

**Charleston Township Zoning Board of Appeals
January 9, 2008**

Board Members Present: Mike Dennis, Mary Phillips, Nelson Hiestand, Linda Locey

Board Members Absent: Al Ahlrich (out of state), Norm Zomer (conflict of interest)

Others Present: Dan Mondrella from Centennial Wireless/Fortune Wireless.

Mike Dennis was asked to Chair the meeting by Mary Phillips. Dennis opened meeting at 7 p.m. with the Pledge of Allegiance.

Minutes of October 30, 2006 meeting were reviewed. Nelson made motion to approve with Dennis seconding the motion. Motion carried unanimously.

The purpose of this meeting was to consider the application from Centennial Wireless/Fortune Wireless Inc. at 13740 West M-96 Highway for a variance from the Township Zoning Ordinance for distance setback requirements.

The application involves construction of a communications tower, antenna and equipment shelter on property located in General Ag District (AG-2) and the Single Family Rural Residential District (R-1). The location of the tower and accessory structures is completely within the AG-2 District.

This application requires ZBA review -- as Section 23.7.4(d)(3) requires a separation distance of 1000 feet from residential district and residential uses. The proposed tower location is 227 feet from the R-1 District and less than 1000 feet from four (4) building identified in the application, which are assumed for the purposes of review to represent residential uses.

It is to be noted that no neighbors were present at meeting. However the Board did receive a letter from Ernest and Rebecca Engelhardt (property owners where Centennial Wireless wants to erect tower) in favor of this request.

Dan Mondrella was present representing Centennial Wireless/Fortune Wireless. He said they had been looking for over a year to expand coverage in the August area. He had met with Knappen Milling (no place to put equipment and explosive nature of grain dust), met with Village of Augusta inquiring to put antenna on water tower (they would not agree to do this); and Ft. Custer (would not allow such a tower on their property.) He further stated Centennial Wireless had looked at various other properties within this general area but due to small nature of parcels, they were unable to find appropriate space for all setbacks required.

The Board then started review of application based on 28.8 - Variance Standards. Relative to 1. a.,b.,c, d, the Board generally agreed they could not support this variance.

Dennis informed Mr. Mondrella that if the Board did take action and denied the request, no application for a variance could be reheard for a period of one year from the date of the denial.

Hiestand stated he wanted time to talk with the Supervisor and Planning Commission relative to the feasibility of the 1,000 ft. setback requirement in the current ordinance. Dennis will attempt to

check if our ordinance is in conflict with Telecommunication Act.

Hiestand made the motion to table this request until above mentioned issues are clarified.

Dennis seconded the motion. Vote: Locey-yes; Phillips-yes; Dennis-yes; Hiestand-yes.

Motion carried unanimously.

Respectfully submitted,

Mary Phillips