

PINE RIVER TOWNSHIP

Gratiot County, Michigan

Zoning Board of Appeals Meeting

May 12, 2026 - 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- November 17, 2025
7. Business Before the Board
 - a. 7:00pm Open Dimensional Variance- Public Hearing- Sanko
 - b. Close Dimensional Variance- Public Hearing- Sanko
 - c. Consideration of Dimensional Variance - Sanko 12-031-002-60
 - d. 7:15pm Open Parking Variance- Public Hearing- Lux
 - e. Close Parking Variance- Public Hearing- Lux
 - f. Consideration of Parking Variance- Lux 12-025-010-00 & -011-00
8. Any other business to come before the Zoning Board of Appeals
9. Adjourn

Zoning Board of Appeals Meeting

May 12, 2026

Minutes

1. **Call to Order:** The meeting was called to order at 7:05 pm by ZBA chair, Dr. Garrett Whitmore.
2. **Pledge to the Flag:** Pledge was recited.
3. **Roll Call:**
 - a. **Members Present:** David Best, Mike Bessert, Manny Nannan, and Dr. Garrett Whitmore.
 - b. **Members Absent:** Jason Biehl
 - c. **Others Present:** Sanko; Lux
4. **Pledge of Allegiance:** The pledge to the flag was given.
5. **Approval of Agenda:** Motion by David Best, support by Manny Nannan to approve the agenda as presented. All present members voted yes.
6. **Approval of the November 17, 2025 ZBA Minutes:** Motion by Mike Bessert, support by Manny Nannan to approve the minutes as presented. All present members voted yes.
7. **Public Hearings:**
 - a. **Open Hearing: Sanko:** Chair Whitmore opened the public hearing at 7:07 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: Sanko:** Chair Garrett Whitmore asked the applicant to outline his request for the ZBA. Applicant Sanko explained that he desires to construct a garage with a 15' separation from his home. The zoning ordinance requires 30', he requests 15'. No other discussion was offered.

Motion by Mike Bessert, support by David Best to allow Sanko construction at 15' as requested. All present members voted yes.

d. Open Hearing: Lux: Chair Whitmore opened the public hearing at 7:15 pm. No public was present to offer comments, and no written comments were received by the township clerk.

e. Close Hearing: Chair Whitmore closed the public hearing at 7:17 pm.


f. Consideration of Dimensional Variance: Chair Garrett Whitmore asked the applicant to outline his request for the ZBA. Applicant Lux explained their desire to construct a funeral home with a 39 parking places at their newly remodeled facility. The 39 parking spots are identified on their proposed site plan dated September 30, 2025. No other discussion was offered.

8. Any other Business to come before the Zoning Board of Appeals

9. Adjournment: Motion by Bessert, support by Best to adjourn at 7:35 pm

Minutes prepared by:

ZBA Secretary

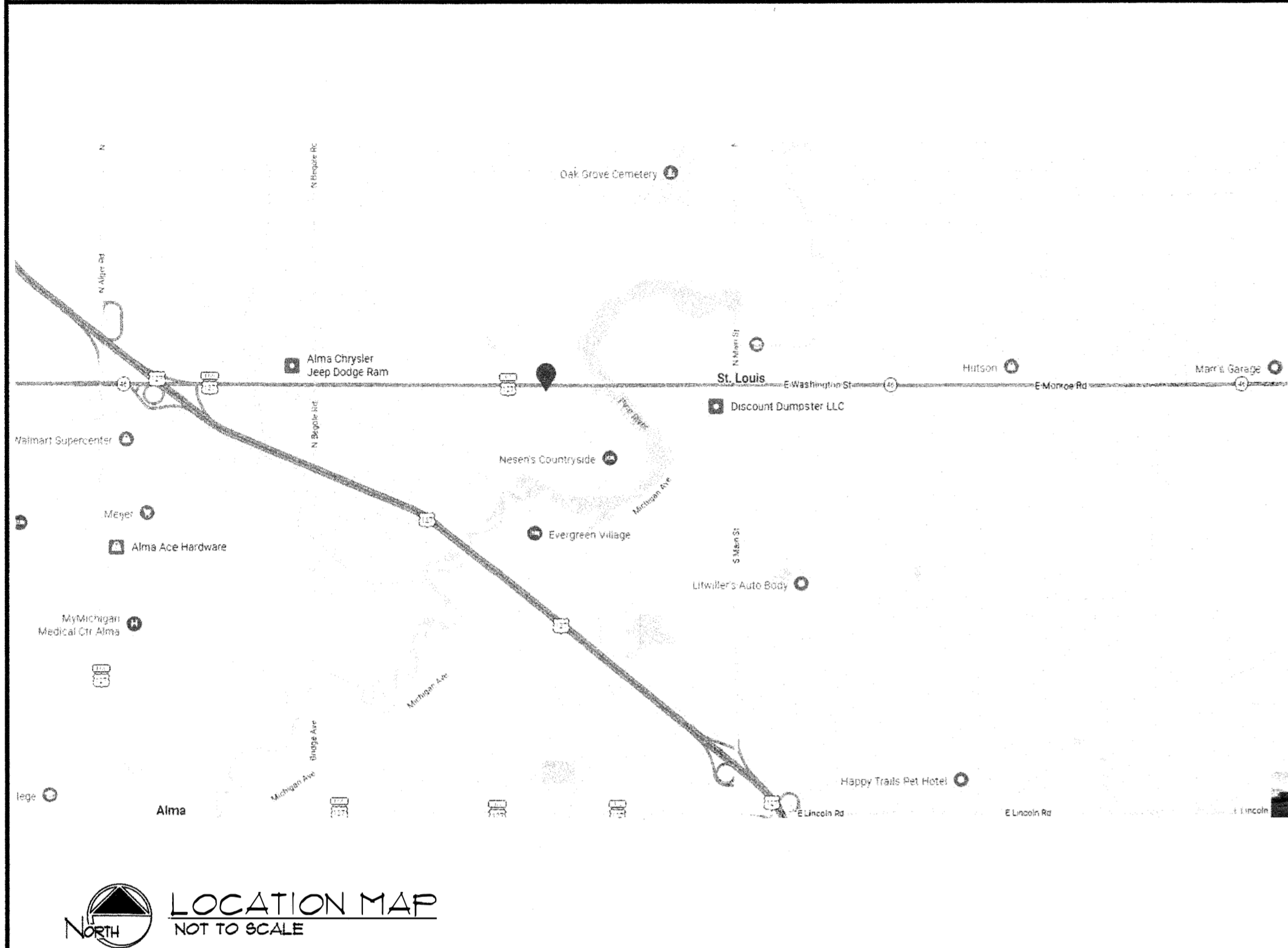


Kevin D. Beeson

David Best

NEW COMMERCIAL ADDITION ONTO AN EXISTING BUILDING FOR: LUX FUNERAL HOME

ST. LOUIS, MICHIGAN 48880



BUILDING DATA:

USE GROUP:	A-3 (ASSEMBLY)
OCCUPANCY:	TBD
BUILDING ADDITION SQ. FT.:	1,236 SQ. FT.
EXISTING BUILDING SQ. FT.:	5,269 SQ. FT.
TOTAL AREA:	6,505 SQ. FT.
CONSTRUCTION TYPE:	TYPE V-B

INDEX TO DRAWINGS

ARCHITECTURAL

CS-1	COVER SHEET
A-1	ARCHITECTURAL SITE PLAN
A-2	PRELIMINARY EXTERIOR ELEVATIONS

CIVIL

EC-01	EXISTING CONDITIONS
SP-01	SITE PLAN
SE-01	SOIL EROSION
D-01	DETAIL SHEET
D-02	DETAIL SHEET



GENERAL NOTES:

- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOWN ON DRAWINGS AT THE JOB SITE AND SHALL NOTIFY DESIGNER OF ANY DISCREPANCIES, OMISSIONS AND/OR CONFLICTS BEFORE PROCEEDING WITH THE JOB.
- CONTRACTOR MUST COMPLY WITH RULES AND REGULATIONS OF AGENCIES HAVING JURISDICTION AND SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL CONSTRUCTION, SAFETY AND SANITARY LAWS, CODES, STATUTES AND ORDINANCES. ALL FEES, TAXES, PERMITS, APPLICATIONS AND CERTIFICATES OF INSPECTION, AND THE FILING OF ALL WORK WITH GOVERNMENTAL AGENCIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR SHALL COMPLY WITH THE RULES AND REGULATIONS OF THE BUILDING AS TO THE MANNER OF HANDLING MATERIALS, EQUIPMENT AND DEBRIS TO AVOID CONFLICT AND INTERFERENCE WITH NORMAL BUILDING OPERATIONS.
- ALL WORK SHALL BE PERFORMED BY SKILLED AND QUALIFIED WORKMEN IN ACCORDANCE WITH THE BEST PRACTICES OF THE TRADES INVOLVED, AND IN COMPLIANCE WITH BUILDING REGULATIONS AND/OR GOVERNMENTAL LAWS, STATUTES OR ORDINANCES CONCERNING THE USE OF UNION LABOR.
- EACH TRADE WILL PROCEED IN A FASHION THAT WILL NOT DELAY THE TRADES FOLLOWING THEM.
- CONTRACTORS SHALL BE RESPONSIBLE FOR THE DISTRIBUTION OF DRAWINGS TO ALL TRADES UNDER THEIR JURISDICTION.
- ALL WORK SHALL BE ERRECTED AND INSTALLED PLUMB, LEVEL, SQUARE, TRUE AND IN PROPER ALIGNMENT.
- ALL MATERIALS SHALL BE NEW, UNUSED AND OF THE HIGHEST QUALITY IN EVERY RESPECT, UNLESS OTHERWISE NOTED. MANUFACTURED MATERIALS AND EQUIPMENT SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS.
- THERE SHALL BE NO SUBSTITUTION OF MATERIALS WHERE A MANUFACTURER IS SPECIFIED, WHERE THE TERM "EQUAL TO" OR "APPROVED EQUAL" ARE USED, THE ARCHITECT SHALL DETERMINE EQUALITY BASED ON INFORMATION SUBMITTED BY THE CONTRACTOR.
- ALL WORK AND MATERIALS SHALL BE GUARANTEED AGAINST DEFECTS FOR A PERIOD OF AT LEAST ONE (1) YEAR FROM APPROVAL FOR FINAL PAYMENT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR CUTTING AND PATCHING REQUIRED FOR THEIR WORK.
- CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE OF ACCUMULATION OF WASTE MATERIALS OR RUBBISH, PREMISES TO BE SWEEP CLEAN DAILY OF RELATED CONSTRUCTION DEBRIS. AT THE COMPLETION OF THE WORK, LEAVE THE JOB SITE FREE OF ALL MATERIALS AND BROOM CLEAN.
- DO NOT SCALE DRAWINGS, DIMENSIONS GOVERN. LARGER SCALE DRAWINGS SHALL GOVERN SMALLER SCALE.
- PATCH ALL AREAS WHERE FLOOR IS NOT LEVEL OR TRUE PRIOR TO THE INSTALLATION OF FLOORING OR CARPETING.
- TO INSURE PROPER AND ADEQUATE BLOCKING, ALL BLOCKING FOR CABINET WORK WILL BE THE RESPONSIBILITY OF THE CABINET CONTRACTOR.
- UPON COMPLETION OF WORK THE CONTRACTOR SHALL WALK THROUGH WITH BUILDING MANAGER AND COMPLETE A "PUNCH LIST" OF CORRECTIONS AND UNSATISFACTORY AND/OR INCOMPLETE WORK. FINAL PAYMENT WILL BE CONTINGENT UPON THE COMPLETION OF THESE ITEMS.
- ANY CHANGE WHICH RESULTS IN EXTRA COST SHALL NOT PROCEED WITHOUT WRITTEN AUTHORIZATION BY CLIENT.
- THE OWNER ASSUMES NO LIABILITY FOR THE LOCATION OF UTILITIES. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- SPRINKLING AND FIRE SUPPRESSION BY OTHERS.

APPLICABLE BUILDING CODES

2021 MICHIGAN BUILDING CODE
ICC A117.1-2009 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES
2021 MICHIGAN MECHANICAL CODE
NFPA 70, NATIONAL ELECTRICAL CODE, 2023 EDITION
2021 MICHIGAN PLUMBING CODE
2021 MICHIGAN ENERGY CODE
2021 INTERNATIONAL FUEL GAS CODE
2021 INTERNATIONAL FIRE CODE
2021 MICHIGAN REHABILITATION CODE FOR EXISTING BUILDINGS

DESIGN LOADS:

ROOF LIVE LOAD: 35 PSF
FLOOR LIVE LOAD: 100 PSF ASSEMBLY
GROUND SNOW LOAD: 35 PSF
ROOF SNOW LOAD: 35 PSF
WIND DESIGN DATA: 15 PSF, 30/140
EARTHQUAKE DESIGN DATA: CLASS 3
LOAD BEARING VALUE OF SOILS: 2500 PSF (VERIFY W/TEST)
GUARD RAIL HANDRAIL: NONE
SPECIAL LOADS: NONE
CONCRETE STRENGTH - SLAB ON GRADE: 4,000 PSI
CONCRETE STRENGTH - WALLS: 3,500 PSI
SITE PROPERTY LOCATION: 945 W. MONROE RD. ST. LOUIS, MI, 48880
SITE LOCATED IN: GRATIOT COUNTY

Jana Kuis
Paul Kuis
5/13/26

MATERIAL LEGEND

	EARTH FILL		BOARD/RIGID INSULATION
	GRANULAR FILL		LOOSE FILL/BATT INSULATION
	CONCRETE		WOOD BLOCKING
	BRICK		FINISHED WOOD
	LIGHTWEIGHT CONCRETE BLOCK		PLYWOOD - LARGE SCALE
	CONCRETE BLOCK		PLYWOOD - SMALL SCALE
	METAL - SMALL SCALE		METAL - LARGE SCALE

ARCHITECTURAL SYMBOLS

	SECTION: SECTION LETTER SHEET NUMBER		INTERIOR ELEVATION: ELEVATION LETTER SHEET NUMBER
	DETAIL: DETAIL NUMBER SHEET NUMBER		COLUMN GRID
	DOOR NUMBER		ELEVATION TAG
	WINDOW LETTER		SPOT ELEVATION (EXISTING)
	EXISTING CONTOUR LINE		SPOT ELEVATION (NEW)
	NEW CONTOUR LINE		NORTH DESIGNATION
	ROOF SLOPE INDICATION		

DATE	REVISION / RELEASE	DATE	REVISION / RELEASE

DATE: 05/30/2025
SCALE: NO SCALE
DRAWN: AMC
JOB #: 2025161

AUSTIN AND ASSOCIATES
ARCHITECTS AND PLANNERS
LEE AUSTIN
3088 BAY ROAD SUITE 5
SAGINAW, MICHIGAN 48603
PHONE: (989) 799-1365

NEW COMMERCIAL ADDITION ONTO AN EXISTING BUILDING FOR:
LUX FUNERAL HOME
945 W. MONROE RD.
ST. LOUIS, MICHIGAN 48880

DRAWING
CS-1
1 of 8

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PARKING AND LOADING SECTION 1306 - OFF-STREET PARKING REQUIREMENTS

BUILDING 945 - 6001 SQUARE FEET

FUNERAL HOME (PERMITTED USE WITHIN LIGHT COMMERCIAL ZONING DISTRICT)

FOUR (4) SPACES FOR EACH 5000 SQUARE FEET OR ONE (1) SPACE FOR EACH FIFTY (50) SQUARE FEET OF GROSS FLOOR AREA, WHICHEVER IS GREATER, PLUS (1) SPACE FOR EACH EMPLOYEE WORKING DURING MAXIMUM EMPLOYMENT HOURS.

