

PINE RIVER TOWNSHIP

Gratiot County, Michigan

April 15, 2025

Agenda

1. Call to Order
2. Pledge to the Flag
3. Roll Call
4. Public Comments (3 Minutes)
5. Approval of Agenda
6. Approval of Minutes
 - a. March 18, 2025
7. Approval to Pay Bills
8. Reports by Boards, Committees & Agents
 - a. Treasurer's Report
 - b. Budget Report
 - c. Zoning & Blight Report
 - d. Assessor's Report
 - e. Fire Board Report
9. Business before the Board
 - a. PA 116-Freed 12-032-001-22
 - b. PA 116-Campbell 12-006-008-30
 - c. Ordinance 2025-102-Text Amendment (Fitness Center)
10. Announcements and Upcoming Meetings
 - a. Spring Clean Up Day- May 17, 2025, 8 a.m.-12 p.m.
 - b. Board Meeting – May 20, 2025 @ 7:00 p.m.
11. Adjournment

MINUTES OF THE PINE RIVER TOWNSHIP BOARD
MONTHLY MEETING
APRIL 15, 2025

1. The regular monthly meeting of the Pine River Township Board was called to order at 7:05PM 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: absent; Moeggenborg: present; Beeson: present; Whitmore: present; Baker: present. (4) Board members present, (1) absent.
4. Public Comments: None.
5. Approve the Agenda:
 - a. Motion made by Baker: second by Moeggenborg: to approve the Agenda as presented. All present Board members approved. Motion carried 4-0.
7. Approval of Minutes:
 - a. Motion made by Moeggenborg: second by Baker: to approve the Minutes of the regular meeting of March 18, 2025. All present Board members approved. Motion carried 4-0.
8. Approval to Pay Bills:
 - a. Motion made by Baker: second by Moeggenborg: to approve the payment of bills for the total \$37,596.95. All present Board members approved. Motion carried 4-0.
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. PA 116 – Freed 12-032-001-22 and part of 12-032-001-21
 1. Motion made by Baker: second by Moeggenborg: to approve the PA 116 application as presented to become Parcel #2901-032-001-23. All present Board members approved. Motion carried 4-0.
 - b. PA 116 – Campbell 12-006-008-30
 1. Motion made by Baker: second by Moeggenborg: to approve the PA 116 application as presented to become Parcel #2912-006-008-00. All present Board members approved. Motion carried 4-0.
 - c. Ordinance 2025-102 – Text Amendment (Fitness Center)
 1. Motion made by Moeggenborg: second by Baker: to approve the Ordinance as presented. Roll call vote: Best: absent; Moeggenborg: yes; Beeson: yes; Whitmore: yes; Baker: yes. All present Board members approved. Motion carried 4-0.
 2. 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.
11. Announcements and Upcoming Meetings
 - a. Next Board Meeting – May 20, 2025

- b. Spring Cleanup Day – May 17, 2025 (8AM-12PM)
- c. Owens announced that interviews are happening for Interim County Administrator

12. Adjournment:

- a. Motion made by Whitmore: second by Baker: to adjourn the meeting at 7:32PM. All present Board members approved. Motion carried 4-0.

Submitted by Andi Whitmore, Clerk



FARMLAND AND OPEN SPACE PRESERVATION PROGRAM

Application for Farmland Development Rights Agreement

Part 361 of the Natural Resources and Environmental Protection Act, 1994 Act 451 as amended, more commonly known as PA 116. Please print or type. Attach additional sheets as needed. Refer to the Eligibility and Instructions document before filling out this form.

OFFICIAL USE ONLY RECEIVED MAR 19 2025 Local Governing Body: Date Received Application No: State: Date Received Application No: Approved: Rejected

ALL APPLICATIONS MUST BE APPROVED BY LOCAL GOVERNING BODY ON OR BEFORE NOVEMBER 1 TO BE EFFECTIVE FOR THE CURRENT TAX YEAR

I. Personal Information:

1. Name(s) of Applicant: Freed Kevin J Last First Initial (If more than two see #15) Freed Michelle L Last First Initial

2. Mailing Address: 4797 W. Lincoln Rd Alma MI 48801 Street City State Zip Code

3. Phone Number: (Area Code) (989) 233-9909

4. Alternative Telephone Number (cell, work, etc.): (Area Code) ()

5. E-mail address: Mayberry0903@gmail.com

II. Property Location (Can be taken from the Deed/Land Contract)

6. County: Grand St 7. Township, City or Village: Pine River

8. Section No. 32 Town No. 12N Range No. 3W

Parcel # (Tax ID): 2912-032-001-33 AND Part of 2912-032-001-21

III. Legal Information:

9. Attach a clear copy of the deed, land contract or memorandum of land contract. (See #14) MSW 2912-032-001-22

10. Attach a clear copy of the most recent tax assessment or tax bill with complete tax description of property.

11. Is there a tax lien against the land described above? [] Yes [X] No If "Yes", please explain circumstances:

12. Does the applicant own the mineral rights? [X] Yes [] No If owned by the applicant, are the mineral rights leased? [] Yes [] No Indicate who owns or is leasing rights if other than the applicant: Name the types of mineral(s) involved:

13. Is land cited in the application subject to a lease agreement (other than for mineral rights) permitting a use for something other than agricultural purposes: [] Yes [X] No If "Yes", indicate to whom, for what purpose and the number of acres involved:

14. Is land being purchased under land contract [] Yes [X] No: If "Yes", indicate vendor(s): Name: Address: Street City State Zip Code

14a. Part 361 of the Natural Resources and Environmental Protection Act, 1994 Act 451 as amended, states that the vendor (sellers) must agree to allow the land cited in the application to be enrolled in the program. Please have the land contract sellers sign below. (All sellers must sign).

Land Contract Vendor(s): I, the undersigned, understand and agree to permit the land cited in this application into the Farmland and Open Space Preservation Program.

Date Signature of Land Contract Vendor(s) (Seller)

15. If the applicant is one of the following, please check the appropriate box and complete the following information (if the applicant is not one of the following – please leave blank):

- 2 or more persons having a joint or common interest in the land
- Corporation
- Estate
- Limited Liability Company
- Trust
- Partnership Association

If applicable, list the following: Individual Names if more than 2 Persons; or President, Vice President, Secretary, Treasurer; or Trustee(s); or Members; or Partners; or Estate Representative(s):

Name: _____ Title: _____

Name: _____ Title: _____

Name: _____ Title: _____

Name: _____ Title: _____

(Additional names may be attached on a separate sheet.)

