

PINE RIVER TOWNSHIP

Gratiot County, Michigan

Zoning Board of Appeals Meeting

October 6, 2025 – 7:00 pm

Agenda

1. Call to Order
2. Pledge to the Flag
3. Roll Call
4. Brief Public Comments (3 Minutes)
5. Approval of Agenda
6. Approval of Minutes- April 18, 2024
7. Business Before the Board
 - a. Open Dimensional Variance Public Hearing
 - b. Close Dimensional Variance Public Hearing
 - c. Consideration of Dimensional Variance - Krux Properties, LLC
12-025-011-00
8. Adjournment

Zoning Board of Appeals Meeting

October 6, 2025

Minutes

1. **Call to Order:** The meeting was called to order at 7 pm by the board chair, Dr. Garrett Whitmore.
2. **Roll Call:**
 - a. **Members Present:** Jason Biehl, David Best, Mike Bessert, and Dr. Garrett Whitmore.
 - b. **Members Absent:** Victor Peckinpaugh
 - c. **Others Present:** Mike Krebs, Laura Krebs, Chris Krebs, Nick Lux, Matt Campbell, Bill Leonard, and Kevin Beeson
3. **Pledge of Allegiance:** The pledge to the flag was given.
4. **Approval of Agenda:** Motion by David Best, support by Mike Bessert to approve the agenda as presented. All present members voted yes.
5. **Approval of the April 18, 2024 ZBA Minutes:** Motion by Jason Biehl, support by Mike Bessert to approve the minutes as presented. All present members voted yes.
6. **Public Comments:** None.
7. **Public Hearing 7 pm:**
 - a. **Open Hearing:** Chair Whitmore opened the public hearing at 7:05 pm. No public was present to offer comments, and no written comments were received by the township clerk. Zoning Administrator Bill Leonard advised he had a phone call from St. Louis resident and neighbor Tim Block who had no objections to approving the setback variance.
 - b. **Close Hearing:** Chair Whitmore closed the public hearing at 7:08 pm.
 - c. **Consideration of Dimensional Variance:** Nick Lux, representing Lux Funeral Homes LLC and KRUX Properties, presented their request for a front yard setback variance for their newly acquired property parcel #12-025-011-00 located at 945 W Monroe Rd

and formerly known as Neeham's Home Center. As purchased, the property has a 16' x 30' appendage on the building that currently encroaches on the Light Commercial (LC) District front-yard setback of 80'. Mr. Lux asked the ZBA to allow him to extend the width of this appendage all across the front of the building to create a front entryway, bathrooms, and gathering area outside the confines of the chapel area. While the total square footage would increase, no point will reduce the current setback distance as measured to the appendage. Nick went on to say that the addition would be better than attempting to remodel for plumbing inside the current footprint.

Motion by Jason Biehl, support by Mike Bessert to allow construction to expand the existing north side addition across the entire north walls of the structure. All present members voted yes.

8. Adjournment: Motion by Bessert, support by Best to adjourn at 7:35 pm

Minutes prepared by:

ZBA Secretary



Kevin D. Beeson

David Best

ZONING BOARD OF APPEALS

Application Form

Date: 9/8/2025

Property Address: 945 W. Monroe Rd. St. Louis, MI 48880

Legal Description: _____

Tax ID Number (parcel code): 12-025-011-00 12-025-010-00

Appeal from Article(s): _____, Section(s) _____

Type of Appeal:

Area/Dimension _____ Use Variance

Interpretation _____ Administrative Review _____

Brief Description of Request: Would like to redo/reuse + expand existing entry on front of building. Would like to expand entry to full width of building while maintaining current distance from road centerline

Lot Area: 68,599 ft² Lot Depth: 379 ft Lot Width: 181 ft

Existing Zoning of Parcel _____

APPLICATION FEE: \$500 payable to Pine River Township

APPLICANT SIGNATURE Laura Krebs Nicholas Lux

NAME: Laura Krebs Nicholas Lux

MAILING ADDRESS: 531 N. State St.

