

**PINE RIVER TOWNSHIP**  
**GRATIOT COUNTY, MICHIGAN**  
**ZONING ORDINANCE AMENDMENT**  
**ORDINANCE NO. \_\_\_\_\_**

**Towing Businesses**

At a meeting of the Township Board of Pine River Township, Gratiot County, Michigan, held at the Pine River Township Hall on \_\_\_\_\_, 2026, at \_\_\_\_\_ p.m., Township Board Member \_\_\_\_\_ moved to adopt the following Ordinance, which motion was seconded by Township Board Member \_\_\_\_\_.

*An Ordinance to make general amendments to the Zoning Ordinance to provide for and regulate towing business land uses for the public health, safety, and general welfare.*

**PINE RIVER TOWNSHIP, GRATIOT COUNTY, MICHIGAN ORDAINS:**

**SECTION 1. AMENDMENT TO CHAPTER 18:** The Pine River Township Zoning Ordinance, Chapter 18, Section 1802, shall be amended to make the following modifications to the definitions in the Township Zoning Ordinance. All definitions not addressed by this Section shall remain in the Township Zoning Ordinance. Moreover, the compilation of the Township Zoning Ordinance may be amended to alphabetize, delete references to, and otherwise re-order definitions consistent with this Section:

1. The Zoning Ordinance shall be amended to add the definition “**Towing Business**” to mean “Lands primarily used for a service business that primarily dispatches tow trucks or similar vehicles to transport disabled, illegally parked, or wrecked vehicles to repair shops, storage areas, or other locations. Towing businesses may have improvements to host office space and storage of towing vehicles. Furthermore, towing business may temporarily store motor vehicles; however, they shall not be used as Junk/Salvage Yard or other land use such as one for vehicle repair with only incidental towing services.”

**SECTION 2. AMENDMENT TO CHAPTER 2, SECTION 205, USES TABLE:** The Pine River Township Zoning Ordinance, Section 205, USES TABLE, shall be amended to make the following modifications to the table. All uses in the table not modified by the text below shall be retained and the compilation of the Zoning Ordinance may add “Towing Business” accordingly.

1. LC Light Commercial District is amended to add “Towing Business” as a special use to the appropriate portion of the “Uses Table.”

**SECTION 3. AMENDMENT TO CHAPTER 8, SECTION 803, SPECIAL USES.**

The land use “Towing Business” shall be added as a special use in the numbered list of Section 803.

**SECTION 4. AMENDMENT TO CHAPTER 15:** The Pine River Township Zoning Ordinance, Chapter 15 shall be amended to add a Section 1533 or other appropriate section number to accommodate use standards for “Towing Business.”

**SECTION 1533. TOWING BUSINESS**

1. **GENERAL REGULATIONS.** All towing business land uses in the Township must follow the below requirements, which are in addition to any other Zoning Ordinance requirements that may apply such as those associated with special uses.
  - a. **Lawful Compliance:** All towing businesses must comply with applicable local, state, and federal laws and regulations, including holding all applicable licenses and permits. They must provide proof, if requested, by the Township of such compliance. This includes proof of valid CVED (Commercial Vehicle Enforcement Division) registration as applicable.
  - b. **Insurance:** Towing businesses shall carry insurance in the amount of \$1 million per occurrence for general commercial liability, hazards, and pollution with the Township named as an additional insured. The Township may waive insurance requirements if demonstrated that a towing business carries adequate insurance for its operations.
  - c. **Storage Yard:** Any storage yard associated with a towing business to store vehicles must: (1) be an all-season hard surface; and (2) be fenced with an 8-foot-tall commercial-quality chain link fence that is topped with barbed wire to deter unauthorized access. The required fence must be covered with fabric mesh or other similar material to screen interior storage from view. The Township may accept in lieu of specified fencing above other methods of enclosure and security of storage such as uses of walls, enclosures, or solid fencing.
  - d. **Electric Vehicles:** Electric vehicles stored on site shall be covered with purpose-designed fire blankets; unless an electric vehicle is an undamaged vehicle for an employee or visitor to the business that has not been towed to the business.
  - e. **Repair Work Prohibition:** No mechanic or motor vehicle repair work may occur onsite except for routine repair/maintenance on company owned tow trucks and other related equipment.
  - f. **Storage Weight Limitation:** No power units, trucks, or trailers with a Gross Vehicle Weight Rating (GVWR) of 10,000 pounds may be stored at any time. A towing business’ storage yard is limited to passenger cars, pickup trucks, and other motor vehicles under 10,000 pounds. This weight limitation shall not prohibit towing trucks used for the business that are over 10,000 pounds to be on-site.