IV. Land Eligibility Qualifications: Check one and fill out correct section(s)

This application is for:

- a. 40 acres or more —————▶ complete only Section 16 (a thru g);
- b. 5 acres or more but less than 40 acres —————▶ complete only Sections 16 and 17; or
- c. a specialty farm —————▶ complete only Sections 16 and 18.

16. a. Type of agricultural enterprise (e.g. livestock, cash crops, fruit, etc):

CASH CROP

b. Total number of acres on this farm: 57.73

c. Total number of acres being applied for (if different than above): _____

d. Acreage in cultivation: 54 Acres

e. Acreage in cleared, fenced, improved pasture, or harvested grassland: _____

f. All other acres (swamp, woods, etc.) Balance

g. Indicate any structures on the property: (If more than one building, indicate the number of buildings):

No. of Buildings: None Residence: _____ Barn: _____ Tool Shed: _____

Silo: _____ Grain Storage Facility: _____ Grain Drying Facility: _____

Poultry House: _____ Milking Parlor: _____ Milk House: _____

Other: (Indicate) _____

17. To qualify as agricultural land of 5 acres or more but less than 40 acres, the land must produce a minimum average gross annual income of \$200.00 per acre from the sale of agricultural products.

Please provide the average gross annual income per acre of cleared and tillable land during 2 of the last 3 years immediately preceding this application from the sale of agricultural products (not from rental income):

\$ _____ / _____ = \$ _____ (per acre)
total income total acres of tillable land

18. To qualify as a specialty farm, the land must be designated by MDARD, be 15 acres or more in size, and produce a gross annual income from an agricultural use of \$2,000.00 or more. If a specialty farm, indicate average gross annual income during 2 of the last 3 years immediately preceding application from the sale of agricultural products: \$ _____

Please note: specialty farm designation may require an on-the-farm site visit by an MDARD staff person.

19. What is the number of years you wish the agreement to run? (Minimum 10 years, maximum 90 years); 15 yrs

V. Signature(s):

20. The undersigned certifies that this application identifies the owner of record, legal description of property, and all liens, covenants, and other encumbrances affecting the title to the land.

[Signature]
(Signature of Applicant)

[Signature]
(Corporate Name, If Applicable)

[Blank]
(Co-owner, If Applicable)

[Blank]
(Signature of Corporate Officer)

2/1/2025
(Date)

[Blank]
(Title)

ALL APPLICATIONS MUST BE APPROVED BY LOCAL GOVERNING BODY ON OR BEFORE NOVEMBER 1 IN ORDER TO BE EFFECTIVE FOR THE CURRENT TAX YEAR.

RESERVED FOR LOCAL GOVERNMENT USE: CLERK PLEASE COMPLETE SECTIONS I & II

I. Date Application Received: 3/19/25 (Note: Local Governing Body has 45 days to take action)

Action by Local Governing Body: Jurisdiction: Pine River
 County Township City Village

This application is approved, rejected Date of approval or rejection: 4/15/25

(If rejected, please attach statement from Local Governing Body indicating reason(s) for rejection.)

Clerk's Signature: [Signature]

Property Appraisal: \$ 473,375 is the current fair market value of the real property in this application.

Parcel Number (Tax ID): 2901-032-001-23

II. Please verify the following:

Upon filing an application, clerk issues receipt to the landowner indicating date received.

Clerk notifies reviewing agencies by forwarding a copy of the application and attachments

If rejected, applicant is notified in writing within 10 days stating reason for rejection and the original application, attachments, etc. are returned to the applicant. Applicant then has 30 days to appeal to State Agency.

If approved, applicant is notified and the original application, all supportive materials/attachments, and letters of review/comment from reviewing agencies (if provided) are sent to:

MDARD-Farmland and Open Space Preservation Program, P.O. Box 30449, Lansing, MI 48909

***Please do not send multiple copies of applications and/or send additional attachments in separate mailings without first contacting the Farmland Preservation office.**

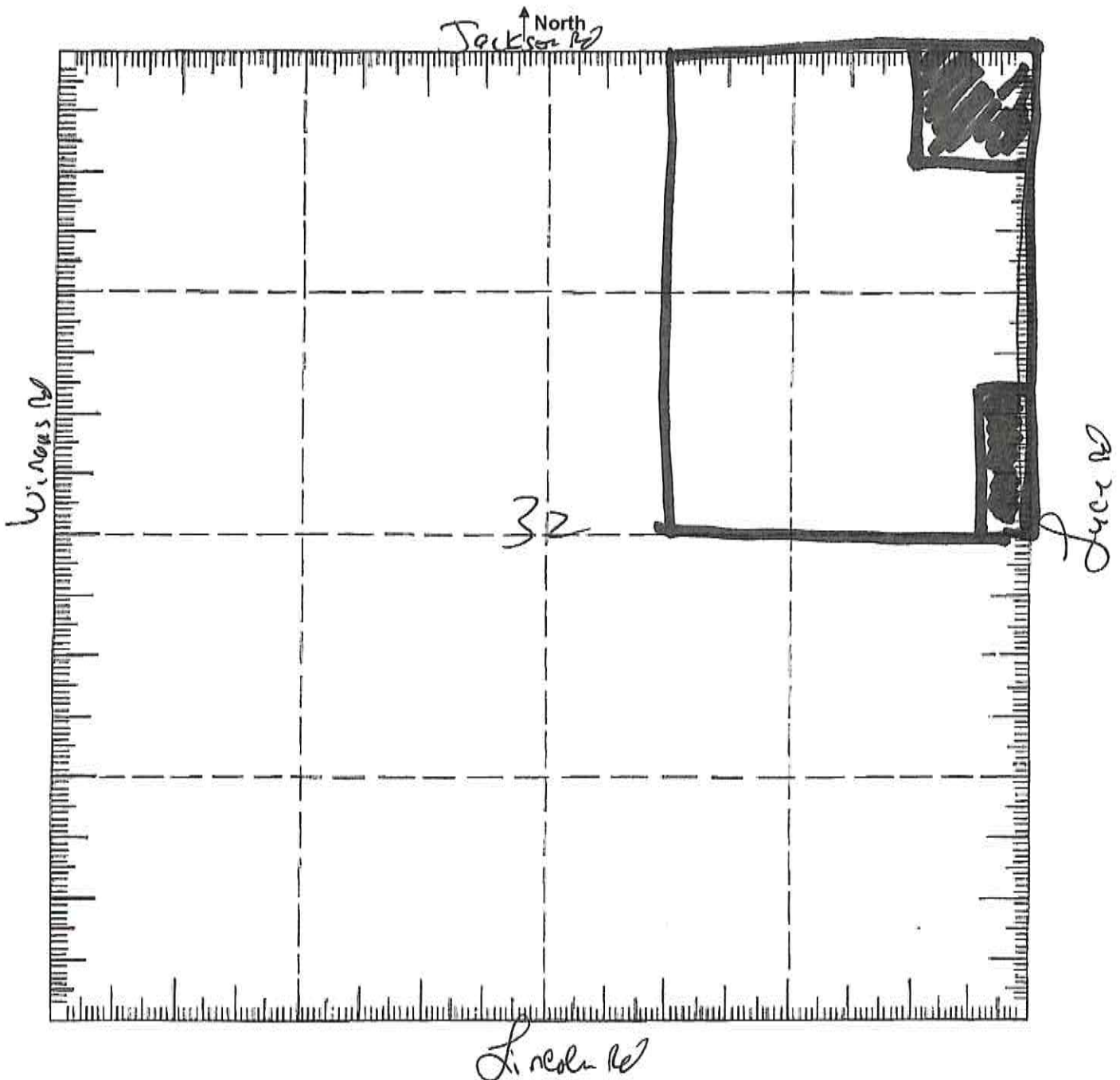
<p>Please verify the following regarding Reviewing Agencies (Sending a copy to reviewing agencies is required):</p> <p>COPY SENT TO:</p> <p><input type="checkbox"/> County or Regional Planning Commission</p> <p><input type="checkbox"/> Conservation District</p> <p><input type="checkbox"/> Township (if county has zoning authority)</p>	<p>Before forwarding to State Agency, FINAL APPLICATION SHOULD INCLUDE:</p> <p><input type="checkbox"/> Copy of Deed or Land Contract (most recent showing <u>current ownership</u>)</p> <p><input type="checkbox"/> Copy of most recent Tax Bill (must include <u>tax description</u> of property)</p> <p><input type="checkbox"/> Map of Farm</p> <p><input type="checkbox"/> Copy of most recent appraisal record</p> <p><input type="checkbox"/> Copy of letters from review agencies (if available)</p> <p><input type="checkbox"/> Any other applicable documents</p>
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Map of Farm with Structures and Natural Features:

- A. Show boundary of land cited in application. (Grid below is designed to represent a 5280 ft² (1 mile²) Section)
- B. Show all buildings (house(s), barn(s), etc.); also label roads and other avenues of travel (i.e. utility access, etc.).
- C. Outline and designate the current uses of the property (crops, pasture, forest, swamp, etc.).
- D. Clear copies of map(s) provided by USDA Farm Service Agency are acceptable, but please label any roads visible on map, structures and their use, etc.

Note: Any residential structures housing persons not directly associated with the farm operation must be excluded from the application. Please indicate if a building falls in this category and provide the appropriate property description for its exclusion. Unless the appropriate description is included, your application cannot be processed.

County Orando +
Township Pine Pine
T 12N R 3W Section 32



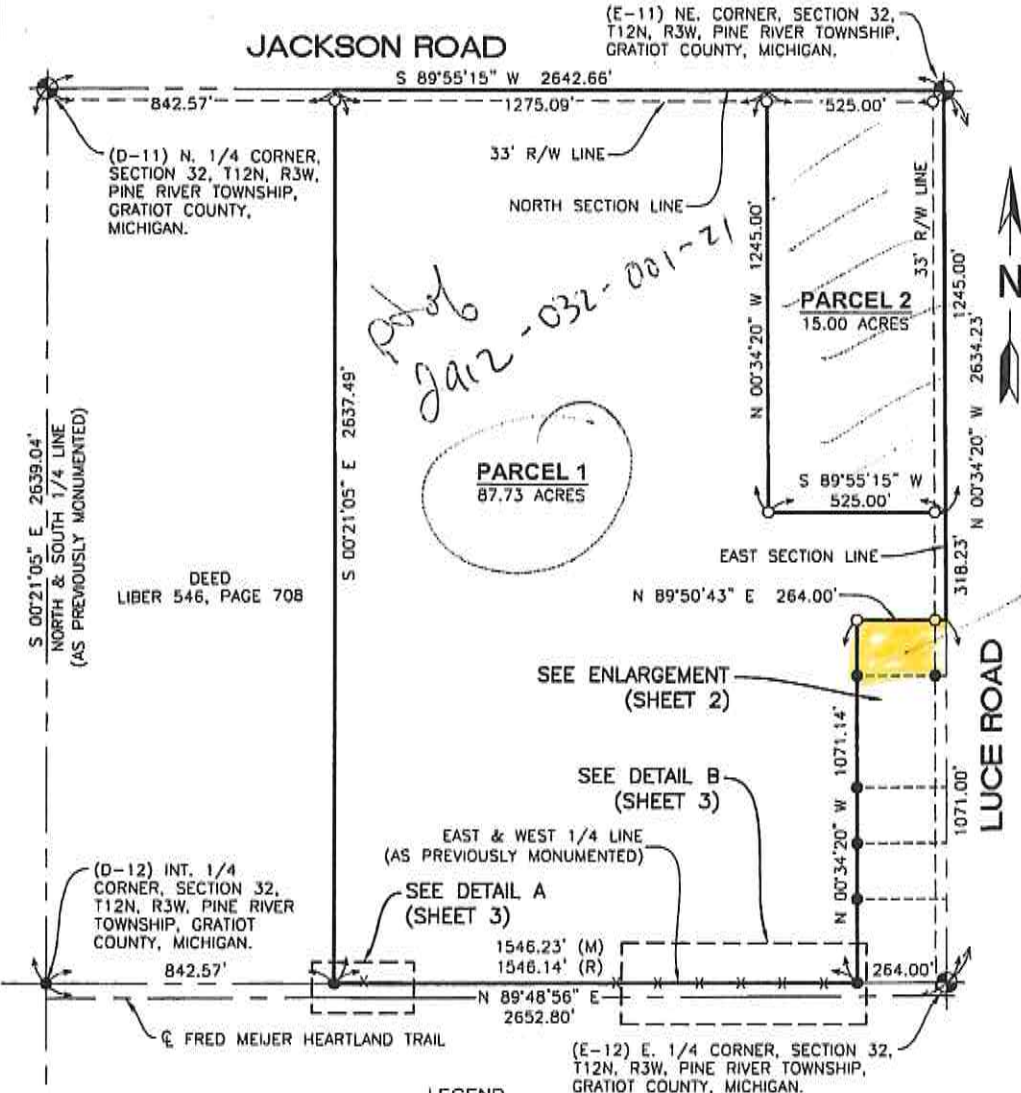
CERTIFICATE OF SURVEY

SECTION 32, T12N, R3W, PINE RIVER TOWNSHIP, GRATIOT COUNTY, MICHIGAN

I, T. Pete Lorenz, hereby certify that on April 3, 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 4



Handwritten: 2912-032-001-21

Handwritten: plus this parcel 2912-032-001-3: 1 Acre

BASIS OF BEARING: Bearings based on description in Warranty Deed recorded in Liber 635, Page 1329

LEGEND:
 ○ SET 1/2" X 18" REROD W/P.S. CAP #46677 (M) MEASURED
 ● FOUND CORNER (R) PREVIOUSLY RECORDED AS

SCALE: 1"=400'

LORENZ

SURVEYING & ENGINEERING, INC.