Alma, MI 48801

PHONE NUMBER: (989) 463-8970

CELL PHONE ()

E-MAIL ADDRESS: luxfuneralhomes LLC@gmail.com

AREA OR DIMENSION (NON-USE) VARIANCES

ZONING BOARD OF APPEALS

Criteria for Approval

The Zoning Board of Appeals may grant a requested “non-use” variance only upon a finding that practical difficulties exist. A finding of practical difficulties is when the applicant has demonstrated all of the following:

- a. How will strict compliance with restrictions governing area, setback, frontage, height, bulk, density or other non-use matters, unreasonably prevent the owner from using the property for a permitted purpose or will render ordinance conformity unnecessarily burdensome?

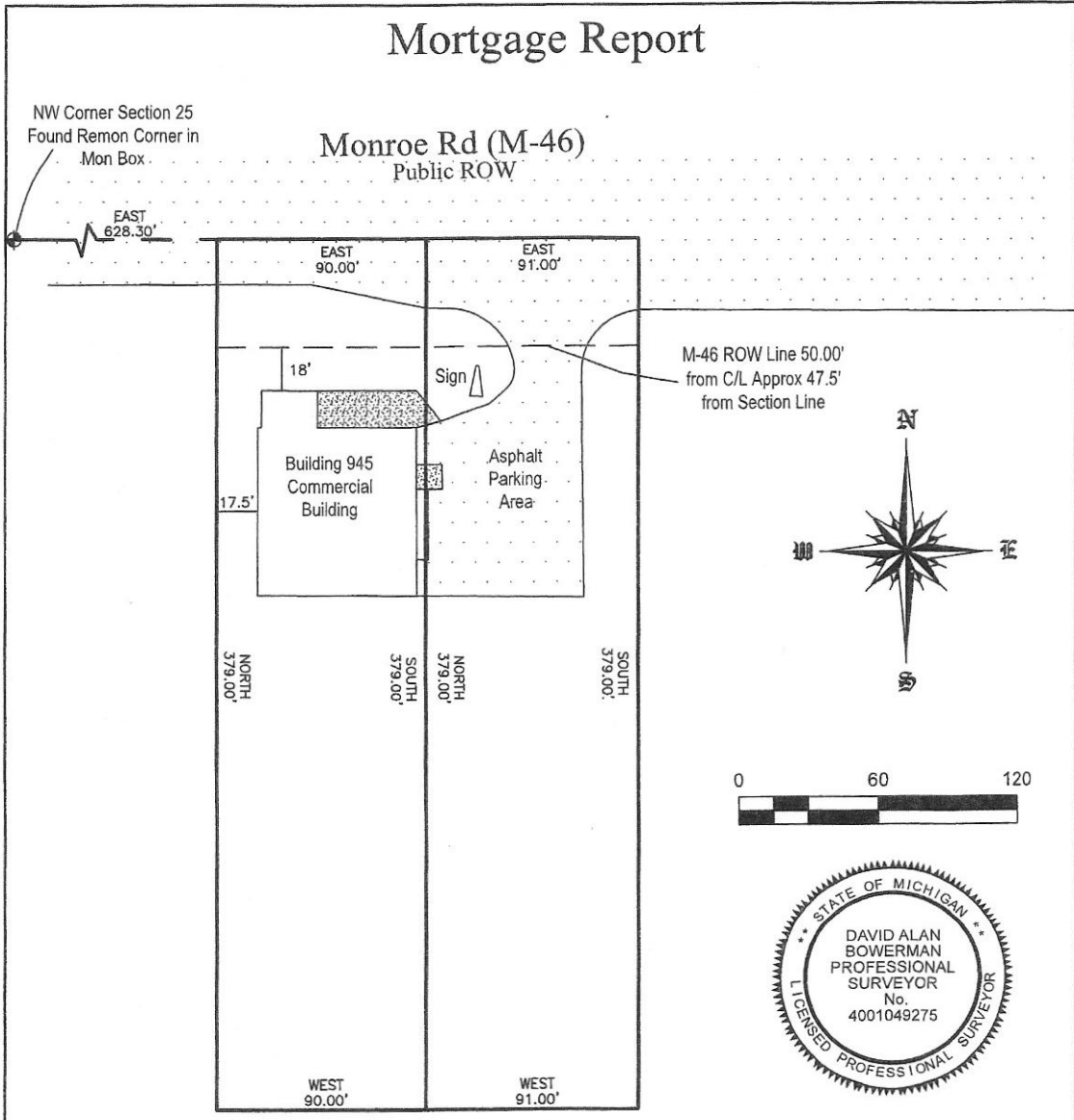
- b. How will a variance do substantial justice to the applicant, as well as to other property owners?

