PINE RIVER TOWNSHIP

Gratiot County, Michigan

October 20, 2026
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- September 21, 2026
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. Water Main Construction
    b. Lakeside Estates Road Construction
    c. Granger Temporary Fuel Surcharge Request
    d. Land Division- 12-022-004-00 Davidson
    e. Forest Hill Drainage
    f. BS&A Upgrade/Conversion
    g. Banking Relationship- Mercantile Proposal
10. Announcements and Upcoming Meetings
    a. Next Board Meeting - November 17, 2026 @ 7 p.m.
11. Adjournment

(PROPOSED) MINUTES OF THE PINE RIVER TOWNSHIP BOARD
REGULAR MEETING
OCTOBER 20, 2026

1) The special meeting of the Pine River Township Board was called to order at 7:00PM 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: Best: present; Moeggenborg: present; Beeson: present; Whitmore: present; Baker: present. (5) Board members present, (0) absent.

4) Public Comments:
   a) None.

5) Approve the Agenda:
   a) Motion made by Moeggenborg: second by Baker: to approve the Agenda as presented. All present Board members approved. Motion carried 5-0.

6) Approval of Minutes:
   a) Motion made by Baker: second by Moeggenborg: to approve the Minutes of the regular meeting of September 21, 2026. All present Board members approved. Motion carried 5-0.

7) Approval to Pay Bills:
   a) Motion made by Best: second by Baker: to approve the payment of bills for the total $50,751.96. All present Board members approved. Motion carried 5-0.

8) Reports by Boards, Committees, and Agents:
   a) Treasurer's Report: Discussion: Board reviewed, bank reconciliations have been received and reviewed by all present. Placed on file.
   b) Budget Report: Discussion: report placed on file.
   c) Zoning and Blight Officer: Discussion: report placed on file.
   d) Assessor Report: Merchant reported that Sales Study done: 8.28% increase in Assessed Value for 2027; $9,358/acre for Ag Sales
   e) Fire Services: no report

9) Business before the Board:
   a) Water Main Construction
      i) Motion made by Baker: second by Moeggenborg: to approve the beginning of grant application process for $6million project with looking at Township paying $3million with Township residents who would be participants of the project paying half of that. All present Board members approved. Motion carried 5-0.
   b) Lakeside Estates Road Construction
      i) Discussion; looking at project with Road Commission to cost $200,000 with Township paying half and residents of Lakeside Estates paying the other half
   c) Granger Temporary Fuel Surcharge Request
      i) Motion made by Moeggenborg: second by Best: to approve $0.01/household for each $0.05 increase in diesel above $5.00/gallon. All present Board members approved. Motion carried 5-0.
   d) Land Division – Parcel #12-022-004-00 Davidson
      i) Motion made by Best: second by Baker: to approve the division of Parcel #12-022-004-00 into Residual #2912-022-004-01 and Child #2912-022-004-20. All present Board members approved. Motion carried 5-0.
   e) Forest Hill Drainage
      i) Discussion
      ii) Motion made by Best: second by Moeggenborg: to approve the project cost of $5000 to Dice Excavating for water maintenance at 3903 W. Jefferson. All present Board members approved. Motion carried 5-0.
   f) BS&A Upgrade/Conversion

i) Discussion
ii) Motion made by Baker: second by Best: to approve the upgrade and conversion for $32,160 with an annual cost of $16,435. All present Board members approved. Motion carried 5-0.

g) Banking Relationship – Mercantile Proposal
i) Discussion; Moeggenborg to get more information from Commercial Bank; tabled until next meeting

10) Announcements and Upcoming Meetings
a) Next Board Meeting – November 17, 2026

11) Adjournment:
a) Motion made by Whitmore: second by Baker: to adjourn the meeting at 8:18P. All present Board members approved. Motion carried 5-0.

Submitted by Andi Whitmore, Clerk

PINE RIVER TOWNSHIP

1495 W. MONROE ROAD
ST. LOUIS, MICHIGAN 48880
PHONE 989-681-5523

Date: August 8, 2026

FROM: Douglas Merchant
Pine River Township Assessor

TO: Pine River Township Board

RE: Application for Land Division
Filed by: Lawerence Davidson

Regarding parcel number: 2912-022-004-00

I have reviewed the request to split a parcel of land referenced above and researched title history and maps of township and would recommend that the Township grant this application with the following Exceptions and/ or stipulations:

Taxes: Summer 26 pd Winter 26 pd__. Tax Cert. Attached from County

Maximum divisions allowed---18

Splits applied for in this application: 1

Summary: Splitting off Building site

Stipulations: If parcel is enrolled in Public Act 116 it will be the Owners responsibility to make sure that all corrections have been made and approved by State of Michigan.
Must meet all other Zoning guidelines for any new construction

If denied the property owner has 30 days to file an appeal with township clerk.

