



Architectural and Site Design -Common Forms

Project Name	AT&T New Site Build - IN1187		
Address/Location	2688 East Main Street, Plainfield, IN 46168		
Type	Development Plan	<input checked="" type="checkbox"/> Final Detailed Plan	<input type="checkbox"/> Other
Are additional petitions necessary? (see below)		Have the petitions been submitted? (see below)	
Zone Map Amendment	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Zone Map Amendment	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Primary Plat	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Primary Plat	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Contact Information	APPLICANT	OWNER	ENGINEER
Corporate Name	AT&T Mobility	White House Motel, Inc	Fortune Wireless, LLC
Contact Name	Brett Blackhurst (Agent on behalf of AT&T)	Shailesh Patel	Adam Brown P.E.
Street Address	5511 W. 79th Street	2688 E. Main Street	5511 W. 79th Street
Street Address			
City/Town	Indianapolis	Plainfield	Indianapolis
State, ZIP	IN 46268	IN 46168	IN 46268
Phone Number	(317) 220-3864	(317) 839-9358	(847) 417-0407
E-Mail	bblackhurst@ffi.net	whitehousehotel108@gmail.com	adamjosephbrown@gmail.com
Primary Contact	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Contact Information	ARCHITECT	ATTORNEY	OTHER
Corporate Name			
Contact Name			
Street Address			
Street Address			
City/Town			
State, ZIP			
Phone Number			
E-Mail			
Primary Contact	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Yes <input type="checkbox"/> No





COMMON FORMS

AUTHORIZATION FROM OWNER

The undersigned, Shailesh Patel, being the Owner of the property commonly known as White House Motel, Inc., hereby authorizes Fortune Wireless, LLC to file a (check all that apply):

- Zone Map Change
- Development Plan
- Primary Plat
- Secondary Plat
- Vacation
- Variance
- Special Exception
- Administrative Appeal

This consent shall remain in effect:

- until revoked by a written statement filed with the Department of Development Services.
- until: _____

Signature		Signature	
Printed	Shailesh Patel	Printed	
Title (if applicable):		Title (if applicable)	
Date:	06/21/2024	Date	

The undersigned, having been duly sworn on oath states the above information is true and correct as (s)he is informed and believes.

Signature of Applicant: Date: 6/21/24

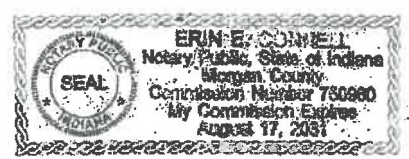
Printed Name & Title: RYAN WHITLEY - AGENT FOR AT&T

State of: Indiana)
County of: Marion) SS:

Subscribed and sworn to before me this 21st day of June, 2024

, Erin E. Connell
Notary Public Signature Printed Name

Residing in Morgan County My Commission expires 8/17/31





Fortune Wireless, Inc.

3/3/2025

Plainfield Planning Commission & Town Council
206 W. Main Street
Plainfield, IN 46168

RE: Letter of Intent/Development Plan Amendment/Special Exception Use Application for Authorization to Place and Construct a New Telecommunications Tower located at: 2688 East Main Street, Plainfield, IN 46168 on Parcel #: 32-09-19-400-026.000-027 with the tower located at Latitude/ Longitude: (39.72086717, -86.35266856). The E-911 Address: (TBD)

Dear Members of the Plainfield Planning Commission & Town Council,

Please accept this Letter of Intent, along with the enclosed supporting documents, as the application from AT&T Mobility to place and construct a new 120' monopole tower (tower height – 115' + 5' lighting rod), within a 60' x 35' ground compound located on the back of the lot at the White House Motel.

AT&T is seeking authorization to place and construct a new cellular antenna tower as required by Section 4.6. Special Regulations for Wireless Telecommunications Facilities of the Plainfield Zoning Ordinance from the Plainfield Planning Commission and Town Council. The parcel on which the proposed new cellular antenna tower would be placed is currently zoned as General Commercial and currently the White House Motel is currently operating on the property. The proposed site is located off of Main Street approximately 1.0 mile west of Ronald Regan Parkway. This Letter of Intent will address the requirements set forth in the Plainfield Zoning Ordinance regarding the placement and construction of new cell towers in the City of Plainfield.