- c. Is the variance requested the minimum variance needed to provide substantial relief to the applicant and/or be consistent with justice to other property owners?

- d. What are the unique circumstances peculiar to the property and not generally applicable in the area or to other properties in the same zoning district, which would require this variance?

- e. Has the problem and resulting need for the variance been created by strict compliance with the Zoning Ordinance, not by the applicant or the applicant's predecessors?

Mortgage Report



Legal Description : Land situated in the Township of Pine River, County of Gratiot, Michigan:
Commencing 628.3 feet East of the Northwest Corner, thence South 379 feet; West 91 feet, North 379 feet, and East 91 feet to the Point of Beginning Section 25, Town 12 North, Range 3 West, Pine River Township, Gratiot County, Michigan.

And
The West 90 feet of the following described parcel; Commencing 628.3 feet East of the Northwest Corner of Section 25, thence South 379 feet, West 181 feet, North 379 feet, East 181 feet to the Beginning, Except any rights of flowage of river, if any, Section 25, Town 12 North, Range 3 West, Pine River Township, Gratiot County, Michigan.

Certification: I hereby certify to Commercial Bank that this drawing is an accurate depiction of the property described hereon, that the drawing also shows all on site improvements visible at the time of survey, and the parcel is free from all visible encroachments, except as shown hereon. Parcel Boundaries as shown have been established using available recorded data, and the best available field evidence at the time of survey, and no permanent corners or boundary lines were set in the field at the time of this survey. Easements other than Public Road Right of Way were not provided or shown. This Drawing is not to be used for Design or Construction Purposes, or to establish permanent property boundaries.

Legend

	Property Line
	Section Line
	ROW Line
	Concrete
	Asphalt Pavement

David A. Bowerman
David A Bowerman, PS (MI License # 49275)

Geospatial Professionals Inc.
10760 N Croswell Rd
St Louis MI 48880
(989) 763 5712

For: Commercial Bank 301 N State St Alma, MI 48801		
Of: 945 W Monroe Rd St Louis, MI 48880		
Sec 25 T 12 N, R 03 W		
DRAWN BY DAB	CHECKED BY GME	SURVEYED BY DAB
DATE 6-25-25	JOB NO. 1435	SHEET NO. 1 of 1

Lux-Moody-Wolfel Funeral Home, Alma
Manager: Nicholas Lux
Lux Funeral Home, St. Louis
Manager: Paul C. Lux
Dodge Funeral Home, Middleton
Manager: Christopher Krebs
Lux and Whiting Funeral Chapel, Breckenridge
Manager: Nicholas Lux

Lux Funeral Homes, LLC

531 N. State St. Alma, MI 48801
Phone (989) 463-8970
Fax (989) 463-4153
luxfuneralhomesLLC@gmail.com
www.luxfuneralhomes.com

Lux and Schnepf Funeral Homes

Carson City
Manager: Terry Gachter, Jr.
Crystal, Manager: Terry Gachter, Jr.
Riverdale, Manager: Paul C. Lux

2. We would like to rebuild the original entryway to utilize the full width of the building, where there is currently a concrete slab. We do not wish to extend further to the road than the original entryway but rather use the full width of the building. This would allow for ease of entry close to parking without direct contact to the chapel. It will also allow for plumbing to add ADA compliant restrooms and meet State of Michigan funeral home requirements. The rebuild will allow for common funeral home operations.


