

PINE RIVER TOWNSHIP

Gratiot County, Michigan

June 17, 2025

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 - May 20, 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. Foster Swift Letter Re:102 Dawn Dr.
 - b. Land Division-12-031-019-01-Peterman
 - c. Land Division-12-033-011-02-McConnell
 - d. US Economic Development Agency (EDA) Water Main Extension Application
10. Announcements and Upcoming Meetings
 - a. Next Board Meeting – July 15, 2025
11. Adjournment

MINUTES OF THE PINE RIVER TOWNSHIP BOARD
MONTHLY MEETING
JUNE 17, 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: absent; Baker: present. (4) Board members present, (0) absent.
4. Public Comments: None.
5. Approve the Agenda:
 - a. Motion made by Moeggenborg: second by Baker: to approve the Agenda as presented. All present Board members approved. Motion carried 4-0.
7. Approval of Minutes:
 - a. Motion made by Baker: second by Moeggenborg: to approve the Minutes of the regular meeting of May 20, 2025. All present Board members approved. Motion carried 4-0.
8. Approval to Pay Bills:
 - a. Motion made by Best: second by Moeggenborg: to approve the payment of bills for the total \$64,310.91. 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. Foster Swift Letter Re: 102 Dawn Dr.
 1. Discussion. Letter placed on file.
 - b. Land Division 12-031-019-01
 1. Motion made by Baker: second by Best: to approve the Land Division as presented to create Residual Parcel #2912-031-019-02 and Child Parcel #2912-031-019-20. All present Board members approved. Motion carried 4-0.
 - c. Land Division 12-033-011-02
 1. Motion made by Moeggenborg: second by Best: to decline the Land Division as presented. All present Board members approved. Motion carried 4-0.
 - d. US Economic Development
 1. Motion made by Moeggenborg: second by Best: to approve the sending of RFP for engineering of water project. All present Board members approved. Motion carried 4-0.
11. Announcements and Upcoming Meetings
 - a. Next Board Meeting – July 15, 2025
12. Adjournment:

a. Motion made by Baker: second by Best: to adjourn the meeting at 7:35PM. All present Board members approved. Motion carried 4-0.

Submitted by Erin Humm, Deputy Clerk

PINE RIVER TOWNSHIP

1495 W. MONROE ROAD
ST. LOUIS, MICHIGAN 48880

PHONE 989-681-5523

Date: June 5, 2025

FROM: Douglas Merchant
Pine River Township Assessor

TO: Pine River Township Board

RE: Application for Land Division
Filed by: Louis Peterman

Regarding parcel number: 2912-031-019-01

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---7

Splits applied for in this application: 1

Summary: Splitting off: Splitting farm in half

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 guidelines for any new construction



Douglas Merchant
Pine River Township Assessor

TWP. BOARD VOTE Yeas _____ Nays _____ Dated: _____

Kevin Beeson
Supervisor

If approved new Parcel #'s will be

Residual # 2912-031-019-02

Child # 2912-031-019-20



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: N RICH (6000) Rd, Alma Michigan 48801

Road Name: RICH

PARENT PARCEL IDENTIFICATION NUMBER: 29-12-031-019-01

Parent Parcel Legal Description (DESCRIBE OR ATTACH) Attached

2. PROPERTY OWNER INFORMATION:

Name: Louis Peterman

Address: 6785 W. Van Buren Rd. Alma, Michigan 48801

Phone: (989) 463-4002 Zip Code: 48801

3. PROPOSED DIVISION(S) TO INCLUDE THE FOLLOWING

- a. Number of new Parcels: 1
- b. Intended use (residential, commercial, etc.) Agriculture
- 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 NA (not less than required by ordinance).
- e. Each parcel has an area of 24.63 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 RIGHT 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: NA

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

4. FUTURE DIVISIONS being transferred from the parent parcel to another parcel. Indicate number transferred 2 (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.
 - e. Obtain a Land Division Tax Payment Certification Form from Gratiot County Treasurer's Office.