- g. Size and Setbacks: A towing business must be on a minimum of two acres with front lot width of at least 200 feet. Towing businesses must adhere to all other dimensional requirements of applicable zoning districts including setbacks.
- h. Light Pollution Minimization: Lighting at a towing business must limit light pollution and nuisances. Lighting shall be motion-sensored unless prohibited by law. Lighting on a site shall follow dark-sky lighting principles and be pointed downward to limit lighting impacts on nearby properties and roadways.

**SECTION 5. REPEAL AND FORM**: All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed. Further, the Township may use the content of this Ordinance and compile/insert it into the existing Pine River Township Zoning Ordinance document including making any technical provision numbering or clerical revisions as necessary for the compilation. See MCL 41.186 (ability of Township to codify its ordinances).

**SECTION 6. EFFECTIVE DATE**: This Ordinance shall take effect seven days after publication of a notice of adoption of this Ordinance, unless referendum procedures are initiated under MCL 125.3402. If referendum procedures are initiated, this Ordinance will take effect in accordance with MCL 125.3402.

YEAS: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

ORDINANCE DECLARED ADOPTED.

\_\_\_\_\_  
Kevin Beeson, Township Supervisor

**CERTIFICATION**

I hereby certify that:

1. The above is a true copy of an Ordinance adopted by the Pine River Township Board at a duly scheduled and noticed meeting of that Township Board held on \_\_\_\_\_, 2026, pursuant to the required statutory procedures.
2. A summary of the above Ordinance was duly published in the \_\_\_\_\_ newspaper, a newspaper that circulates within Pine River Township, on \_\_\_\_\_, 2026.
3. Within one week after such publication, I recorded the above Ordinance in a book of ordinances kept by me for that purpose, including the date of passage of the Ordinance, the names of the members of the township board voting, and how each member voted.
4. I filed an attested copy of the above Ordinance with the Gratiot County Clerk on \_\_\_\_\_, 2026.

ATTESTED:

\_\_\_\_\_  
Andi Whitmore, Township Clerk

**NOTICE OF ADOPTION**  
**ZONING ORDINANCE AMENDMENT**  
**ORDINANCE NO. \_\_\_\_\_**

**Pine River Township**  
**Gratiot County, Michigan**

The Pine River Township Board adopted an amendment to the Pine River Township Zoning Ordinance on \_\_\_\_\_, 2026. The ordinance amendment makes general amendments to the Zoning Ordinance to provide for regulations on Towing Businesses in the Township. The amendment will become effective seven (7) days after publication of this notice of adoption, unless referendum procedures are initiated under MCL 125.3402. If referendum procedures are initiated, the ordinance amendment will take effect in accordance with MCL 125.3402.

A copy of the ordinance amendment and the entire Zoning Ordinance may be purchased or inspected during regular business hours or by appointment in the Township Clerk's office located in the Pine River Township Hall at 1495 W Monroe Road, Saint Louis, Michigan 48880. The ordinance amendment contains the following catchlines: (1) Section 1: Amendment to Chapter 18 (Definitions); (2) Section 2: Amendment to Section 205 (Use Table); (3) Section 3: Amendment to Section 803 (Provide for Towing Business in Light Commercial Zoning District as Special Use); (4) Section 4: Amendment to Chapter 15 (Add Section 1533 Regulating Towing Businesses); (5) Section 5: Repeal and Form; and (6) Section 6: Effective Date.

Andi Whitmore, Pine River Township Clerk  
1495 W Monroe Rd  
Saint Louis, Michigan 48880  
Tel: 989-681-5523  
Web: [www.pinerivermi.gov](http://www.pinerivermi.gov)

Publication Date: \_\_\_\_\_, 2026