

# PINE RIVER TOWNSHIP

Gratiot County, Michigan

**January 20, 2026**

## **Board 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- December 16, 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. 2026 Budget Discussion
  - b. Land Division-12-016-006-01- Courter
10. Announcements and Upcoming Meetings
  - a. Board Meeting – February 17, 2026
  - b. 2026 MTA Annual Conference – April 20-23 @ Grand Traverse Resort-Acme Township
11. Adjournment

# **MINUTES OF THE PINE RIVER TOWNSHIP BOARD**

## **MONTHLY MEETING**

**JANUARY 20, 2026**

- 1) The meeting was called to order at 7:00 pm on January 20, 2026, 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: Present: Baker, Beeson, Moeggenborg, Best; Absent: Whitmore
- 4) Brief Public Comments: Stacy Criner, Superintendent of Alma Public Schools, gave a report on the School Bond construction progress.
- 5) Approval of Agenda: Motion made by Moeggenborg: support by Best to approve the Agenda as presented. All present Board members approved. Motion carried 4-0.
- 6) Approval of Minutes- December 16, 2025: Motion made by Baker: support by Moeggenborg to approve the Minutes from December 16, 2025, as presented. All present Board members approved. Motion carried 4-0.
- 7) Approval to Pay Bills: Motion made by Baker: seconded by Best to approve the payment of bills in the total amount of \$114,412.96. All present Board members approved. Motion carried 4-0.
- 8) Board reports were placed on file.
- 9) Business before the Board
  - a. Budget Discussion: The 2027 budget will come before the Board in March.
  - b. Land Division- 12-016-006-00- Courter. Motion made by Baker to accept the land division as presented, with the original parcel #12-016-006-00, split into residual #2912-016-006-02, and child #2912-016-006-20. Moeggenborg seconded. All present Board members approved. Motion carried 4-0.
- 10) Announcements and Upcoming Meetings:
  - a. Next Board Meeting- February 17, 2026
  - b. MTA Annual Conference- April 20-23, 2026.
- 11) Adjournment: Motion made by Baker: second by Best to adjourn the meeting at 7:30 pm. All present Board members approved. Motion carried. 4-0.

Submitted by Erin Humm, Deputy Clerk



**PINE RIVER TOWNSHIP**

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

[www.pinerivermi.gov](http://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: 3797 W. Jefferson Road ALMA, MI 48801

Road Name: Jefferson Road

**PARENT PARCEL IDENTIFICATION NUMBER:** 12-016-006-00

Parent Parcel Legal Description (DESCRIBE OR ATTACH) \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**2. PROPERTY OWNER INFORMATION:**

Name: George W. Courter

Address: 3707 W. Jefferson Road Alma, MI 48801

Phone: (      ) \_\_\_\_\_ Zip Code: 48801

3. PROPOSED DIVISION(S) TO INCLUDE THE FOLLOWING

- a. Number of new Parcels: \_\_\_\_\_
- b. Intended use (residential, commercial, etc.) UTILITY
- 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:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- 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): \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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: \_\_\_\_\_

# COURTER PARCEL SPLIT

0 250 500

SCALE: 1" = 500'



NW CORNER  
SECTION 16  
T12N, R3W  
(FND REMON  
CAP IN BOX)

## JEFFERSON ROAD

(VARIABLE WIDTH PUBLIC RIGHT OF WAY)

P.O.C.  
N. 1/4 CORNER  
SECTION 16  
T12N, R3W  
(FND REMON  
CAP IN BOX)

S89°16'54"E 344.24'  
2654.48'

P.O.B. A

950.00'(R&M)

S32°58'31"E  
225.03'(R&M)  
S00°42'54"W  
62.05'(R&M)

NORTH LINE OF SECTION 16  
66' WIDE ACCESS  
EASEMENT  
33' EXCEPTION

EXCEPTION

N00°29'30"E 2646.03'  
WEST LINE OF SECTION 16

## GREAT LAKES CENTRAL RAILROAD

(66' WIDE RIGHT OF WAY)