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

DATE: 6/2/2025

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): _____

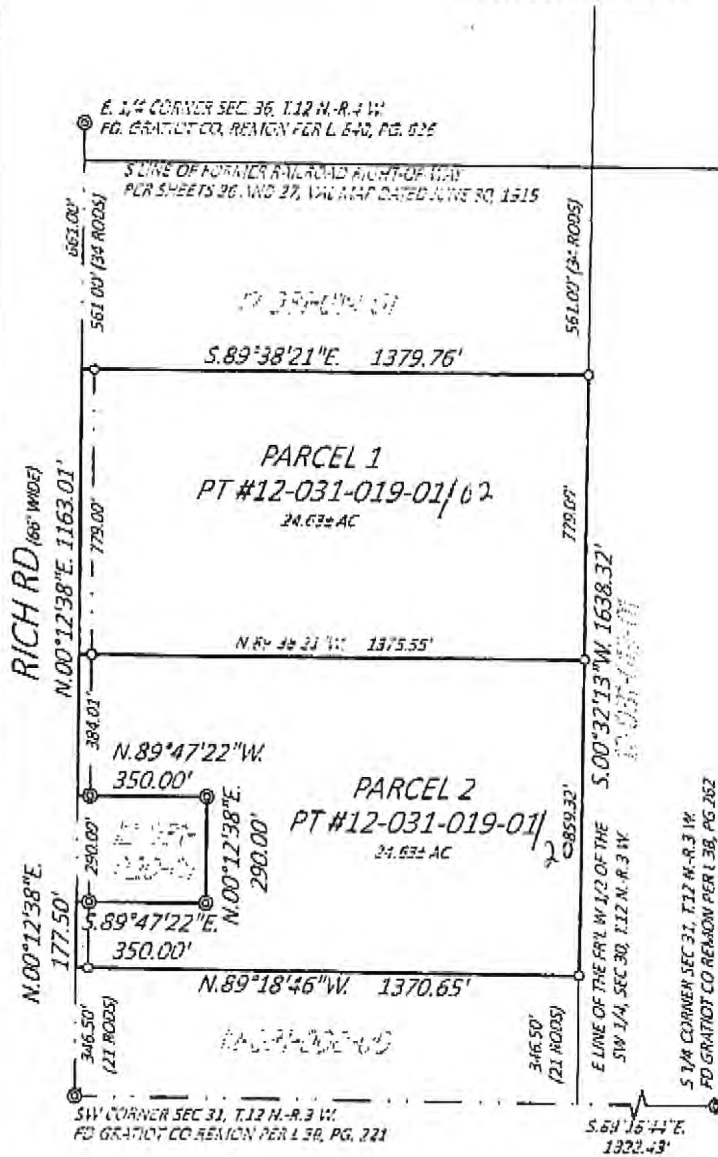
Denial Date: _____

Reasons for denial _____

See attached.

CERTIFICATE OF SURVEY

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



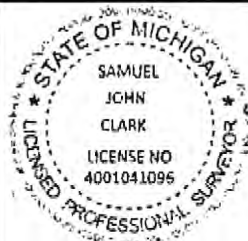
Legal Description of Parcel 1:
Part of the West Fractional 1/2 of the Southwest 1/4 of Section 31, T.12 N.-R.3 W., Pine River Township, Gratiot County, Michigan described as:
Beginning on the West line of Fractional Section 31, N.00°12'51"E., 1138.01 feet from the Southwest Corner of said Fractional Section 31; thence along said West section line, N.00°13'18"E., 779.00 feet; thence parallel with and 34 rods South of the South line of the former Pure Marquette Railroad, S.89°38'21"E., 1379.76 feet; thence along the East line of the West Fractional 1/2 of the Southwest 1/4 of said Fractional Section 31, S.00°32'13"W., 779.00 feet; thence N.89°38'21"W., 1375.55 feet to the Point of Beginning, containing 24.63 acres, more or less.

Legal Description of Parcel 2:
Part of the West Fractional 1/2 of the Southwest 1/4 of Section 31, T.12 N.-R.3 W., Pine River Township, Gratiot County, Michigan described as:
Beginning on the West line of Fractional Section 31, N.00°12'51"E., 346.50 feet from the Southwest Corner of said Fractional Section 31; thence along said West section line, N.00°11'45"E., 177.50 feet; thence S.89°47'22"E., 350.00 feet; thence N.00°12'38"E., 290.00 feet; thence N.89°47'22"W., 350.00 feet; thence N.00°12'38"E., 384.01 feet; thence S.89°38'21"E., 1375.55 feet; thence S.00°32'13"W., 859.32 feet; thence N.89°18'46"W., 1372.65 feet to the Point of Beginning, containing 24.63 acres, more or less.

