PUTNAM COUNTY BOARD OF ZONING APPEALS
MINUTES

The Putnam County Board of Zoning Appeals met for its regular monthly meeting on April 14, 2025, at 6:30 p.m. in the Commissioner's Meeting Room at the Putnam County Courthouse 1 West Washington St, Greencastle, Indiana. Lora Scott took a roll call to determine a quorum. The following members were present: Lora Scott, Randy Bee, Kevin Scobee and Raymond McCloud. Ron Sutherlin was not present for roll call but did arrive later in the meeting. Also, present was Jim Ensley, County Attorney, and Lisa Zeiner, Plan Director. See attached sign in sheet for audience members present.

Lora Scott explained the make up of the board. Mrs. Scott stated that the five (5) member board was an appointed board of volunteers. Mrs. Scott explained that the board is not elected.

REVIEW OF MINUTES – March 10, 2025, minutes.

Lora Scott asked if there were any additions or corrections to the minutes submitted.

Kevin Scobee made a motion to approve March 10, 2025, minutes as presented.

Randy Bee seconded the motion.

March 10, 2025, minutes were approved as presented with all in favor.

2025-DSV-018: MARK MUSICK – Development Standards Variance to allow for the installation of an 85-foot amateur radio tower in an A1 zoning district; Floyd Township; 22/15N/3W (6562 E CR 500 N Fillmore; 67-06-22-100-005.001-004)

Mark Music, petitioner and property owner, approached the board. Mr. Music explained that he had obtained his amateur radio license at the age of fifteen (15). Mr. Music stated that he is requesting a variance of the 35-foot height limitation as laid out in Section 3.3D of the Ordinance. Mr. Music explained that he would like to place three towers on this property. Mr. Music stated that two (2) of the towers would be seventy (70) feet and one tower would be fifty (50) feet with a seventy (70) foot mast. Mr. Music explained that one of the seventy (70) foot towers would have a fifteen (15) foot mast extending above it. Mr. Music stated that the towers are the same towers that were installed on his property in Plainfield that he had dismantled when he moved to Putnam County. Mr. Music explained the need for the height of the towers. Mr. Music stated that if you want to receive a TV station that's further away, you need to put your antenna higher, the same principle applies to amateur radio and receiving. Mr. Music explained that there were different heights for transmitting different amateur radio frequencies. Mr. Music stated that an antenna at seventy (70) feet is the optimum height for five of the amateur bands that he operates. Mr. Music explained that the eight-five (85) foot antenna is the optimal height for one particular radio band, which requires separation from other transmitting antennas. Mr. Music stated that the issue on his property is all the trees on three (3) sides of his land. Mr. Music explained that the tress, along with buildings, has an effect with reception and transmitting radio signals. Mr. Music stated that each tower covers a single amateur radio band and allows for more

efficient communication during emergencies and other related amateur radio communications, such as weather spotting.

Mr. Scobee asked if Mr. Music lived at the site currently.

Mr. Music stated that he does live on the property.

Mr. Bee asked about the tower heights.

Mr. Music stated that one tower would be a 70-foot tower for HF bands and the 15 feet above that would be a beam-type antenna for a VHF band.

Mrs. Scott asked how many towers would are being proposed.

Mr. Music stated that he would like to install three towers. Mr. Music explained that there would be a 70-foot mast for one band, another 70-foot tower with two antennas, and a 50-foot tower with another antenna on it for another band. Mr. Music stated that it would be three towers and a mast.

Mr. Scobee asked if approval from FAA was required.

Mr. Music explained that the FAA requirements start at 200 feet.

Mrs. Scott asked if there was anyone who wanted to speak in favor or against this project.

Constance Campbell-Ferry, 6213 E CR 300 N Fillmore, approached the board. Ms. Campbell-Ferry asked how the neighbors felt about this proposed project.

Mr. Music stated that none of his neighbors were opposed to the towers being installed.

Mr. Scobee asked if one of the towers were to go down would it cross onto the neighbor's property.

Mr. Music stated that 70-foot tower would be set back at least 80 feet and the 85 foot tower would be set back approximately 150 feet. Mr. Music explained that this property was 360 feet by 600 feet.

Mr. Scobee asked what the maximum height would be allowed without a variance.

Lisa Zeiner stated that per the Unified Development Ordinance, the maximum height is 35 feet.

Mr. Scobee asked if there were any others like this in the county.

Mrs. Zeiner stated that this is the first one under the new ordinance. Mrs. Zeiner explained that there were other HAM and amateur radio operators in the county that would have been installed pre-zoning or prior to the new regulations.

Mrs. Scott asked if all the cards had come back.

Mrs. Zeiner stated that letters were sent out, the office did not receive phone calls or inquiries about this project.

Mr. Scobee made a motion to approve the development standards variance to allow for the installation of amateur radio towers exceeding the 35-foot height for **2025-DSV-018: MARK MUSICK** as presented.

Mr. McCloud seconded the motion.

The development standards variance for **2025-DSV-018: MARK MUSICK** was approved 4-0, Ron Sutherlin had not arrived at the meeting at the time of the vote.

2025-SE-021: TALUS RENEWABLES, INC. – Special Exception to allow Fertilizer Manufacturing, Storage, and Distribution in an A1 zoning district; Jackson Township; 24-16N/3W (On the west side of CR 825 East approximately 0.40 miles South of the intersection of CR 1100 North and CR 825 East; part of 67-01-24-600-001.000-009)

Mrs. Zeiner asked to let the record show that Ron Sutherlin arrived at the meeting.

Mrs. Scott explained the guidelines for that the board of zoning appeals have to base decisions on for a special exception. Mrs. Scott stated the BZA may approve a special exception upon determination that the proposed use is consistent with the vison, goals, and objectives of the comprehensive plan; complies with the requirements of the ordinance; is compatible with the character of the general vicinity; can be adequately served by essential public facilities and services such as streets, police, and fire protection, drainage systems, refuse disposal, water and sewers, and schools; does not create conditions incompatible with the uses permitted in the zoning district; and allows orderly development of the surrounding property for uses permitted in the district. Mrs. Scott explained that these criteria are in the county Unified Development Ordinance, which is available online. Mrs. Scott stated that the petitioner, Talus Renewables, will present their case requesting this special exception, the board will be able to ask questions anytime in that process, either at the conclusion of the presentation or during the presentation. Mrs. Scott explained that per the rules of procedures, the petitioner has ten minutes to present, after the board is finished with immediate questions, then the public hearing portion will be opened. Mrs. Scott stated that each person who signed up to speak will have three (3) minutes and all questions will be directed to the board not the petitioner. Mrs. Scott explained that the petitioner would have time for rebuttal. Mrs. Scott stated that the board will be able to ask questions at any point during the public hearing.

Tristian Pietz, Talus Renewables, approached the board. Mr. Pietz explained Talus is a public benefit corporation that provides fertilizer and fuels access to all. Mr. Pietz stated that Talus has developed modular small-scale systems that produce ammonia from air, water, and electricity. Mr. Pietz explained that there would not be any carbon dioxide emissions or material effluent. Mr. Pietz stated that the facility would be connected to the grid and electricity would be purchased, meaning no solar panels would be used at this site. Mr. Pietz explained that the process produces green ammonia that is cheaper and more reliable, making it more sustainable. Mr. Pietz stated that there is a lot of concern about water use. Mr. Pietz explained that a twenty-five (25) gallon per minute well would be drilled. Mr. Pietz stated that ammonia is the second most produced chemical after ethylene, which is plastic. Mr. Pietz explained that ammonia is responsible for feeding a little more than half the world's population and is the building block for all synthetic nitrogen fertilizers. Mr. Pietz stated that typically ammonia plants are located where

there is good access to cheap and abundant natural gas or coal. Mr. Pietz explained that the first system was deployed in Kenya in 2023 where the ammonia produced is sold at about forty percent (40%) below the delivered average cost of nitrogen. Mr. Pietz stated that there are three (3) other systems that are either in operation or under construction. Mr. Pietz explained that the system can be ramped up or down depending on the availability of power. Mr. Pietz stated that the plant is not operational 24-7. Mr. Pietz explained that state side one plant is in operation in Boone, Iowa with another plant being constructed in Iguagou, Iowa. Mr. Pietz stated that there are three types of ammonia, green, blue and gray. Mr. Pietz explained that gray ammonia is produced from natural gas or coal and has CO2 emissions; blue ammonia is produced the same way as gray ammonia, the difference is that CO2 emissions are captured and sequestered, green ammonia is produced with hydrogen from water with no CO2 emissions. Mr. Pietz stated that with green ammonia the emission is oxygen, which is a byproduct of running electricity through water to collect hydrogen. Mr. Pietz explained that these projects are proposed where the price of ammonia can be at a significant discount to the long-term average. Mr. Pietz stated that the current price of ammonia in Indiana is about $750 to $800 a ton. Mr. Pietz explained that the expected price at Rosedale site is in the low $400s and that is a fixed price for ten (10) years. Mr. Pietz stated that the U.S. imports two million tons of ammonia per year. Mr. Pietz explained that their business model is local production for local consumption. Mr. Pietz stated that there is no intention of building a solar or wind system at this site, now or in the future.

Mrs. Scott asked what the size of the ammonia tank was at the Oon, Iowa location.

Mr. Pietz stated that it was 30,000 gallons that hold 60 tons of ammonia. Mr. Pietz explained that ammonia is already in the community. Mr. Pietz showed a map of the Keystone locations. Mr. Pietz explained that the Keystone sites have anywhere from 200 to 300 tons of ammonia, which is between 60 to 70 tanks. Mr. Pietz stated that the proposed site would have one tank. Mr. Pietz explained that the proposed well is 20 to 25 gallons per minute well. Mr. Pietz stated that high-capacity wells are 100 gallons per day. Mr. Pietz explained that the proposed facility would use 10,000 to 15,000 per day with less used in the summer because that is when the grid is typically strained and power prices are higher. Mr. Pietz stated that during those times the facility would ramp down.

Mr. Scobee asked about the diameter of the proposed well.

Adam McGrady, Health, Safety, and Environmental Manager with Talus, stated that it would be three or four inch well.

Mr. Pietz stated that they did not want anyone's well to go dry. Mr. Pietz explained that they would be working with a well driller.

Mr. Scobee stated that per Indiana Department of Natural Resources if a high capacity well is suspected to affect a smaller well, they will initiate an investigation and if the high-capacity user is found to have affected that smaller well, the smaller well is protected by state law.