SPACES REQUIRED
GROSS BUILDING AREA: 6101 SQUARE FEET / 50' = 122 SPACES
MAXIMUM AMOUNT OF EMPLOYEES WORKING = 2 SPACES

TOTAL SPACES REQUIRED = 124
ADA REQUIREMENT (101-190 SPACES) = 5 SPACES, 1 VAN ACCESSIBLE

SPACES PROVIDED

ON PRINCIPAL PROPERTY = 39 SPACES, INCLUDING 5 BARRIER-FREE (2 VAN ACCESSIBLE)
SHARED SPACES ON ADJACENT CHURCH PROPERTY = 61 SPACES (OF 74 AVAILABLE)

TOTAL SPACES PROVIDED: 100 SPACES

BUILDING HEIGHT & SETBACK REQUIREMENTS

ZONING DISTRICT: LIGHT COMMERCIAL
LOT MINIMUM AREA: 43,560 SQ. FT.
LOT MINIMUM WIDTH: 150 FEET WITHOUT SEWER, 80 FEET WITH SEWER
MAX HEIGHT: 35 FEET
FRONT YARD SETBACK: 80 FEET FROM C/L OF ROADWAY
REAR YARD SETBACK: 50 FEET
SIDE YARD SETBACK: 10 FEET
BOTH SIDES: 25 FEET

GIS DESCRIPTION:

LOT 12-0219-011-020

WD L 602 P 1314 W 90 FT OF THE FOLLOWING COM 6283 FT E OF NW COR OF SEC 25, TH 8 375 FT, W 181 FT, N 375 FT, E 181 FT TO BEG, EX ANY RIGHTS OF FLOWAGE OF RIVER IF ANY, SEC 25-12-3, AREA = 0.11 ACRES

LOT 12-0219-012-020

WD L 602 P 1314 COM 6283 FT E OF NW COR, TH 8 375 FT, W 91 FT, N 375 FT, E 91 FT TO BEG, SEC 25-12-3, AREA = 0.80 ACRES

TOTAL SITE AREA = 151 ACRES

OWNER:

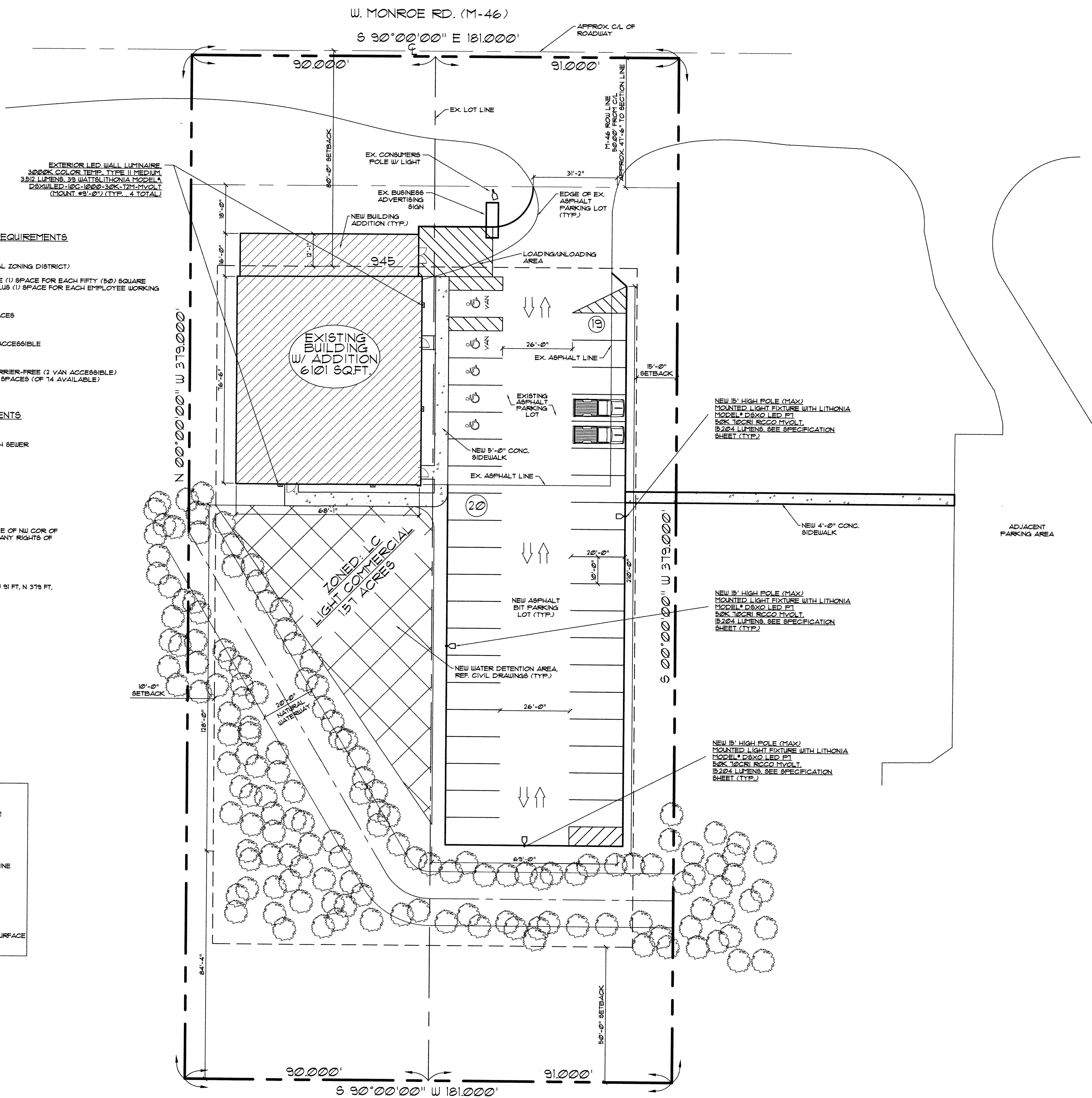
KRUX PROPERTIES, LLC
531 N STATE ST.
ALMA, MI 48801

NOTE:

INFORMATION AND LOCATIONS SHOWN IN THE SITE PLAN ARE BASED ON GIS AND AERIAL IMAGERY. LOCATIONS ARE TO BE FIELD VERIFIED.

LEGEND

	PROPERTY LINE
	LOT LINE LINE
	SETBACK LINE
	ROAD CENTERLINE
	GRASS AREA
	NEW CONCRETE
	NEW ASPHALT SURFACE

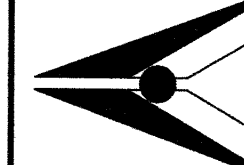


ARCHITECTURAL SITE PLAN
SCALE: 1" = 20'-0"

DATE	REVISION / RELEASE	DATE	REVISION / RELEASE
03/13/2024	REV. PER CIVIL PLANS		

DATE: 03/30/2025
SCALE: 1" = 20'-0"
DRAWN: AMC
JOB #: 2025161

AUSTIN AND ASSOCIATES ARCHITECTS AND PLANNERS
LEE AUSTIN
3085 BAY ROAD SUITE 5
SAGINAW, MICHIGAN 48603
PHONE: (989) 759-1565