AT&T Mobility is trying to enhance its coverage and capacity, so their network can provide more reliable, higher speed data & voice services to the residents, businesses and travelers along Main Street. AT&T will be the anchor tenant on the proposed new tower, with space available for at least two additional carriers to co-locate. The proposed tower would help improve wireless coverage and capacity in the area. In an effort to meet AT&T's and future carrier's goals of enhancing their networks, we are requesting Planning Commission approval for the Development Plan Amendment on Parcel # 32-09-19-400-000-027 for the placement and installation of the proposed new 120' monopole tower.

The communication facility will not affect current traffic as this is an unmanned, unstaffed facility, and may only be visited once a month or as needed for servicing. Access to the facility will come off Main Street via the existing entrance to the White House Motel.



Fortune Wireless, Inc.

Project Description:

AT&T is proposing to construct a new 120' monopole tower (Tower height @ 115' + 5' lighting rod), within a 60' x 35' fenced in ground compound located on the back of the lot at the White House Motel (Parcel # 32-09-19-400-000-027)

Propose Use:

The proposed tower will enhance communications capabilities with a network that allows cities to be even more competitive as they work to attract more business and encourage entrepreneurship. Allowing people to more easily telecommute or participate in e-learning to build skills and earning power, and wireless technology enables e-commerce, supporting local retailers, restaurants, and other businesses.

Site Access:

Vehicular access to this site is on the south property line of Parcel # 32-09-19-400-022.000-027 also owned by Whitehouse Motel, Inc. through an existing access drive off Main Street (US Hwy 40). Existing access continues through to the subject parcel # 32-09-19-400-026.000-027 where the proposed monopole tower and fenced compound will be located. Vehicle parking will be on the west side of the tower compound within a 20' wide access & utility easement AT&T has with the property owner Whitehouse Motel, Inc.

Parking:

There is a 20' wide access and utility easement next to the proposed tower compound that will accommodate parking for one to two vehicles when necessary.

Landscape:

AT&T is proposing a landscape plan by adding (14) 6' tall minimum arborvitae trees or approved equivalent at 10' maximum spacing center to center surrounding the fenced tower compound.

Site Utilities:

Power utilities are available on Main Street through Duke Energy. Duke Energy to bring power back to the site within the 20' access & utility easement AT&T has with the property owner Whitehouse Motel, Inc.

Project Compliance:

This project will be proposed with Special Exception Use approval in an existing GC-General Commercial zoned district and meets special regulations for telecommunications facilities with the City of Plainfield.

Development Schedule:

This project will be built as soon as possible upon Development Plan Amendment approval, Special Exception Use approval, and obtaining an approved building permit.



Fortune Wireless, Inc.

In conclusion, the communication facility will operate in a clean and quiet manner. The facility is unstaffed, completely automated and does not create air, water or noise pollution, unsanitary conditions, surface drainage problems, environmental nuisances, traffic congestion, threats to morality or public safety, or other objectionable characteristics offensive to the community. To the contrary, the facility will contribute to the improved safety, convenience, comfort and general welfare of the community by providing enhanced communications capabilities. Please review the proposed Development Plan Amendment and supporting documentation for a thorough project review and Development Plan Amendment approval.

Respectfully,

A handwritten signature in black ink, appearing to read "B. Blackhurst", with a long horizontal flourish extending to the right.

Brett Blackhurst – Agent for AT&T
Senior Project Manager - Site Development Services
Fortune Wireless, LLC
5511 West 79th Street
Indianapolis, IN 46268



Findings: Development Plan

Project	AT&T New Site Build - IN1187
Location	2688 East Main Street, Plainfield, IN 46168

Finding	Applicant Response (use additional sheets if necessary)
The Development Plan complies with all applicable Development Standards of the District in which the site is located because:	The Development Plan does comply with the Development standards of the district (GC-General Commercial)
The Development Plan complies with all applicable provisions of the Subdivision Control Ordinance for which a waiver has not been granted because:	N/A - The Development Plan is not being proposed within a subdivision.
The Development Plan complies with all applicable provisions for Architectural and Site Design Review for which a waiver has not been granted because:	The Development Plan complies with the Development Standards for telecommunications towers for Special Exception Use per Article 4.6 Special Regulations for Wireless Telecommunications Facilities or the Plainfield Zoning Ordinance.
The proposed development is appropriate to the site and its surroundings because:	The Development Plan is appropriate to the site as Telecommunications Facilities are permitted in GC-General Commercial zoned districts with Special Exception Use approval.
The proposed development is consistent with the intent and purpose of the Plainfield Zoning Ordinance because:	The proposed Development Plan will not create excessive additional requirements, at public cost, for public facilities and services and will not be detrimental to the economic welfare of the community. The Development Plan will not involve uses, activities, processes, materials, equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors. To the contrary, the enhanced mobile service in the area will only help the area attract and maintain a thriving residential, agricultural and business climate.