Mr. McGrady stated that the proposed site would produce 10 tons of ammonia per day. Mr. McGrady explained that this system is a safe system because of the technology that is in it. Mr. McGrady stated that the system can be ramped down. Mr. McGrady explained that 10,000

gallons is the threshold for OSHA's process safety management program and EPA's Risk Management Plan. Mr. McGrady stated that Talus is required to follow those standards strictly. Mr. McGrady explained that OSHA PSM standard, process safety management, is a standard that was put in place by OSHA to keep plants from having potential catastrophic incidents for lower risk. Mr. McGrady stated that there are 14 elements that require Talus to do a magnitude of things, such as process safety analysis, pre-start of safety review, emergency response measures, and on the EPA side a risk management plan is required. Mr. McGrady explained that the risk management plan is a program specifically designed to focus on offsite consequences. Mr. McGrady stated that it is asking and answering the question what could potentially go wrong with the system that could affect anything offsite. Mr. McGrady explained that this would also require Talus to coordinate and collaborate with local responders, local hazmat teams, local fire departments. Mr. McGrady stated that the site would be a security fence that is monitored 24-7. Mr. McGrady explained that they will work with cooperatives who have the safe handling training, procedures, processes, and equipment to safely transfer ammonia from our tank to their trucks and to distribute to the local growers. Mr. McGrady stated that the system would be inspected and audited every year by multiple parties.

Mr. Bee asked if there would be employees onsite 24-7 or is this going to be remotely controlled.

Mr. Pietz stated that during the construction phase of the project, local contractors would be used. Mr. Pietz explained that during the operational phase there would be full-time employees on site.

Mr. Bee asked about the storage tank size.

Mr. Pietz stated that it is 90,000 gallons with an effect storage capacity of 85%.

Mr. Bee asked how many tanks there would be at the site.

Mr. Pietz stated one tank.

Mrs. Scott asked about the inflation reduction act and the funding for green ammonia, asking how dependent Talus was on that and the number of employees Talus has.

Mindy Rutenbeck, Chief of Staff for Talus, stated that Talus has sixteen (16) full-time employees and a handful of contractors.

Mrs. Scott asked again about the inflation reduction act and tax credits, asking where this project hinges on those tax credits.

Mr. Pietz stated that this project does rely on the inflation reduction act. Mr. Pietz explained that Section 45B of the act is a production tax credit for clean hydrogen. Mr. Pietz stated that for every kilogram of clean hydrogen, there's a production tax credit that is used to lower the cost of ammonia. Mr. Pietz explained that the tax credit is how Talus can price the ammonia at the level they do. Mr. Pietz stated that final rules were issued on January 3rd for the clean hydrogen production credit. Mr. Pietz explained that 55% of hydrogen consumed by the United States goes into the production of ammonia and 20% goes to oil refining.

Mr. Scobee asked about the risk of storing the ammonia compared to the dangers of pulling a tank down the road.

Mr. McGrady stated that one of the things required by the RMP is called an OCA, off-stie consequence analysis, which is the worst-case scenario that potentially happened as far as a release and how that would impact the community. Mr. McGrady explained that Talus is required to do a study and submit that as part of their risk management plan.

Mrs. Scott asked about the Haber-Bosch process when combining nitrogen and hydrogen if that was done at a high pressure and if so, what is the pressure and where does it happen.

Mr. Pietz stated that it does occur at a high pressure inside the piping.

Mrs. Scott asked about the pressure inside the tank and the probability of an explosion.

Mr. Pietz stated that the probability of an explosion is low just because of the amount of testing that they are required to do on it before it is put into service. Mr. Pietz explained that the higher probability would be a valve packing failure, which would result in a loss of pressure. Mr. Pietz stated that tank was at 600 psi.

There was a brief discussion on the Harber-Bosch process.

Mr. Bee asked about the daily production and who the ammonia would be sold to.

Mr. Pietz stated that production would be 10 to 15 tons per day. Mr. Pietz explained that if the farmer had their own ammonia storage tank, they could sale direct to the farmer, however, most of the sales would be direct to the co-ops in the area. Mr. Pietz stated that there was a lot of existing ammonia storage in the area, which makes this site a good candidate for this system.

Mrs. Scott stated that ammonia is used in a lot of industrial applications as well as a fuel source. Mrs. Scott asked if this product would be sold to pharmaceutical companies.

Mr. Pietz stated that they will sign a ten-to-fifteen-year contract to produce the product with the co-ops. Mr. Pietz explained that if the co-ops wanted to sell it to a pharmaceutical company the co-op could. Mr. Pietz stated this site would only be doing agricultural production of nitrogen fertilizer for the community.

Mr. Scobee asked about the water usage and whether there would be a storage tank for water.

Mr. Pietz stated that the rate of water would depend on the size of the well. Mr. Pietz explained that at most the usage would be 20 to 25 gallons per minute, depending on rate of production. Mr. Pietz stated that they would not draw 5,000 gallons per hour.

Mr. Scobee asked what the maximum amount of water used in an hour.

Mr. Pietz stated that it would be slightly less than one ton of ammonia that is produced, and that it would take 450 to 1000 gallons of water. Mr. Pietz explained that it would depend on the cooling, and they would ramp down in the summer.

Mrs. Scott asked about containment.

Mr. Pietz stated that the tanks do not require secondary containment. Mr. Pietz explained that the tanks are not cryogenic under refrigeration. Mr. Pietz stated that the tanks were like the tanks at the co-ops.

Mrs. Scott opened the public hearing portion for this case. Mrs. Scott stated that each person would have three minutes to present.

Dan Lucas, 8308 E CR 1100 N, approached the board. Mr. Lucas discussed concerns with contamination, and road and bridge issues. Mr. Lucas explained that as a farmer he has ceased the use of anhydrous ammonia for crop production in favor of less hazardous, more environmentally friendly liquid nitrates. Mr. Lucas stated that the project has negligible benefit to the community at large and should not be justified for consideration. Mr. Lucas asked why the petitioner didn't team up with Keystone and put the facility on their property where the infrastructure is already in place.

Mrs. Scott asked Mr. Pietz if he would address the question.

Mr. Pietz stated that the reason this site was selected was due to the proximity to power. Mr. Pietz explained that the system would use eleven megawatts of electricity. Mr. Pietz stated that with the substation just to the south of the proposed site, they would be able to connect to the power grid.

Mr. Lucas asked if Talus had an investment in the power plant that was built.

Mr. Pietz stated that Talus did not have an investment in the construction of the power substation.

Linda McGuire, 6804 E CR 900 N Roachdale, approached the board. Ms. McGuire stated that she was against the proposal. Ms. McGuire asked about the daily operations, the size of the well, and why this was not going on in an industrial area.

Mr. Pietz stated that the facility can run 365 days, however the expected operation period is 60% to 70% of that time.

Liza Davis, 7891 E CR 1100 N Roachdale, approached the board. Mrs. Davis explained that her house is across the street from the proposed site. Mrs. Davis stated that the proposed project was not just a small little operation, but an industrial-scale chemical producing facility. Mrs. Davis voiced concerns about tuck traffic, noise, potential odor, and every present worry about chemical accidents, water contamination, and property values decreasing.

Robert Davis, 7891 E CR 1100 N Roachdale, approached the board. Mr. Davis asked if the power substation, that was constructed three years ago, was constructed for this purpose.

Greg Ternet, Hendricks Power, approached the board. Mr. Ternet stated that the substation was put in when Hendricks Power did a large upgrade and built the transmission lines. Mr. Ternet explained that three substations were connected at the same time.

Lillie Chandler, 201 S Green Street Bainbridge, approached the board. Ms. Chandler asked if the first responders were trained in Hazmat and if they had HazMat equipment.

Michael Schmutte, 10132 N CR 900 E North Salem, approached the board. Mr. Schmutte also asked if the first responders were trained and if there was an incident how much area that would cover.

Seth Vondersaar,10352 N CR 675 E Roachdale, approached the board. Mr. Vondersaar stated that 'green' ammonia is typically considered renewable energy ammonia. Mr. Vondersaar explained that renewable energies are solar and wind. Mr. Vondersaar asked if the project is using Hendricks Power, then is it green. Mr. Vondersaar stated that there are two (2) pipelines that round through the property. Mr. Vondersaar voiced concerns about the expansion of the facility in an agricultural district.

Jamie Cardiff, 9484 N CR 825 E Roachdale, approached the board. Mr. Cardiff stated that he believed the ammonia plant being labeled as agriculture is a misclassification because it is not farming or a greenhouse. Mr. Cardiff explained that there is a big difference between fertilizer storage and fertilizer production. Mr. Cardiff stated that there should be a full environmental study done that looks at the geographical area as well as the geological impact.

Rick Miller, 26 Gettysburg, approached the board. Mr. Miller stated that he is the president of the Heritage Lake POA and they have given authorization to speak on there behalf. Mr. Miller explained Heritage Lake takes 10 or 11 megawatts per ton of electricity, which is about what 17 homes would use in one year. Mr. Miller stated concerns with the electricity consumption for the proposed facility, the health of the aquifer, and safety.

Marion O'Hair, 11242 N CR 800 E Roachdale, approached the board. Mr. O'Hair stated that he heard about the benefits to the farmers, but what about the people in the area. Mr. O'Hair asked about the impact on taxes and what the company's liability insurance is.

Mr. Pietz stated that they would not be seeking tax breaks. Mr. Pietz explained that they will pay the taxes associated with the project. Mr. Pietz stated that with the flexibility of the system they will be avoiding peak electrical use, which will in turn lower the electricity rates for all other users on that grid.

Mr. Ternet explained that the facility will be operating at low peak times, which benefits the system and keeps rates lower.

Mrs. Scott stated that Hendricks Power is upgrading other substations.

There was a medical emergency with one of the audience members. The meeting was put on hold while the first responders attended the person. Fortunately, the audience member was fine, and the meeting resumed without incident.

James Spear, 11328 N CR 800 E Roachdale, approached the board. Mr. Spear stated that when he purchased his property it took drilling five (5) wells to find water. Mr. Spear explained that water was scarce in the area. Mr. Spear stated that he was against the project.

Tammy Richardson, 7945 Hughes Rd, North Salem, approached the board. Mrs. Richardson voiced concerns about her well. Mrs. Richardson stated that a new well had to be installed on their property and they are lucky to get five (5) gallons per minute out of it. Mrs. Richardson explained that the definition of a high capacity well needs to be changed. Mrs. Richardson stated

that when the surrounding wells are low producing, a higher capacity well is going to affect the aquifer. Mrs. Richardson asked if a study about land values had been completed and the number of employees that will be onsite.

Jordanne Vondersaar, 10352 N CR 675 E Roachdale, approached the board. Mrs. Vondersaar voiced opposition to the proposed project. Mrs. Vondersaar asked who would benefit from the project. Mrs. Vondersaar voiced concerns with the wells running dry, HazMat response, and contamination.

Lisa Howard, 31 Jefferson Valley, approached the board. Ms. Howard asked how many worker comp claims has been filed from people working in the plant that have inhaled and had lung damage, how many lawsuits have been filed against Talus or settled with below that live near the plants. Mrs. Howard stated that according to the website Bill and Melinda Gates support the company.

Mr. Pietz stated that Gates support the Africa projects.

Marilyn Wehrman, 10204 N CR 675 E Roachdale, approached the board. Mrs. Wehrman stated opposition to the project. Mrs. Wehrman voiced concerns about the wells, HazMat, and the general safety.

