

Pine River Township Planning Commission

July 8, 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. May 13, 2026
6. Public Comments
7. **NEW BUSINESS**
 - a. Wm & Sheila Pilmore SUP
 - i. Open Public Hearing on SUP (6:00 pm)
 - ii. Administrative Discussion of Proposed Special Use
 - iii. Close Public Hearing
 - iv. Planning Commission Review/Approve/Deny SUP
8. Other Business
9. Adjourn

Planning Commission Meeting
July 8, 2025 – 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, Kevin Kolb, David Best, and Tyler Saxton
 - b. Members Absent: Norbert Seleski
 - c. Others Present: Bill Leonard, Kevin Beeson
3. **Pledge of Allegiance:** Was given
4. **Approval of the Agenda:** Motion by Best, support by Saxton to approve the agenda as presented. All yeahs.
5. **Approval of May 13, 2026 Meeting Minutes:** Motion by Kolb, support by Best to approve the minutes as presented. All yeahs.
6. **Public Comments:** None.
7. **NEW BUSINESS:**
 - a. **Wm & Sheila Pilmore SUP- Wind Energy Conversion System**
 - i. **Open Public Hearing on SUP (6:00 pm):** Chairman Dr. Brent Moeggenborg opened the Public Hearing at 6:00 pm.
 - ii. **Administrative Discussion of the Proposed Special Use:** A written summary was shared with the Planning Commission. The summary described the request and identified the conditions required to approve the SUP (a request to install a 28' wind tower on the Pilmore property to be used to supply cleansing oxygen to the Pilmore's private pond.)
 - iii. **Close Public Hearing:** No public comments were received neither in person nor in writing.
 - iv. **PC Review/Decision on SUP Request:** The Planning Commission reviewed the ordinance language related to section 1528, #4. The lot size and the four identified conditions were all satisfied in the application. Motion by Kolb, support by Saxton to approve the Special Land Use Permit for the 28' wind tower at the Pilmore's residence located at 3350 W Madison Rd, Parcel #12-016-027-20. All yeahs.
8. Other Business
9. Adjourn

Kevin Kolb, PC Secretary


Kevin D. Beeson, Recording Secretary

July 8, 2026

Bill & Sheila Pilmore
3350 W Madison Rd
Alma, MI 48801

Madison Road west of Alger on the stretch that dead-ends into US-127

The Pilmore's are requesting a Special Use Permit to install a pond aeration Windmill for their private pond on their 34 ½ acre property. Our ordinance in uses these descriptions:

Wind Energy System: *A wind energy conversion system which converts wind energy into electricity through the use of a wind turbine generator and includes the turbine, blades, and tower as well as related electrical equipment. This does not include wiring to connect the wind energy system to the grid.*

Wind Energy Facility Special Use Permit: *A permit issued upon compliance with the standards enunciated in the Township's Zoning Ordinance in regards to Wind Energy Facilities.*

SECTION 1528, #4. REQUIREMENTS FOR SINGLE WECS FOR ON-SITE SERVICE ONLY. Single

WECS: *For On-Site Service Only that are designed and intended to service the energy needs of only the property where the structure is located may be approved in any zoning district as a Special Use, provided the property upon which the Single WECS is to be located is at least three and one-half (3-1/2) acres in size and subject to the special use permit and site plan review and approval procedures and standards/criteria of this Ordinance, as well as all of the following:*

- a. The tower shall not exceed a height of 80 feet.*
- b. The blade diameter (tip to tip) shall not exceed 100 feet.*
- c. The height of the overall WECS (with the blade in the vertical position) shall not exceed 130 feet above ground level (at normal grade).*
- d. The distance of the tower from all property lines shall be at least two (2) times the WECS height*

Property shall be at least 3.5 acres. Pilmore has 34.5 acres. Approve

The tower shall not exceed 80 feet. Pilmore tower is 28 feet. Approve

The blade diameter shall not exceed 100 feet. Pilmore windmill blade diameter is not described, but if it touched the ground at 28' it would only be 56'. Approve.

The distance from all property lines shall be at least 2 times the height. 56 feet minimum. At it's closest this windmill is 200' from property line. Approve.