I hereby certify that I have surveyed and mapped the land above platted and/or described on MAY 12, 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: STEVEN PETERMAN
6785 W VAN BUREN
ALMA, MI 48801

SAMUEL J CLARK, PS
120 HINER ST
CARSON CITY, MI 48811
PH (989) 338-5565

sa.clark@smi.com

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

0 200 400 600
SCALE: 1"=400'

JOB NO. 25065

SHEET 1 OF 1

DATE: MAY 20, 2025



Legal Description of Parcel 1: 012-031-019-02

Part of the West Fractional 1/2 of the Southwest 1/4 of Section 31, T.12 N.-R.3 W., Pine River Township, Gratiot County, Michigan described as:

Beginning on the West line of Fractional Section 31, N.00°12'51"E., 1198.01 feet from the Southwest Corner of said Fractional Section 31; thence along said west section line, N.00°13'18"E., 779.00 feet; thence parallel with and 34 Rods South of the South line of the Former Pere Marquette Railroad, S.89°38'21"E., 1379.76 feet; thence along the East line of the West Fractional 1/2 of the Southwest 1/4 of said Fractional Section 31, S.00°32'13"W., 779.00 feet; thence N.89°38'21"W., 1375.55 feet to the Point of Beginning, containing 24.63 acres, more or less.

Legal Description of Parcel 2: 012-031-019-20

Part of the West Fractional 1/2 of the Southwest 1/4 of Section 31, T.12 N.-R.3 W., Pine River Township, Gratiot County, Michigan described as:

Beginning on the West line of Fractional Section 31, N.00°12'51"E., 346.50 feet from the Southwest Corner of said Fractional Section 31; thence along said west section line, N.00°11'45"E., 177.50 feet; thence S.89°47'22"E., 350.00 feet; thence N.00°12'38"E., 290.00 feet; thence N.89°47'22"W., 350.00 feet; thence N.00°12'38"E., 384.01 feet; thence S.89°38'21"E., 1375.55 feet; thence S.00°32'13"W., 859.32 feet; thence N.89°18'46"W., 1370.65 feet to the Point of Beginning, containing 24.63 acres, more or less.



Gratiot GIS Authority



Map Publication:
06/05/2025 11:00 AM



12-031-019-01

PETERMAN LOUIS & J
N RICH (6000) RD, AI

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.

Notice of Assessment, Taxable Valuation, and Property Classification

This form is issued under the authority of P.A. 206 of 1893, Sec. 211.24 (c) and Sec. 211.34c, as amended. This is a model assessment notice to be used by the local assessor.

FROM: PINE RIVER TWP/GRATIOT CO DOUGLAS MERCHANT 1495 W MONROE RD ST LOUIS MI 48880	PARCEL IDENTIFICATION PARCEL NUMBER: 29-12-031-019-01 PROPERTY ADDRESS: N RICH (6000) RD ALMA, MI 48801
OWNER'S NAME & ADDRESS/PERSON NAMED ON ASSESSMENT ROLL: PETERMAN LOUIS & JEANETTE J, TRUSTEES 6785 W VAN BUREN ALMA MI 48801	PRINCIPAL RESIDENCE EXEMPTION % Exempt As "Homeowners Principal Residence": .00% % Exempt As "Qualified Agricultural Property": 100.00% % Exempt As "MBT Industrial Personal": .00% % Exempt As "MBT Commercial Personal": .00% Exempt As "Qualified Forest Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Exempt As "Development Property": <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

LEGAL DESCRIPTION:
 W 1/2 OF SW 1/4 EX S 21 RDS, & ALSO EX COM 524 FT N OF SW COR OF SEC, TH N 250 FT, E 350 FT, S 250 FT, W 350 FT TO POB, ALSO EXC COM 774 FT N OF SW COR OF SEC, TH N 40 FT, E 350 FT, S 40 FT, W 350 FT TO POB, SEC 31-12-3. 50.18 A. SPLIT/COMBINED ON 08/19/2014 FROM 12-031-019-00;