Melissa Hendricks, 9258 N CR 825 E Roachdale, approached the board. Ms. Hendricks asked how much traffic would be on the road. Mrs. Hendricks stated concerns with the existing poor conditions of the roads.

Mr. Pietz stated that the maximum amount of ammonia that can be produced is 20 tons per day, which is the size of a standard anhydrous tanker. Mr. Pietz explained that these trucks are already moving through the community today pulling ammonia from other terminals. Mr. Pietz stated that the expected truck traffic would be a few trucks a week, not multiple trucks a day.

Thomas Richardson, 7945 Huges Road, approached the board. Dr. Richardson asked about the number of employees.

Mr. Pietz stated that there would be two (2) people working shifts of 8 to 10 hours. Mr. Pietz explained that it is a skilled position. Mr. Pietz stated that when the facility was not running no one would be on site and the gates would be locked. Mr. Pietz explained that the facility would be monitored 24/7. Mr. Pietz stated that they would hire local maintenance and reliability engineers that would live locally and manage the system.

Shane Hendricks, 9258 N CR 825 E Roachdale, approached the board. Mr. Hendricks asked if there was a designated truck route and the weight limit of the trucks.

Terry Decker, 11791 N CR 800 E Roachdale, approached the board. Mr. Decker voiced concerns about HazMat response and the environment.

John Decker, 11791 N CR 800 E Roachdale, approached the board. Mr. Decker stated that he was against the project.

Ron Reynolds, 11221 N CR 800 E Roachdale, approached the board. Mr. Reynolds asked what other business would follow this one.

Mr. Pietz stated that the proposal is for ammonia supply. Mr. Pietz explained that the facility does not use sewage and will not be using natural gas. Mr. Pietz stated that they would be supplying ammonia that is needed for local agriculture. Mr. Pietz explained that about 50% of agriculture in the area uses ammonia as their nitrogen fertilizer source. Mr. Pietz stated that there are no 'tag along' businesses.

Alex Shelton, 10311 Blue Sky Drive Avon, approached the board. Ms. Shelton asked about the EMRs for emergency monitoring for both part-time and full-time. Ms. Shelton voiced concerns with the water table and safety.

Ms. Ruthenbeck stated that emergency monitoring has to do with safety on OSHA logs. Ms. Ruthenbeck explained that they have not experienced an OSHA reportable injury since the company started and have not had any lost time.

Alicia Boyd, 541 Glastonbury Lane Mooresville, approached the board. Mrs. Boyd stated that they own property at 12118 N CR 800 E in Roachdale. Mrs. Boyd explained that by limiting non-agricultural uses of land, zoning helps preserve valuable agricultural resources and land for future farming needs. Mrs. Boyd stated that zoning segregates incompatible land uses such as separating farms from industrial facilities, which might pollute the environment and cause other disturbances. Mrs. Boyd explained that by designating specific areas for agriculture, zoning laws help control urban expansion, ensuring that cities grow in a planned and sustainable way. Mrs. Boyd stated that natural gas was not in the area. Mrs. Boyd voiced concerns with response time, the wells, operational noise, and where the byproduct water will go as well as what is in that water.

Mr. Pietz stated that a noise dosimeter test was done at the Boone Iowa site and that fell below OSHA PEL of 90 decibels. Mr. Pietz explained that it would not be any louder than the transformation hum that is already there. Mr. Pietz stated that the only wastewater is the RO reject. Mr. Pietz explained that they have a RO system to treat the water. Mr. Pietz explained that a drinking water test was done at the Boone Iowa site that came back with no issues.

Amber Greene, 4117 N CR 300 E Greencastle, approached the board. Ms. Greene stated that as a real estate agent, property values in the area would go down if this facility is allowed to be constructed.

Mrs. Scott explained that the board is volunteers. Mrs. Scott stated that there are a lot of factors that are considered when making a decision. Mrs. Scott explained that there is not an automatic rubber stamp of approval.

Dave Wyeth, 5770 W CR 500 N North Salem, approached the board. Mr. Wyeth proposed moving the project 35 miles to the west where there is an industrial park with 7,000 acres, a 100,000-gallon water tower and 7-million-gallon reservoir. Mr. Wyeth explained that the site was already equipped to handle this type of project.

Ben Chadd, 1411 E US 36 Bainbridge, approached the board. Mr. Chadd stated that ammonium nitrate is the number one most hazardous and dangerous product for farming.

Brian Poole, 7201 E CR 1100 N Roachdale, approached the board. Mr. Poole voiced concerns with his well running dry. Mr. Poole explained that there are three levels of HazMat response. Mr. Poole stated that the fire departments could assist a hazmat team, but they are not equipped to handle it on their own. Mr. Poole explained that Greencastle Fire Department has a hazmat team, but they would not be equipped or prepared to handle this type of incident.

Ron Brown, 6396 E CR 1050 N Roachdale, approached the board. Mr. Brown asked about what happens to the byproducts and safety.

Mr. Pietz stated that the system is a standard nitrogen generation system. Mr. Pietz explained that nitrogen is a procured component from Atlas Top Company. Mr. Pietz stated that the produce is a reliable and commercially available component. Mr. Pietz explained that Talus works with existing technologies to ensure reliability and maintenance.

Michelle McClughen, 7823 W CR 550 N North Salem, approached the board. Ms. McClughen voiced concerns of the threat to the delicate ecosystem, the human health risks, and the aquifer.

Dick Wyeth, 5503 W CR 800 N North Salem, approached the board. Mr. Wyeth stated that he was the property owner. Mr. Wyeth explained that he is looking for stability with ammonia prices. Mr. Wyeth stated that the average amount of ammonia is around $750 to $900 a ton. Mr. Wyeth stated that there are anhydrous tanks within the town limits.

Brent McClughen, 7823 W CR 550 N, approached the board. Mr. McClughen asked about the procurement process of the automation system.

Tim McGovern, 906 Pintail Lane Danville, approached the board. Mr. McGovern aske how close the petitioners live to one of the plants.

The petitioners stated that one lives 10 miles from Eagle Grove, one lives in Fort Dodge, Iowa, and one lives in Fenton, Michigan.

Mr. McGovern asked about the lighting for the facility.

Mr. Pietz stated that there would be security lighting that is motion-activated.

Mrs. Scott stated that if this were to pass, they would have to abide by the lighting standards of the Unified Development Ordinance.

Andy Beck, County Commissioner, approached the board. Mr. Beck stated that if this project is approved, they must sign an agreement with the Putnam County Commissioners that they will use one designated route to the plant and they will black-top and pave the road before it starts. Mr. Beck explained that the discussion was that the trucks must come up from US 36 on the county line, go up to CR 1100, then over to the plant. Mr. Beck stated that those are the only road that can tolerate the trucks. Mr. Beck explained that the road would be built before the plant.

Olena Warren approached the board. Ms. Warren asked about the liability if something were to happen, like water, homes, people getting sick.

Mr. Pietz stated that addressing a liability question is very broad cause and effect. Mr. Pietz explained that the company does carry property, casualty, and liability insurance.

Jim Spear, 11328 N CR 800 E, approached the board. Mr. Spear asked what happens if his well goes dry because of the project.

Mr. Scobee stated that there is Indiana law pertaining to private wells that are impacted and that would be a civil action.

Mr. Pietz stated that morally and ethically we are opposed to any of the wells drying up. Mr. Pietz explained that if they must drill 490 feet to a different aquifer that has the capacity to do the project they would. Mr. Piets stated that they would install trees to buffer the site. Mr. Pietz explained that they were not interested in any further development at the site. Mr. Pietz stated that they were willing to make a commitment they would not do any further development. Mr. Pietz explained that a smaller tank could be installed. Mr. Pietz stated that they were willing to make concessions.

Lisa Zeiner stated that the Planning Department had received several emails. Mrs. Zeiner explained that the office received 120 letters via email between Wednesday April 9th and Friday April 11 and a petition was dropped off in person on the afternoon of Friday, April 11th, which contained multiple pages of names. Mrs. Zeiner stated that there was around 200 names on the petition. Mr. Zeiner explained that the cut off for letters to be submitted was 4 pm on Friday so that there was time to go through them. Mrs. Zeiner stated that 40% of the letters offered detailed examples of opposition, while the remaining 60% only stated they were opposed or against the project. Mr. Zeiner explained that of the 120 letters 39 of those were out of county submissions, which was roughly 32.5%; 17 did not include identifiable location information. Mrs. Zeiner stated that Putnam and Hendricks County residents have primarily voiced the same concerns we heard tonight, environmental impact and safety, water usage, coning compatibility, lack of trust in green company, and future of further expansion. Mrs. Zeiner explained that for the environmental impact, the letters talked about lack of training or knowledge for local fire departments, proximity to McLeod nature Preserve, contamination, danger to humans and wildlife, soil and water contamination; the water usage concerns was the aquifer, the watershed demand, the well depletion, the well contamination, and other water supply issues; the zoning concerns were the zoning regulations, should it be commercial or industrial, property values, and road usage and infrastructure breakdown; the trust factors were toxic waste plant, questionable integrity and transparency of the company, green energy scam, and lack of benefits to the community; future expansion concerns were preserving farmland, preserving rural character, monetary gain to the county, and a way to bypass windmills and solar. Mrs. Zeiner stated in conclusion, residents and non-residents alike have voiced their concerns, all of which mirror the same message – they strongly oppose this project in Putnam County.

Mrs. Scott closed the public hearing for this project. Mrs. Scott stated that no further input from the public will be allowed. Mrs. Scott explained that one of the criteria for making a decision is that the proposal has to be consistent with the vision, goals, and objectives of the comprehensive plan. Mrs. Scott stated that in the comprehensive plan there is a land use map that shows this area as agricultural, no industrial nearby, just agricultural and parks/recreation. Mrs. Scott explained that another outcome of the comprehensive plan, was that growth would be concentrated not

shotgun across the entire county, and that pertains to housing. Mrs. Scott stated that she would consider this project to be an industrial use as chemical manufacturing and storage. Mrs. Scott explained that she respected what was being proposed, just not at this location. Mrs. Scott made a motion to deny **2025-SE-021: TALUS RENEWABLES, INC.**

Mr. McCloud seconded the motion.

The motion to deny **2025-SE-021: TALUS RENEWABLES, INC.** was passed with all in favor.

Mr. McCloud made a motion to adjourn the meeting.

Mr. Bee seconded the motion.

The meeting was adjourned at 10:20 p.m.

Minutes approved on the 9th **day of** June **2025.**

Lora Scott

Lora Scott, President

PUTNAM COUNTY BOARD OF ZONING APPEALS

April 14, 2025 at 6:30 p.m.