Douglas Merchant
Pine River Township Assessor

TWP. BOARD VOTE Yeas 5 Nays Ø Dated: 10/20/26

Kevin Beeson
Supervisor

If approved new Parcel #'s will be

Residual # 2912-022-004-01

Child # 2912-022-004-20

PINE RIVER TOWNSHIP

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

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: 8758 N Alger

   Road Name: _____

   PARENT PARCEL IDENTIFICAITON NUMBER: 12-022-004-00

   Parent Parcel Legal Description (DESCRIBE OR ATTACH) _____

2. **PROPERTY OWNER INFORMATION:**

   Name: Lawrence & Virginia Davidson

   Address: 9660 Gruett Rd St. Louis, MI

   Phone: (989) 681-3615 Zip Code: 48880

3. **PROPOSED DIVISION(S) TO INCLUDE THE FOLLOWING**

   a. Number of new Parcels: 1

   b. Intended use (residential, commercial, etc.) AG-zoned / Residential

   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 310 (not less than required by ordinance).

   e. Each parcel has an area of 1.49ac (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 Alger Rd

      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:
   See survey

   h. Describe or attach a legal description for each proposed new parcel:
   See survey

4. **FUTURE DIVISIONS** being transferred from the parent parcel to another parcel. Indicate number transferred 0 (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 read 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 Lawern Davidson

DATE: 8-6-24

GRATIOT COUNTY TAX CERTIFICATION
FOR LAND DIVISION/COMBINATION

GRATIOT COUNTY TREASURER
214 EAST CENTER STREET
ITHACA MI 48847
989-875-5220

Property Number: 12-022-004-00
PINE RIVER TOWNSHIP

Property Address: 8758 N ALGER RD
ALMA MI 48801

TAX HISTORY

Current year taxes are not turned over to the county until March 1 of the following year. You may need to contact the local unit treasurer for current year tax payment information. If you are trying to certify after March 1, current year taxes are in Pre-Settlement and amounts are subject to final settlement in April.

TAX YEAR	PRE	TAX. VALUE	SEV	TAX AMOUNT	BASE TAX DUE	INTEREST/FEES DUE	TOTAL DUE	STATUS	LAST PMT
2025	91.00	128,574	443,400	6,031.65	0.00	0.00	0.00	PDC	02/11/26
2024	91.00	124,709	424,700	7,505.14	0.00	0.00	0.00	PDC	02/11/25
2023	91.00	118,771	402,300	5,819.88	0.00	0.00	0.00	PDC	02/08/24
2022	91.00	113,116	434,400	6,291.06	0.00	0.00	0.00	PDC	01/03/23
2021	91.00	109,503	385,500	4,214.79	0.00	0.00	0.00	PDC	12/30/21

DESCRIPTION OF PROPERTY:

PA 116 L 1001 P 929 #29-61094-123131 NW 1/4 EX 495 FT E & W BY 440 FT N & S IN SW COR, SEC 22-12-3. 155 A.

[ ] CERTIFICATION DENIED

The Gratiot County Treasurer's Office has found delinquent taxes on the parcel listed above and cannot issue a certification of tax payment.

INTEREST/FEES DUE AS OF: 08/14/26 0.00

PRE Denial Amt: 0.00

[ ] CERTIFICATION APPROVED

Pursuant to House Bill 4055, the Gratiot County Treasurer's Office certifies that all property taxes and special assessments due on the above parcel subject to the proposed division for the five years preceding the date of the application have been paid. This certification does not include current taxes or Pre-Settlement taxes as they are in the process of collection or settlement by the City or Township Treasurer.