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

SCALE: 1"=400'	DATE: April 11, 2024
JOB NUMBER: 240009	REV. DATE:
DRAWN BY: TPL	SHEET NUMBER: 1 OF 4

Terrance Peter Lorenz, PS # 4001046677

CERTIFICATE OF SURVEY

SECTION 32, T12N, R3W, PINE RIVER TOWNSHIP, GRATIOT COUNTY, MICHIGAN

DESCRIPTION:

PARCEL 1

Part of the Northeast One-quarter of Section 32, T12N, R3W, Pine River Township, Gratiot County, Michigan, described as beginning at a point on the East line of said Section 32 which is N. 00°34'20" W., along said East Section line, 1071.00 feet from the East One-quarter Corner of said Section 32; thence continuing N. 00°34'20" W., along said East Section line, 318.23 feet; thence S. 89°55'15" W., parallel with the North line of said Section 32, 525.00 feet; thence N. 00°34'20" W., parallel with said East Section line, 1245.00 feet to said North Section line; thence S. 89°55'15" W., along said North Section line, 1275.09 feet; thence S. 00°21'05" E., 2637.49 feet to the East and West One-quarter line of said Section 32 as previously monumented; thence N. 89°48'56" E., along said East and West One-quarter line, 1546.23 feet; thence N. 00°34'20" W., parallel with said East Section line, 1071.14 feet; thence N. 89°50'43" E., 264.00 feet to the point of beginning. Containing 87.73 acres more or less. Subject to the Easterly 33.00 feet thereof as Luce Road, the Northerly 33.00 feet thereof as Jackson Road and subject to easements, right of ways, restrictions and reservations whether used, implied or of record.

PARCEL 2

Part of the Northeast One-quarter of Section 32, T12N, R3W, Pine River Township, Gratiot County, Michigan, described as beginning at a point on the East line of said Section 32 which is N. 00°34'20" W., along said East Section line, 1389.23 feet from the East One-quarter Corner of said Section 32; thence continuing N. 00°34'20" W., along said East Section line, 1245.00 feet to the Northeast Corner of said Section 32; thence S. 89°55'15" W., along the North line of said Section 32, 525.00 feet; thence S. 00°34'20" E, parallel with said East Section line, 1245.00 feet; thence N. 89°55'15" E, parallel with said North Section line, 525.00 feet to the point of beginning. Containing 15.00 acres more or less. Subject to the Easterly 33.00 feet thereof as Luce Road, the Northerly 33.00 feet thereof as Jackson Road and subject to easements, right of ways, restrictions and reservations whether used, implied or of record.

WITNESSES:

(D-11) North 1/4 Corner, Section 32, T12N, R3W, Pine River Township, Gratiot County, Michigan.

Found Standard Gratiot County Monument in a monument box.

N15W 50.25' Found mag nail & remon disk in NE. face of power pole
N31E 53.97' Found nail & flag in E. face of power pole
S28E 33.85' Found mag nail & W.E.S.I. disk in W. face of power pole
S50W 46.70' Set nail & tag in top/center of SW. end of 36" plastic culvert

(D-12) Interior 1/4 Corner, Section 32, T12N, R3W, Pine River Township, Gratiot County, Michigan.

Found 3/4" Pipe.

N10W 6.38' Set nail & tag in SW. face of 40" maple
N85E 18.60' Found nail in S. face of 8" oak
N35W 21.23' Set nail & tag in NE. face of 18"x24" twin maple
S47W 29.06' Set nail & tag in NW. face of 12" maple
South 39.1' N. edge of asphalt trail

(E-11) Northeast Corner, Section 32, T12N, R3W, Pine River Township, Gratiot County, Michigan.

Found Standard Gratiot County Monument in a monument box.

N16W 81.00' Found PK nail in SW. face of power pole
N32E 51.32' Found nail & disk #14769 in SE. face of power pole
East 33.52' Top/center (point) of 3" steel post w/pointed top
S37E 45.16' NW. corner of N'y brick pillar
N75E 41.90' Found nail with W.E.S.I. disk in S. face of 30" twin elm

(E-12) East 1/4 Corner, Section 32, T12N, R3W, Pine River Township, Gratiot County, Michigan.

Found Standard Gratiot County Monument in a monument box.

N32E 59.37' Set nail & tag in NW. face of 30" elm
N52E 26.86' Found nail & disk #14769 in S. face of railroad tie post
S05E 100.65' Top bolt on fire hydrant
S51W 74.12' Top/center of S'y 6" steel post filled with concrete

LORENZ
SURVEYING & ENGINEERING, INC.

3229 W. Beal City Road
Weidman, Michigan 48893

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

Terrence Peter Lorenz, PS # 4001046877

SCALE: N/A

DATE: April 11, 2024

JOB NUMBER: 240009

REV. DATE:

DRAWN BY: TPL

SHEET NUMBER: 4 OF 4



Gratiot GIS Authority



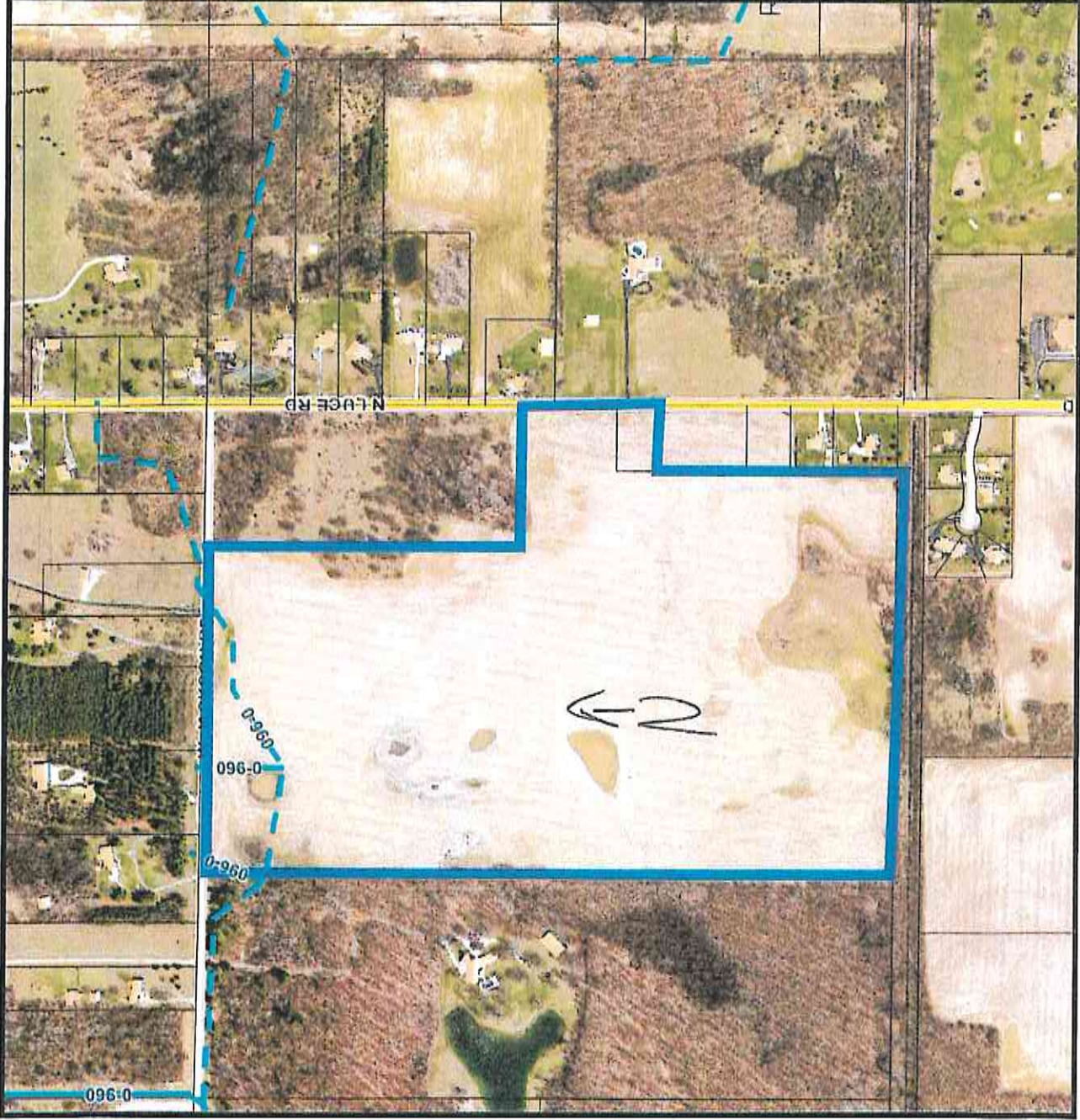
Map Publication:

03/01/2024 9:34 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.





FARMLAND AND OPEN SPACE PRESERVATION PROGRAM

Application for Farmland Development Rights Agreement

Part 361 of the Natural Resources and Environmental Protection Act, 1994 Act 451 as amended, more commonly known as PA 116. Please print or type. Attach additional sheets as needed. Refer to the Eligibility and Instructions document before filling out this form

Pine River

OFFICIAL USE ONLY	
Local Governing Body:	
Date Received:	<u>APR 07 2025</u>
Application No:	
State:	
Date Received:	
Application No:	
Approved:	Rejected

ALL APPLICATIONS MUST BE APPROVED BY LOCAL GOVERNING BODY ON OR BEFORE NOVEMBER 1 TO BE EFFECTIVE FOR THE CURRENT TAX YEAR

I. Personal Information:

1. Name(s) of Applicant: Campbell Thomas A
Last First Initial

(If more than two see #15) Campbell Kathy A
Last First Initial

2. Mailing Address: 11501 S. Summerton Rd Shepherd MI 48883
Street City State Zip Code

3. Phone Number: (Area Code) 989 289-3387

4. Alternative Telephone Number (cell, work, etc.): (Area Code) 989 944-8361

5. E-mail address: Kcampbell11501@gmail.com

II. Property Location (Can be taken from the Deed/Land Contract)

6. County: Grand 7. Township, City or Village: Pine River

8. Section No. 6 Town No. 12N Range No. 3W

Parcel # (Tax ID): 29-12-006-008-30

III. Legal Information:

9. Attach a clear copy of the deed, land contract or memorandum of land contract. (See #14)

10. Attach a clear copy of the most recent tax assessment or tax bill with complete tax description of property.

11. Is there a tax lien against the land described above? Yes No
If "Yes", please explain circumstances: _____

12. Does the applicant own the mineral rights? Yes No
If owned by the applicant, are the mineral rights leased? Yes No
Indicate who owns or is leasing rights if other than the applicant: _____
Name the types of mineral(s) involved: _____

13. Is land cited in the application subject to a lease agreement (other than for mineral rights) permitting a use for something other than agricultural purposes? Yes No. If "Yes", indicate to whom, for what purpose and the number of acres involved: DTE windmill

14. Is land being purchased under land contract Yes No: If "Yes", indicate vendor(s):
Name: _____
Address: _____
Street City State Zip Code

14a. Part 361 of the Natural Resources and Environmental Protection Act, 1994 Act 451 as amended, states that the vendor (sellers) must agree to allow the land cited in the application to be enrolled in the program. Please have the land contract sellers sign below. (All sellers must sign).

Land Contract Vendor(s): I, the undersigned, understand and agree to permit the land cited in this application into the Farmland and Open Space Preservation Program.

Date Signature of Land Contract Vendor(s) (Seller)

15. If the applicant is one of the following, please check the appropriate box and complete the following information (if the applicant is not one of the following – please leave blank):

- 2 or more persons having a joint or common interest in the land
- Corporation
- Estate
- Limited Liability Company
- Trust
- Partnership Association

If applicable, list the following: Individual Names if more than 2 Persons; or President, Vice President, Secretary, Treasurer; or Trustee(s); or Members; or Partners; or Estate Representative(s):

Name: _____ Title: _____

Name: _____ Title: _____

Name: _____ Title: _____

Name: _____ Title: _____

(Additional names may be attached on a separate sheet.)

IV. Land Eligibility Qualifications: Check one and fill out correct section(s)
This application is for:

- a. 40 acres or more —————> complete only Section 16 (a thru g);
- b. 5 acres or more but less than 40 acres —————> complete only Sections 16 and 17; or
- c. a specialty farm —————> complete only Sections 16 and 18.