SIGN IN SHEET

PLEASE PRINT CLEARLY

NAME	ADDRESS
Dan Lucas	8308 E Co Rd 1100N Roachdale, IN 46172
JAMIE CARDIFF (Pass)	9484 N CORD 825 E ROACHDALE IN 46172
Linda McGuire	6804 E Co Rd 900 N Roachdale IN 46172
John D McGuire II	" "
Mary Sawyer Henderson ✓	8631 N CR 675E, Bainbridge, IN 46105
WANDA OWENS ✓	6914 E Co Rd 900N Roachdale IN 46172
Lisa Davis Lisa Davis	7891 E CR 1100 N Roachdale 46172
Robert Davis	7891 E CR 1100 N. Roachdale 46172
Glenna Warren (give time to Jordanne)	6607 E CoRd 900 N Roachdale, IN 46172

PUTNAM COUNTY BOARD OF ZONING APPEALS

April 14, 2025 at 6:30 p.m.

SIGN IN SHEET

PLEASE PRINT CLEARLY

✓ Millie Chandler	201 S. Green St. Bainbridge IN. PO Box 28
Sherry Bryant ✓	6672 E. Co. Rd. 900 N. Roachdale IND. 46172
✓ [illegible]	10132 W. CR 900 S North Salem IN. 46165
✓ Dawn Overbay ✓	6807 E Co Rd 900 N Roachdale IN 46172
✓ Rachelle Overbay	6807 E Co Rd 900 N Roachdale, IN 46172
April Land left	157 Lincoln Hills Coatesville In 46121
Carrie Austin left	120 mill Springs Coatesville In 46121
MARK MUSICK	6562 E. CO. RD 500 N FILLMORE, IN 46128
✓ Terry Mobley	8968 N. CR 675E Lizton, In 46172
✓ Seth Vandeveer	10352 N Lord 675 E Roachdale IN 46172

PUTNAM COUNTY BOARD OF ZONING APPEALS

April 14, 2025 at 6:30 p.m.

SIGN IN SHEET

PLEASE PRINT CLEARLY

Jill Lucas ✓	8308 E. CR 1100 N. Roachdale, IN 46172
✓ Rick Miller, V.P. H2POA	26 Gettysburg, Heritage Lake
✓ Mr. Marion + Valerie O'Hair	11242 N Co. Rd 800 E, Roachdale, IN
✓ JAMES SPEAR	11328 N co Rd 800 E Roachdale
✓ TODD BOTTORFF	~~11208~~ 11283 N. CR 800 E ROACHDALE
John + Rosemary Malicoat ✓	6852 E. CR 900 E Roachdale
✓ Tammy Richardson + ~~Dr~~ Tom Richardson	7945 Hughes Rd. North Salem
✓ Jordanne Vondersaar	10552 N co rd 675 E Roachdale IN
Karen Fogle ✓	4570 W 300 Rd TS N Salem IN
DAVID Lorsch no answer	245 WATERFALL CT DANVILLE IN

✓ Lisa Howard — 31 Jefferson Valley, Coatesville

PUTNAM COUNTY BOARD OF ZONING APPEALS

April 14, 2025 at 6:30 p.m.

SIGN IN SHEET

PLEASE PRINT CLEARLY

NAME	ADDRESS
Kathleen Hotchkiss left	245 Waterfall Ct Danville IN 46122
Jessi Kuetzeck left	304 Dry Branch Dr. Clayville, IN. 47433
Greg Terret	POBox 309 Danville IN. 46122
BETH BAN opposed	7177 E CO RD 1000N ROACHDALE IN 46172
Marilyn Wehrman	10204 N. 675 E. Roachdale IN 46172
Jeff Wehrman	10204 N 675 E Roachdale In 46172
Nancy Wells left	7016 E 525 S Fillmore 46128
Bill [illegible] pass	4381 W CR 1100 N 46172
Lynda Adams pass	4381 W Co Rd 1100 N Roachdale

PUTNAM COUNTY BOARD OF ZONING APPEALS

April 14, 2025 at 6:30 p.m.

SIGN IN SHEET

PLEASE PRINT CLEARLY

✓ Melissa Hendricks	9255 N. CR 825E Roachdale
✓ Thomas Richardson	9255 N. CoRd 825E, Roachdale
✓ Shane Hendricks	↳
✓ Constance Campbell Ferry	
✓ Terry Decker	11791 N. CR 600E, Roachdale
✓ John Decker	"
✓ Woodie Reynolds	
✓ Bob Reynolds	11272 N. CR 600E, Roachdale
✓ Alex Shelton	10311 Blue Sky Dr., Avon

PUTNAM COUNTY BOARD OF ZONING APPEALS

April 14, 2025 at 6:30 p.m.

SIGN IN SHEET

PLEASE PRINT CLEARLY

Andy Beck (Beck)	
JENNIFER R. MASARIU ✓	
✓ Alicia Boyd	Have property in Barnard 541 Glastonbury, Mooresville, IN
✓ Bill Boyd	
✓ Mark Robinson	
✓ Darla Robinson	
Bruce A. Hale ✓	
✓ AUBER GREENE	4117 N. CR ?, Greencastle
Bucky Nicholson ✓	
✓ Ron + Angie Felty	

PUTNAM COUNTY BOARD OF ZONING APPEALS

April 14, 2025 at 6:30 p.m.

SIGN IN SHEET

PLEASE PRINT CLEARLY

NAME	ADDRESS
[signature]	
[signature]	
✓ Mike & Carol Fawis	9328 N CR 825 E. Roachdale
✓ DAVE WYETH	5170 W 500N NORTH SALEM
Kevin Mobley ✓	8468 N. CR 675E Roachdale 46172
David E Berry ✓	6912 E St Rd 236 Roachdale, In 46172
MARK DOUGLASS	4808 VINE ST AMO IN 46103
STEVE Phillips —	10386 N. 900 E NORTH SALEM IN 46165
James Mark	9128 N. Co. Rd 825 E Roachdale Ind 46172

PUTNAM COUNTY BOARD OF ZONING APPEALS

April 14, 2025 at 6:30 p.m.

SIGN IN SHEET

PLEASE PRINT CLEARLY

Jacob Lucas —	
Dencil D. Miller	
✓ Benjamin Chadd	1411 E. US 36, Bainbridge
✓ Brian Poole	7201 E. CR 1600 N, Roachdale
Kevin Miller ✓	
✓ Ronald E Brown	6396 E. CR 1050 N, Roachdale
Amy Hale ✓	
Amanda Thienke left	
Rob Huey "	
Wayne Huffman pass	

PUTNAM COUNTY BOARD OF ZONING APPEALS

April 14, 2025 at 6:30 p.m.

SIGN IN SHEET

PLEASE PRINT CLEARLY

Renee Fry pers	
Molly Buettner X	
Dsir Buettner X	
TRAVIS CLARK X	
STEPHEN CLARK X	
Trisha Vanhorn TRISHA VANHORN per	
Lanny D Wilson X	
Alyssa Killian	
Linda Smith X	
Lanny Wilson	

PUTNAM COUNTY BOARD OF ZONING APPEALS

April 14, 2025 at 6:30 p.m.

SIGN IN SHEET

PLEASE PRINT CLEARLY

NAME		ADDRESS
Rita Willis	X	10402 N Co Rd. 550 E Roachdale IN 46172
PATRICK McANDREWS	X	8631 S CR 1100 N ROACHDALE, IN 46172
Vicki Sanders	X	6776 N County Road 600E Bainbridge, IN 46105
Randall Sanders	X	6776 N co. Rd. 600E Bainbridge In 46105
Lysiw Howard		31 Jefferson Valley Coatesville, In. 46121
Tristan Pietz		Talus Renewables
Adam McCrady		Talus Renewables
Mindy Ruthenbeck		Talus Renewables

PUTNAM COUNTY BOARD OF ZONING APPEALS

April 14, 2025 at 6:30 p.m.

SIGN IN SHEET

PLEASE PRINT CLEARLY

✓ Michelle McClugen	7823 W. Co Rd 550 N (317) 371-4477 North Salem IN 46165
✓ ~~David?~~ Dick Dudgeon	5503 W. CR 500 N. N. SALEM
Charles Kleiber X	9392 N CO Rd 875 E Roachdale IN 46172

PUTNAM COUNTY BOARD OF ZONING APPEALS

April 14, 2025 at 6:30 p.m.

SIGN IN SHEET

PLEASE PRINT CLEARLY

Kyle Shelton X	7297 E. CR. 100N Roachdale, IN 46172
Vince and Frances Pokrifcak	23 Jefferson Valley, Coatesville IN 46121
John Wood X	9672 N CR 825E 46172
Jason Gigliotti ↗	9764 N CR 825E 46172
✓ Brent McClughen	7823 W. CO Rd 550N 46165
Paula Clair pass	3867 E. State Rd 236 Roachdale 46172
Kyle + Chelsea Froelich 11	9149 N County Road 700E Roachdale, IN 46172
Larry Welsh	9688 N CO Rd 825 E

PUTNAM COUNTY BOARD OF ZONING APPEALS

April 14, 2025 at 6:30 p.m.

SIGN IN SHEET

PLEASE PRINT CLEARLY

Tim Bondy Jodi L Bondy	8261 Hughes Rd North Salem

PUTNAM COUNTY BOARD OF ZONING APPEALS

April 14, 2025 at 6:30 p.m.

SIGN IN SHEET

PLEASE PRINT CLEARLY

Rachel Hix	X	8489 W 400 N North Salem IN
Phil Hix	X	8489 W 400 N North Salem IN
Eric Davis	X	7279 E Co Rd 1100 N Roachdale, IN 46172
Ashton Davis	X	7275 E Co Rd 1100 N Roachdale, IN 46172
✓ Tim McGovern		906 Pintail Lane Danville, IN 46122
✓ Alicia Boyd		541 Glastonberry Lane Mooresville, IN 46158
✓ Kim Shelton		7297 E CR 1000 N Roachdale IN 46172

PUTNAM COUNTY BOARD OF ZONING APPEALS
AGENDA
MONDAY April 14, 2025
6:30 p.m.
Commissioner's Meeting Room - 1 W Washington St - Greencastle, IN 46135
(765) 301-9108

1. **CALL TO ORDER**

   ROLL CALL DETERMINATION OF QUORUM

   ☐ Raymond McCloud ☐ Ron Sutherlin ☐ Jim Ensley, Attorney
   ☐ Kevin Scobee ☐ Lora Scott ☐ Lisa Zeiner, Director
   ☐ Randy Bee

2. **REVIEW OF MINUTES** – March 10, 2025, Meeting

3. **PUBLIC HEARINGS** -Public hearing items have been advertised according to law. For items involving a piece of land, courtesy notices have been sent to some property owners. Testimony for and against each proposal will be taken and a decision by the Board of Zoning Appeals made. The Board may continue an item to another date for hearing if the public is better served by such a continuance.

