

Pine River Township

Planning Commission

February 11, 2026 - 6:30 pm

Agenda

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Approval of Agenda
5. Approve Minutes of January 14, 2026
6. Public Comments
7. New Business
 - a. Discuss Towing Text Amendment
 - b. Public Hearing: Gratiot Countywide Master Plan (7:00 pm)
8. Other Business
9. Adjourn

Planning Commission Meeting

February 11, 2026 – 6:30 pm

Minutes

1. **Call to Order:** The meeting was called to order at 6:30 pm by Chairman Dr Brent Moeggenborg
2. **Roll Call:**
 - a. Members present: Dr. Brent Moeggenborg, Kevin Kolb, David Best, Tyler Saxton, & Norbert Seleski
 - b. Members absent: None.
 - c. Others Present: Chad Finney, Jeff Finney, Supervisor Kevin Beeson
3. **Pledge to the Flag** was given
4. **Approval of the Agenda:** Motion by Tyler Saxton, support by David Best to approve the agenda as presented. All present members voted yes.
5. **Approval of January 14, 2026 minutes:** Motion by David Best, support by Norbert Seleski to approve the minutes as presented. All present members voted yes.
6. **Public Comments:** None.
7. **New Business:**
 - a. **Towing Text Amendment Discussion.** The Planning Commission identified the following points to be included in the conditions of issuing a special use permit:
 - 1) Must present CVED- (Commercial Vehicle Enforcement Division) proof of registration upon application
 - 2) \$1 million Hazard and pollution insurance in the name of the township
 - 3) Storage yard for vehicles must be an all-season hard surface.
 - 4) Storage yard shall be fenced with 8' tall commercial quality chain link fence, topped with barbed wire to deter unauthorized entrance. Fence shall at all times have, at minimum, fabric mesh to screen interior storage from view.
 - 5) If stored on site, Battery Electric Vehicles shall be covered with purpose designed fire blankets.
 - 6) No mechanic work shall occur onsite except for routine repair/maintenance on company owned tow trucks and related equipment.
 - 7) No power units, trucks, or trailers with a GVW rating in excess of 10,000 lbs may be stored at any time. The storage yard is limited to passenger cars, pickup trucks, and other motor vehicles under 10,000 lbs. Trailers and vehicles over 10,000 lbs shall not be on site.
 - 8) Minimum lot size of 2 acres, with front lot width minimum of 200'
 - 9) Fenced storage lot shall comply with setbacks established for the district
 - 10) Storage yard shall be motion-lighted with dark sky friendly fixtures

Motion by David Best, support by Tyler Saxton to forward these suggestions to the township attorney for the drafting of a text amendment. All present members voted yes.

b. **Public Hearing:** Gratiot Countywide Master Plan (7:00 pm)

- 1) Chairman Dr. Brent Moeggenborg opened the Public Hearing
- 2) No public was present
- 3) No written public comments were received
- 4) The Chair closed the Public Hearing at 7:05 pm

Motion by Saxton, support by Kolb to adopt the Gratiot Countywide Master Plan via the attached Adoption Resolution. A roll call vote was held with the following results:

Voting Affirmative: Kolb, Saxton, Selenski, Best, and Moeggenborg

Voting Against: None.

Abstentions: None.

The resolution was declared adopted as presented.

8. **Other Business:** None

9. **Adjournment:** Meeting adjourned at 7:19 pm.

Minutes prepared by:

Planning Commission Secretary

Kevin Beeson

Kevin Kolb