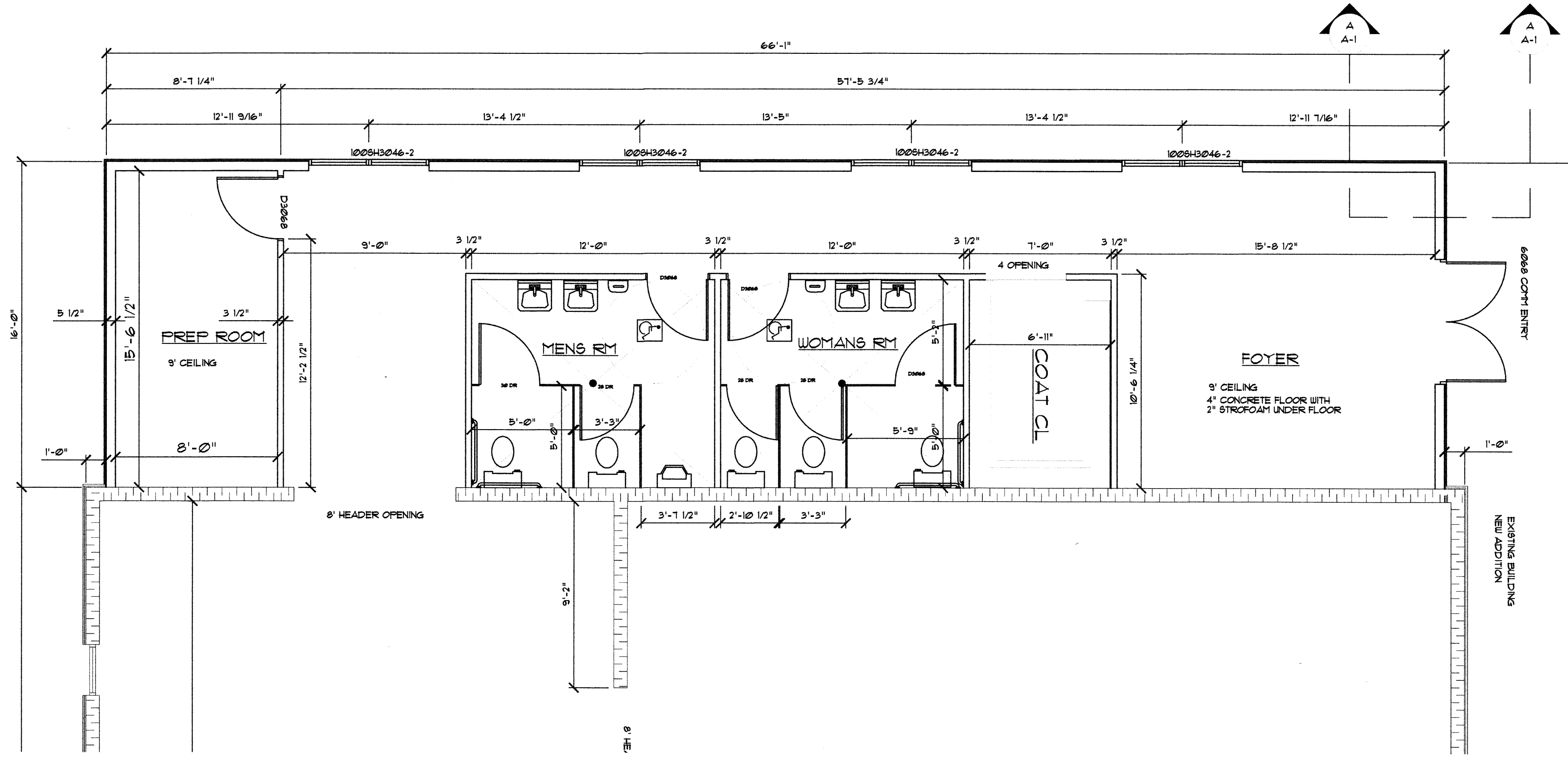


NEW COMMERCIAL ADDITION ONTO AN EXISTING BUILDING FOR:
LUX FUNERAL HOME
945 W. MONROE RD.
ST. LOUIS, MICHIGAN 48880

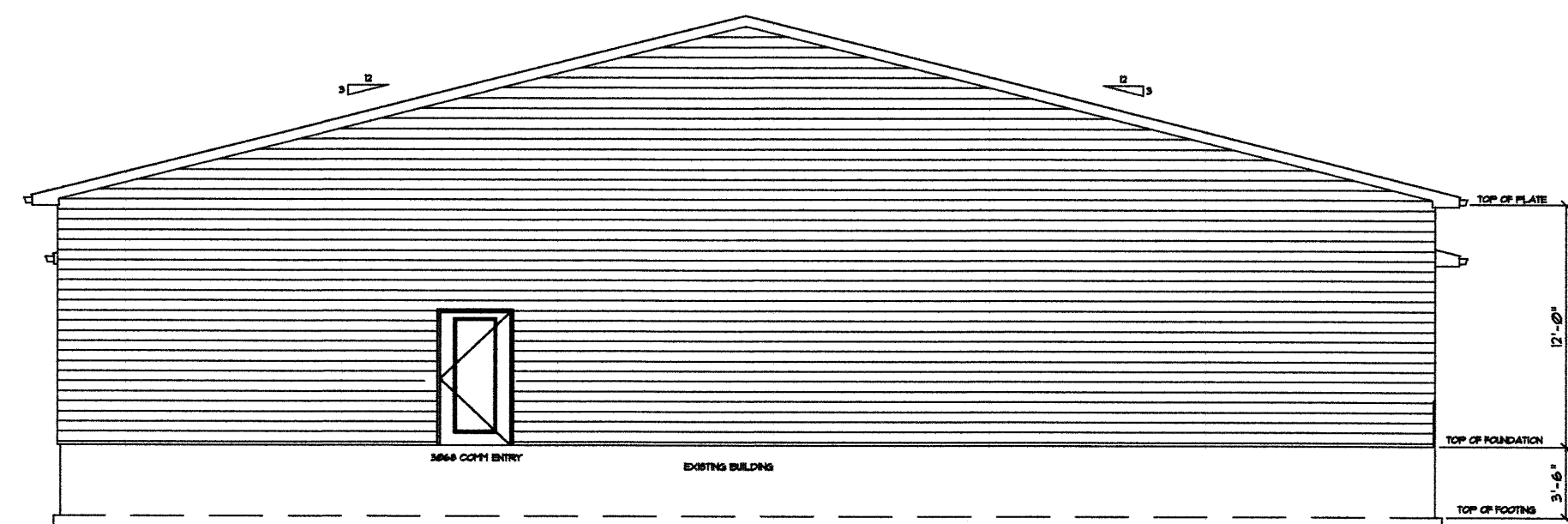
DRAWING
A-1
2 OF 8

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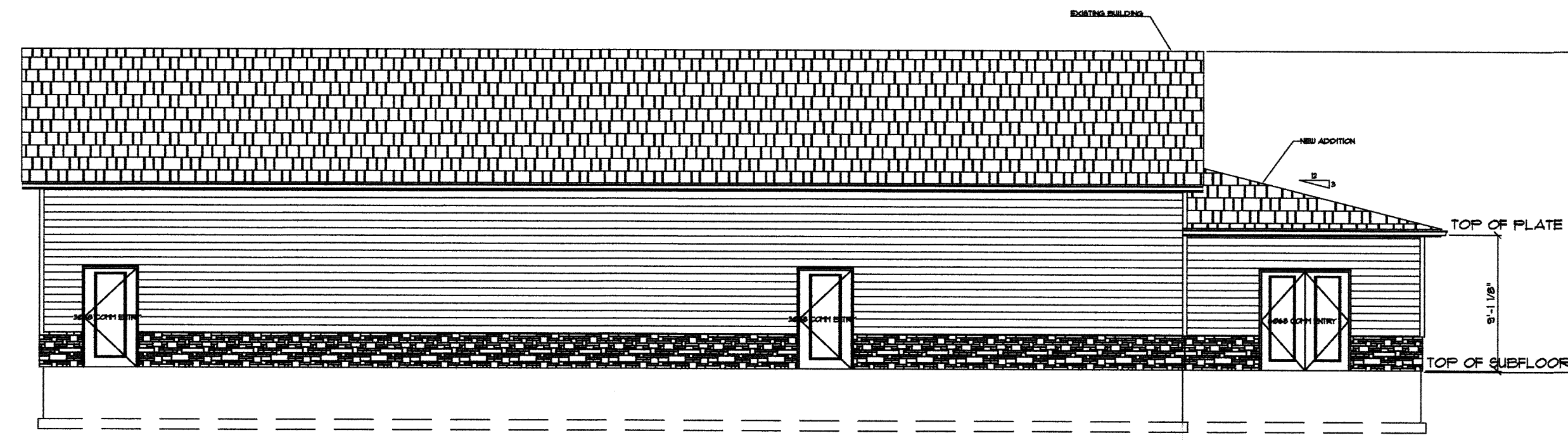
**PRELIMINARY ADDITION
FLOOR PLAN**
SCALE: 1/4"=1'-0"



