PINE RIVER TOWNSHIP

Gratiot County, Michigan

Zoning Board of Appeals Meeting

October 27, 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- May 12, 2026
7. Business Before the Board
    a. 7:00pm Open Dimensional Variance- Public Hearing- American Tower
    b. Close Dimensional Variance- Public Hearing- American Tower
    c. Consideration of Dimensional Variance – American Tower 12-009-001-00
8. Any other business to come before the Zoning Board of Appeals
9. Adjourn

Zoning Board of Appeals Meeting

October 27, 2026

Minutes

1. **Call to Order:** The meeting was called to order at 7:13 pm by ZBA chair, Dr. Garrett Whitmore.
2. **Pledge to the Flag:** Pledge was recited
3. **Roll Call:**
    a. **Members Present:** David Best, Dr. Garrett Whitmore, Manny Nannan, and Mike Bessert.
    b. **Members Absent:** Jason Biehl
    c. **Others Present:** Aaron Adelman, Kevin Beeson
4. **Approval of Agenda:** Motion by Mike Bessert, support by Manny Nannan to approve the agenda as presented. All present members voted yes.
5. **Approval of the May 12, 2026 ZBA Minutes:** Motion by David Best, support by Mike Bessert to approve the minutes as presented. All present members voted yes.
6. **Public Hearing:**
    a. **Open Hearing: American Tower:** 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. Aaron Adelman, representing American Tower presented his proposal (upgrade the existing 107' cable-guyed wood pole to a 195' steel monopole in approximately the same current location at 3245 W Adams Road). Adelman explained that the monopole design would, upon massive failure, collapse within 10' of itself rather than tip over. He further noted that American Tower did not install the original wooden pole; they acquired it at some time after original installation.

b. **Close Hearing:** Following the end of public comments, Chair Whitmore closed the public hearing at 7:35 pm.
c. **Consideration of Dimensional Variance:** Chair Garrett Whitmore expressed his concern that he would not want a monopole that close to his house, and this is the primary reason the 500' setback exists. Member Bessert opined that the nearest resident at approximately 200' away had not filed a written concern, and had not appeared in person either. Member Nannan expressed the desire to have the best cellular coverage and if moving to tower to comply with regulations would somehow degrade the level of service this replacement tower could offer. Supervisor Beeson read from the MTA book about how dimensional variances should be dealt with, primarily because no viable options existed.

   Member Best said that the 500' setback was included by the Planning Commission to deal with exactly this issue. He equated it to turbine and solar setbacks that provide for reasonable setbacks in the name of health, safety, and welfare or Pine River Township residents. No other discussion was offered.

Motion by Best, support by Nannan to allow construction as proposed by American Tower. A roll call vote was taken. Best: No. Whitmore: No. Nannan: No. Bessert No. The motion failed with all present members voting no. The Dimensional Variance was Denied.

7. **Any other Business:** None.
8. **Adjournment:** Motion by Bessert, support by Best to adjourn at 7:50 pm

Minutes prepared by: ZBA Secretary

Kevin D Beeson

Kevin D Beeson David Best