Laura Krebs


Nicholas Lux

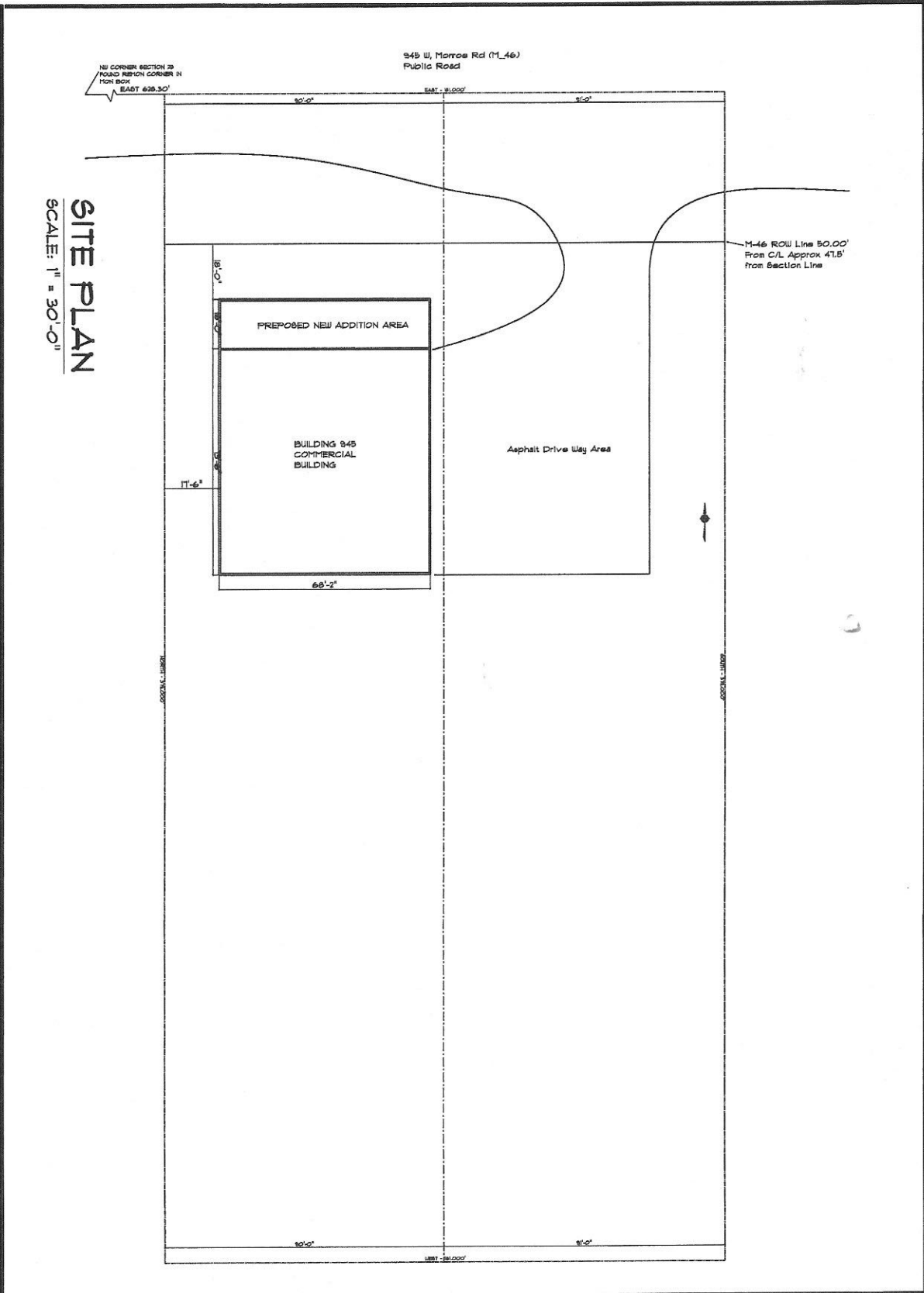
3.

- A) Original building and entry were left unchanged when a building addition was added, leaving unutilized space in the original structure and entry. Having the existing entry extend the entire length of the building will allow for a safe and accessible entryway close to parking while allowing for plumbing to make ADA multi stall restrooms. This will also allow for entry without direct access to the chapel area and processional parking.
- B) It will utilize all entry space for business functionality, allowing for entry close to parking and ADA compliance for all visitors. This will also provide proper funeral etiquette for gathering space, processional and recessional needs. It will allow for proper plumbing to meet State of Michigan funeral home requirements as well. This will also make for a more aesthetically pleasing building for the surrounding community and those traveling through the area.
- C) Yes, this is the minimum variance needed. Our proposed plans of an updated entry space will not be any closer to the road centerline than the current structure.
- D) The entry of the building already exists that falls within the centerline set back variance.
- E) Yes, the zoning ordinance over time has changed to make the original structure uncompliant. We believe the original structure would have been built according to acceptable zoning at that time.



