

TOWN OF PLAINFIELD BOARD OF ZONING APPEALS REPORT

DATE: March 17, 2025

CASE NO.: [BZA-24-105 & BZA-24-109 a & b](#)

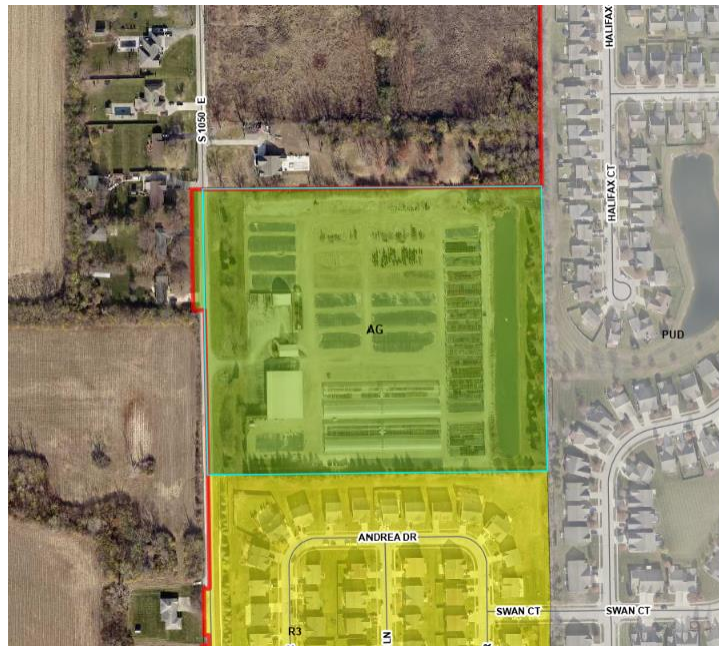
PETITIONER: Blue Grass Farms Inc. / Horvath Communications and Verizon Wireless

REQUESTED ACTION: BZA-24-105
Special Exception pursuant to Chapter 154 Article 4.6

BZA-24-109

- a. Variance of Development Standards of Chapter 154 Article 4.6C. 2. Submittal of Master Plan required
- b. Variance of Development Standards of Chapter 154 Article 4.6D.1.b. 5,000-foot separation from existing telecommunication towers

SITE INFORMATION: 1201 South County Road 1050 East



EXISTING ZONING AND LAND USE:	COMPREHENSIVE PLAN:
Site: AG Agricultural District	Site: Single Family Detached
North: AG Agricultural (Town of Avon)	North: Town of Avon
South: R-3 Medium Density Residential	South: Single Family Detached
East: PUD Planned Unit Development	East: Single Family Detached & Attached
West: AGR Agricultural (Hendricks County)	West: Hendricks County

PARCEL SIZE: 13.29 acres

PROJECT OVERVIEW

Application for a Special Exception BZA-24-105: To install a 115-foot tower height with a 5-foot lightning arrester for a total height of 120 feet wireless telecommunication tower for Horvath Communications for approval of a Wireless Communication Facility (WCF) at 1201 South County Road 1050 East. The property is owned by Blue Creek Farms Inc.

Variance of Development Standards BZA-24-109 a. Master Plan Requirement: The applicant requests to be relieved of submitting the required Master Plan, which would show all efforts have been exhausted to locate on other structures and locations within the prescribed area of need.

4.6C.2. The applicant for a wireless telecommunication facility special exception shall demonstrate 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. The applicant shall submit a Master Plan for its wireless telecommunication facilities throughout the town. The Master Plan shall demonstrate efforts to minimize the size and number of telecommunications antenna locations throughout the geographical area, taking into consideration existing technology

Variance of Development Standards BZA-24-109 b. 5,000 Separation Requirement: The proposed tower location is within the required 5,000-foot separation radius required by ordinance. There are three existing telecommunications towers within the required separation radius.

4.6D.1.b. No new telecommunications towers shall be located within 5,000 feet from another telecommunications tower.



DESIGN REVIEW COMMITTEE

Pursuant to the ordinance 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 Design Review Committee met on this matter two times and provides a negative recommendation for the request.

STAFF COMMENTS, QUESTIONS AND CONCERNS:

Throughout the process of this application, Staff has been concerned about the selection of the proposed location for this tower. Staff has requested the applicant demonstrate efforts to minimize the size and number of telecommunications antenna locations, towers, and antennas (this would include other provider towers) throughout the geographic area shown without the Master Plan. Staff has asked for explanation that the need for this additional tower, in this specific location, is the only solution. Based on information provided 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.

The Master Plan would provide elements to answer the appropriate locations within the Reference Signal Received Power (RSRP) or propagation maps. It may also reveal multiple locations within the propagation area that would be suitable. The only explanation given by the applicant for this location is that it is in the propagation area and there is a property owner willing to allow it where it is currently shown.

Please note:

4.6.D1.m.5) The Board of Zoning Appeals may grant a special exception which does not fully comply with the telecommunications policies contained herein for telecommunications towers when the Board of Zoning Appeals determines that such a grant better accomplishes the telecommunications policies set out in this division than would a strict application of these telecommunication policies. Such deviations from the town telecommunications policy shall be no greater than necessary to accomplish those policies.

MOTION #1 – SPECIAL EXCEPTION

I move that the Board of Zoning Appeals **approve / deny / continue BZA-24-105**, as filed by Blue Grass Farms Inc. / Horvath Communications and Verizon Wireless for Special Exception pursuant to Chapter 154 Article 4.6 To install a 115-foot tower height with a 5-foot lightning arrester for a total height of 120 feet wireless telecommunication tower at 1201 South County Road 1050 East.

Finding that:

1. The proposed use (**will not / will** be injurious to the public health, safety, comfort, community moral standards, convenience or general welfare;
2. The proposed use (**will not / will** injure or adversely affect the adjacent area or property values therein; and;
3. The proposed use (**will / will not** be consistent with the character of the district, land uses authorized therein and the Town Comprehensive Plan

Subject to (if to approve and there are any):

MOTION #2 – VARIANCE (MASTER PLAN)

I move that the Board of Zoning Appeals **approve / deny / continue BZA-24-109 a.** as filed by Blue Grass Farms Inc. / Horvath Communications and Verizon Wireless for Variance of Development Standards of Chapter 154 Article 4.6C. 2. Submittal of Master Plan is not required for a wireless telecommunication tower at 1201 South County Road 1050 East.

Finding that:

1. The approval (**will not / will**) be injurious to the public health, safety, morals and general welfare of the community,
2. The use and value of the area adjacent to the property included in the variance (**will not / will**) be affected in a substantially adverse manner; and
3. The strict application of the terms of this ordinance (**will / will not**) result in practical difficulties in the use of the property.

Subject to (if to approve and there are any):

MOTION #3 – VARIANCE (SEPARATION REQUIREMENT)

I move that the Board of Zoning Appeals **approve / deny / continue BZA-24-109 b.** as filed by Blue Grass Farms Inc. / Horvath Communications and Verizon Wireless for Variance of Development Standards of Chapter 154 Article 4.6D.1.b. 5,000-foot separation from existing telecommunication towers not be required for a wireless telecommunication tower at 1201 South County Road 1050 East.

1. The approval (**will not / will**) be injurious to the public health, safety, morals and general welfare of the community,
2. The use and value of the area adjacent to the property included in the variance (**will not / will**) be affected in a substantially adverse manner; and
3. The strict application of the terms of this ordinance (**will / will not**) result in practical difficulties in the use of the property.

Subject to (if to approve and there are any):