   ❖ **OLD BUSINESS - NONE**

   ❖ **NEW BUSINESS**

   2025-DSV-018: MARK MUSICK – Development Standards Variance to allow for the installation of an 85-foot amateur radio tower in an A1 zoning district; Floyd Township; 22/15N/3W (6562 E CR 500 N Fillmore; 67-06-22-100-0050.001-004)

   2025-SE-021: TALUS RENEWABLES INC. – Special Exception to allow Fertilizer Storage and Distribution in an A1 zoning district; Jackson Township; 24/16N/3W (on the west side of CR 825 East approximately 0.40 miles south of the intersection of CR 1100 North and CR 825 East; 67-01-24-600-001.000-009)

4. **ELECTION OF OFFICERS** – President & Vice-President

5. **BUSINESS SESSION** - In its business session, the Board of Zoning Appeals meets in open session to discuss each item and decide on an outcome. By law, a business session agenda is posted at least 48 hours prior to this meeting. This is not a public hearing. No testimony is taken unless the Board requests it. The Board may continue an item to another date for the hearing if the public is better served by such a continuance.

6. **OTHER BUSINESS**

7. **WISHES TO BE HEARD**

Information pertaining to these cases is available to the public weekdays from 8:00 a.m. to 4:00 p.m. at the Department of Planning & Building, Putnam County Courthouse 1 W Washington St, 4th Floor Room 46 Greencastle, Indiana 46135. There are times during routine application processing when files may not be immediately available. Written objections to any item on the agenda may be filed with the secretary of the Plan Commission before the hearing. At the hearing, oral comments concerning each Public Hearing proposed will be heard. The jurisdiction of the Plan Commission is all of Putnam County except the City of Greencastle, and the Towns of Bainbridge, Cloverdale, and Roachdale. For more information call (765) 301-9108.

FOR SPECIAL ACCOMODATIONSA NEEDED FOR HANDICAPPED INDIVIDUALS PLANNING TO ATTEND THIS HEARING. PLEASE CALL, THE PLANNING SECRETARY AT (765) 301-9108 AT LEAST 48 HOURS IN ADVANCE OF THE MEETING.

Report Of Collection

Approved by State Board of Accounts for Putnam County, 2001

To: Putnam County Auditor
(Title of Officer)

Planning/Building
(Governmental Unit)

Putnam County, Indiana
(County)

Collections for Period: 1/1/2025 thru 3/30/2025

	Description	Funds to be Credited	Collections This Period	Prior Collections	Year to Date Collections
1	ADDITION (RESIDENTIAL)	1180-18	$300.00	$0.00	$300.00
1	ALTERATION OF DRAWINGS - FIRST VIOLATIO	1180-18	$100.00	$0.00	$100.00
10	ALTERATIONS (RESIDENTIAL)	1180-18	$600.00	$0.00	$600.00
1	ATTACHED DECK	1180-18	$60.00	$0.00	$60.00
18	BUILDING PERMIT	1180-18	$7,200.00	$0.00	$7,200.00
45819	BUILDING PERMIT/ PER SQ FT	1180-18	$9,163.80	$0.00	$9,163.80
1	BUSINESS, COMMERCIAL, PUBLIC	1180-18	$1,000.00	$0.00	$1,000.00
37	CERTIFICATE OF OCCUPANCY	1180-18	$740.00	$0.00	$740.00
2	CONSTRUCTION WITHOUT PERMIT - FIRST VIC	1180-18	$600.00	$0.00	$600.00
16	CONTRACTOR LISTING	4906-18	$1,600.00	$0.00	$1,600.00
97	COPY - WIDE FORMAT	1181	$194.00	$0.00	$194.00
10	COPY WIDE FORMAT COLOR	1181	$50.00	$0.00	$50.00
2	COPYS B/W PER PAGE	1180-10	$1.00	$0.00	$1.00
6	COPYS COLOR PER PAGE	1180-10	$6.00	$0.00	$6.00
1	DEMOLITION PERMIT	1180-18	$50.00	$0.00	$50.00
5	DETACHED ACCESSORY - PREBUILT	1180-18	$300.00	$0.00	$300.00
17	DETACHED ACCESSORY BUILDINGS	1180-18	$2,550.00	$0.00	$2,550.00
7	DETACHED ACCESSORY- GENERAL	1180-18	$420.00	$0.00	$420.00
26	ELECTRICAL	1180-18	$1,560.00	$0.00	$1,560.00
1	EMERGENCY ELECTRICAL	1180-18	$30.00	$0.00	$30.00
4	FENCE PERMIT	1180-18	$240.00	$0.00	$240.00
2	IN-GROUND POOL	1180-18	$120.00	$0.00	$120.00
4	LEGAL AD FEE	1000-10	$160.00	$0.00	$160.00
2	MANUFACTURED TYPE II, TEMP STRUC	1180-18	$200.00	$0.00	$200.00
9	MAUFACTURED TYPE I, MULTI-SEC	1180-18	$1,800.00	$0.00	$1,800.00
1	MINOR SB RESIDENTIAL SECONDARY	1000-10	$350.00	$0.00	$350.00
2	OTHER	1180-10	$550.00	$0.00	$550.00
7	RENEW BUILDING PERMIT	1180-18	$980.00	$0.00	$980.00
1	REPLAT - 1 LOT ONLY	1000-10	$200.00	$0.00	$200.00
74	REZONE - $25.00 PER ACRE	1000-10	$1,850.00	$0.00	$1,850.00
4	REZONE SAME USE	1000-10	$600.00	$0.00	$600.00
2	REZONING	1000-10	$1,200.00	$0.00	$1,200.00
9	RURAL SUBDIVISION	1000-10	$2,250.00	$0.00	$2,250.00
5	RURAL SUBDIVISION PER BUILDING LOT (OVE	1000-10	$100.00	$0.00	$100.00
233	SINGLE INSPECTION	1180-18	$13,980.00	$0.00	$13,980.00
2	SOLAR PANEL PERMIT	1180-18	$150.00	$0.00	$150.00
2	SPECIAL EXCEPTION	1000-10	$800.00	$0.00	$800.00
3	VARIANCE	1000-10	$900.00	$0.00	$900.00

Report Of Collection

Approved by State Board of Accounts for Putnam County, 2001

To: Putnam County Auditor
(Title of Officer)

Planning/Building
(Governmental Unit)

Putnam County, Indiana
(County)

Collections for Period: 1/1/2025 thru 3/30/2025

Description	Funds to be Credited	Collections This Period	Prior Collections	Year to Date Collections
Total Amount Collected		**$52,954.80**	**$0.00**	**$52,954.80**

I hereby certify that the foregoing is a true and correct report of collections due the above named governmental unit for the period shown.

Dated this _____ day of _____

_____
(signature)

_____
(Title of Officer)

Note
This is not to be used as a receipt for collections. The official to whom the report is made must issue an official receipt for the collections remitted.

Totals by Fund

1000-10	**$8,410.00**
1180-10	**$557.00**
1180-18	**$42,143.80**
1181	**$244.00**
4906-18	**$1,600.00**
	$52,954.80

2025 BUILDING PERMIT REPORT AS OF 3/302025

LOCATION	TYPE OF PERMIT	NUMBER OF PERMITS ISSUED
COUNTY	New dwellings	8
	Assessory Dwelling	
	Pools	1
	Commercial	1
	Electric	25
	Detached Accessory	25
	Demolition	1
	Additions	6
	Cell Modifications	
	Roof	1
	Addition Commercial	
	PreBuilt Accessory	3
	Fence	
	Signs	
	Remodel	1
	Floodplain - DOT Bridge	
	Solar Panels	2
	Storage Tank	
	Grading	
	Cabin	
	ILP - GENERAL	
	Attached Accessory	
	TOTAL	74
TOWN OF BAINBRIDGE	Fence	
	New Dwelling	
	Detached Accessory	
	Additions	
	Roof	
	Commercial - Addition	
	PreBuilt Accessory	
	Demolition	
	ILP	
	Remodel	
	Electric	
	TOTAL	0
TOWN OF ROACHDALE	Fence	3
	Roof	
	Demolition	
	Electric	1
	New Dwelling	1
	Signs	
	Detached Accessory	
	ILP	
	Attached Accessory	
	Prebuilt Accessory	
	Commercial	
	Solar Panels	
	TOTAL	5

LOCATION	TYPE OF PERMIT	NUMBER OF PERMITS ISSUED
TOWN OF RUSSELLVILLE	Electric	
	Additions	
	Remodel	
	Demolition	
	Commercial	
	TOTAL	0
TOWN OF CLOVERDALE	Roof	
	Commercial	
	New Dwelling	5
	Electric	
	Additions	
	Pools	
	Demolition	
	Fence	1
	Solar panels	
	Sign	
	Attached Accessory	
	Storage Tank	
	Stormwater/grading	
	Remodel	1
	Detached Accessory - Prebuilt	
	Detached Accessory	
	TOTAL	7
HERITAGE LAKE	Additions	4
	Cell Modifications	
	New Dwelling	10
	Deck	
	Demolition	
	Attached Accessory	
	Electric	2
	Pool	1
	Remodel	
	Roof	
	Fence	
	Detached Accessory	2
	TOTAL	19
GRAND TOTAL PERMITS		105

2025 PLAN COMMISSION & BZA CASE REPORTS AS OF 3/30/2025

BZA - CASES

LOCATION	TYPE	NUMBER
County	Development Standards Variance	3
	Special Exception	3
	TOTAL	**6**
Town of Bainbridge	Development Standards Variance	
	Special Exception	
	TOTAL	**0**
Town of Roachdale	Development Standards Variance	
	Special Exception	
	TOTAL	**0**
Town of Cloverdale	Development Standards Variance	
	Special Exception	
	TOTAL	**0**
Town of Russellville	Development Standards Variance	
	Special Exception	
	TOTAL	**0**
GRAND TOTAL BZA CASES		**6**

PLAN COMMISSION - CASES

LOCATION	TYPE	NUMBER
COUNTY	Major Plat	1
	Development Plan Review	
	Replat	
	Rezoning	5
	TOTAL	**6**
TECH REVIEW ONLY	Stormwater Review	2
	Development Plan Review	
	Rural Subdivision	3
	Minor Plat	6
	Replat	1
	TOTAL	**12**
Town of Bainbridge	Minor Plat	
	Major Plat	
	Development Plan Review	
	Rezoning	
	TOTAL	**0**
Town of Roachdale (County hears these)	Minor Plat	
	Major Plat	
	Development Plan Review	
	Rezoning (1 heard by Council)	
	TOTAL	**0**
Town of Cloverdale (County hears these)	Minor Plat	
	Major Plat	
	Development Plan Review	
	Rezoning	1
	TOTAL	**1**
Town of Russellville (County Hears these)	Minor Plat	
	Major Plat	
	Rezoning	
	TOTAL	**0**
GRAND TOTAL PC CASES		**19**

Summary

The Putnam County Building & Planning office received 120 letters via email between Wednesday, April 9, 2025, and Friday, April 11, 2025. A petition was dropped off in person on the afternoon of Friday, April 11, 2025, which contained multiple pages of names, addresses, and emails. The cutoff for these letters to be submitted was by 4:00 PM on Friday, April 11, 2025.

Approximately 40% of the letters offer detailed examples of opposition; the remaining 60% only state they are opposed or against the project. Of the 120 submitted letters, 39 of those were out-of-county submissions *(32.5%)*. Seventeen (17) of the submissions did not include any identifiable location information.

