Pine River Township
Planning Commission

October 14, 2026 – 6:00 pm

Agenda

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Approval of Agenda
5. Approval of Prior Meeting Minutes
    a. August 12, 2026
6. Public Comments
7. **NEW BUSINESS**
    a. Kennels as a Special Use Text Amendment
        i. Open Public Hearing (6:05 pm)
        ii. Administrative Discussion of Proposed Text Amendment
        iii. Close Public Hearing
        iv. Planning Commission Review- Approve/Deny
8. Other Business
9. Adjourn

Planning Commission Meeting
October 14, 2026 – 6:00 pm
Minutes

1. **Call to Order:** The meeting was called to order at 6:00 pm by Chairman Dr. Brent Moeggenborg at 6:00 pm.

2. **Roll Call:**
   a. Members Present: Dr. Brent Moeggenborg, Norbert Seleski, David Best
   b. Members Absent: Kevin Kolb, Tyler Saxton
   c. Others Present: Bill Leonard, Kevin Beeson, Greg Garberson, Heather Bennett

3. **Pledge of Allegiance:** Was given

4. **Approval of the Agenda:** Motion by Best, support by Seleski to approve the agenda as presented. All yeahs.

5. **Approval of August 12, 2026 Meeting Minutes**: Motion by Seleski, support by Best to approve the minutes as presented. All yeahs.

6. **Public Comments:** None.

7. **NEW BUSINESS:**
   a. **Review proposed text amendment (Dog Kennels as Special Use)**
      i. **Open Public Hearing (6:00 pm):** Chairman Dr. Brent Moeggenborg opened the Public Hearing at 6:01 pm.
      ii. **Administrative Discussion of the Proposed Special Use:** The draft zoning ordinance amendment (see attached), prepared by Fahey-Schultz, was shared.
      iii. **Close Public Hearing:** No public comments were received either in person or in writing.
      iv. **PC Review/Decision on text amendment:**
      Section 1533. Paragraph 4.(a.) *"At all times during its operations, outdoor dog runs/ activity areas associated with a Kennel shall be a minimum of 150 feet from any lot line."* Change to solid fence 6 foot minimum height, at least 10 feet from the lot line. Unscreened fence at least 50 feet from any lot line. Motion by Best, support by Seleski to approve with corrections. All present members voted yes.
8. **Other Business**

9. **Adjourn**

_____ Kevin D. Beeson _____

Kevin Kolb, PC Secretary

Kevin D. Beeson, Recording Secretary

NOTICE OF PUBLIC HEARING

PINE RIVER TOWNSHIP, GRATIOT COUNTY
PROPOSED ZONING ORDINANCE AMENDMENT (KENNELS)

The Pine River Township Planning Commission will conduct a public hearing at __:__ p.m. on _____, 2026, at the Pine River Township Hall, 1495 W Monroe Rd., Saint Louis, MI 48880, to consider amendments to the Pine River Township Zoning Ordinance that would, among other things, permit Kennels as a special land use in the Light Commercial (LC) zoning district, subject to certain requirements, as well as add requirements for Kennels generally.

A copy of the proposed ordinance amendments is available for inspection at the office of the Township Clerk, located in the Township Hall at 1495 W Monroe Rd., Saint Louis, MI 48880, and will be available for inspection at the public hearing. Written comments will be received by the Township at the Township Hall prior to the public hearing or at the public hearing. Oral comments may also be made at the public hearing.

Pine River Township will provide auxiliary aids or services to individuals with disabilities. Persons needing such services should contact the Office of the Township Clerk by writing or calling the Clerk not less than seven (7) days before the public hearing.

Andi Whitmore
Pine River Township Clerk
(989) 681-5523
clerk@pinerivermi.gov
https://pinerivermi.gov/

Publication Date: _____, 2026

PINE RIVER TOWNSHIP
GRATIOT COUNTY, MICHIGAN
ZONING ORDINANCE AMENDMENT
ORDINANCE NO._____

KENNELS

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 amend the Pine River Township Zoning Ordinance, as amended, to add Kennels as a special land use within the Light Commercial (LC) District, and provide applicable requirements for Kennels for the public health, safety, and general welfare.

PINE RIVER TOWNSHIP, GRATIOT COUNTY, MICHIGAN ORDAINS:

SECTION 1. AMENDMENT TO CHAPTER 15: The Pine River Township Zoning Ordinance, Chapter 15, shall be amended to add Section 1533 to state as follows:

SECTION 1533. KENNELS

1. **Intent & Purpose & Coverage**. The purpose of this Section is to promote the safe and efficient use of Kennels, as defined in Section 1802, as either a special or permitted land use subject to site plan review for the training, boarding, and care of dogs, and to regulate their placement, operation, and design to protect the public health, safety, and general welfare and ensure their compatibility with adjacent land uses. For clarity, these regulations shall apply to all Kennels being sited in the Township regardless of special land use permit status.