At its meeting held on the _____ day of _____, 20____, the Plan Commission voted to _____ the requested Development Plan by a vote of ____ to ____.

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Commission President

Commission Secretary

Planning Director



MEMORANDUM OF LEASE

This Memorandum of Lease is entered into on this 11th day of DECEMBER, 2023, by and between Whitehouse Motel INC, an Indiana Corporation, having a mailing address of 2688 E. Main Street, Plainfield, IN 46168 (hereinafter called "**Landlord**"), and New Cingular Wireless PCS, LLC, a Delaware limited liability company, having a mailing address of 1025 Lenox Park Blvd NE 3rd Floor, Atlanta, GA 30319 ("**Tenant**").

1. Landlord and Tenant entered into a certain Option and Land Lease Agreement ("**Agreement**") on the 11th day of DECEMBER, 2023, for the purpose of installing, operating and maintaining a communication facility and other improvements. All of the foregoing is set forth in the Agreement.
2. The initial lease term will be five (5) years commencing on the effective date of written notification by Tenant to Landlord of Tenant's exercise of the Option with seven (7) successive automatic five (5) year options to renew.
3. The portion of the land being leased to Tenant and associated easements are described in **Exhibit 1** annexed hereto.
4. The Agreement gives Tenant a right of first refusal in the event Landlord receives a bona fide written offer from a third party seeking any sale, conveyance, assignment or transfer, whether in whole or in part, of any property interest in or related to the Premises, including without limitation any offer seeking an assignment or transfer of the Rent payments associated with the Agreement or an offer to purchase an easement with respect to the Premises.
5. This Memorandum of Lease is not intended to amend or modify, and shall not be deemed or construed as amending or modifying, any of the terms, conditions or provisions of the Agreement, all of which are hereby ratified and affirmed. In the event of a conflict between the provisions of this Memorandum of Lease and the provisions of the Agreement, the provisions of the Agreement shall control. The Agreement shall be binding upon and inure to the benefit of the parties and their respective heirs, successors, and assigns, subject to the provisions of the Agreement.

IN WITNESS WHEREOF, the parties have executed this Memorandum of Lease as of the day and year first above written.

LANDLORD:

WHITEHOUSE MOTEL, INC, an
Indiana Corporation

By: Shailesh Patel
Print Name: Shailesh Patel
Its: President
Date: 11/30/2023

TENANT:

New Cingular Wireless PCS, LLC,
a Delaware limited liability company

By: [Signature]
Print Name: Ferry Lundquist
Its: Sr. R.E. & Const. Manager
Date: 12/11/23

ACKNOWLEDGMENTS APPEAR ON NEXT PAGE]

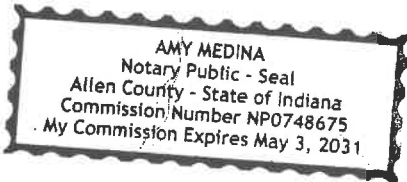
TENANT ACKNOWLEDGMENT

STATE OF Indiana
COUNTY OF Allen

The foregoing instrument was acknowledged before me this 11 day of December, 2023 by Terry Lundquist, Senior Real Estate and Construction Manager of AT&T Mobility Corporation, the Manager of New Cingular Wireless PCS, LLC, a Delaware limited liability company, on behalf of the company.

Amy Medina
Name: Amy Medina
Notary Public

Serial No.: _____



[NOTARIAL SEAL]

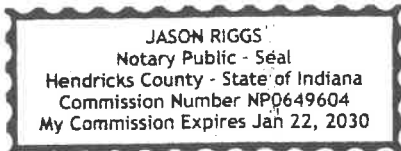
LANDLORD ACKNOWLEDGMENT

STATE OF Indiana
COUNTY OF Hendricks

The foregoing instrument was acknowledged before me this 30th day of November, 2023, by Shailesh Patel, President of Whitehouse Hotel, Inc, an Indiana corporation, on behalf of the corporation.