Putnam and Hendricks County residents have primarily voiced the same concerns – environmental impact and safety, water usage, zoning compatibility, lack of trust in 'green' companies, and fear of future expansion.

Environmental Risk & Impact

- Lack of training/knowledge for local fire departments
- Proximity to McCloud Nature Preserve
- Contamination
- Danger to humans and wildlife
- Soil and air contamination

Water Usage

- Aquifer & watershed demand
- Well depletion
- Well contamination
- Water supply issues

Zoning

- Zoning regulations
- Should be rezoned to commercial/industrial
- Property values
- Road usage and infrastructure breakdown

Trust Factors

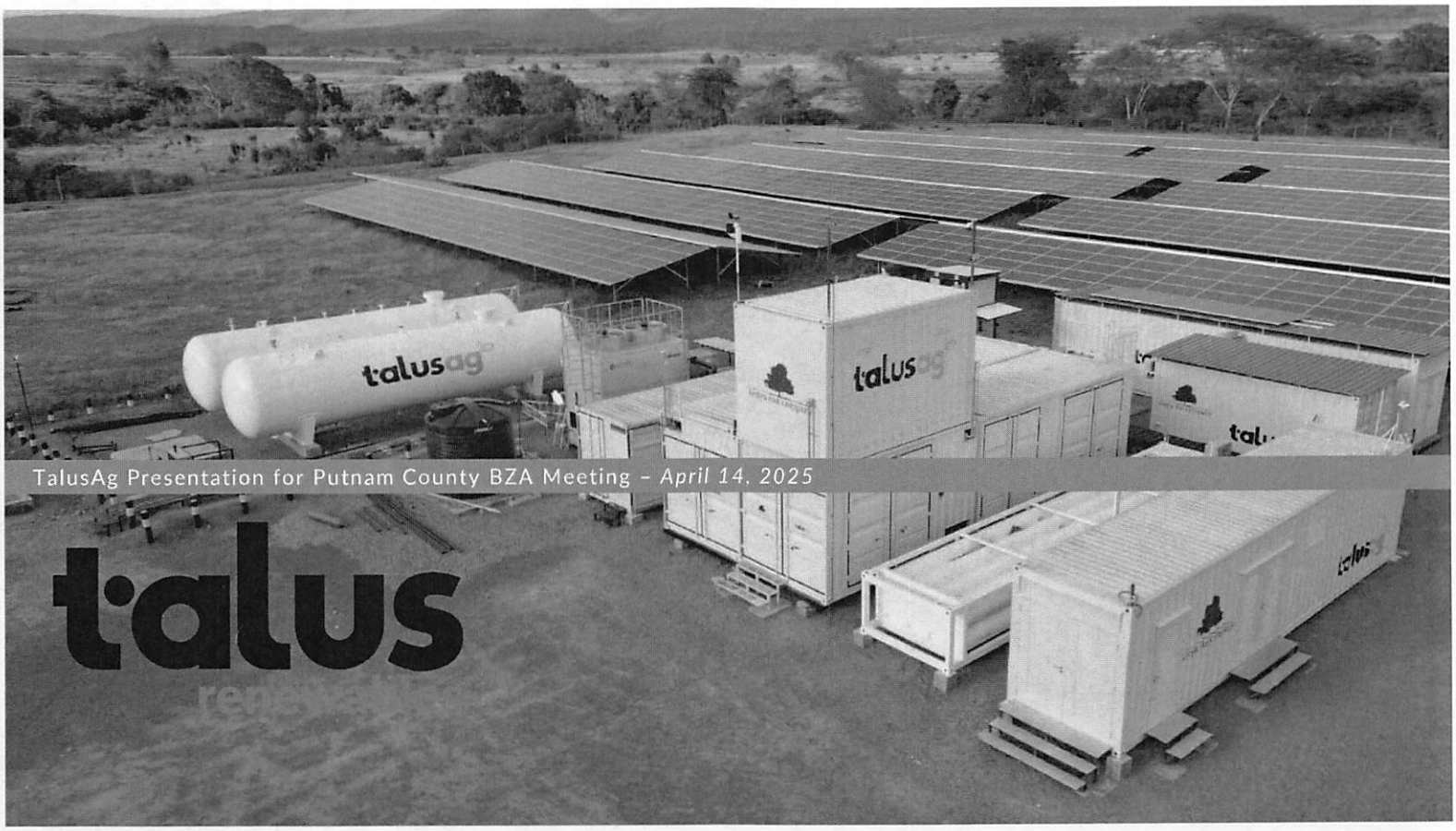
- Toxic waste plant
- Questionable integrity/transparency of the company

- Green Energy scam
- Lack of benefits to the community

Future Expansion

- Preserving farmland
- Preserving rural character
- Monetary gain to the county
- A way to pass windmills and solar

In conclusion, residents and non-residents alike have voiced their concerns, all of which mirror the same message: **they strongly oppose this project in Putnam County.**



TalusAg Presentation for Putnam County BZA Meeting – *April 14, 2025*

talus

LOCAL GREEN AMMONIA PRODUCTION LOWERS FERTILIZER COST, ENSURES RELIABLE SUPPLY AND AVOIDS CO2 EMISSIONS

Ammonia is essential, but can be inaccessible: Ammonia is an overlooked but critical raw material that feeds the world

- Feeds more than half of the 8 billion people in the world; the foundation for basic fertilizers that supports our global population
- Access to basic fertilizers is inequitable: unreliable supply chains, particularly in the developing world, makes fertilizers unaffordable or inaccessible, worsening the food security crisis
- Growing demand and volatile input costs has driven historic price increases and volatility, even in the developed world

Feeds
~3/5
of the world

Fertilizer cost in developing world
~2x
of developed world

Fertilizer use can
~2x
Crop yields, 'overnight'

Talus enables local production to lower cost, reliably and sustainably: Talus Renewables has developed a modular Green Ammonia system to locally produce low-cost, carbon-free fertilizer that can be economically deployed onto a commercial farm or rural farming community, improving access to basic fertilizers to make farming more resilient. Our first commercial system deployed in 2023 with accelerating deployments in 2024.

~30%
Lower fertilizer cost

6,000 mile
Supply chain eliminated

~4 tons
Carbon avoided / ton ammonia

talusag

TALUS: FIRST COMMERCIAL DISTRIBUTED GREEN AMMONIA PRODUCER

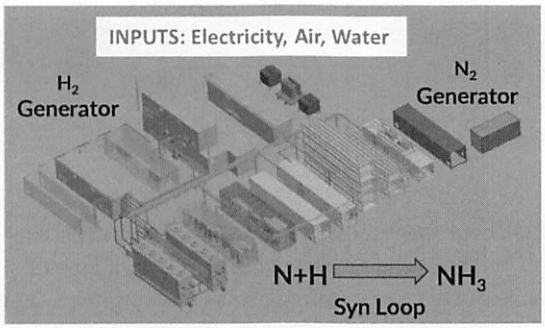
Talus is building the world's first distributed network of modular green ammonia production systems to locally produce essential fertilizer and chemicals at POU

TalusTen Profile

- Peak load 11.5MWs, min load 50kWs
- Optimized for intermittent power, load follows generation
- Interruptible 11.5MWs to 500kWs in <10 min.
- Power is #1 feedstock
- Lower cost power = lower cost ammonia for farmers

Systems in Operation

- Naivasha, Kenya (T1): Nov. 2023
- Boone, IA (T1): Dec. 2024
- Burgos, Spain (T1): Jun. 2025
- Eagle Grove, IA (T10): Q4 2025

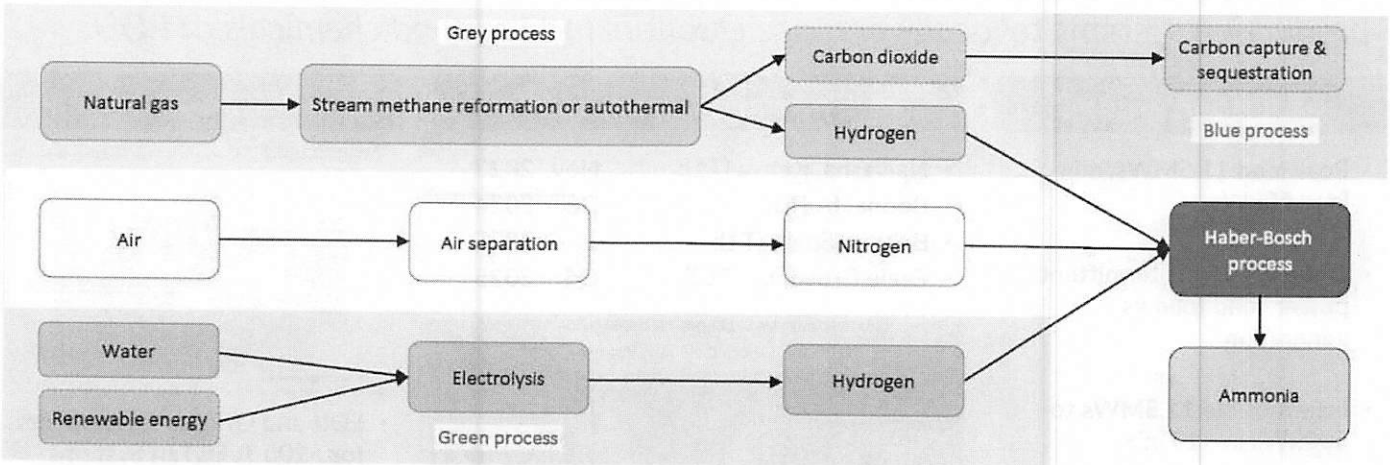


Large & Growing Pipeline

- LOIs and Offtake Agreements for >100 TalusTen Systems
- >$1.2Bn capital deployment
- >1.3GW new load
- ~90% of projects in Cornbelt

GREEN VS. BLUE & GREY AMMONIA PRODUCTION PATHWAYS

NH3 is chemically equivalent when produced in green, blue or grey processes; source of hydrogen and CO2 emissions different



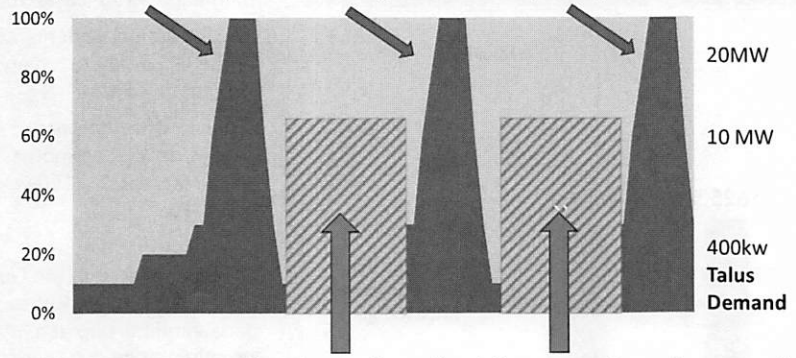
Key Points

Nitrogen and ammonia production are identical in grey, blue and green NH3 (same process, technology and equipment)
Difference lies in the source of hydrogen and resulting emissions or lack thereof
Co-product in green ammonia production using hydrogen made from water is O2 (oxygen)