N00°17'49"E 2639.00'

1752.75'

S17°59'36"E  
285.32'(R&M)

PARCEL A  
32.32 ACRES±

P.O.B. B

S89°34'41"E

1002.91'

50' WIDE ACCESS  
EASEMENT

PARCEL B  
20.45 ACRES±

886.25'

1007.40'

N89°34'41"W

## US HIGHWAY 127

(VARIABLE WIDTH PUBLIC RIGHT OF WAY)

N00°06'05"E 2632.34'

NORTH-SOUTH 1/4 LINE OF SECTION 16

S00°00'24"W 1508.98'(R) 1514.30'(M)

CENTER POST  
SECTION 16  
T12N, R3W  
(FND CAPPED  
IRON ROD)

E. 1/4 CORNER  
SECTION 15  
T12N, R3W  
(FND REMON  
CAP IN BOX)

2376.59'(R&M)

2672.38'

EAST-WEST 1/4 LINE OF SECTION 16

S89°34'08"E  
2663.36'

W. 1/4 CORNER  
SECTION 16  
T12N, R3W  
(FND REMON  
CAP IN BOX)

N00°06'10"E 2635.99'

S. 1/4 CORNER  
SECTION 15  
T12N, R3W  
(FND 1" DIA  
AXLE SHAFT)

E:\MS PROJECTS\2025\11-03-2025\COURTER PARCEL SPLIT.DWG 11/03/2025 10:39 AM



**ATWELL**

866.850.4200 www.atwell-group.com

7192 EAST 34 ROAD, SUITE 4  
CADILLAC, MI 49601  
231.775.3000

DATE: 11/03/2025  
DR: JEP  
CH: JDG  
SHEET 01 OF 02

BOOK --  
PG. --  
JOB: 20003245

CLIENT DTE - PINE

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

# COURTER PARCEL SPLIT

**DESCRIPTION AS FURNISHED:**

THE FOLLOWING DESCRIBED PREMISES SITUATED IN THE TOWNSHIP OF PINE RIVER, COUNTY OF GRATIOT, STATE OF MICHIGAN TO WIT:

THE EAST HALF (E 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 16, T 12 N, R 3 W, GRATIOT COUNTY, MICHIGAN, EXCEPT RAILROAD RIGHT OF WAY, AND ALSO EXCEPT ALL THAT PART OF THE EAST HALF (E 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 16 DESCRIBED AS LYING EASTERLY AND ADJACENT TO THE LINE DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH ONE QUARTER CORNER OF SAID SECTION 16, THENCE WESTERLY ALONG THE SECTION LINE COMMON TO SECTIONS NINE (9) AND SIXTEEN (16), 950 FEET TO A POINT OF BEGINNING, THENCE SOUTH 33° 08' 14.7" WEST, 225.03 FEET; THENCE SOUTH 0° 33' 09.5" WEST, 62.50 FEET; THENCE SOUTH 36° 09' 06.8" EAST, 748.44 FEET; THENCE SOUTH 18° 09' 20.5" EAST, 285.32 FEET; THENCE SOUTH 0° 09' 20.5" EAST, 1508.98 FEET TO A POINT ON THE EAST AND WEST ONE QUARTER LINE OF SECTION 16 AND A POINT OF ENDING WHICH LIES 2376.59 FEET EASTERLY OF THE WEST ONE QUARTER CORNER OF SAID SECTION 16.