[Signature]
Name: _____
Notary Public

Serial No.: _____



[NOTARIAL SEAL]



I affirm under penalties of perjury, that I have taken reasonable care to redact each social security number in this document unless required by law. This instrument was prepared by Brad Riggs.

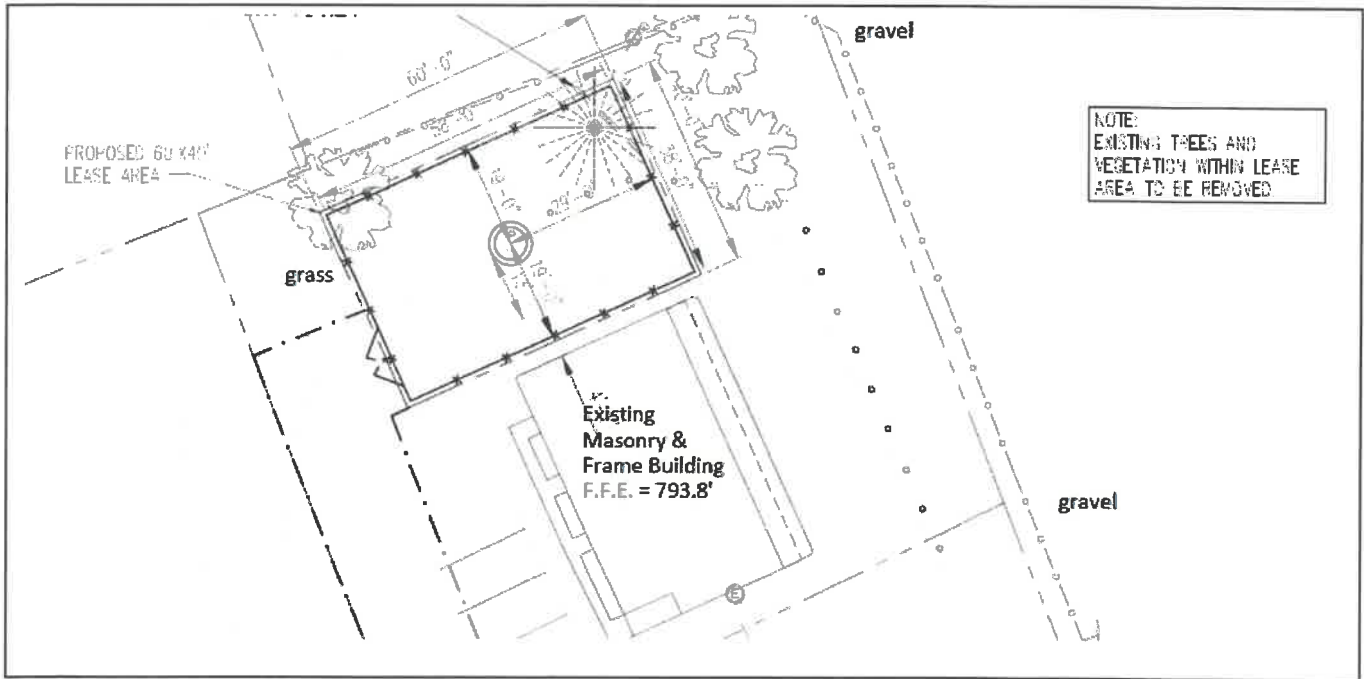