ACCORDING TO MCL 211.34c THIS PROPERTY IS CLASSIFIED AS: 102 Agricultural

PRIOR YEAR'S CLASSIFICATION: 102 Agricultural

The change in taxable value will increase/decrease your tax bill for the 2025 year by approximately: \$30	PRIOR AMOUNT YEAR: 2024	CURRENT TENTATIVE AMOUNT YEAR: 2025	CHANGE FROM PRIOR YEAR TO CURRENT YEAR
1. TAXABLE VALUE:	32,790	33,806	1,016
2. ASSESSED VALUE:	128,700	133,900	5,200
3. TENTATIVE EQUALIZATION FACTOR: 1.000			
4. STATE EQUALIZED VALUE (SEV):	128,700	133,900	5,200

5. There WAS or WAS NOT a transfer of ownership on this property in 2024 **WAS NOT**

6. Assessor Change Reason:
 Market Adjustment

The 2025 Inflation rate Multiplier is: 1.031

Questions regarding the Notice of Assessment, Taxable Valuation, and Property Classification may be directed to the Following:

Name: DOUGLAS MERCHANT	Phone: (989) 681-5523	Email Address: ASSESSOR@PINERIVERMI.GOV
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March Board of Review Appeal Information. The board of review will meet at the following dates and times:
 THE COMBINED BOARD OF REVIEW FOR ARCADEA, BETHANY AND PINE RIVER TOWNSHIPS WILL MEET AT THE PINE RIVER TOWNSHIP HALL AT 1495 W MONROE RD (M46), ST LOUIS, MI ON MONDAY, MARCH 10TH FROM 3 PM TO 9 PM AND TUESDAY, MARCH 11TH FROM 9 AM TO 3 PM. WE ARE REQUESTING APPOINTMENTS OR WRITTEN APPEALS BE MADE. WALKINS WILL BE ACCEPTED, BUT APPOINTMENTS WILL COME FIRST. FOR QUESTIONS OR TO MAKE AN APPOINTMENT, PLEASE CALL 989-681-5523 BETWEEN 8 AM AND NOON (MONDAY-FRIDAY).



GRATIOT COUNTY TAX CERTIFICATION FOR LAND DIVISION/COMBINATION

GRATIOT COUNTY TREASURER

214 EAST CENTER STREET

ITHACA MI 48847

989-875-5220

Property Number: 12-031-019-01

Property Address: N RICH (6000) RD

PINE RIVER TOWNSHIP

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	32,790	128,700	1,565.23	0.00	0.00	0.00	PDC	12/09/24
2023	100.00	31,229	121,700	917.16	0.00	0.00	0.00	PDC	12/15/23
2022	100.00	29,742	133,400	878.32	0.00	0.00	0.00	PDC	12/14/22
2021	100.00	28,792	117,900	850.58	0.00	0.00	0.00	PDC	12/17/21
2020	100.00	28,395	117,900	811.32	0.00	0.00	0.00	PDC	12/14/20

DESCRIPTION OF PROPERTY:

W 1/2 OF SW 1/4 EX S 21 RDS, & ALSO EX COM 524 FT N OF SW COR OF SEC, TH N 250 FT, E 350 FT, S 250 FT, W 350 FT TO POB, ALSO EX COM 774 FT N OF SW COR OF SEC TH N 40 FT, E 350 FT, S 40 FT, W 350 FT TO POB, SEC 31-12-3. 50.18 A. SPLIT/COMBINED ON 08/19/2014 FROM 12-031-019-00;

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: 04/24/25 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 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:

4-24-2025

PROPERTY OWNER: PETERMAN LOUIS & JEANETTE J
6785 W VAN BUREN
ALMA MI 48801

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

PINE RIVER TOWNSHIP

Receipt: 65071

06/03/25

1495 W. MONROE
LOUIS, MI 48880
989-681-5523
WWW.PINERIVERMI.GOV
12-031-019-01
LAND DIVISION

Page
Cashier: KHOYT
Received Of:
STEVEN PETERMAN

The sum of: \$275.00

LS				275.00
			Total	275.00
	TENDERED:	CHECKS	1384	275.00

Signed: _____

PINE RIVER TOWNSHIP

1495 W. MONROE ROAD
ST. LOUIS, MICHIGAN 48880

PHONE 989-681-5523

Date: June 9, 2025

FROM: Douglas Merchant
Pine River Township Assessor

TO: Pine River Township Board

RE: Application for Land Division
Filed by: Justin McConnell

Regarding parcel number: 2912-033-011-02

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---4

Splits applied for in this application: 1

Summary: Splitting off: 1 acre to the neighbor Steven Litwiller to the east and combining with his parcel

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 guidelines for any new construction

Douglas Merchant
Pine River Township Assessor

TWP. BOARD VOTE Yeas _____ Nays _____ Dated: _____

Kevin Beeson
Supervisor

If approved new Parcel #'s will be

Residual # 2912-033-011-03

Child # 2912-033-011-11 after combination with 033-011-10



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: 6529 N. Smith rd.

Road Name: N Smith rd.

PARENT PARCEL IDENTIFICATION NUMBER: 12-033-011-02

Parent Parcel Legal Description (DESCRIBE OR ATTACH) residential home and acreage

2. **PROPERTY OWNER INFORMATION:**

Name: Justin & Brandi McInnell

Address: 6529 N. Smith rd.

Phone: (616) 834-3723 Zip Code: 48801

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 _____ (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 _____
 - 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:
none
- h. Describe or attach a legal description for each proposed new parcel:
taking 1 acre from our property and selling it to the neighbors to add to their property

4. FUTURE DIVISIONS being transferred from the parent parcel to another parcel. Indicate number transferred 0 (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:
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 - (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.

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



DATE: 5/19/2025

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 GIS A

*Turns McKim
+ best
Lithwell's in*



Map Public
05/21/2025 9:



powered
FetchG

Disclaimer: This map represent a survey or document and is provided as is* basis. Gratiot C expresses no warrant information displayed document.



Gratiot GIS A



Map Public
06/09/2025 11



powered by
FetchG

Disclaimer: This map represent a survey or document and is provided "as is" basis. Gratiot C expresses no warrant information displayed document.

PINE RIVER TOWNSHIP

495 W. MONROE
7. LOUIS, MI 48880
989-681-5523
WWW.PINERIVERMI.GOV
LAND DIVISION - 12-033-011-10

Receipt: 65106

06/09/25

Page

Cashier: KHOYT

Received Of:

JUSTIN MCCONNELL

The sum of: \$275.00

LS

275.00

Total

275.00

TENDERED:

CASH


275.00

Signed: _____

CERTIFIED SURVEY

MEYOR LICENSED IN THE STATE OF MICHIGAN, HEREBY CERTIFY THAT THIS SURVEY HAS BEEN COMPLETED IN ACCORDANCE WITH PUBLIC ACT 132 OF 1970, AS AMENDED.

SECTION 33, T12N-R3W, PINE RIVER TOWNSHIP, GRATIOT COUNTY, STATE OF MICHIGAN. MORE PARTICULARLY DESCRIBED AS BEGINNING WHICH IS S89°36'11"E, ALONG SAID E-W 1/4 LINE, 2122.35 FEET FROM THE WEST 1/4 CORNER OF SAID SECTION 33, THENCE CONTINUING TO THE N-S 1/4 LINE OF SAID SECTION 33, 255.10 FEET; THENCE N89°36'11"W, PARALLEL TO SAID E-W 1/4 LINE, 170.76 FEET; THENCE SAID PARCEL CONTAINING 1.00 ACRE OF LAND AND SUBJECT TO ANY EASEMENTS, RESTRICTIONS, OR RIGHTS OF WAY OF RECORD.