PIN: 12-016-006-00

**DESCRIPTION PARCEL A:**

THE FOLLOWING DESCRIBED PREMISES SITUATED IN THE TOWNSHIP OF PINE RIVER, COUNTY OF GRATIOT, STATE OF MICHIGAN:

PART OF THE EAST HALF (E 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 16, T 12 N, R 3 W, GRATIOT COUNTY, MICHIGAN, DESCRIBED AS COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 16; THENCE N 89° 16' 54"W 950.00 FEET ALONG THE NORTH LINE OF SECTION 16 TO THE WEST LINE OF HIGHWAY US-127; THENCE ALONG SAID WEST LINE FOLLOWING FIVE COURSES, S 32° 58' 31" EAST 225.03 FEET; THENCE S 00° 42' 54" EAST 62.50 FEET; THENCE S 35° 59' 23" EAST 748.44 FEET; THENCE S 17° 59' 36" EAST 285.32 FEET; THENCE SOUTH 00° 00' 24" WEST 628.03 FEET; THENCE N 89° 34' 41"W 1002.91 FEET TO A POINT ON THE EAST LINE OF THE GREAT LAKES CENTRAL RAILROAD; THENCE N 00° 17' 49"E 1752.75 FEET ALONG SAID EAST LINE TO A POINT ON THE NORTH LINE OF SAID SECTION 16; THENCE S 89° 16' 54"E 344.24 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING. CONTAINING 32.32 ACRES OF LAND, MORE OR LESS. SUBJECT TO RIGHT OF WAY FOR JEFFERSON ROAD AND ALL EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

**DESCRIPTION PARCEL B:**

THE FOLLOWING DESCRIBED PREMISES SITUATED IN THE TOWNSHIP OF PINE RIVER, COUNTY OF GRATIOT, STATE OF MICHIGAN:

PART OF THE EAST HALF (E 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 16, T 12 N, R 3 W, GRATIOT COUNTY, MICHIGAN, DESCRIBED AS COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 16; THENCE N 89° 16' 54"W 950.00 FEET ALONG THE NORTH LINE OF SECTION 16 TO THE WEST LINE OF HIGHWAY US-127; THENCE ALONG SAID WEST LINE FOLLOWING FIVE COURSES, S 32° 58' 31" EAST 225.03 FEET; THENCE S 00° 42' 54" EAST 62.50 FEET; THENCE S 35° 59' 23" EAST 748.44 FEET; THENCE S 17° 59' 36" EAST 285.32 FEET; THENCE SOUTH 00° 00' 24" WEST 628.03 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S 00° 00' 24"W 886.27 FEET TO A POINT ON THE EAST-WEST QUARTER LINE OF SAID SECTION 16; THENCE N 89° 34' 41"W 1007.40 FEET ALONG SAID QUARTER LINE TO THE EAST LINE OF THE GREAT LAKES CENTRAL RAILROAD; THENCE N 00° 17' 49"E 886.25 FEET ALONG SAID EAST LINE; THENCE S 89° 34' 41"E 1002.91 FEET TO THE POINT OF BEGINNING. CONTAINING 20.45 ACRES OF LAND, MORE OR LESS. SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

E. L. C. PROJ. 12000345/PINE - PINE RIVER, SEC. 16, T12N, R3W, S16E - COURTER PARCEL SPLIT, 11/03/2025 10:48 AM



**ATWELL**  
 866.850.4200 www.atwell-group.com  
 7192 EAST 34 ROAD, SUITE 4  
 CADILLAC, MI 49601  
 231.775.3000

DATE:	11/03/2025	BOOK	--
DR.	JEP	PG.	--
CIL	JDG	JOB:	20003245
SHEET	02 OF 02		

CLIENT  
**DTE - PINE**  
 PART OF SECTION 16  
 T12N, R3W, PINE RIVER TOWNSHIP,  
 GRATIOT COUNTY, MICHIGAN



**PINE RIVER TOWNSHIP**

1495 W. MONROE  
ST. LOUIS, MI 48880  
989-681-5523  
WWW.PINERIVERMI.GOV  
LAND DIVISION 12-016-006-01- COURTER

Receipt: 67180 01/20/26

Page

Cashier: KHOYT

Received Of:

**DTE ELECTRIC COMPANY**

PO BOX 33017  
DETROIT MI 48232

The sum of: \$275.00

PERMITS

275.00

Total

275.00

TENDERED:

CREDIT/DEBIT CAR 190328909

275.00

Credit Card Fee 190328909

8.25

Signed: \_\_\_\_\_