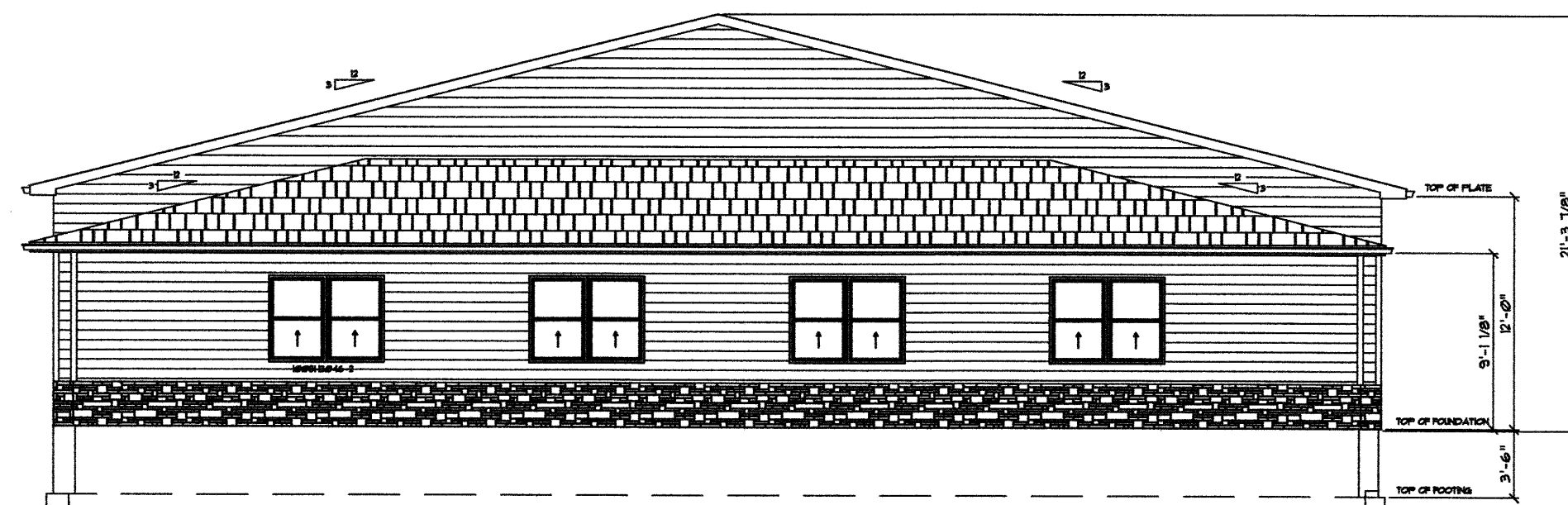
PRELIMINARY NOT FOR CONSTRUCTION



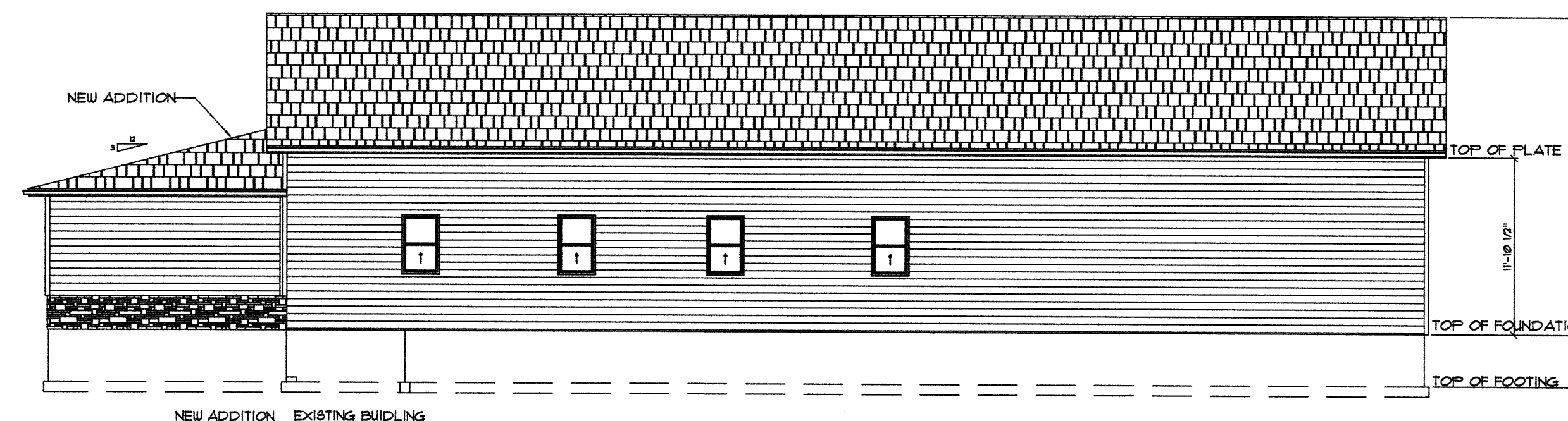
SOUTH ELEVATION
SCALE: 1/8"=1'-0"



EAST ELEVATION
SCALE: 1/8"=1'-0"



NORTH ELEVATION
SCALE: 1/8"=1'-0"

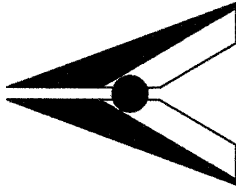


WEST ELEVATION
SCALE: 1/8"=1'-0"

DATE	REVISION / RELEASE	DATE	REVISION / RELEASE
03/13/2026	REV. PER CIVIL PLANS		

DATE: 09/30/2025
SCALE: AS NOTED
DRAWN: AMC
JOB #: 2025161

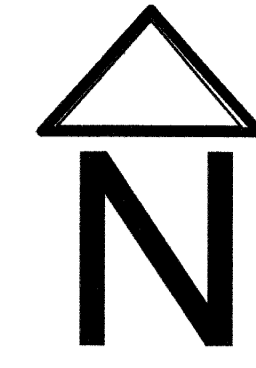
**AUSTIN AND ASSOCIATES
ARCHITECTS AND PLANNERS**
LEE AUSTIN
3050 W. MONROE RD. SUITE 5
ST. LOUIS, MICHIGAN 48603
PHONE: (313) 789-1365



NEW COMMERCIAL ADDITION ONTO AN EXISTING BUILDING FOR:
LUX FUNERAL HOME
945 W. MONROE RD.
ST. LOUIS, MICHIGAN 48680

DRAWING
A-2
3 OF 8

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SHEET DESCRIPTION:

EXISTING CONDITIONS

PROJECT TITLE:

LUX FUNERAL HOME

DRAWINGS PROVIDED BY:

DICE EXCAVATING INC.

DATE:

JAN, 2026

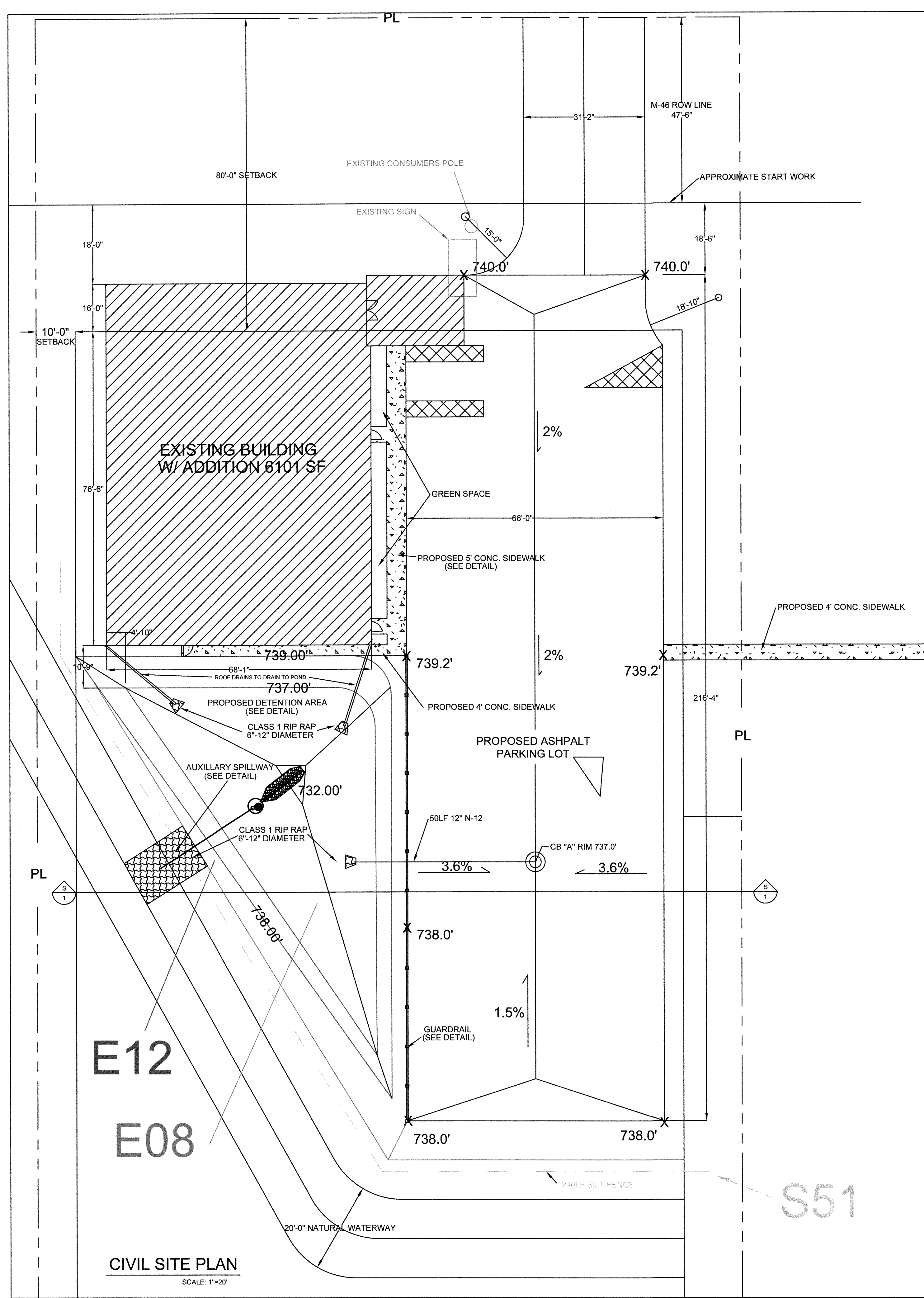
SCALE:

NTS

SHEET:

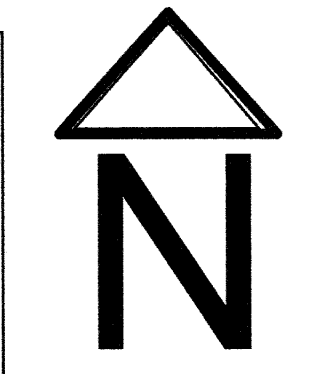
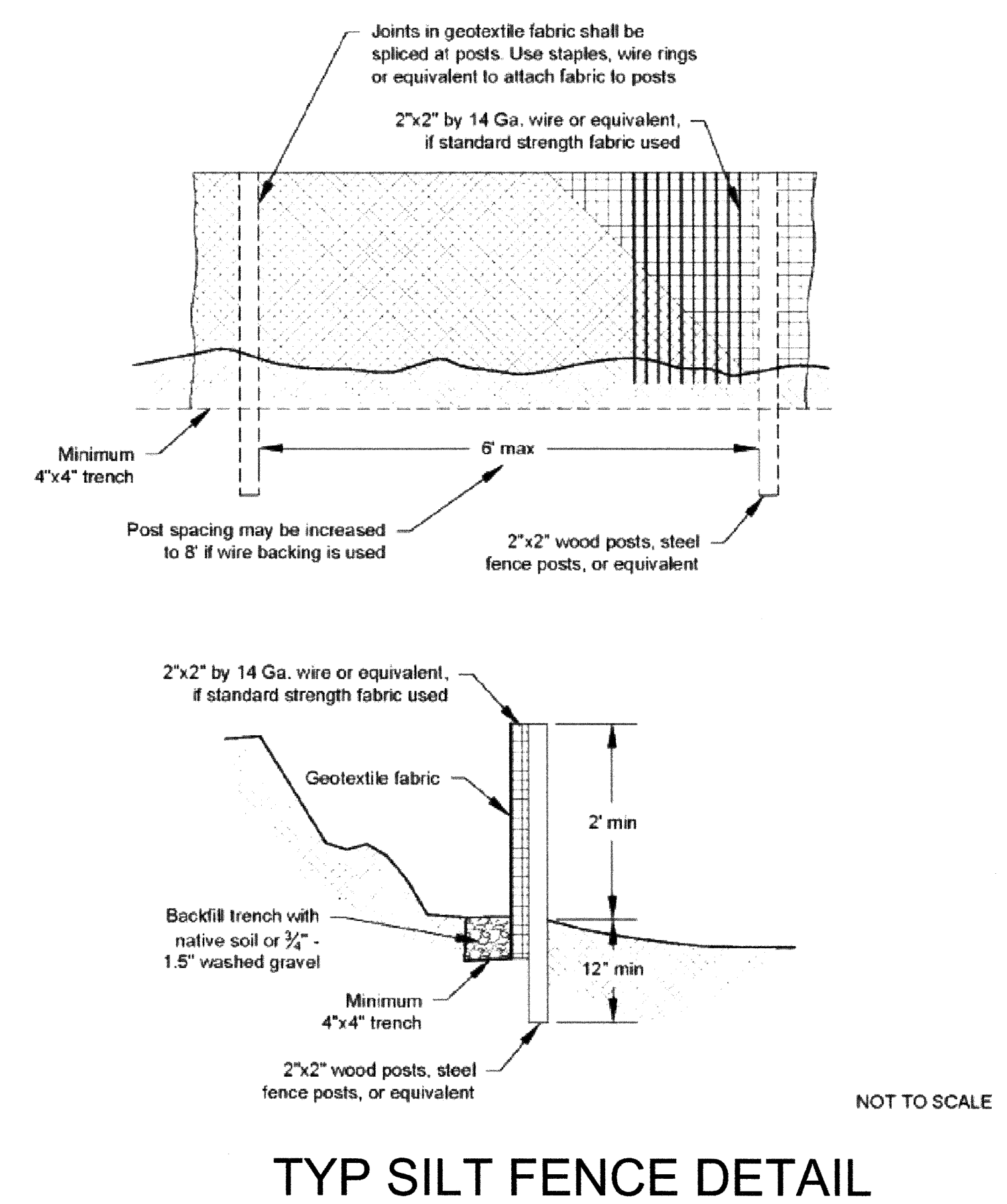
EC-01

Diana Huls
5/13/26



SOIL EROSION CONTROL KEY

E08	PERMANENT SEEDING: STABILIZE ANY DISTURBED AREAS ON SITE WITH HYDRO-SEEDING OR SEED AND MULCH BLANKET.
E12	RIP-RAP: PLACE RIP-RAP ON OUTSIDE SLOPE OF DETENTION POND IN INDICATED AREA TO PROTECT BANK FROM EROSION IN CASE OF OVER FLOW.
S51	SILT FENCE: USE ADJACENT TO CRITICAL AREAS, TO PREVENT SEDIMENT LADEN SHEET FLOW FROM ENTERING THESE AREAS.

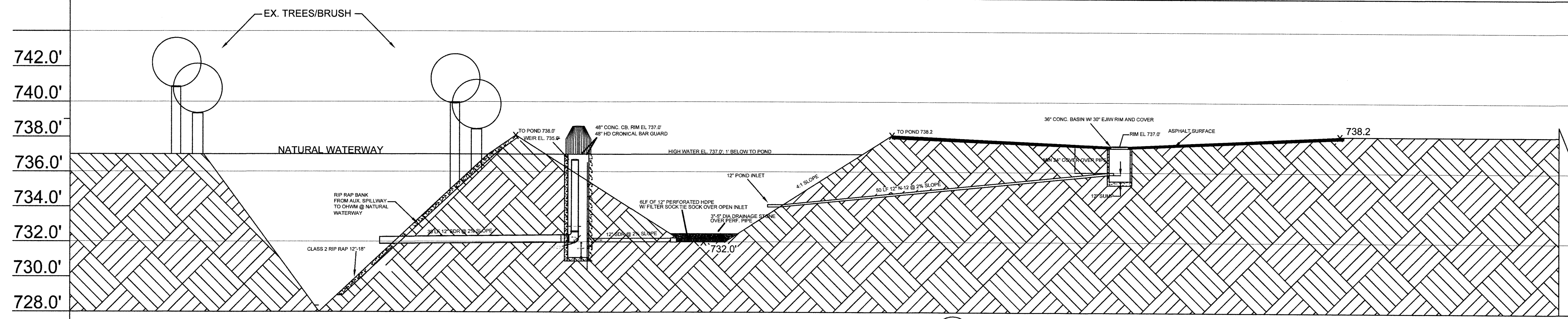


SHEET DESCRIPTION:	SOIL EROSION CONTROL PLAN
PROJECT TITLE:	LUX FUNERAL HOME
DRAWINGS PROVIDED BY:	DICE EXCAVATING INC.
DATE:	JAN, 2026
SCALE:	NOTED
SHEET:	SP-01



E12
E08
CIVIL SITE PLAN
SCALE: 1"=20'

S51



NORTH ELEVATION (S 1)

DETENTION CALCULATIONS

Project Name: LUX FUNERAL HOME
 Project Location: 8692 W MONROE RD
 Cont. Drainage Area (Acres): 1.00 (41)

Impervious Area (Acres): 0.60
 Gravel Surface Area (Acres): 0.00
 Turf Area (Acres): 0.19
 Proposed Runoff "C" Value: 0.560
 Maximum Allowable Outflow (cfs): 0.150 (6)
 Storm Recurrence Interval (Yrs): 25.00