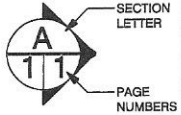






SITE PLAN
SCALE: 1" = 30'-0"


DeWitt Lumber Co.
 725 Spring St. PHONE: 989-561-2100
 Blanchard FAX: 989-561-5002
 MI MOBILE:
 49310 blueprints@dewittlumber.com



Lux Funeral Home Addition

PHONE:
EMAIL:

TOTAL BUILDING SqFt: 6100.9

DRAWN BY: Lonnie Hagen	PAGE: 1 / 1
SCALE: 1" = 30'-0"	Site Plan
DATE: Wednesday, July 16, 2025	

18'

Sign



Existing
Entry

Original
Building

**Building 945
Commercial
Building**

Current Building

17.5'



3.2

3.5

3.2



KLUX Properties -

Zoom

ZBA Variance Request



Map Publication:
10/06/2025 10:15 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.



12-025-011-00 X
KRUX PROPERTIES LLC
945 W MONROE RD, SAINT LOUIS

74.94 ft
67.30 ft
83.81 ft
92.16 ft

Katie Hoyt

From: Zoning
Sent: Sunday, September 28, 2025 5:51 PM
To: Katie Hoyt
Subject: Fw: PBX Voicemail Notification
Attachments: Voicemail sound attachment.mp3

Bill Leonard

Pine River Township
Zoning Administrator
1495 W Monroe Rd
St. Louis, MI 48880

From: pbx-3@mercury.net <pbx-3@mercury.net>
Sent: Thursday, September 25, 2025 1:11 PM
To: Zoning <zoning@pinerivermi.gov>
Subject: PBX Voicemail Notification

Zoning,

There is a new voicemail in mailbox 9896815523104:

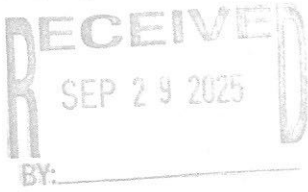
From: "BLOCK,TIM" <9896816032>
Length: 0:33 seconds
Date: Thursday, September 25, 2025 at 01:11:44 PM

Dial *98 to access your voicemail by phone.
Visit <https://pbx-3.mercury.net> to check your voicemail with a web browser.

Transcript:

Hey Bill this is Tim and Buffy. Block calling, we live in Westgate 136, Essex Drive. Uh we received this letter in regards of lower Krebs of krux properties. Could you give us a call back and um kind of fill us in and explain what's uh, going on here? Other than what's on the letter? Uh, my number is 989-681-6032, all right, thanks Bill, bye bye.

*To whom it may concern
CONVO w/ Tim Block.
He WAS TOTALLY IN AGREEMENT with everything
William Leonard
PINE RIVER TWP
ZONING OFFICE*



MediaNews Group

MICHIGAN GROUP

AFFIDAVIT OF PUBLICATION 2125 Butterfield Dr, Suite 102N • Troy MI 48084

**Pine River Township
1495 W Monroe Rd**

**St Louis, MI 48880
Attention:**

**STATE OF MICHIGAN,
COUNTY OF ISABELLA**

The undersigned Cyndy Slater Cyndy Slater, being duly sworn the he/she is the principal clerk of Morning Sun, themorningsun.com, themorningsun.com2, published in the English language for the dissemination of local or transmitted news and intelligence of a general character, which are duly qualified newspapers, and the annexed hereto is a copy of certain order, notice, publication or advertisement of:

Notice of Public Hearing:

Laura Krebs of KRUX Properties is requesting a dimensional variance in the Light Commercial (LC) district for the construction of an addition to her building, Parcel #12-025-011-00. The request is a variance to the front-yard setback requirements of 80 feet.

The Pine River Township Zoning Board of Appeals will hold a public hearing on this matter at the Township Hall located at 1495 W Monroe Rd, St. Louis, MI 48880 at 7:00 p.m. on October 6, 2025.

You may appear in person to provide comments, or you can mail or drop them off at the Township Hall. Address your comments to Andi Whitmore, Clerk. Written comments must be delivered no later than 12:00 noon on October 6, 2025.

