indicating anticipated sound generated by the energy storage facility and that demonstrates how the proposed project will meet sound requirements.
- xvi. Material Safety Data Sheets and Manufacturer's Manuals. Upon submission of an application, an applicant must provide all material safety data sheets and manufacturer's instructions/manuals for substantive project components (e.g., batteries) for Township review and inspection. Should

any of the above information be considered confidential or a trade secret, the applicant shall indicate a process to allow inspection of such materials upon request by the Township while at the same time protecting disclosure of the documents to the extent permitted by Michigan public record statutes.

xvii. *Community Impacts Analysis*. A study that identifies the impacts of a proposed project on community resources and services, including, but not limited to, roads, fire protection (including any necessary training or equipment), police protection, emergency medical services, and public drainage systems including culverts. Applicants shall demonstrate in an application for an energy storage facility, how they will ensure impacts from a proposed project on community resources and services will be addressed by the applicant and not be borne on the Township.

xviii. Other information reasonably required by the Township.

E. Energy Storage Facility Performance Standards and Obligations. Energy storage facilities shall meet the following performance standards and obligations.

1. **Setbacks.** Energy storage facilities shall be subject to the following setback requirements, which shall be measured from required fencing; however, the Township may measure setbacks from sound generating equipment rather than fencing should an applicant demonstrate additional lands to be fenced as part of a project in order to provide larger distances between a project and properties. No setbacks shall apply between participating properties hosting the same project. Further, nothing in this ordinance, prohibits: (1) the erection of a structure or structures in these setbacks if the structure or structures is/are not used in the operation of the energy storage facility and authorized by the Zoning Ordinance; and (2) prohibits the placement of underground electrical collection lines or necessary drainage infrastructure within required setback areas should such collection lines or drainage infrastructure be of sufficient space from non-participating properties to allow maintenance, repair, and removal of lines or infrastructure (e.g., during decommissioning) to entirely occur on participating properties and not result in any spoils being stored on or other activities occurring on non-participating properties.

Setback Description	Setback Distance
Buildings regularly occupied by humans on nonparticipating properties.	400 feet from the nearest point on the outer wall
Public road right-of-way	100 feet measured from the nearest edge of a public road right-of-way.
Nonparticipating properties	100 feet measured from the nearest shared property line

2. **Installation.** The energy storage facility shall comply with the version of NFPA 855 “Standard for the Installation of Stationary Energy Storage Systems” in effect at the time of this amendment or any applicable successor standard as reasonable and consistent with the purposes of this subdivision.
3. **Liability Insurance.** The owner or operator of any energy storage facility shall maintain a current insurance policy with insured amount to be acceptable for the Township to cover installation and operation of the project and name the Township including its officers, agents, and employees as an additional insured. The amount of the policy shall be established as a condition of special use permit approval.
4. **Noise.** No energy storage facility shall cause noise in excess of fifty (50) dBA (using Leq-10 minute or other acceptable scale to the Township, but not Lmax) as measured at the property line of a non-participating parcel. Applicants must provide a pre-construction and post-construction sound study to the Township demonstrating compliance with this standard.
5. **Lighting and Security Plan.** The energy storage facility shall implement dark sky-friendly lighting solutions and shall have a security plan to limit unauthorized access.
6. **Fencing.**
 - i. Fencing for the energy storage facility shall comply with the latest version of the National Electric Code or any applicable successor standard approved by the Planning Commission as reasonable and consistent with the purposes of this subsection. Areas that host visible energy storage facility components shall be completely enclosed by a perimeter security fence to restrict unauthorized access. Such fencing perimeter and the fencing must be at least seven (7) feet high and be made of chain link or other design to prevent unauthorized access.
7. **Screening.** An energy storage facility shall be completely enclosed by perimeter security fencing to restrict unauthorized access.
 - i. Unless screened and buffered at all times by natural forest vegetation meeting the minimum spacing and height requirements and having a substantially similar obscuring effect of an evergreen vegetative buffer installed pursuant to this section, a continuous evergreen vegetative buffer shall be installed and maintained at all times at the perimeter of the energy storage facility and adjacent residential or agricultural areas and/or public highways or streets. Nothing contained herein shall be construed to prevent reasonable access to the energy storage facility as approved by the special land use permit.
 - ii. The evergreen or native vegetative buffer shall be composed of native or evergreen trees that at planting shall be a minimum of four feet in height and shrubs two feet in height. The evergreen trees shall be spaced no more than 15 feet apart on center (from the central trunk of one plant to the central trunk of the next plant), native trees shall be placed no more than 30 feet apart on center and shrubs shall be spaced no more than seven feet apart on

center. All unhealthy (60% dead or greater) and dead material shall be replaced by the applicant within six months, or the next appropriate planting period, whichever occurs first, but under no circumstances should the applicant allow unhealthy or dead material to remain in place for more than six consecutive months. Failure to maintain the required evergreen vegetative buffer as required by this section shall constitute a violation of this Ordinance and sufficient grounds for revocation of any special land use permit previously granted.