Certified by: Daryl Thompson Date Certified: 08/14/26

PROPERTY OWNER: DAVIDSON LAWRENCE & VIRGINI
9660 N GRUETT RD
SAINT LOUIS MI 48880

Certification Fee of $5 collected: Check _____ Cash _____ Credit/Debit Card _____

PINE RIVER TOWNSHIP

1495 W. MONROE
ST. LOUIS, MI 48880
989-681-5523
WWW.PINERIVERMI.GOV

LAND DIVISION 12-022-004-00

Receipt: 68766 08/17/26

Page

Cashier: KHOYT

Received Of:

LAWRENCE DAVIDSON

The sum of: $275.00

LS		275.00
	Total	275.00
TENDERED:	CHECKS 1091	275.00

Signed: _____



Gratiot GIS Authority

Gratiot GIS Authority

Map Publication:
08/06/2026 11:21 AM

200m
600ft

powered by FetchGIS

Disclaimer: This map does not represent a survey or legal document and is provided on an "as is" basis. Gratiot GIS Authority expresses no warranty for the information displayed on this map document.

Certified Boundary Survey

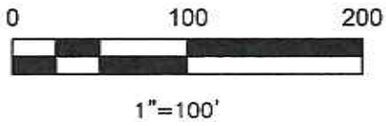
The Northwest Corner Section
22 T 12N R 03W
Pine River Township
Witnesses on P 3

S 00°29'19" W 1020.08'

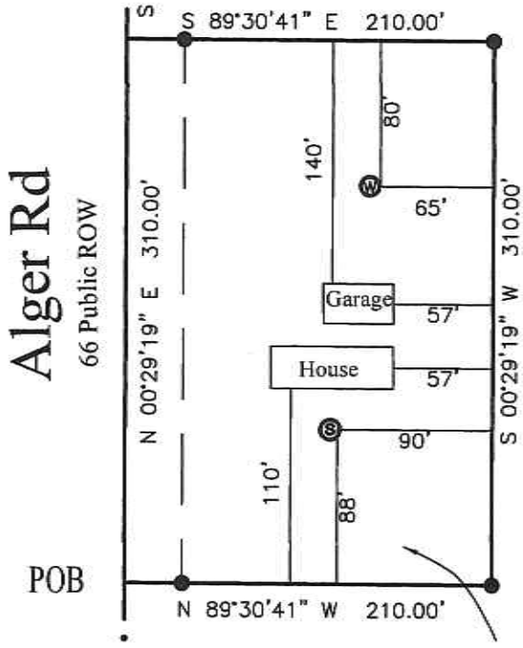
Parcel 2

Survey on Page 2





1"=100'



Parcel 1

1.49 Acres

N 00°29'19" E 1310.00'

The West 1/4 Corner Section 22
T 12N R 03W
Pine River Township
Witnesses on P 3

Bearings based on the West Section Line of Section 36, observed as N00°29'19"E with GPS Grid Observation tied to the MDOT CORS Coordinate System.

I hereby certify that I, David A Bowerman, a duly licensed Surveyor in the State of Michigan have mapped the above property on July 25, 2025 and all requirements of PA 132 of 1970 as amended have been met.



Ⓢ Septic Tank observed location

Ⓦ Well approximate location

Legend

- Property Line
- Section Line
- ROW Line
- Set Rebar With Cap 49275
- Found Corner
- Section Corner

David A Bowerman 7-31-26

David A Bowerman, PS (MI License # 4001049275)

Geospatial Professionals Inc.
10760 N Croswell Rd
St Louis MI 48880
(989) 763 5712