 NORTH 1/4 COR., SEC. 33, T12N-R3W
 FOUND REMON. IN MON. BOX
 N35°W, 76.65', FND. N&T #14769 IN MAPLE
 S40°W, 52.97', FND. NAIL IN N. FACE P. POLE
 N88°E, 33.00', FND. MSDH TAG IN P. POLE
 N15°W, 120.88', FND. N&T IN P. POLE

NORTH LINE OF THE SOUTH 20 RODS OF THE SE 1/4 OF THE NW 1/4 OF SECTION 33

12-053-011-02

N89°36'11"W, 519.31'

N00°14'59"E, 2628.87'

NORTH SMITH ROAD

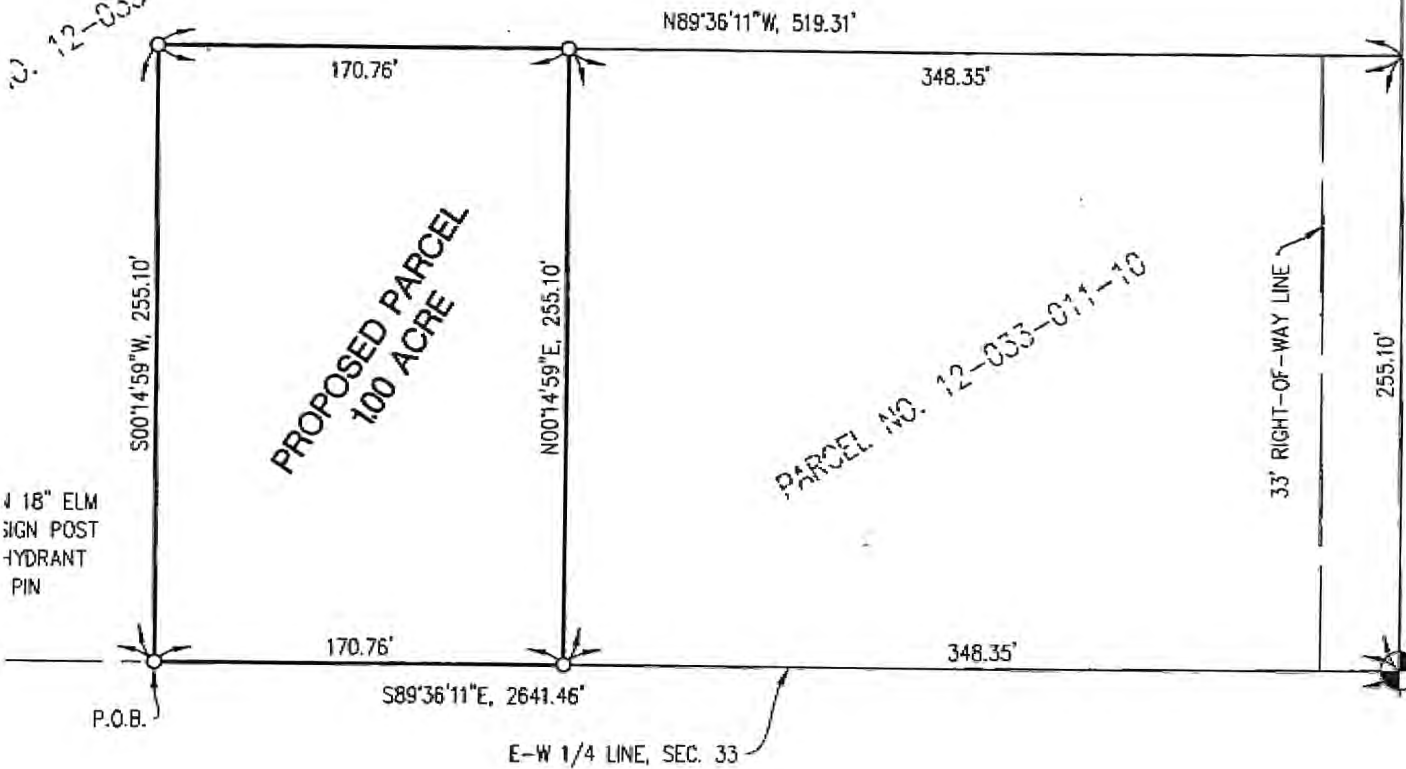


LEGEND:
 ○ = IRON SET
 ● = IRON FOUND

1/8" ELM SIGN POST HYDRANT PIN

P.O.B.