- iii. All plant materials shall be installed between March 15 and November 15. If the applicant is unable to plant during the installation period, the applicant will provide the Township with a letter of credit, surety, or corporate guarantee for an amount equal to 1.5 times the cost of any planting deficiencies that the Township shall hold until the next planting season. After all plantings have occurred, the Township shall return the financial guarantee.
- iv. The Township may waive any and all screening requirements should it determine screening may not be necessary such as neighboring lands being vacant or of a nature that does not require screening, or should an applicant prepare plans for alternative screening that is sufficient to screen the property from neighboring land uses.

8. Complaint Resolution.

- i. From construction until project decommissioning, an owner or operator of an energy storage facility must maintain a compliant resolution process that includes a publicly available permanent phone number and contact information for residents to make complaints regarding the project related to violations of the Zoning Ordinance or any zoning approvals. Such process must include a form available to the public to submit complaints which shall also be made available online and be provided to the Township for distribution to residents. An energy storage facility owner or operator shall acknowledge receipt of such complaints within five (5) business days and shall resolve complaints within 30 days unless impractical in which case the owner or operator must notify the Township and complainant of an estimated timeframe to resolve the complaint. The complaint resolution process may not require a complainant or the Township to post a monetary deposit or otherwise pay for the owner or operator to resolve or investigate a complaint. The energy storage facility owner or operator must notify the Township of any received complaints and resolutions to complaints on a monthly or bi-monthly basis.

9. Inspection.

- i. The Township shall have the right to inspect an energy storage facility for consistency with the requirements of the Zoning Ordinance and all zoning approvals. The owner or operator shall provide the Township and any of its officials, employees, or retained consultants access to the project for such

inspections, but may accompany the Township on such inspections and require individuals inspecting the project to adhere to required safety protocols. The Township shall give reasonable advance notice of an inspection, which in no case shall be less than three (3) business days.

10. Project Appearance and Good Repair.

- i. Until project decommissioning, the owner and operator must maintain the energy storage facility and its components in good repair. The fenced area and the area immediately surrounding the project shall be kept free of refuse, waste, and debris, and shall be neat, clean, and free of unsightly/unkept, hazardous, or unsanitary conditions.

11. Abandonment or Decommissioning.

- i. Any energy storage facility which has reached the end of its useful life or has been abandoned consistent with this section of the Zoning Ordinance shall be removed and parcel owners shall be required to restore the site to its original condition. The owner/operator shall physically remove the installation no more than 150 days after the date of discontinued operations. The owner/operator shall notify the Township and the Planning Commission by certified mail of the proposed date of discontinued operations and plans for removal.
- ii. Absent notice of a proposed date of decommissioning or written notice of extenuating circumstances, the energy storage facility shall be considered abandoned when it remains nonfunctional or inoperative to the extent that it is not used to generate electric energy for a continuous period of 18 months. If the owner/operator fails to remove the installation in accordance with the requirements of this section within 150 days of abandonment, the Township is permitted to enter the property and physically remove the installation at the owner's expense.
- iii. Decommissioning shall consist of:
 1. Physical removal of all structures, equipment, security barriers, concrete, and transmission lines (including underground lines) from the site. Underground components shall be removed completely and disposed of outside of the Township. Hazardous waste shall be disposed of in accordance with local, state and federal waste disposal regulations.
 2. Stabilization or re-vegetation of the site as necessary to minimize erosion and to return the site to a substantially similar condition compared to after development of an energy storage facility.

12. Compliance. All energy storage facilities shall comply with all applicable local, state, and federal laws and regulations including obtaining any required permits.

13. Siting Preference. To ensure compatibility with adjacent land uses energy storage facilities are strongly preferred to be sited near electrical substations or related electrical infrastructure. The Township may use this preference in applying special land use permit or other discretionary standards determining the compatibility of nearby land uses.

SECTION 2. AMENDMENT TO CHAPTER 3: The Pine River Township Zoning Ordinance, Section 303 shall be amended to add energy storage facilities as a special land use.

SECTION 3. AMENDMENT TO CHAPTER 7: The Pine River Township Zoning Ordinance, Section 703 shall be amended to add energy storage facilities as a special land use.

SECTION 4. AMENDMENT TO CHAPTER 8: The Pine River Township Zoning Ordinance, Section 803 shall be amended to add energy storage facilities as a special land use.

SECTION 5. AMENDMENT TO CHAPTER 9: The Pine River Township Zoning Ordinance, Section 903 shall be amended to add energy storage facilities as a special land use.

SECTION 6. AMENDMENT TO CHAPTER 10: The Pine River Township Zoning Ordinance, Section 1003 shall be amended to add energy storage facilities as a special land use.

SECTION 7. SEVERABILITY: The provisions of this Ordinance are declared severable. If any part of this Ordinance is declared invalid for any reason by a court of competent jurisdiction, that declaration does not affect or impair the validity of all other provisions that are not subject to that declaration.