A	B	C	D	E	F	G	H	I	J
Duration (Minutes)	Duration (Hours)	25 Year Total Rainfall (Inches)	Proposed Rainfall Intensity (Inches/Hr)	Proposed Runoff Coefficient	Maximum Allowable Outflow (cfs)	Required Detention Storage (cfs)	Required Retention Storage (cfs)	Required Storage (cfs)	Total Storage (cfs)
5	0.08	0.53	6.36	3.56	1.068	0.15	1.046	1815	2.861
10	0.17	0.93	5.58	3.12	1.875	0.15	1.810	1815	3.665
15	0.25	1.20	4.80	2.69	2.419	0.15	2.357	1815	4.167
20	0.33	1.35	4.05	2.27	2.723	0.15	2.637	1815	4.447
30	0.50	1.65	3.30	1.85	3.326	0.15	3.191	1815	5.006
40	0.67	1.8	2.70	1.51	3.629	0.15	3.449	1815	5.264
50	0.83	1.95	2.34	1.31	3.931	0.15	3.706	1815	5.451
60	1.00	2.09	2.09	1.17	4.213	0.15	3.943	1815	5.758
90	1.50	2.35	1.57	0.88	4.738	0.15	4.333	1815	6.148
120	2.00	2.58	1.29	0.72	5.201	0.15	4.661	1815	6.476
180	3.00	2.85	0.95	0.53	5.746	0.15	4.946	1815	6.751
360	6.00	3.24	0.56	0.31	6.733	0.15	5.115	1815	6.928
720	12.00	3.87	0.32	0.18	7.892	0.15	4.562	1815	6.377
1080	18.00	4.18	0.33	0.13	8.427	0.15	3.567	1815	5.383
1440	24.00	4.45	0.19	0.10	8.971	0.15	2.491	1815	4.306

Total Storage Detention and Retention Required Storage (CFE): 6.928

RETENTION POND DESIGN CALCULATION

GRATIOT COUNTY DISCHARGE CALCULATION SPREADSHEET

Project Name: LUX FUNERAL HOME
 Project Location: ST. LOUIS, MI

Restrictions are required to regulate the discharge of storm water to the allowable discharge rate established for the site. Restrictions are typically in the form of an orifice. The outlet pipe however should be checked as a metering line to verify that its capacity is not restricting the discharge.

ORIFICE

The circular in-line restrictor is sized based on the orifice formula.

FORMULA
 $a = Q_o [0.62 (64.4(h))^{1/2}]$
 a = area of orifice (sq. ft.)
 $Q_o =$ Maximum Allowable Outflow (cfs)
 $h =$ head differential from center of orifice to hydraulic grade line of detention facility at maximum capacity (ft.)

CALCULATION
 $Q_o = 0.15$ cfs
 $h = 5$ ft.
 $a = 0.01$ sq. ft.
 Orifice Dia. = 0.11 ft.
 Orifice Dia. = 0.01 in.

METERING LINE

The metering line calculation is based on the Manning equation.

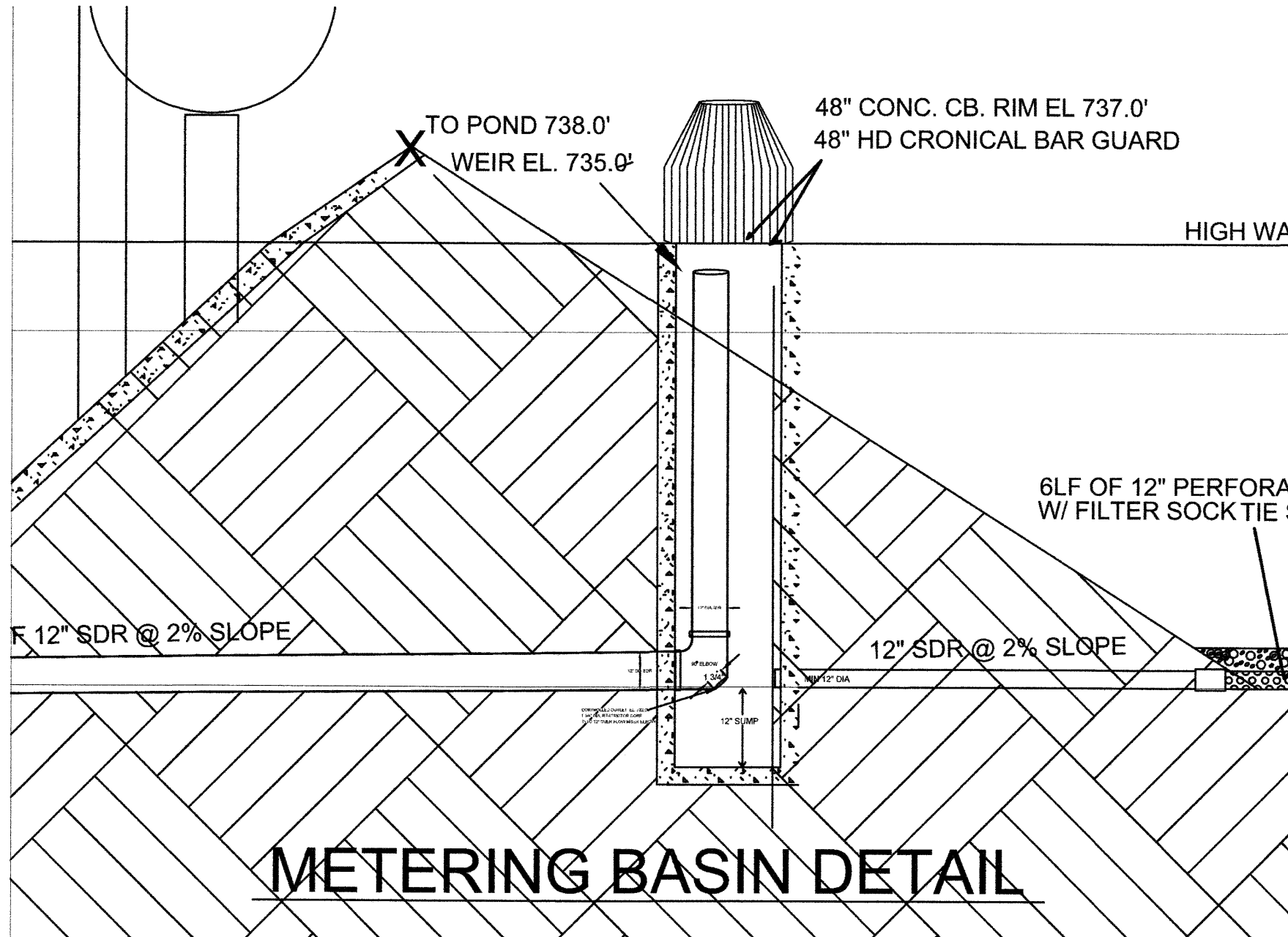
FORMULA
 $Q_m = (1.49/N) R^{2/3} S^{1/2}$
 a = area of pipe (sq. ft.)
 N = Manning's roughness coefficient
 R = hydraulic radius = area wetted perimeter
 S = hydraulic grade line slope (ft/ft)

CALCULATION
 Pipe Dia. = 12 in.
 Pipe Dia. = 1 ft.
 $a = 0.79$ sq. ft.
 $N = 0.013$
 $R = 0.75$
 $S = 1.000$ ft/ft
 $Q_m = 35.72$ cfs