16. a. Type of agricultural enterprise (e.g. livestock, cash crops, fruit, etc):

- Cash crop
- b. Total number of acres on this farm: 20.23
- c. Total number of acres being applied for (if different than above): 20.23
- d. Acreage in cultivation: 19.12
- e. Acreage in cleared, fenced, improved pasture, or harvested grassland: 0
- f. All other acres (swamp, woods, etc.) 1.11
- g. Indicate any structures on the property: (If more than one building, indicate the number of buildings):

No. of Buildings: 0 Residence: 0 Barn: 0 Tool Shed: 0
 Silo: 0 Grain Storage Facility: 0 Grain Drying Facility: 0
 Poultry House: 0 Milking Parlor: 0 Milk House: 0
 Other: (Indicate) _____

17. To qualify as agricultural land of 5 acres or more but less than 40 acres, the land must produce a minimum average gross annual income of \$200.00 per acre from the sale of agricultural products. Supporting documentation is necessary to validate the income stated below.

Please provide the average gross annual income per acre of cleared and tillable land during 2 of the last 3 years immediately preceding this application from the sale of agricultural products (not from rental income):

2024 2023 2022
CORN BEANS
 \$ 11,061.37 / 14,973.1 = \$ 578.52 / 783.10 (per acre)
 total income total acres of tillable land (affidavit attesting to amount required)

18. To qualify as a specialty farm, the land must 15 acres or more in size, and produce a gross annual income from an agricultural use of \$2,000.00 or more. If applying as a specialty farm, indicate average gross annual income during 2 of the last 3 years immediately preceding application from the sale of agricultural products: \$ _____. Include supporting documentation. Please note: a specialty farm designation by MDARD may require an on-site visit by an MDARD staff person.

Pine River

19. What is the number of years you wish the agreement to run? (Minimum 10 years, maximum 90 years); 20

V. Signature(s):

20. The undersigned certifies the information contained in this application is accurate and true; and identifies the owner of record, legal description of property, and all encumbrances affecting the title to the land.

[Signature]
(Signature of Applicant)

(Corporate Name, If Applicable)

[Signature]
(Co-owner, If Applicable)

[Signature]
(Signature of Corporate Officer)

4/2/2025
(Date)

(Title)

ALL APPLICATIONS MUST BE APPROVED BY LOCAL GOVERNING BODY ON OR BEFORE NOVEMBER 1 IN ORDER TO BE EFFECTIVE FOR THE CURRENT TAX YEAR.

RESERVED FOR LOCAL GOVERNMENT USE: COMPLETED BY CLERK

I. Date Application Received: 4/7/2025 (Note: Local Governing Body has 45 days to take action)

Action by Local Governing Body: Jurisdiction: Pine River Twp.
 County Township City Village

This application is approved, rejected Date of approval or rejection: 4/15/25

(If rejected, please attach statement from Local Governing Body indicating reason(s) for rejection.)

Clerk's Signature: [Signature]

Property Appraisal: \$ 107,927 Assessor certifies this is the current fair market value of the property.

Parcel Number (Tax ID): 2912-006-008-00

II. Please verify the following:

- Upon filing an application, clerk issues receipt to the landowner indicating date received.
- Clerk notifies reviewing agencies by forwarding a copy of the application and attachments

If rejected, applicant is notified in writing within 10 days stating reason for rejection and the original application, attachments, etc. are returned to the applicant. Applicant then has 30 days to appeal to State Agency.

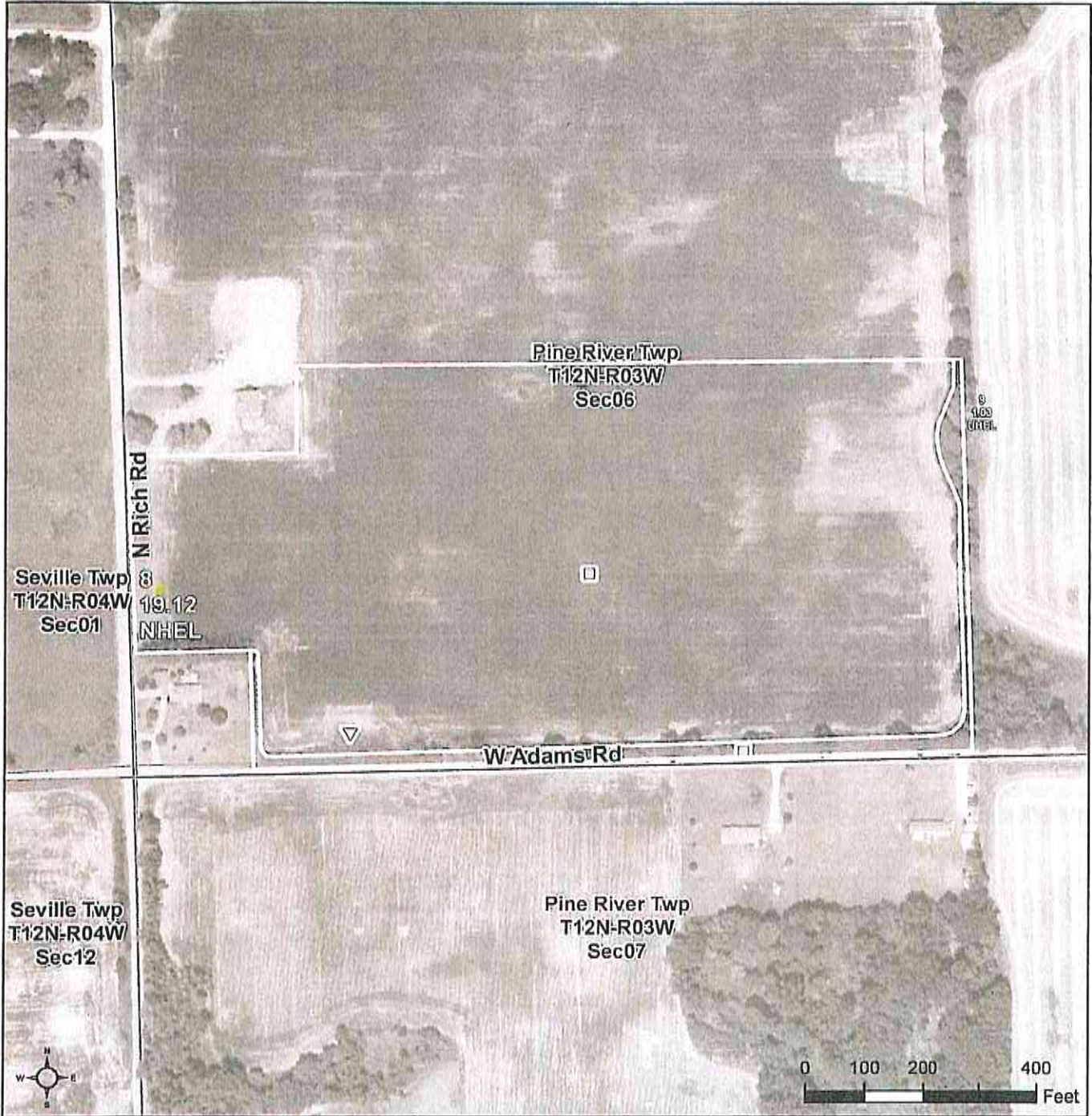
If approved, applicant is notified. Original application and supporting documentation (owner, size, use, and income documents if applicable), and letters of review/comment from reviewing agencies (if provided) are sent to:

