

PINE RIVER TOWNSHIP

Gratiot County, Michigan

Zoning Board of Appeals Meeting

November 17, 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- October 6, 2025
7. Business Before the Board
 - a. Open Dimensional Variance Public Hearing
 - b. Close Dimensional Variance Public Hearing
 - c. Consideration of Dimensional Variance - Gilbert
12-031-006-00
8. Adjournment

Zoning Board of Appeals Meeting

November 17, 2025

Minutes

1. **Call to Order:** The meeting was called to order at 7 pm by ZBA chair, Dr. Garrett Whitmore.
2. **Roll Call:**
 - a. **Members Present:** David Best, Mike Bessert, Manny Nannan, and Dr. Garrett Whitmore.
 - b. **Members Absent:** Jason Biehl (arrived 7:35 pm)
 - c. **Others Present:** Alan Gilbert, 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 October 6, 2025 ZBA Minutes:** Motion by David Best, 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.
 - b. **Close Hearing:** Chair Whitmore closed the public hearing at 7:10 pm.
 - c. **Consideration of Dimensional Variance:** Chair Garrett Whitmore asked the applicant to outline his request for the ZBA. Applicant Alan Gilbert explained that he desires to construct a storage building even with his existing garage which was approximately 16' off the rear (east) lot line. The zoning ordinance requires 20', he requests 16'. Mr. Gilbert further explained that he would prefer that his new building be separated from his existing garage by 20' instead of the required 30'.

Member Best questioned the 20' separation request. Mr. Gilbert explained that 30' was only wasting lawn space. Each structure was separated and insured. His argument was supported by Member Biehl (arrived 7:15 pm) who says he works as an insurance adjuster in central Michigan. He stated he was unaware of any insurance company that considers the distance between two buildings when quoting and providing insurance. No other discussion was offered.

Motion by Jason Biehl, support by Mike Bessert to allow construction to match the existing rear-yard setback of 16'. All present members voted yes.

Motion by Jason Biehl, support by Manny Nannan to authorize the North-South separation between the new and the existing building to be 20'. 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

Kevin D. Beeson

David Best