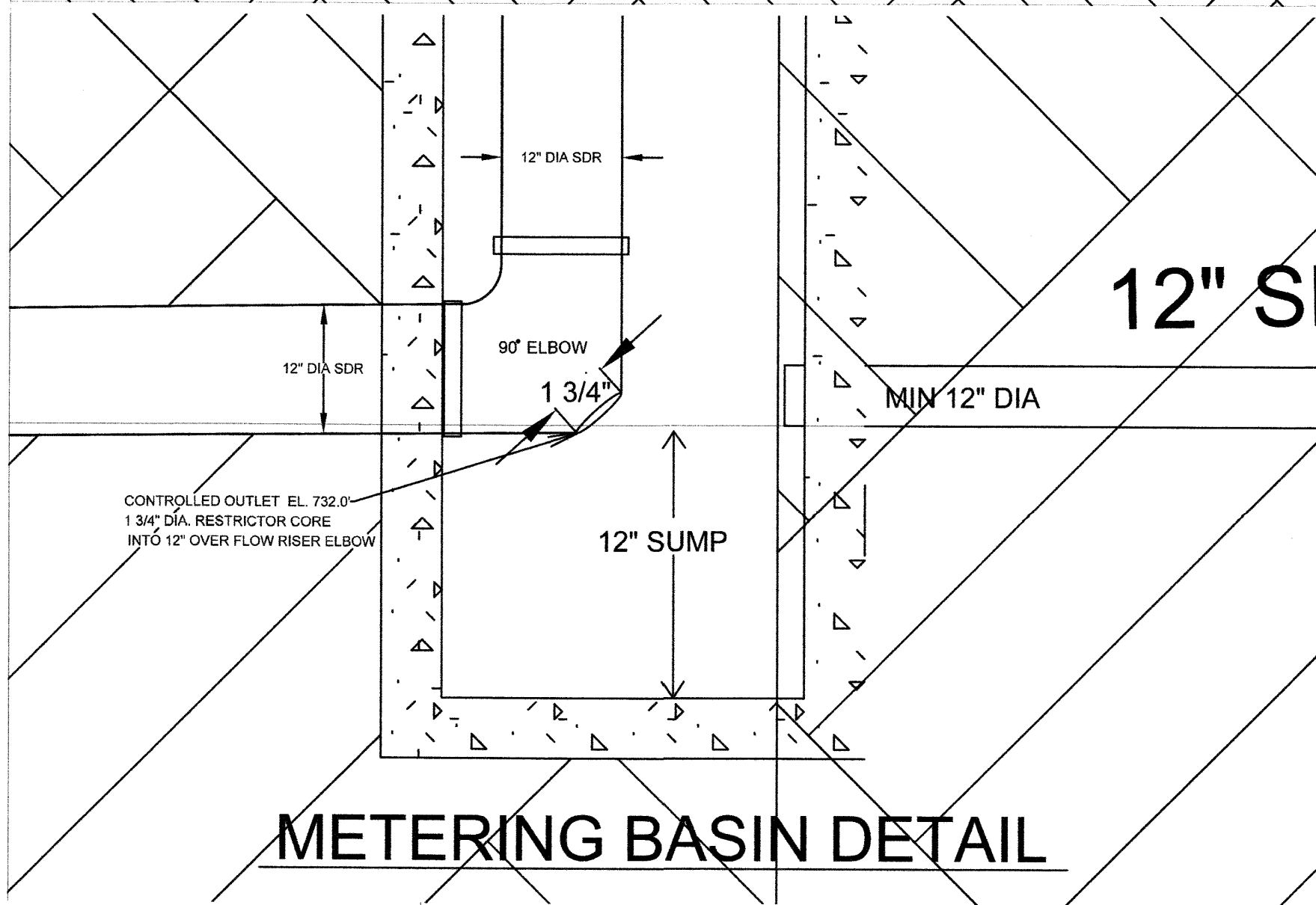
If Q_m is less than Q_o discharge is limited by outlet pipe and should be re-evaluated
 If Q_o is less than Q_m discharge is limited by orifice

DRAIN STRUCTURES

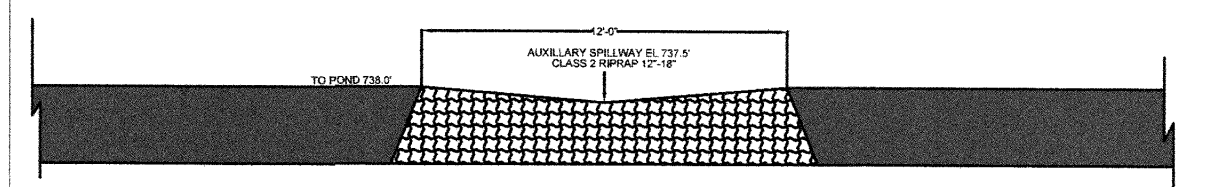
STRUCTURE ID	DIAMETER	RIM EL.	INLET INV. EL.	OUTLET INV. EL.	INLET DIA	OUTLET DIA
METERING BASIN	48"	737.0'	732.0'	732.0' (RESTRICTOR)	12"	12"
CB# A	36"	737.0'	---	734.0'	---	12"



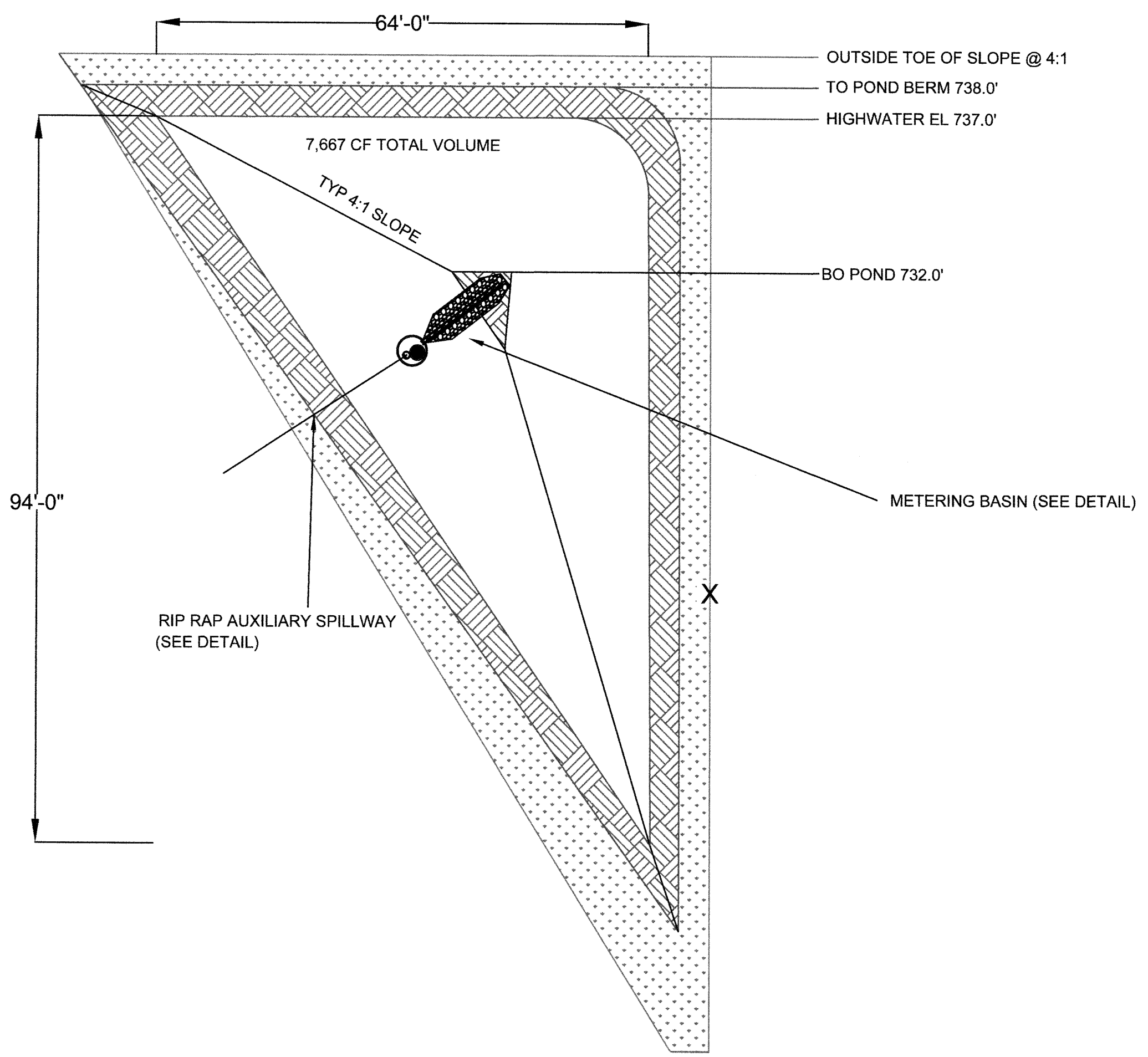
METERING BASIN DETAIL



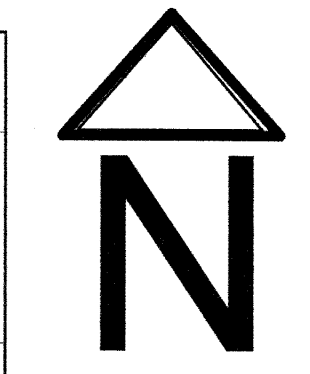
METERING BASIN DETAIL



AUXILLAR SPILLWAY DETAIL



PROPOSED DETENTION AREA



SHEET DESCRIPTION:
DETAIL SHEET

PROJECT TITLE:
LUX FUNERAL HOME

DRAWINGS PROVIDED BY:
DICE EXCAVATING INC.

DATE:
JAN, 2026
SCALE:
NTS
SHEET:
D-01



**Know what's below.
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