SECTION 8. REPEAL AND FORM: All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed. Further, the Township may use the content of this Ordinance and compile/insert it into the existing Pine River Township Zoning Ordinance document including making any technical provision numbering or clerical revisions as necessary for the compilation. See MCL 41.186 (ability of Township to codify its ordinances).

SECTION 9. EFFECTIVE DATE: This Ordinance shall take effect seven days after publication of a notice of adoption of this Ordinance, unless referendum procedures are initiated under MCL 125.3402. If referendum procedures are initiated, this Ordinance will take effect in accordance with MCL 125.3402.

YEAS: Best, Moegegenborg, Beeson, Whitmore

NAYS: Baker

ABSENT: ∅

ORDINANCE DECLARED ADOPTED.

Kevin Beeson
Kevin Beeson, Township Supervisor

CERTIFICATION

I hereby certify that:

1. The above is a true copy of an Ordinance adopted by the Pine River Township Board at a duly scheduled and noticed meeting of that Township Board held on 3/18, 2025, pursuant to the required statutory procedures.
2. A summary of the above Ordinance was duly published in the Morning Sun newspaper, a newspaper that circulates within Pine River Township, on 2/19, 2025.
3. Within one week after such publication, I recorded the above Ordinance in a book of ordinances kept by me for that purpose, including the date of passage of the Ordinance, the names of the members of the township board voting, and how each member voted.
4. I filed an attested copy of the above Ordinance with the Gratiot County Clerk on March 19, 2025.

ATTESTED:



Andi Whitmore, Township Clerk

**Pine River Township
Gratiot County, Michigan
Resolution 2024-04**

RESOLUTION TO AMEND ZONING ORDINANCE

At a regular meeting of the Township Board of Pine River Township, Gratiot County, Michigan, held at the Pine River Township Hall, 1495 W Monroe Rd. St. Louis, MI 48880, in said Township, on March 18, 2025, at 7:00 p.m.

Members Present:

Members Absent:

The following resolution was offered by Baker and supported by Mueggenborg

WHEREAS, on October 2, 2024, property owners requested multiple parcels be rezoned from Industrial (I) to Agricultural (AG). See Attachment A;

WHEREAS, in accordance with state law the Pine River Township Planning Commission held a properly noticed public hearing on November 13, 2024, at 6:00 p.m. at the Township Hall; and,

WHEREAS, the Planning Commission approved the request for rezoning and recommended its approval by the Township Board.

NOW, THEREFORE BE IT RESOLVED THAT the Board of Trustees concurs with the recommendation of its Planning Commission and votes to recommend the amendment of the official zoning map of Pine River Township to reflect parcels listed on Attachment A are rezoned from I to AG effective on March 18, 2025.

BE IT FINALLY RESOLVED THAT the clerk is authorized to publish a Notice of Ordinance Adoption within 15 days.

ROLL CALL VOTE:

YES: Best, Mueggenborg, Beeson, Whitmore, Baker

NO: \emptyset

ABSENT: \emptyset

ABSTAIN: \emptyset

RESOLUTION DECLARED APPROVED.

Andi Whitmore
Andi Whitmore, Clerk
Pine River Township
Date 11/19/2024

**Pine River Township
Gratiot County, Michigan
Resolution #2023-9**

RESOLUTION TO AMEND ZONING ORDINANCE

At a regular meeting of the Township Board of Pine River Township, Gratiot County, Michigan, held at the Pine River Township Hall, 1945 W Monroe Rd. St. Louis, MI 48880, in said Township, on March 18, 2025, at 7:00 p.m.

Members Present:

Members Absent: None

The following resolution was offered by Best and supported by Mueggenborg

WHEREAS, on August 7, 2023, applicant DG Whitmore Realty LLC requested parcel # 12-028-023-11 be rezoned from Agricultural (AG) to Heavy Commercial (HC); and,

WHEREAS, in accordance with state law the Pine River Township Planning Commission held a properly noticed public hearing on September 13, 2023, at 7:00 p.m. at the Township Hall; and,

WHEREAS, the Planning Commission approved the request for rezoning and recommended its approval by the Township Board.

NOW, THEREFORE BE IT RESOLVED THAT the Board of Trustees concurs with the recommendation of its Planning Commission and votes to recommend the amendment of the official zoning map of Pine River Township to reflect parcel #12-028-023-11 is rezoned from AG to HC effective on March 18, 2025.

BE IT FINALLY RESOLVED THAT the clerk is authorized to publish a Notice of Ordinance Adoption within 15 days.

ROLL CALL VOTE:

YES: Best, Mueggenborg, Beeson, Baker

NO: ∅

ABSENT: ∅

ABSTAIN: Whitmore

RESOLUTION DECLARED **APPROVED**.



Andi Whitmore, Clerk

Pine River Township

Date 9/19/2023