

TOWN OF PLAINFIELD

BOARD OF ZONING APPEALS REPORT

DATE: June 16, 2025
CASE NO.: BZA-24-079
PETITIONER: AT&T Wireless/Brett Blackhurst, Fortune Wireless, LLC
 Whitehouse Motel, INC

REQUESTED ACTION: Special Exception pursuant to Chapter 154 Article 4.6

SITE INFORMATION: 2688 East Main Street



EXISTING ZONING AND LAND USE:	COMPREHENSIVE PLAN:
Site: GC General Commercial District	Site: Community Mixed Node
North: GC General Commercial District	North: Community Mixed Node
South: GC General Commercial District	South: Community Mixed Node
East: GC General Commercial District	East: Community Mixed Node
West: GC General Commercial District	West: Community Mixed Node

PARCEL SIZE: 13.29 acres

PROJECT OVERVIEW

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 arrester for a total height of 120 feet.

DESIGN REVIEW COMMITTEE (DRC)

Met conducted two review meetings with the applicant. Options were discussed, both location and design ideas. They voted unanimous to provide a negative recommendation.

The flagpole concept, shown at the bottom of this report, was provided to Staff after the DRC's last meeting. Staff will disperse the concept via email to each DRC member for feedback. Staff will report any feedback to the BZA at the June 16 hearing.

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 demonstrated 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.

The applicant provided a Master Plan Tuesday June 10, 2025. However, the provided Master Plan only addresses issues and needs of the applicant with no consideration of the affect this tower would have on the surrounding area.

Staff has asked for explanation that the need for this additional tower, in this specific location (identified as "Candidate" below), is the only solution. Based on the preferred propagation area (blue ring below), this proposed location is approximately 2,100 feet away.

0.25 MILE SEARCH RING PER AT&T'S RADIO FREQUENCY (RF) NETWORK REQUIREMENTS



1. 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.**
2. The submitted required Master Plan does not 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.*

3. Staff has been concerned with the proximity to the Main Street Gateway Corridor and the negative effects of this tower. The applicant has yet to provide 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. With that being said, the applicant did provide a photo of cell tower using a flagpole concept which Staff feels is a far better compromise, as compared below:



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.

MOTION

I move that the Board of Zoning Appeals **approve / deny / continue BZA-24-105**, as filed AT&T Wireless/Brett Blackhurst, Fortune Wireless, LLC/Whitehouse Motel, INC for Special Exception pursuant to Chapter 154 Article 4.6 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.

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.