TALUS OPERATIONAL FLEXIBILITY PROVIDES GRID SYSTEM BENEFITS

TalusTen = 11 MW of fully interruptible, rapid response load

Utility Transmission Systems are designed to meet system peak demand



- Talus operates "in the valleys" with operational control to ramp up or down rapidly to optimize cost & impact
- Talus load factors of 40% to 95%, creating substantial flexible operating capability on hourly, daily or even monthly basis

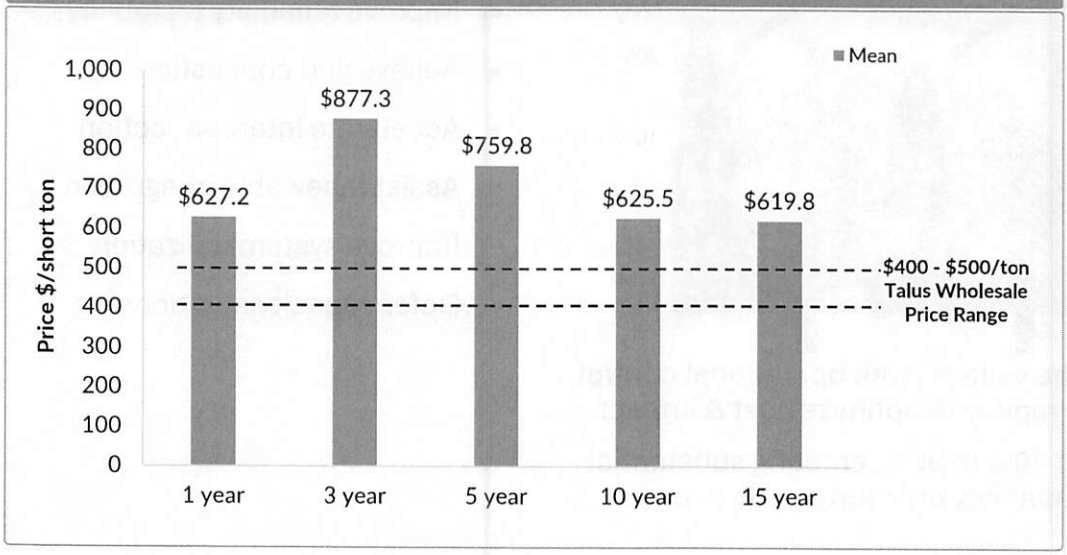
Flexible Load System Benefits

- Improve reliability & stability
- Relieve grid congestion
- Accelerate Interconnection
- Assist renewable integration
- Improve system utilization
- Defer capacity additions

LOW COST AMMONIA: DELIVERING VALUE TO THE LOCAL COMMUNITY

Talus systems enable local production of nitrogen fertilizer that's cheaper, more reliable and more sustainable

Talus green ammonia is cheaper than commodity ammonia delivered to Cornbelt growers



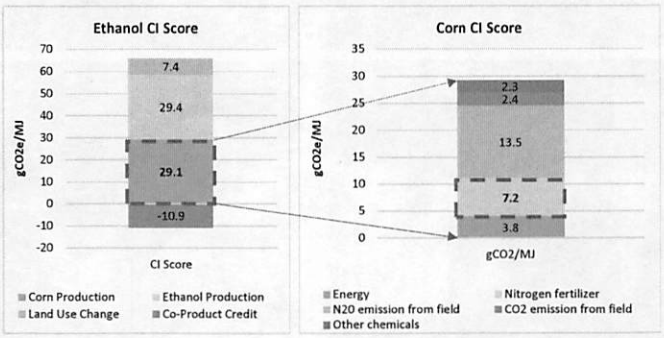
Source: Bloomberg Cornbelt ammonia price index as of 1/10/2025 adjusted for average storage and delivery to Indiana farmer cooperatives of $50/ton

- **Current price for ammonia in Indiana $750-$800/ton**
- 16% of ammonia demand in the U.S. is imported and subject to 25% tariffs
- Once tariffs went into place Cornbelt ammonia prices increased $150-$200/ton
- Low carbon ammonia projects located in the Gulf are planning to export to Japan and Europe at a premium price
- Nitrogen fertilizer industry is an oligopoly in the U.S.
- Four companies own 80% of production and large-scale storage

TALUS ENABLES DOMESTIC, LOCAL PRODUCTION OF FERTILIZER AND FUELS

Talus systems enable clean fertilizer and fuels production in the U.S.

- **Nitrogen fertilizer is ~25% of Corn CI Score**
- Talus green NH3 has a CI score of 0 (zero)
- Requires no practice change and results in no yield loss
- Green ammonia unlocks 45Z for ethanol producers
- **ABF Economics report states that ethanol producers are expected to pay a 10.2% premium to farmers supplying low CI corn**



Source: FD-CIC, CARB, and American Coalition for Ethanol

Domestic local ammonia production is a national security concern

- China is the world's largest ammonia producer and Russia is the world's largest ammonia exporter
- The U.S. imports >2mm tons of ammonia per year
- **With tariffs, more reliable and diversified domestic supply of NH3 is required and Talus enables domestic production displacing Russian imports and Chinese spare capacity**

Total Ammonia Production vs. Demand by Region, 2023

Million Metric Tons

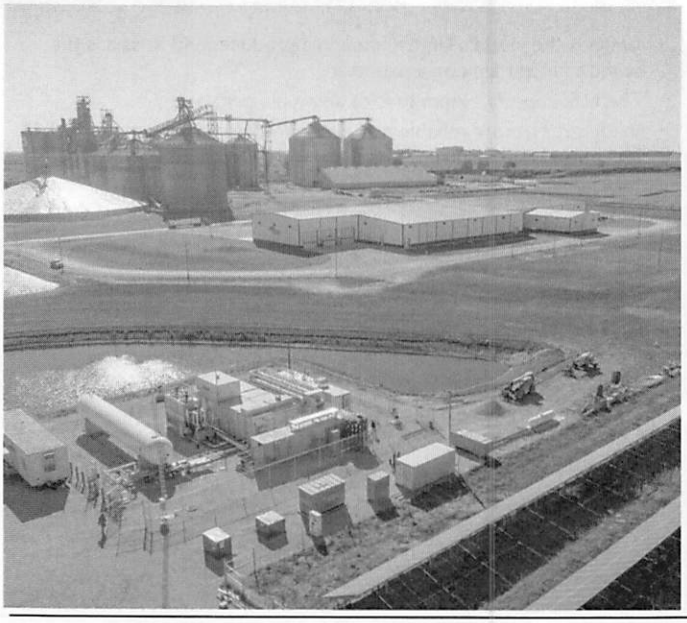
Country	Production	Demand	Net Exports (Imports)	Capacity Utilization
China	61.0	61.2	(0.2)	90%
Russia	14.3	13.2	1.0	70%
Europe	11.0	15.3	(4.2)	57%
US	16.4	18.5	(2.1)	98%
Trinidad	5.0	1.0	4.0	100%
Other	81.0	80.5	0.5	n/a

Source: Decision Innovation Solutions, UBS research, Agriculture and Biofuels Consulting LLP "Impact for the U.S. Economy from Implementation of §45Z of the Inflation Reduction Act (IRA)"

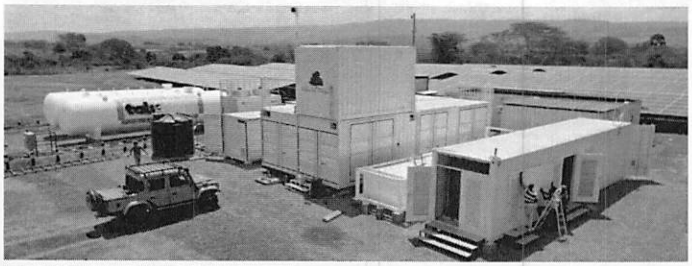
CURRENT SYSTEMS IN OPERATION – IOWA & KENYA

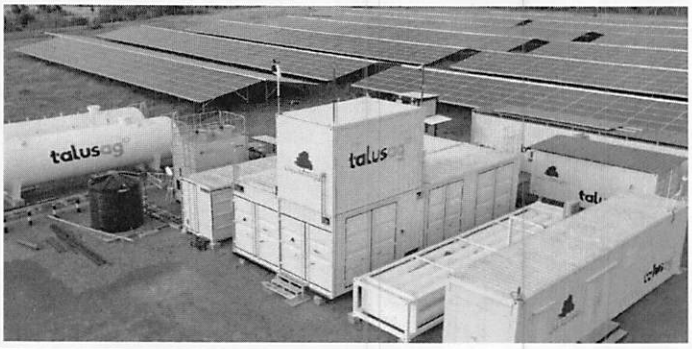
The talusOnes at Landus Boone, IA and KNC Naivasha are the first commercial, decentralized green ammonia in the world

Boone, Iowa – Landus Cooperative



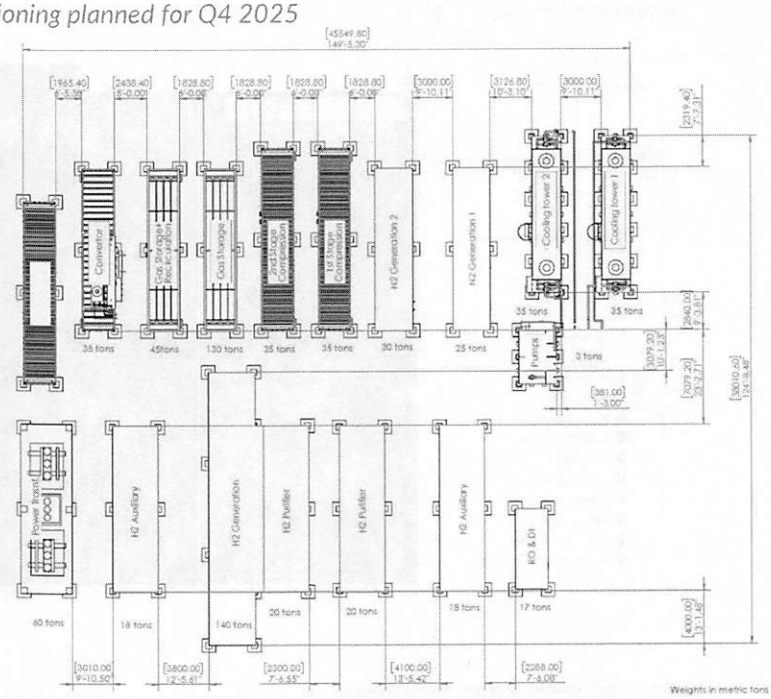
Naivasha, Kenya – Kenya Nut Company





EAGLE GROVE TALUSTEN DEPLOYMENT; 10 YR FIXED PRICE OFFTAKE

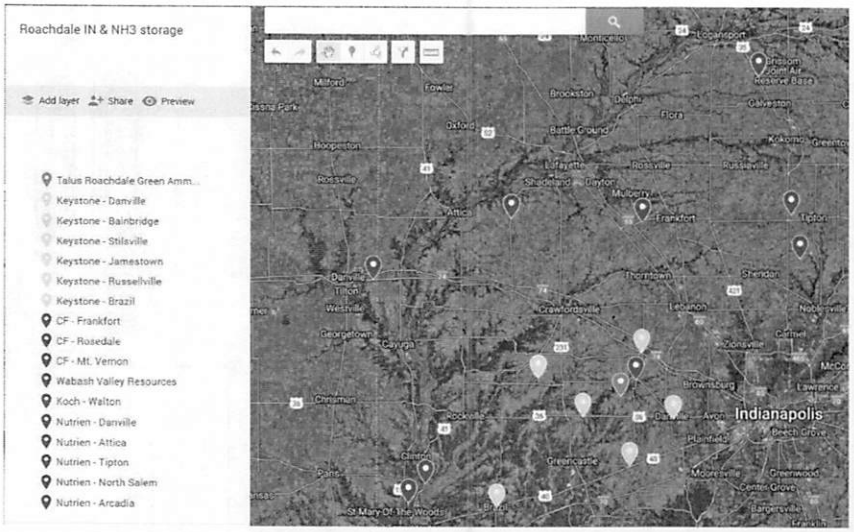
TalusTen delivered to Eagle Grove, IA in Q4 2024 with commissioning planned for Q4 2025



