

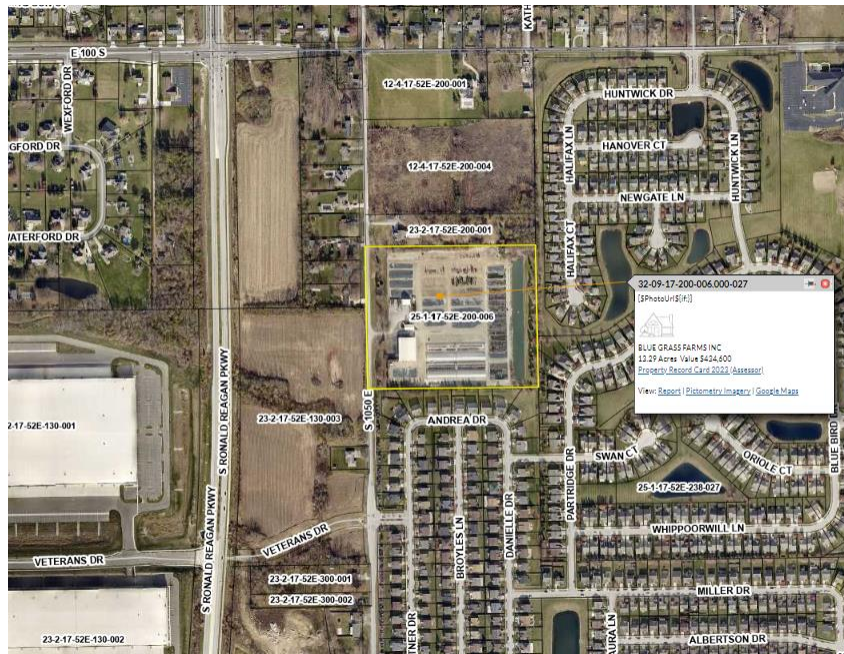


## Memorandum

### Design Review Committee December 10, 2024

#### RE: Special Exception for Cell Tower Blue Grass Farms 1275 South CR 1050 East

Application for Horvath Communications for approval of a Wireless Communication Facility (WCF) at 1201 S. County Road 1050 East, Plainfield, IN 46231. Applicants request a Special Exception and a Variance of the distance between the proposed tower and existing towers. The request includes a 115-foot tower height with a 5-foot lightning arrester for a total height of 120 feet.



#### Development Standards for Telecommunications Tower require:

*“f. All applications shall be reviewed by the Design Review Committee with the recommendations of the Design Review Committee becoming part of the record of the proceedings before the Board of Zoning Appeals and shall be considered by the Board of Zoning Appeals as conditions recommended to be imposed on the special exception use by the Board of Zoning Appeals if the special exception is granted and which conditions, if imposed, shall be satisfied before an improvement location permit is issued.”*

The following are comments and concerns Staff has:

- An ingress/egress easement will need to be provided to allow access to the tower site through the parcel. Site plan needs to show how access is to be made to from 1050 East to the tower.
- Please explain how Exhibit 4 and/or Exhibit 5 demonstrates efforts to minimize the size and number of telecommunications antenna locations, towers and antennas (this would include other provider towers) throughout

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- the geographic area. Is there an explanation the need for this additional tower, in this specific location, as the only solution? Thus far Staff is not confident that the applicant has demonstrated that they “have exhausted all efforts to locate the proposed telecommunications antennas upon existing buildings or structures in the geographical area of the proposed telecommunications antennas” pursuant to the requirements of the ordinance.
- To locate within 5,000 feet from another telecommunications tower requires an additional variance request. As separate file for the variance has been created.
  - Equipment buildings must be similar in color and character to the main or adjoining building or structure or blend with the landscaping and other surroundings immediately adjacent to the equipment building and shall be screened by a chain link or wrought iron fence with landscaping installed in compliance with the provisions of Article IV for Level 3 perimeter landscaping requirements. The applicant proposes a wood shadow box fence in lieu of chain link or wrought iron.
  - Please show site plan in reference to surrounding parcels with the proposed setback – a structure with a fall radius of a 120'. The applicant has provided a radius zone equal to the height of the proposed tower.
  - To reduce or eliminate landscape requirements will require an additional variance request.
  - Please provide more information how Exhibits 4 & 5 addresses this site's location as promoting the Town's telecommunications policies.
  - Exhibit 9 Collocation Agreement – The proposed tower should provide structural design to accommodate any collocation as part of this request.
  - Exhibit 9 Collocation Agreement – Please explain term and conditions of shared use and “at a cost not exceeding the market value for the use of the facilities”.

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