

Charleston Township Zoning Board of Appeals
February 18, 2008

Members Present: Mike Dennis, Mary Phillips, Nelson Hiestand

Township Attorney: Craig Rolfe

Others Present (all from Fortune/Centennial Wireless): Daniel Mondrella (Site Development), Nat Meyer (Zoning Mgr.), Mark Caesar, Chad Arthur (Engineering).

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 the January 9, 2008 meeting were read. Nelson made motion to approve with Dennis seconding the motion. Motion carried unanimously.

The purpose of this meeting was to make a decision on the Centennial Wireless/Fortune Wireless Inc. application for a communications tower, antenna and equipment shelter at 13740 West M-96 Highway on the Ernest and Rebecca Engelhardts' property . This application had been tabled at the ZBA meeting January 9, 2008. details).

The location of the tower and accessory structures are completely within the AG-2 District which allows for towers as a special exception; however, Section 23.7.4(d)(3) requires 1000 feet setback from residential district and residential uses. The Board heard this request based on the fact this proposed tower location is 227 feet from the R-1 District and less than 1000 feet from four (4) buildings which were assumed to represent residential uses.

For a point of clarity, this proposed tower would be 440 feet from property line, 890 feet from closest residence with the exception of Englehardts (property owner) who is 400 ft. from tower.

Nat Meyer took the Board through a booklet presentation "Centennial Wireless Compliance Statement" (copy attached to hard copy of minutes). This presentation contained documents previously submitted along with additional components to clarify the Centennial Wireless request.

Meyer reviewed the "Flood Plain Map" relative to this property. The proposed tower would be setting on the "edge" of the flood plain. This map did clarify the concern of the Board relative to moving the tower somewhere else on property to meet the setbacks. Meyer indicated they will need to bury the lines from the front of the property back to the proposed site.

Meyer reviewed the "Topography Map" relative to this property and designated wetlands associated with it.

Meyer reviewed the "Lease Areas in Overall Parent Parcel" and talked to the concern of the ability to find a large enough site to erect the tower and still meet zoned setbacks. There was

discussion of Centennial Wireless investigating surrounding property that would meet needs of a tower – specifically Ross Township. Meyer did show a plotted tax map and same issue with land size but more importantly, this is not the preferred location as it is well North of needed coverage area.

Meyer reviewed the “Centennial Existing Augusta Coverage” map which showed current tower coverage and the areas of low or no coverage. He stated that Centennial’s business is more a “rural” carrier focusing on geographical coverage. When they erect a tower, they do co-locate with up to 3 or 4 carriers on the same tower.

Chad Arthur, engineer, explained how they “pick” a site. The engineers go out and develop a “ring” which denotes where a tower should be located. This information is then passed on to Site Development who then go out and do leg work looking at property sizes, local ordinances and eventually select a site and property owner is contacted. This tower can handle up to 90 calls at one time.

Mondrella confirmed the lease had been signed with the Englehardts.

The Board asked Rolfe for his POV on this request. He indicated he felt the applicant had appropriately presented a “compelling” case in making this request.

The Board then reviewed and voted if they felt applicant met all standards of 28.8: –

- 1.a - Dennis – yes, Phillips – yes, Heistand - yes
- 1.b - - Dennis – yes, Phillips – yes, Heistand - yes
- 1.c - - Dennis – yes, Phillips – yes, Heistand - yes
- 1.d - - Dennis – yes, Phillips – yes, Heistand - yes
- 2 - Dennis – yes, Phillips – yes, Heistand - yes
- 3 - Dennis – yes, Phillips – yes, Heistand - yes

The motion was made by Heistand to grant the variance as requested. Phillips seconded the motion. Vote: Dennis- yes, Phillips – yes, Heistand - yes. Motion carried unanimously.

Motion made by Heistand to adjourn meeting. Dennis seconded motion. Motion carried unanimously. Meeting adjourned at 8:20.

For the Record: It is to be noted that if the applicant had been organized upfront in submitting paperwork, clearly presenting request and answered the Board’s questions at first meeting, this request could have been handled in one meeting and would not have required the time and expense of the Township in scheduling 2 meetings to address one variance request.

Respectfully submitted,
Mary Phillips