PINE RIVER TOWNSHIP

Pine River Township (MI)
1495 W. MONROE RD
SARASOTA, MI 48860

www.pinerivertownship.org

PHONE (989) 681-8021

SPECIAL USE PERMIT APPLICATION

Submission Date: 6-1-2026

Property Owner: WILLIAM/SHEILA PILMORE

Mailing Address: 3350 W. MADISON RD ALMA

Phone Number: 989 436 1433

Email Address: billpilmore@yahoo.com

Owner's Signature: [Signature]

Applicant Name (if not owner): _____

Mailing Address: _____

Phone Number: N/A

Email Address: _____

Applicant's Signature (if not owner): _____

Architect, Engineer, or other contact: _____

Address: N/A

Phone Number: _____

Email Address: _____

Property Information

Property Address: 3350 W. MADISON RD ALMA, MI

Tax ID Number(s): 12-016-027-20

Property Legal Description (or attach): SEE ATTACHED

Lot Area: 34.5 ACRES Lot Depth: _____ Lot Width: _____

Current Parcel Zoning: AGRICULTURAL

Current Use of Parcel: RESIDENCE

Proposed Use of Parcel: ADDING A 28' WINDMILL FOR POND AERATION ONLY

Name of Proposed Development (if applicable): N/A

MESSAGE TO TAXPAYER

PAYMENT BY MAIL PREFERRED. POSTMARK ACCEPTED
 PLEASE CALL 681-5523 FOR MORE INFORMATION.
 OFFICE HOURS MON-FRI 8AM - NOON.
 OPEN 8AM-5PM 12/29/16 AND 02/28/2017

VISIT OUR WEBSITE WWW.PINERIVERTWP.ORG
 RECIEPTS MAILED/EMAILED UPON REQUEST ONLY.

PROPERTY INFORMATION

Property Assessed To:
 PILMORE WILLIAM & SHEILA
 3350 W MADISON RD
 ALMA, MI 48801

ST. LOUIS PUBLIC

Prop #: 12-016-027-20

School: 29100

Prop Addr: 3350 W MADISON RD

QUALIFIED AGRICULTURAL PROPERTY EXEMPTION

Legal Description:

WD L 589 P 436 SW 1/4 OF SE 1/4 EX W 2 RDS, & EX COM 413 FT E OF SW COR
 OF SW 1/4 OF SE 1/4, TH N 250 FT, W 380 FT, S 250 FT, E 380 FT TO POB,
 ALSO EX BEG AT SE COR OF SW 1/4 OF SE 1/4, TH W 270 FT, N 370 FT, E 270
 FT, S 370 FT TO POB, SEC 16-12-3. 34.53