EXHIBIT 1 TO MEMORANDUM OF LEASE
DESCRIPTION OF PROPERTY AND PREMISES

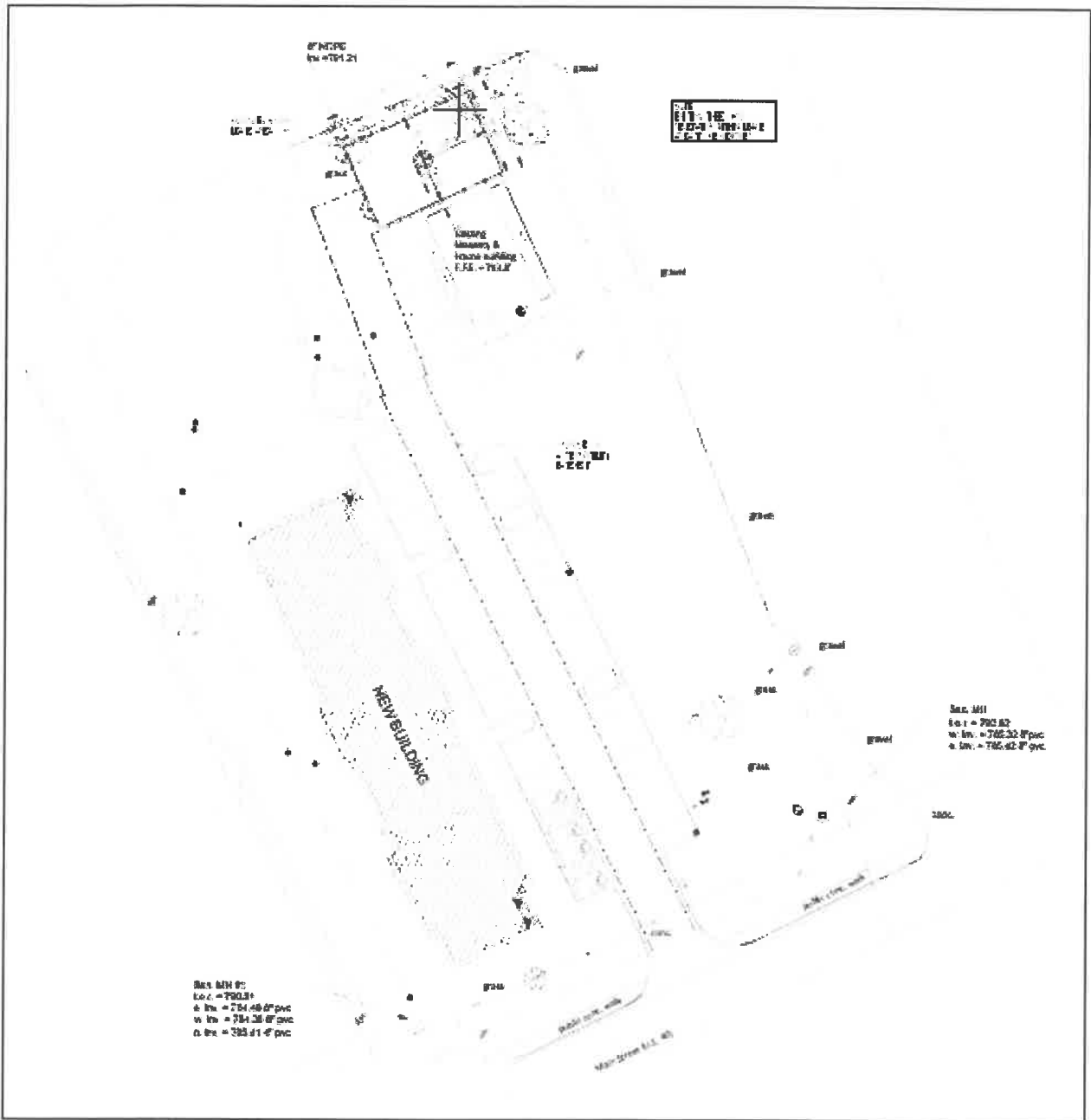
Page 1 of 2

to the Memorandum of Lease dated _____, 2023, by and between Whitehouse Motel INC, an Indiana Corporation, as Landlord, and New Cingular Wireless PCS, LLC, a Delaware limited liability company, as Tenant.