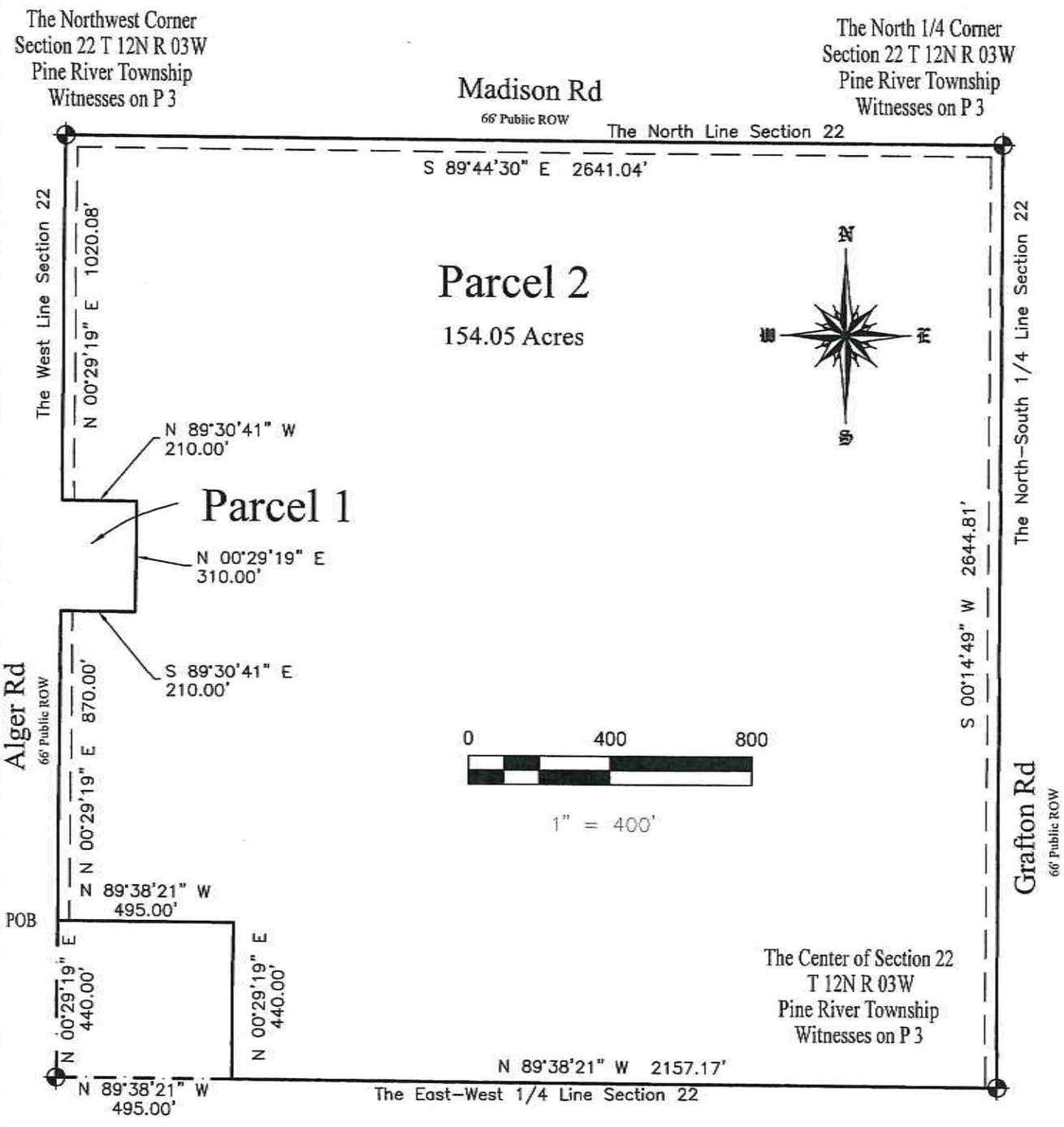
For:
Lawrence Davidson
9660 Gruett Rd
Saint Louis, MI

Of: Proposed Parcel Split
8758 N Alger Road

Section 22, T 12 N, R 3 W

DRAWN BY:	CHECKED BY:	SURVEYED BY:
DAB	GMB	DAB
DATE	JOB NO.	SHEET NO.
7-31-26	1508	1 of 3

Certified Boundary Survey



The West 1/4 Corner
Section 22 T 12N R 03W
Pine River Township
Witnesses on P 3

Note: ROW Corners were not set on Perimeter of Parcel 2 per Client Request.

Bearings based on the West Section Line of Section 22, observed as N00°29'19"E with GPS Grid Observation tied to the MDOT CORS Coordinate System.

STATE OF MICHIGAN
DAVID ALAN BOWERMAN
PROFESSIONAL SURVEYOR
No. 4001049275
LICENSED PROFESSIONAL SURVEYOR

I hereby certify that I, David A Bowerman, a duly licensed Surveyor in the State of Michigan have mapped the above property on July 25, 2025 and all requirements of PA 132 of 1970 as amended have been met.

