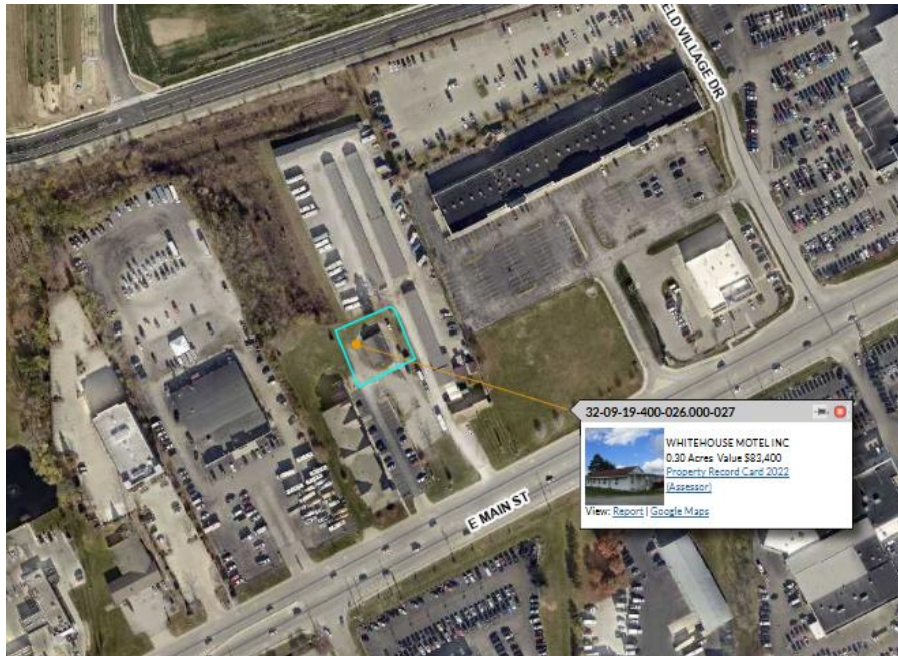


Memorandum #2

Design Review Committee June 10, 2025

RE: Special Exception & Development Plan Amendment for AT&T Wireless Tower @ 2688 East Main Street (White House Suites Hotel)

Application for AT&T for approval of a Wireless Communication Facility (WCF) at 2688 East Main Street, Plainfield, IN 46231. Applicants request a Special Exception and a Development Plan Amendment. The request includes a 115-foot tower height with a 5-foot lightning arrestor 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:

1. **Proper explanation has not been provided** of how TAB 4 demonstrates efforts to minimize the size and number of telecommunications antenna locations (this would include other provider towers) throughout the geographic area.
2. Please provide more information how TAB #3 addresses this site’s location as promoting the Town’s telecommunications policies. **An acceptable explanation has not yet been provided.**

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3. 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. **The applicant has not submitted 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.
Per: Section 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
5. TAB #3 Collocation Agreement – states that AT&T will allow future carriers to collocate, language needs to be included that this will be a perpetual agreement regardless of who owns the tower
6. **Please provide more explanation how the tower is being obscured from Main Street**, there is a very unobscured visible northwest view from Main Street, nothing is being proposed to minimize the towers impact on surrounding public way or properties
7. For information purposes the tower will initially be owned by AT&T, however it is the practice that after approval, at some future date, the tower can be sold to a separate private third party. All conditions and commitments need to be in writing and recorded to guarantee they stay with the land perpetually.

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