The Property is legally described as follows:
32-09-19-400-026.000-027 (TOWER PARCEL)
32-09-19-400-022.000-027 (ACCESS PARCEL)

The Premises are described and/or depicted as follows:





TOWER PARCEL:

A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 15 NORTH, RANGE 2 EAST, HENDRICKS COUNTY, INDIANA MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO

WIT:

COMMENCING AT A POINT IN THE CENTERLINE OF THE WEST BOUND LAND OF U.S. #40, WHICH IS 72.10 FEET NORTH AND 631.4 FEET EAST OF THE SOUTHWEST CORNER OF SAID QUARTER QUARTER SECTION; THENCE NORTH 63 DEGREES 06 MINUTES 59 SECONDS EAST ON AND ALONG SAID CENTER LINE 224.01 FEET; THENCE NORTH 22 DEGREES 00 MINUTES 10 SECONDS WEST 307.66 FEET TO THE BEGINNING POINT OF THIS DESCRIPTION; THENCE CONTINUE NORTH 22 DEGREES 00 MINUTES 10 SECONDS WEST 99.29 FEET; THENCE NORTH 72 DEGREES 48 MINUTES 28 SECONDS WEST 10.45 FEET; THENCE SOUTH 67 DEGREES 15 MINUTES 03 SECONDS WEST 112.50 FEET; THENCE SOUTH 22 DEGREES 00 MINUTES 10 SECONDS EAST 114.69 FEET; THENCE NORTH 63 DEGREES 07 MINUTES 57 SECONDS EAST 121.03 FEET TO THE BEGINNING POINT. CONTAINING 0.30 ACRES, MORE OR LESS.

TAX ID NO: 32-09-19-400-026.000-027 (TOWER PARCEL).

ACCESS PARCEL:

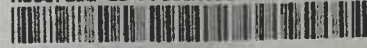
A PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 15 NORTH, RANGE 2

EAST, HENDRICKS COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT A POINT IN THE CENTER LINE OF THE WEST BOUND LANE OF U.S. 40, WHICH IS 72.1 FEET NORTH AND 631.4 FEET EAST OF THE SOUTHWEST CORNER OF SAID QUARTER QUARTER SECTION; THENCE NORTH 63 DEGREES 06 MINUTES 59 SECONDS EAST ON AND ALONG SAID CENTERLINE 24.00 FEET TO THE BEGINNING POINT OF THIS DESCRIPTION; THENCE CONTINUE NORTH 63 DEGREES 06 MINUTES 59 SECONDS EAST ON AND ALONG SAID CENTER LINE 200.01 FEET; THENCE NORTH 22 DEGREES 00 MINUTES 10 SECONDS WEST 307.66 FEET; THENCE SOUTH 63 DEGREES 06 MINUTES 57 SECONDS WEST 226.19 FEET; THENCE SOUTH 26 DEGREES 53 MINUTES 04 SECONDS EAST 306.54 FEET TO THE BEGINNING POINT. CONTAINING 1.50 ACRES, MORE OR LESS.

TAX ID NO: 32-09-19-400-022.000-027 (ACCESS)

202402427 LEASE \$25.00
02/09/2024 11:04:29A 5 PGS
LAURA HERZOG
Hendricks County Recorder IN
Recorded as Presented



MEMORANDUM OF LEASE

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3. The portion of the land being leased to Tenant and associated easements are described in Exhibit 1 annexed hereto.
4. The Agreement gives Tenant a right of first refusal in the event Landlord receives a bona fide written offer from a third party seeking any sale, conveyance, assignment or transfer, whether in whole or in part, of any property interest in or related to the Premises, including without limitation any offer seeking an assignment or transfer of the Rent payments associated with the Agreement or an offer to purchase an easement with respect to the Premises.
5. This Memorandum of Lease is not intended to amend or modify, and shall not be deemed or construed as amending or modifying, any of the terms, conditions or provisions of the Agreement, all of which are hereby ratified and affirmed. In the event of a conflict between the provisions of this Memorandum of Lease and the provisions of the Agreement, the provisions of the Agreement shall control. The Agreement shall be binding upon and inure to the benefit of the parties and their respective heirs, successors, and assigns, subject to the provisions of the Agreement.

IN WITNESS WHEREOF, the parties have executed this Memorandum of Lease as of the day and year first above written.

LANDLORD:

WHITEHOUSE MOTEL, INC, an
Indiana Corporation

By: Shailesh Patel
Print Name: Shailesh Patel
Its: President
Date: 11/30/2023

TENANT:

New Cingular Wireless PCS, LLC,
a Delaware limited liability company

By: Ferry Lundquist
Its: Manager

By: Ferry Lundquist
Print Name: Ferry Lundquist
Its: Sr. R.E. & Const. Manager
Date: 12/11/23

ACKNOWLEDGMENTS APPEAR ON NEXT PAGE]