MDARD-Farmland and Open Space Preservation Program, P.O. Box 30449, Lansing, MI 48909

***Please do not send multiple copies of applications and/or send additional attachments in separate mailings without first contacting the Farmland Preservation office.**

<p>Please verify the following regarding Reviewing Agencies (Sending a copy to reviewing agencies is required):</p> <p>COPY SENT TO:</p> <p><input type="checkbox"/> County or Regional Planning Commission</p> <p><input type="checkbox"/> Conservation District</p> <p><input type="checkbox"/> Township (if county has zoning authority)</p>	<p>Before forwarding to State Agency, FINAL APPLICATION MUST INCLUDE:</p> <p><input type="checkbox"/> Copy of Deed or Land Contract (most recent showing <u>current ownership</u>)</p> <p><input type="checkbox"/> Copy of most recent Tax Bill (<u>tax description</u> of property must be included)</p> <p><input type="checkbox"/> Map of Farm</p> <p><input type="checkbox"/> Copy of most recent appraisal record</p> <p><input type="checkbox"/> Copy of letters from review agencies (if available)</p> <p><input type="checkbox"/> Any other applicable documents (such as <u>income</u>)</p>
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Questions? Please call Farmland Preservation at 517-284-5663



- Common Land Unit**
- Common Land Unit
 - Conservation Reserve Program
 - Section Line

- Wetland Determination Identifiers**
- Restricted Use
 - Limited Restrictions
 - Exempt from Conservation Compliance Provisions

Map Created May 03, 2017
2016 NAIP Imagery

Farm: 7306
Tract: 13141

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Map of Farm with Structures and Natural Features:

- A. Show boundary of land cited in application. (Grid below is designed to represent a 5280 ft² (1 mile²) Section)
- B. Show all buildings (house(s), barn(s), etc.); also label roads and other avenues of travel (i.e. utility access, etc.).
- C. Outline and designate the current uses of the property (crops, pasture, forest, swamp, etc.).
- D. Clear copies of map(s) provided by USDA Farm Service Agency are acceptable, but please label any roads visible on map, structures and their use, etc.

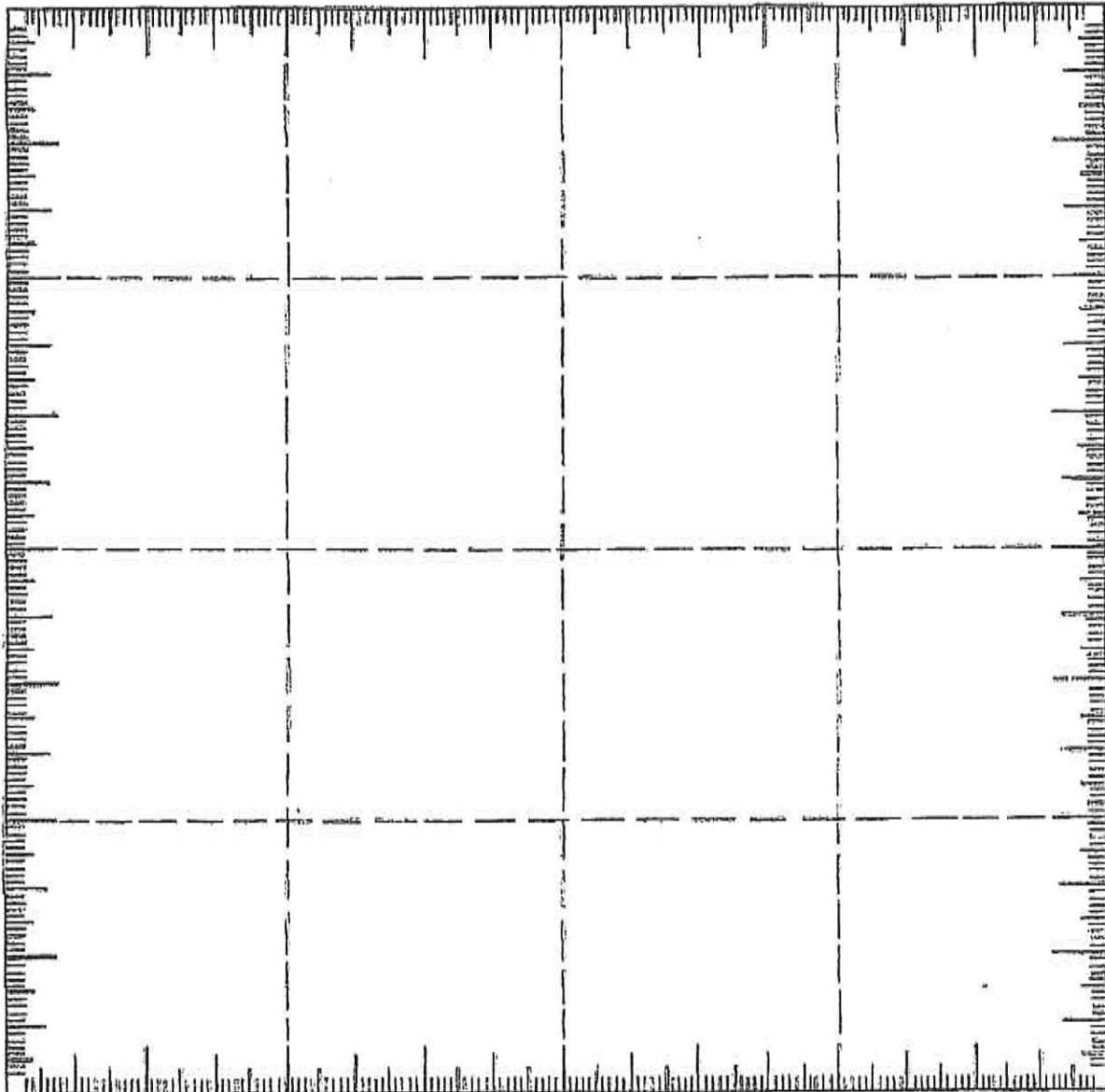
Note: Any residential structures housing persons not directly associated with the farm operation must be excluded from the application. Please indicate if a building falls in this category and provide the appropriate property description for its exclusion. Unless the appropriate description is included, your application cannot be processed.