**Pine River Township
Published in the following edition(s):**

Morning Sun	09/22/25
themorningsun.com	09/22/25
themorningsun.com2	09/22/25

VICKI ARSENAULT
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF OAKLAND
My Commission Expires May 11, 2026
Acting in the County of _____

Sworn to the subscribed before me this 24 Sept, 2025

Vicki Arsenault
Notary Public, State of Michigan
Acting in Oakland County

Advertisement Information

Client Id: 554413 Ad Id: 2758915 PO: Sales Person: 208112

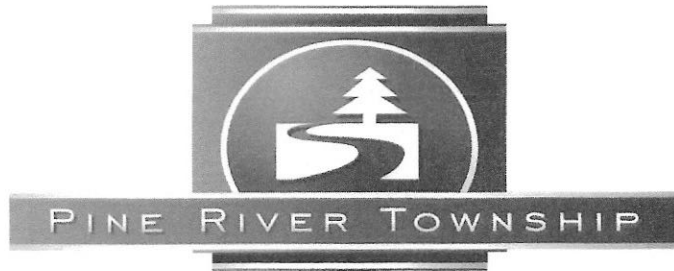
Morning Sun
9/22/2025

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

www.pinerivermi.gov

PHONE: (989) 681-5523

September 22, 2025

Dear Property Owner,

Laura Krebs of KRUX Properties is requesting a dimensional variance in the Light Commercial (LC) district for the construction of an addition to her building, Parcel #12-025-011-00. The request is a variance to the front-yard setback requirements of 80 feet.

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You may appear in person to provide comments, or you can mail or drop them off at the Township Hall. Address your comments to Andi Whitmore, Clerk. Written comments must be delivered no later than 12:00 noon on October 6, 2025.

Sincerely,

Bill Leonard
Zoning Administrator
Pine River Township
989-681-5523



300' Buffer

ZBA-Lux Funeral Home



Map Publication:
09/17/2025 9:32 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.



Parcel Buffer

- Buffer
- Buffer Affected Parcel

KRUX PROPERTIES LLC
531 N STATE ST
ALMA, MI 48801

KRUX PROPERTIES LLC
531 N STATE ST
ALMA, MI 48801

MCLAUGHLIN TIM D & TAMARA MUSSELMA
995 W MONROE
SAINT LOUIS, MI 48880

LAURENZ JUDITH KAY
135 FOX PL
ST LOUIS, MI 48880

SHAW SHANE T
141 FOX PL
SAINT LOUIS, MI 48880

BIEHL JASON & ANDREA
150 FOX DR
ST LOUIS, MI 48880

BIEHL JASON & ANDREA
150 FOX DR
ST LOUIS, MI 48880

LAURENZ JUDITH KAY
135 FOX PL
ST LOUIS, MI 48880

LAURENZ JUDITH KAY
135 FOX PL
ST LOUIS, MI 48880

LAURENZ JUDITH KAY
135 FOX PL
ST LOUIS, MI 48880

DUGGAN RICHARD & MICHAEL MAKARA
142 FOX PL
SAINT LOUIS, MI 48880

BEESON KEVIN D & TAMMI J
160 FOX PL
SAINT LOUIS, MI 48880

BAKER JEFF & SUE TRUST
1080 W MONROE RD
ST LOUIS, MI 48880

BLOCK TIMOTHY F & BUFFY J
136 ESSEX DR
SAINT LOUIS, MI 48880-9435

HOLLENBECK JERRY TRUST
7673 VERANDA WAY
SAINT LOUIS, MI 48880

TRUMAN PAUL & KRISTIE
146 ESSEX DR
SAINT LOUIS, MI 48880-9435

WEAVER WILLIAM & ELIZABETH TRUST
200 W ESSEX DR
SAINT LOUIS, MI 48880-9524

KING RYAN & SMITH TERRIN L
300 W ESSEX DR
SAINT LOUIS, MI 48880-9008

THIEL KEVIN & KATHERINE
204 W ESSEX DR
SAINT LOUIS, MI 48880-9524

GUTKOWSKI ANDREW
207 ESSEX DR
SAINT LOUIS, MI 48880

GRAHAM SARAH J & CROSS KAYLEE N
201 ESSEX DR
SAINT LOUIS, MI 48880

DIETLEIN DOUGLAS R
139 W ESSEX DR
SAINT LOUIS, MI 48880-9499

NAZARENE CHURCH
1001 W MONROE RD
SAINT LOUIS, MI 48880-9742