INT. 1/4 COR., SEC. 33, T12N-R3W
 FND. R/R SPIKE, NOT IN MON. BOX
 N50°E, 34.58', FND. N&T IN POWER POLE
 S80°W, 32.85', FND. N&T IN POWER POLE
 S30°W, 95.30', FND. N&T IN POWER POLE
 EAST, 22.80', FND. N&T IN POWER POLE



E-W 1/4 LINE, SEC. 33

REFERENCED TO NAD83/CORS2011, MICHIGAN COORDINATE SYSTEM, SOUTH ZONE, DISTANCES REDUCED TO GROUND

M
S
S
NE 6, 2025
= 80'

JUSTIN MCCONNELL



ROWE PROFESSIONAL SERVICES COMPANY



SECTION 33 T12N - R3W PINE RIVER TOWNSHIP
 GRATIOT COUNTY, MICHIGAN

127 S. Main Street
 Mt. Pleasant, MI 48858

O: (989) 772-2138
 www.rowepsc.com

SHEET: 1 OF 1
 JOB NO.: 2500402

C. Preliminary Engineering Report - Hints

APPLICANT:

EDA Comments by:

CONTROL NO:

DATE:

Items listed in "Blue" font are intended to provide additional guidance.

All items must be consistent in this report, SF-424 application, ED-900, Environmental Report, exhibits and any other document.

To be considered for assistance, all construction and design applications must include a **Preliminary Engineering Report (PER)** that at a minimum provides the following information:

(Note: The Preliminary Engineering Report should be completed by a Professional Engineer or Architect.

If the applicant plans on using the same engineer or architect for full design if the grant is awarded, the engineer or architect must be competitively procured in accordance with 2 C.F.R. part 200 for the PER; otherwise, the architect or engineer may be excluded from bidding for design work under the grant award.)

If the costs for an Architect/Engineer (all treated as a "contractor" refer to 2 CFR Part 200.23) is included the application and/or the Preliminary Engineering Report, ensure that they were properly procured for the complete project (including preparing the plans, specifications, ext.). Refer to 2 CFR Part 200.319 Competition. If they only are procured for the application and/or the Preliminary Engineering Report, then they will be ineligible to be procured for the complete project.

CFR Part 200.319 Competition (partial not the complete text)

All procurement transactions must be conducted in a manner providing full and open competition consistent with the standards of this section. In order to ensure objective contractor performance and eliminate unfair competitive advantage, contractors that develop or draft specifications, requirements, statements of work, or invitations for bids or requests for proposals must be excluded from competing for such procurements.

C.1. Project Overview.

- Insert the project description from Section B.1. of the ED-900GA.
- If the project contains elements of work that are not in the EDA-funded project, or if there is a larger overall project of which EDA is a smaller component, describe the non-EDA funded parts of work.
- Identify project components that have a useful life of less than 20 years and provide the useful life for each of these components.

Provide a detailed description of the Project Components.

C.2. Project drawings.

- Identify and label existing conditions such as existing infrastructure elements or structures within the EDA project construction limits.
- Identify and label proposed project components with rough dimensions and general layouts.
- Identify and label the location of any project beneficiaries identified in Section E.3 of the Form ED-900GA, if applicable.
- Color coding, labeling, legends and keyed notes are encouraged.

All of the project components must be identified in the plans. Provide one set of 11"x17" drawings if possible. A site plan is required. If the site has a building, a detailed floor plan is required with all of the programming complete. Provide a typical pavement section cut if the project has a roadway.

C.3. Construction cost estimate.

- Provide a detailed construction cost estimate in terms of quantities, unit prices, and total costs for all the EDA project components.
- Provide a basis for the determination of construction contingencies.
- If separate contracts are anticipated for demolition or site work, provide a separate detailed cost estimate for these components. If demolition or site work will not be separate contracts, include the costs in the overall detailed construction cost estimate.

Provide a current detailed Architect or Engineer's opinion of costs.

All amounts should be rounded to the nearest hundred dollars.

If this detailed project budget is different than the cost identified in applicants SF-424C form, please update and submit a new SF-424C.

If the budget includes costs for acquisition of real property, include a current fair market value appraisal completed by a certified appraiser for the property to be purchased. One appraisal is required from a MAI certified appraisal firm.

C.4. Project constraints.

- Describe any design and construction constraints for the proposed project.