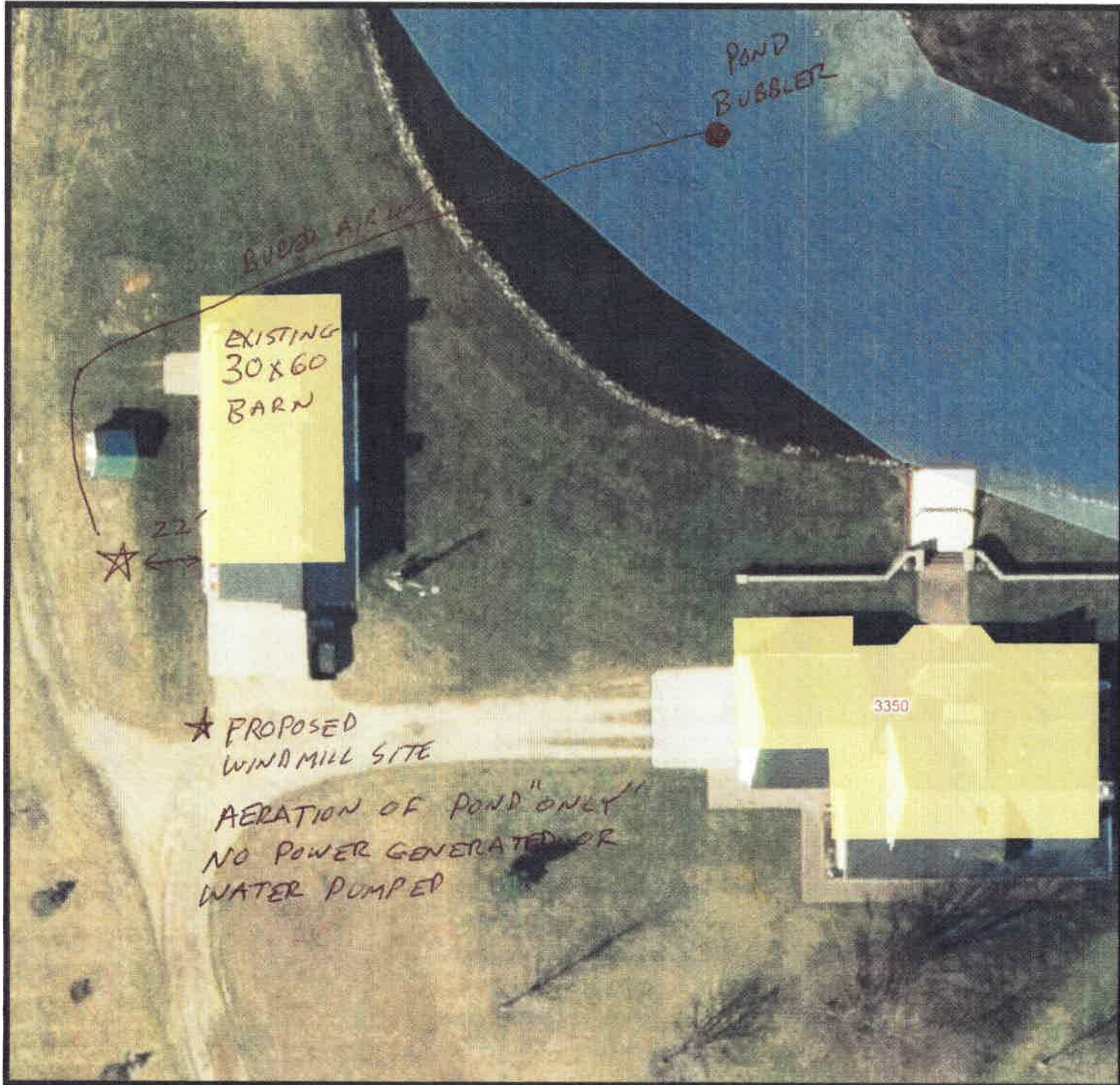
OPERATING FISCAL YEARS


The taxes on bill will be used for governmental
 operations for the following fiscal year(s):

County:	10/1 - 9/30
TwN/Cty:	4/1 - 3/31
School:	7/1 - 6/30
State:	10/1 - 9/30

Does NOT affect when the tax is due or its amount

Please detach along these lines



Gratiot GIS Authority
 ★ PROPOSED SITE SITS
 APPX 200' N OF
 MADISON RD AND APPX
 225' 
 FROM **Map Publication:**
 WEST 06/08/2026 5:44 PM
 PROPERTY LINE
 SEE SECOND PAGE



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FetchGIS 

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Gratior GIS Authority

3350 W.
MADISON RD



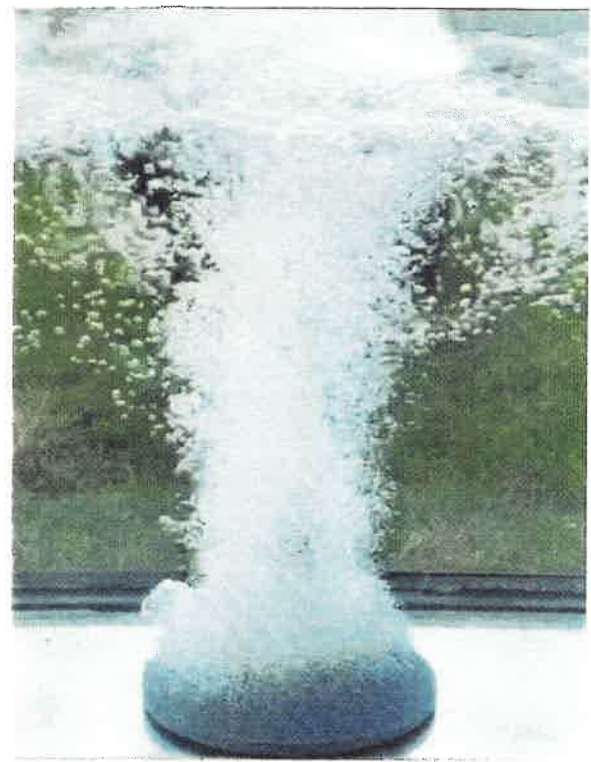
Map Publication:

06/08/2026 5:31 PM



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THE ALL NEW (GEN-2) Model

Joe Mescan Windmill LLC has been a pioneer in the pond aeration windmill industry for over two decades, starting with the groundbreaking (Gen-1) Model single bellow windmill compressor. Now, they are proud to introduce the all-new (Gen-2) model, which takes innovation to the next level. This new model features a revolutionary 3-in-1 windmill compressor housing, a patent-pending design that allows customers to easily switch between three different options: decorative, single bellow compressor, or double bellow compressor, all using the same windmill. This versatility sets Joe Mescan Windmill LLC apart as the leading manufacturer of windmill pond aerators worldwide.



(440) 236 - 3278

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We don't just claim to produce the world's best windmill pond aerators
- WE PROVE IT!



The World's Leading Supplier of
Pond Aeration

Windmills

PILMORE

27162 Capel Rd. Columbia Station, OH 44028
 27120 Capel Rd. Columbia Station, OH 44028
 440-236-3278
 keith@pondaeration.com



Available Options

1. Our pond aeration windmills come in a variety of sizes to suit your specific needs. Whether you have a small pond or a larger body of water, we have options available in **13ft, 18ft, 23ft, 28ft, and 33ft** overall heights. Additionally, we offer roof mounted models for those looking for a different installation option. If you already have a tower or prefer to build your own wooden tower, we also provide windmill tops only to accommodate your preferences.

2. The windmills we offer are not only functional but also decorative, adding a charming touch to your pond or lake. Our single bellow models are designed for ponds up to 2 acres in size, providing efficient aeration to keep your water clean and healthy. For larger bodies of water, we have Double bellow models available, which are rated for ponds up to 4 acres in size. No matter the size of your pond, we have a solution that will meet your aeration needs.

3. If you are unsure about which windmill option is best for your pond, our team at Joe Mescan Windmill LLC is here to help. Give us a call today and one of our knowledgeable assistants will guide you through the selection process, ensuring that you choose the best windmill for your specific requirements. With our range of sizes and models, you can trust that our pond aeration Windmills will provide effective aeration for your pond, keeping your water clean and oxygenated.

Follow Us on Social Media



More Information

1. Our pond aeration windmills are designed to improve the quality of your pond by increasing the oxygen levels in the water. By aerating from bottom to top, these windmills not only circulate the water but also force out harmful gases like ammonia and nitrate, resulting in clearer water rejuvenated with fresh oxygen. This not only benefits the fish but also creates a favorable environment for geese, ducks, and swans.

2. In addition to improving water quality, our pond aeration windmills are also highly cost-effective. Powered 100% by wind, they eliminate the need for expensive electric aerators, saving you from high monthly electricity bills. In fact, the savings you'll achieve from using our windmills instead vs using electric aerator will pay for the windmill itself in just 22 months.

3. With our pond aeration windmills, you can expect a range of positive outcomes. Fish appetite and growth will increase, and spawning will become more vigorous. Furthermore, these windmills help to keep an opening in the ice throughout the winter, ensuring the survival of your aquatic life. Invest in our pond aeration windmills and experience the benefits of improved water quality and significant cost savings.

Service Offering

1. Our windmills are shipped daily via FedEx Ground, ensuring quick and reliable delivery. Orders received before noon Eastern Time will be shipped the same day for in-stock items. This allows our customers to receive their purchases promptly and efficiently.

2. For those windmill customers who prefer a more hands-on approach, we also offer the option for local pick-up at our location in Columbia Station, OH 44028. Customers who choose this option will receive a \$65.00 discount on their purchase.

3. Whether you choose to have your order shipped or opt for local pick-up, we strive to provide our customers with convenient and cost-effective options. Our priority is to ensure a seamless shopping experience, from the moment you place your order to the moment you receive your product.



(440) 236-3278

WINDMILLJOE.COM

PINE RIVER TOWNSHIP

1495 W. MONROE
ST. LOUIS, MI 48880
989-681-5523
WWW.PINERIVERMI.GOV
SUP APPLICATION FEE
12-016-027-20

Receipt: 68180

06/10/26

Page

Cashier: KHOYT

Received Of:

WILLIAM PILMORE

The sum of: **\$100.00**

PERMITS

100.00

Total

100.00

TENDERED:

CASH

100.00

Signed: _____