2. **Licensing**. As applicable, an owner or operator of a Kennel shall obtain and maintain a County issued Kennel License during the duration of its operation, and otherwise comply with all other applicable local, state, and federal laws and regulations including obtaining all other permits and licenses.

3. **Performance Standards**.
    a. *Lot Size*. Kennels shall have a minimum lot size of two (2) acres.
    b. *Kennel Capacity*. Kennels shall have a maximum capacity of fifty (50) dogs unless deemed by the Township that a particular property cannot accommodate 50 dogs.
    c. There shall be no unattended animals outside at any time while the Kennel is in operation.
    d. If the Kennel is connected to a public sewer and water supply, a water meter must be provided, and all such connections shall conform to the requirements of the applicable local, state, and federal laws and regulations.

4. **Setbacks and Lot Line Restrictions**
    a. ~~At all times during its operations, outdoor dog runs/ activity areas associated with a Kennel shall be a minimum of 150 feet from any lot line.~~ ***Outdoor dog runs and activity areas accessory to a Kennel shall be located no closer than fifty (50) feet to any lot line. As an alternative to the fifty (50)-foot setback requirement, such areas may be located a minimum of ten (10) feet from any lot line, provided that a solid fence with a minimum height of six (6) feet is installed and maintained between the activity area and the lot line.***
    b. An applicant seeking approval of a Kennel land use shall demonstrate how the location of outdoor dog runs, activity areas, or similar outdoor fenced areas are located to be as far from adjacent property lines as reasonably possible as well as how they are configured to minimize noise.
    c. Waste associated with dogs shall be removed from dog runs or other outdoor areas and shall be properly disposed. Applicants shall identify when applying for a Kennel their procedures to manage and appropriately dispose of waste.

5. **Noise Control**
    a. Kennel operators and owners shall implement processes and procedures to limit barking dogs outside for extended periods of time. As part of that requirement, proposed Kennel owners and operators shall prepare a written plan: (1) outlining schedules of when they intend to let dogs outside; (2) how they will minimize barking of dogs that can be heard past property lines; and (3) how they agree and will limit noise to not unreasonable impact persons of normal sensitivities nearby.
    b. Unless other hours are expressly approved by the Township, Kennel owners and operators may not allow dogs to be routinely outside from the hours of 10PM to 6AM. Notwithstanding the prohibition above, Kennel owners and operators may allow, in a nonroutine case-by-case fashion, dogs to quickly go outside overnight hours in order to use the bathroom or for other emergent reasons and then return inside in the facility to reduce noise.

6. **Security**
    a. *Perimeter Security*:
        i. The outdoor perimeter of the Kennel shall be screened by fencing that is no less than six (6) feet high.
        ii. The applicant shall demonstrate that the Kennel is secured to detect and identify unauthorized access.
        iii. The applicant shall prepare a response plan if an animal from the Kennel escapes the facility that shall be approved by the Township.
        iv. All fencing must be maintained in good repair and be routinely inspected and repaired/maintained to not have any way for escape by dogs.
    b. *Fire and Emergency Response Plan*:

i. The applicant shall prepare an Emergency and Fire Response Plan that must be approved by the Township.
ii. The Kennel must comply with all requirements of NFPA 150: Fire and Life Safety in Animal Housing Facilities Code.

7. **Conditions**. The Township can impose additional reasonable conditions for the approval of a Kennel as authorized by law such as on special land use permits and site plans.

SECTION 2. AMENDMENT TO CHAPTER 8, SECTION 803: The Pine River Township Zoning Ordinance, Section 803, SPECIAL USES, shall be amended to add "Kennels" as a special use under Section 803.

SECTION 3. SEVERABILITY: The provisions of this ordinance are declared severable. If any part of this Ordinance is declared invalid for any reason by a court of competent jurisdiction, that declaration does not affect or impair the validity of all other provisions that are not subject to that declaration.

SECTION 4. 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 5. 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 amends the Pine River Township Zoning Ordinance to add Kennels as a special land use within the Light Commercial (LC) District, and provides requirements for Kennels for the public health, safety, and general welfare within 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: Section 1: Amendment to Chapter 15; Section 2: Amendment to Chapter 8, Section 803; Section 3: Severability; Section 4: Repeal and Form; and Section 5: Effective Date.

Andi Whitmore, Pine River Township Clerk
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Publication Date: _____, 2026