Legend

- Property Line
- Section Line
- ROW Line
- Set Rebar With Cap 49275
- Found Corner
- Section Corner

David J Bowerman 7-31-26

David A Bowerman, PS (MI License # 4001049275)

Geospatial Professionals Inc.
10760 N Croswell Rd
St Louis MI 48880
(989) 763 5712

For:
Lawrence Davidson
9660 Gruett Rd
Saint Louis, MI

Of: Proposed Parcel Split
8758 N Alger Rd

Section 22, T 12 N, R 3 W

DRAWN BY:	CHECKED BY:	SURVEYED BY:
DAB	GMB	DAB
DATE	JOB NO.	SHEET NO.
7-29-2026	1509	2 of 3

Certified Boundary Survey

Legal Description Parcel 1 : Part of the Northwest 1/4 of Section 22, T12 N, R 03W, Pine River Township, Gratiot County, MI the Surveyed Boundary Described as: Commencing at the West 1/4 Corner of Said Section 22; thence N00°29'19"E along the West Line of Section 22, a distance of 1310.00 feet to the Point of Beginning of this Description; thence continuing N00°29'19"E 310.00 feet along said West Line; thence S89°30'41"E 210.00 feet; thence S00°29'19"W 310.00 feet; thence N89°30'41"W 210.00 feet to the West Line of Said Section 22, and the Point of Beginning of this description, said parcel contains 1.49 Acres, more or less, Subject to Public Right of Way for Alger Road, and all other easements of record if any.

Legal Description Parcel 1 : Part of the Northwest 1/4 of Section 22, T12 N, R 03W, Pine River Township, Gratiot County, MI the Surveyed Boundary Described as: Commencing at the West 1/4 Corner of Said Section 22; thence N00°29'19"E along the West Line of Section 22, a distance of 440.00 feet to the Point of Beginning of this description; thence continuing N00°29'19"E along the West Section Line 870.00 feet; thence S89°30'41"E 210.00 feet; thence N00°29'19"E 310.00 feet; thence N89°30'41"W 210.00 feet to Said West Line; thence N00°29'19"E along Said West Line 1020.08 feet to the Northwest Corner of Section 22; thence S89°44'30"E along the North Section Line 2641.04 feet to the North 1/4 Corner of Said Section 22; thence S00°14'49"W Along the North-South 1/4 Line 2644.81 feet to the Center of Section 22; thence N89°38'21"W along the East-West 1/4 Line 2157.17 feet; thence N00°29'19"E 440.00 feet; thence N89°38'21"W 495.00 feet to the West Scetion Line and the Point of Beginning of this description, said parcel contains 154.09 Acres, more or less, Subject to Public Right of Way for Alger Road, Madison Road, Grafton Road and all other easements of record if any.

Section Corner Witnesses:
The West 1/4 Corner of Section 22:
Found Gratiot County Remon Cap in Mon Box as Described in Liber 3C Page 148
Witnessed by:

East	3.50'	W Edge of Pavement Alger Road
S 80° E	40.80'	Found Nail With MDOT Washer in Power Pole
N 25° E	175'	SW Corner House Foundation

The Northwest Corner of Section 22:
Found Remon Corner in Mon Box as described in L3C P 185
Witnessed by:

East	12'	Centerline Alger Road
S 28°W	120.32'	Found Nail and Remon Tag Power Pole
S 45°E	48.00'	Top Cen Riser Box

The North 1/4 Corner of Section 22:
Found 1/2" Rebar as described in LCRC L 519, P 1060
Witnessed by:

N 30°W	42.51'	Top Cen of West End of 24" PVC Culvert
N 30°W	45.44'	Top Cen of east End of 24" PVC Culvert
S 35°E	28.41'	West Face of West Leg on 2 Post Stop Sign
N 55°W	41.79'	Steel Fence Post adjacant to Telecom Riser

The Center of Section 22:
Found Iron Rod as described in LCRC L 508, P 1475

Witnessd by:

East	6'	CL Grafton Road
West	37.41'	Found Nail and WBR Tag in Power Pole
East	323.36'	Found Nail and WBR Tag in Power Pole
North	2644.80'	North 1/4 Corner Section 22



Bearings based on the West Section Line of Section 22, observed as N00°29'19"E with GPS Grid Observation tied to the MDOT CORS Coordinate System.

I hereby certify that I, David A Bowerman, a duly licensed Surveyor in the State of Michigan have mapped the above property on July 25, 2025 and all requirements of PA 132 of 1970 as amended have been met.

Legend

- Property Line
- Section Line
- Lot Line As Platted
- Set Rebar With Cap 49275
- Found Corner
- Section Corner

David A Bowerman 7-31-26

David A Bowerman, PS (MI License # 4001049275)

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10760 N Croswell Rd
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For:
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Of: Proposed Parcel Split
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Section 22, T 12 N, R 3 W

DRAWN BY:	CHECKED BY:	SURVEYED BY:
DAB	GMB	DAB
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7-29-2026	1509	3 of 3