County _____

Township _____

T _____ R _____ Section _____

↑ North



PINE RIVER TOWNSHIP
GRATIOT COUNTY, MICHIGAN
ZONING ORDINANCE AMENDMENT
ORDINANCE NO. 2025-102

At a meeting of the Township Board of Pine River Township, Gratiot County, Michigan, held at the Pine River Township Hall on April 15, 2025, at 7:00p.m., Township Board Member Moedgenborg moved to adopt the following Ordinance, which motion was seconded by Township Board Member Baker.

An Ordinance to make general amendments to the Zoning Ordinance to provide for commercial recreation land uses, regulate parks/playgrounds, and make modifications to definitions to remove defined terms unnecessary in the Zoning Ordinance.

PINE RIVER TOWNSHIP, GRATIOT COUNTY, MICHIGAN ORDAINS:

SECTION 1. AMENDMENT TO CHAPTER 18: The Pine River Township Zoning Ordinance, Chapter 18 shall be amended to make the following modifications to the definitions in the Township Zoning Ordinance. All definitions not addressed by this Section shall remain in the Township Zoning Ordinance. Moreover, the compilation of the Township Zoning Ordinance may be amended to alphabetize, delete references to, and otherwise re-order definitions consistent with this Section:

1. The definition of “**Recreation, Private**” shall be entirely deleted from the Zoning Ordinance and all such references to such use shall be removed from the Zoning Ordinance.
2. The definition of “**Recreation, Community**” shall be entirely deleted from the Zoning Ordinance and all such references to such use shall be removed from the Zoning Ordinance.
3. The definition of “**Recreation, Outdoor**” shall be entirely deleted from the Zoning Ordinance and all such references to such use shall be removed from the Zoning Ordinance.
4. The definition of “**Recreation, Commercial**” shall be amended to be defined as “Any establishment with the main purpose to provide customers with an amusing, recreational, or entertaining activity and where tickets are sold or fees are collected for the activity. Includes, but not limited to, skating rinks, water slides, miniature golf courses, arcades, fitness centers/gyms, bowling alleys, and billiard halls, but not any land uses more specifically defined with the Zoning Ordinance (i.e., theater).”
5. The Zoning Ordinance shall be amended to add the definition “**Parks/Playgrounds**” to mean “Lands primarily used for improvements related to outdoor activities that generally do not require payment each time for use such as, baseball diamonds, soccer fields, children’s playgrounds, pickleball courts, walking trails, and other similar uses.”

noise generating equipment will be used each day; (3) the steps taken to manage noise to not disrupt neighboring land uses. Use of additional equipment that generates amplified noise outdoors not depicted on the plan or otherwise approved by the Township is prohibited.

- c. **Outdoor Lighting.** Applicants must share details of any intended outdoor lighting including the fixtures used, the locations of such fixtures, and the hours of intended use for outdoor lighting. Outdoor lighting shall be managed in a manner to avoid unreasonable lighting impacts on adjacent or nearby land uses.
- d. **Alcohol / Food & Drink.** Any commercial recreation land use must identify: (1) where any food, beverages, and/or alcohol will be served; (2) when food, beverages, and/or alcohol will be served, and (3) how the business will manage its service of alcohol to avoid overconsumption, unlawful use of alcohol, and safety while participating in recreational activities.
- e. **Restroom Facilities.** Commercial recreation uses must provide indoor restroom facilities and not utilize port-a-johns or other similar facilities.

2. **AG DISTRICT REQUIREMENTS.** Commercial recreation uses in the AG District must meet the standards below in addition to the other requirements of this Section.

- a. Any activities associated with commercial recreation use must be conducted almost exclusively indoors and applicants must identify what, if any, activities will occur outdoors and how those activities relate to activities to occur indoors.
- b. Commercial recreation uses may not be designed or intend to use on-street parking for customers.
- c. Only one non-illuminated sign is allowed up to 20 square feet in area, or less.
- d. A structure used for commercial recreation is limited 4,000 square feet in area.

SECTION 4. AMENDMENT TO CHAPTER 15: The Pine River Township Zoning Ordinance, Chapter 15 shall be amended to replace the content of Section 1515 with the below.

SECTION 1515. PARKS/PLAYGROUNDS

1. **GENERAL REGULATIONS.** All parks/playground land uses in the Township, including those approved as permitted uses, must follow the below requirements.

- a. **Lot Area.** The minimum area for the land use must be one-half acre.

YEAS: Beeson, Moeggenborg, Whitmore, Baker

NAYS: Ø

ABSENT: Best

ORDINANCE DECLARED ADOPTED.

Kevin Beeson
Kevin Beeson, Township Supervisor

NOTICE OF ADOPTION
ZONING ORDINANCE AMENDMENT
ORDINANCE NO. 2025-102

Pine River Township
Gratiot County, Michigan

The Pine River Township Board adopted an amendment to the Pine River Township Zoning Ordinance on April 15, 2025. The ordinance amendment makes general amendments to the Zoning Ordinance to provide for commercial recreation land uses, regulate parks/playgrounds, and make modifications to definitions to remove defined terms unnecessary in the Zoning Ordinance. The amendment will become effective seven (7) days after publication of this notice of adoption, unless referendum procedures are initiated under MCL 125.3402. If referendum procedures are initiated, the ordinance amendment will take effect in accordance with MCL 125.3402.

A copy of the ordinance amendment and the entire zoning ordinance may be purchased or inspected during regular business hours or by appointment in the Township Clerk's office located in the Pine River Township Hall at 1495 W Monroe Road, Saint Louis, Michigan 48880. The ordinance amendment contains the following catchlines: (1) Section 1: Amendment to Chapter 18 (Definitions); (2) Section 2: Amendment to Section 205 (Use Table) and Corresponding Land Use Sections by Zoning District; (3) Section 3: Amendment to Chapter 15 (Add Commercial Recreation Provisions); (4) Section 4: Amendment to Chapter 15 (Modification of Section 1515 for Parks/Playgrounds); (5) Section 5: Repeal and Form; (6) Section 6: Effective Date.

Andi Whitmore, Pine River Township Clerk
1495 W Monroe Rd
Saint Louis, Michigan 48880
Tel: 989-681-5523
Web: www.pinerivermi.gov

Publication Date: 4/18, 2025