C.5. The proposed method of construction procurement.

- Identify if the project will be traditional design/bid/build with a sealed competitive bid process consistent with 2 C.F.R. § 200.320(c).
- Identify if any portion of the project is to be done by an alternate construction procurement method such as design/build, construction management at risk, the applicant's own forces, and/or a construction manager.

(Note: If an alternate construction procurement method is proposed, a construction services procurement plan must be provided to EDA for approval in accordance with EDA's regulation at 13 C.F.R. § 305.6(a).)

Traditional methods of design/bid/build with sealed competitive bids are preferred.

Indicate the entity that will be responsible for all of the construction contracts and provide a detail of the entity's required tasks in Item 1 of the Budget Requirements found below in this Report.

C.6. Number of construction contracts anticipated.

- Identify the number of construction contracts anticipated and provide a description of the project components for each contract.

(Note: If project phasing is proposed, a project phasing request must be provided to EDA for approval per EDA's regulation at 13 C.F.R. § 305.9(a).)

Provide the number of construction contracts anticipated.

C.7. Project permits.

- List permits required for the proposed project.
- Provide the timeline to obtain the permits and their current status. Permits should include, but are not limited to: Clean Water Act Section 404 permits, NPDES permits including stormwater permits, railroad permits, highway encroachment, etc.

Provide a list of all anticipated permits required.

C.8. Project schedule.

- Provide the following proposed project schedule in terms of months.
(Note: If project phasing is proposed, provide a schedule for each construction contract.)
 - A/E procurement, if applicable;
 - design period;
 - period of time to obtain required permits;
 - period of time to obtain any required easements, rights-of-way, or other real property rights needed for the project (including permits or licenses needed for entering land owned by a third party);
 - solicitation of bids;
 - awarding of contracts;
 - construction period.

Provide an estimated project schedule.

C.9. Preliminary Engineering Report.

- Please attach a Preliminary Engineering Report that provides the information contained in C.1.-C.8. (Add Attachment)

ED-900 Section G Budget and Match Information

G.1.d. This question should only be completed for construction projects. Attach a budget narrative with a breakdown for each "cost classification" line item included on the SF-424C and its associated tasks. The budget narrative must include both EDA and non-EDA funds and be consistent with the detailed construction cost estimate in the preliminary engineering report.

Note: Provide a detailed breakdown of the tasks to be performed as listed below:

- a) Line 1 – Administrative and legal expenses. Examples include: EDA components: record keeping, financial management, monitoring equal opportunity requirements, (EO),

monitoring compliance with federal labor standards, EDA requirements monitoring, project closeout documentation, legal opinions, legal title search, etc.

- b) Line 2 – Land, structures, rights-of-way, appraisals, etc. This item is only to be used in the event an existing building is to be used as local match. Consult your EDA representative.
- c) Line 3 – Relocation expenses and payments. This item applies only to relocation expenses and payments and/or land acquisition. Consult your EDA representative
- d) Line 4 – Architectural and engineering fees. Examples include preparing plans and specs, required consultants (structural, mechanical, electrical, plumbing, etc.), bid administration, attend meetings, process change orders, review contractors' requests for payments and reimbursable costs, etc.
- e) Line 5 – Other architectural and engineering fees. Examples include: Survey, soils borings/report and material testing.
- f) Line 6 – Project inspection fees. Examples include: One time staking of project, construction inspection/observation for the project, notify Owner at 11 months after substantial completion and follow up, and a 12 month warranty inspection of all EDA project components.
- g) Line 7 – Site work. Add cost to the Construction line item for "pad ready" tasks.
- h) Line 8 – Demolition and removal. Add cost to the Construction line item for "pad ready" tasks.
- i) Line 9 – Construction. Provide a detailed Architects/Engineers Opinion of Costs consistent with that provided in Question C.7 above.
- j) Line 10 – Equipment. Add a list of equipment and estimated costs of equipment.
- k) Line 11 – Miscellaneous. N/A or contact an EDA representative.
- l) Line 13 – Contingencies. Typical EDA construction projects include up to a 10% contingency amount. Please discuss with your EDA representative should you have a need for higher contingency amount. No other line item should contain contingency costs.