Note: Pictures above show electrolyzer lift at the talusTen deploying to Eagle Grove, Iowa

PUTNAM CO. – SIGNIFICANT EXISTING AMMONIA USE AND STORAGE

Ammonia has been in Putnam County for nearly 100 years and is the nitrogen fertilizer of choice for Indiana corn growers



Facts

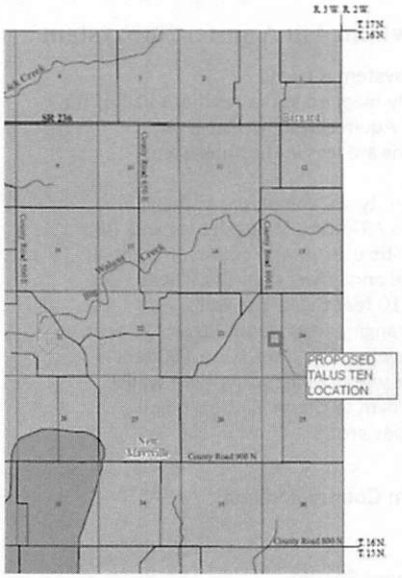
- Ammonia is present today in Putnam and Hendricks Counties at several Keystone Cooperative locations:
  - Danville, Bainbridge, Stilsville, Jamestown, Russellville and Brazil
- Nutrien terminal in North Salem, less than 3 miles from the Talus site
- **Talus planned storage capacity represents less than 5% additional ammonia storage to the area**
- Talus' Roachdale IN is expected to produce 5,000 to 6,000 tons per year, supplying approximately 75% of County needs for N fertilizer

Source: Publicly available information, relevant company websites.

Map: https://www.google.com/maps/d/edit?mid=1wFeoJKPN6LPuJPKUelKgCvvG8nGLXvw&usp=sharing

PUTNAM CO. – BEDROCK AQUIFER MAP

The Putnam Co. TALUS location is situated in the Mississippian—Borden Group Aquifer System. This is a bedrock aquifer system. This aquifer has reported capacities between 100 to 150 gpm at depths up to 490 ft.



Mississippian -- Borden Group Aquifer System

The Borden Group outcrops/subcrops primarily in the northern and eastern portions of Putnam County. This bedrock aquifer system is composed of sandstone, siltstone, mudstone and shale.

The Borden Group in Putnam County is overlain by unconsolidated deposits up to 200 feet in thickness; however, there are areas where the bedrock is exposed at the surface.

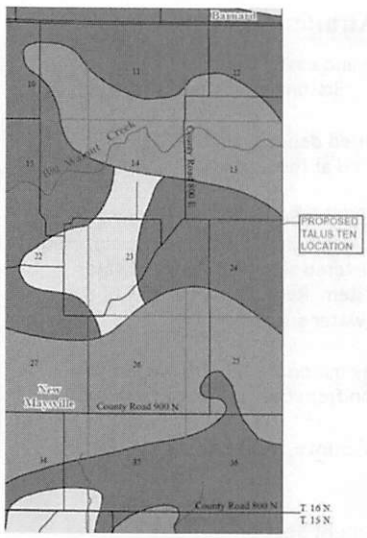
Wells in this system are commonly completed at depths ranging from 35 to 490 feet. Domestic well yields typically range from 2 to 60 gpm with some dry holes reported. Static water levels commonly range from flowing to 110 feet below surface. There is one registered significant groundwater withdrawal facility (3 wells) using the Borden Group Aquifer System. Reported capacities of the wells are 100, 130 and 150 gpm. This facility is used for public water supply.

Where the overlying sediment consists of thick fine-grained clay materials, the Borden Group Aquifer System in Putnam County is at low risk to contamination from the surface or near surface sources.

Bedrock Aquifer Systems of Putnam County, Indiana
by
Robert K. Schmidt
Division of Water, Resource Assessment Section
May 2010

PUTNAM CO. – UNCONSOLIDATED AQUIFER MAP

The shallower unconsolidated aquifer above the Mississippian is the Martinsville Hills/Tipton/Wabash Lowland Till Aquifer. This aquifer has narrow sand and gravel strata with well yields in the 5 to 10 gpm range.



Martinsville Hills / Tipton / Wabash Lowland Till Aquifer Subsystem

The Martinsville Hills / Tipton / Wabash Lowland Till Aquifer Subsystem is found throughout Putnam County; however, this system is predominantly mapped in the northern half of the county. The subsystem is mapped similar to that of the Tipton Till Aquifer System. However, potential aquifer materials are generally thinner and potential yields are less in the subsystem.

About 90 percent of wells started in this subsystem in Putnam County are completed in the underlying bedrock aquifer system. However, the Martinsville Hills / Tipton / Wabash Lowland Till Aquifer Subsystem is capable of meeting the needs of most domestic users in the county. Potential aquifer materials include relatively thin, discontinuous intertill sand and gravel deposits. These intertill sand and gravel aquifer materials are commonly less than 10 feet thick. The wells producing from this subsystem are typically completed at depths ranging from about 25 to 125 feet. Domestic well yields are generally 5 to 10 gpm and static water levels range from 10 to 100 feet below the surface. There is one registered significant groundwater withdrawal facility (two wells) utilizing this subsystem. These wells are situated at the toe of the dam to Glenn Flint Lake and appear to be under the influence of the lake. The reported capacities are 100 gpm for each well. The use for this facility is public supply.

Unconsolidated Aquifer Systems of Putnam County, Indiana

by

Robert K. Schmidt

Division of Water, Resource Assessment Section

May 2010

TALUS TEN WATER USAGE SUMMARY

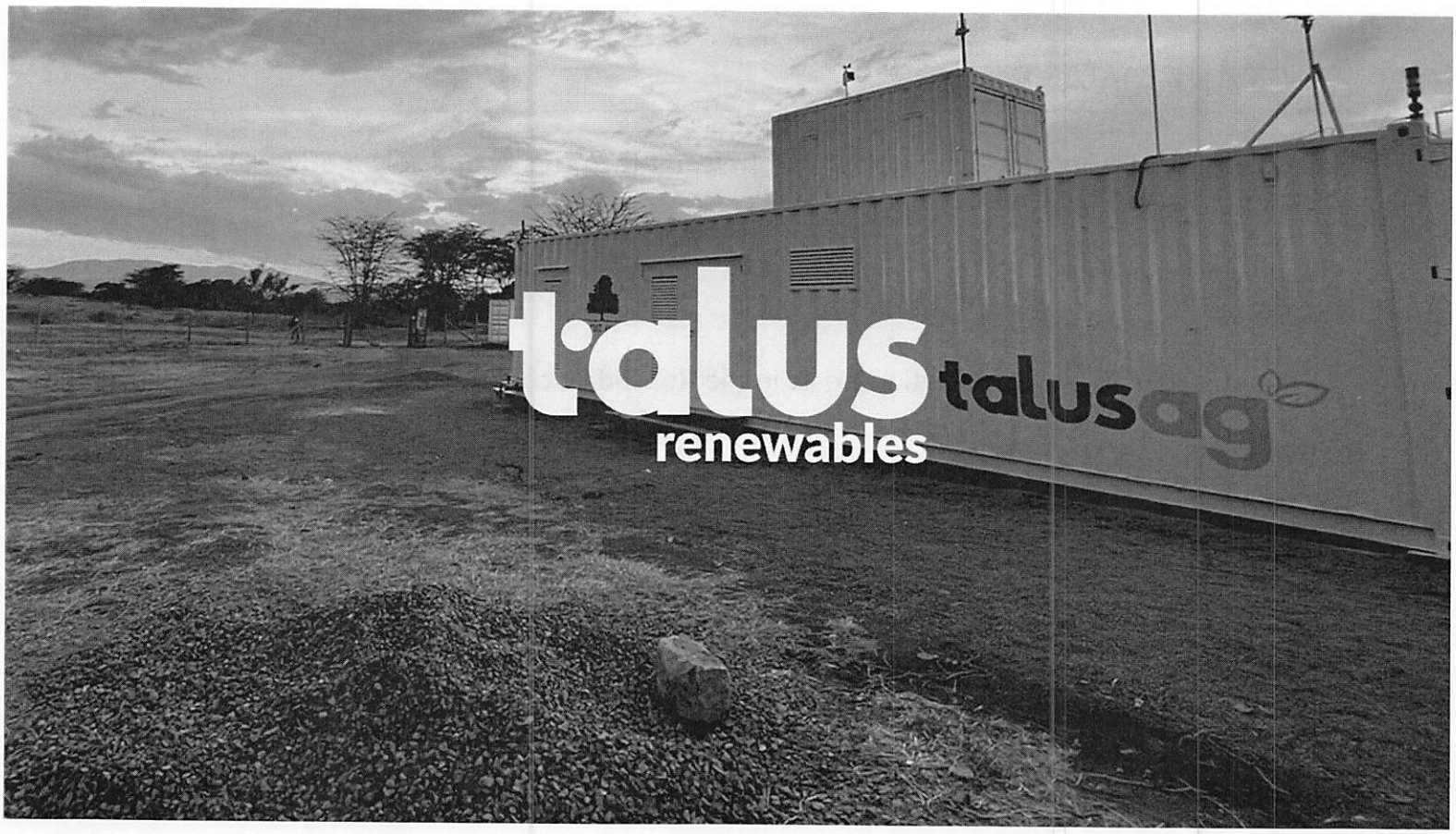
- An operational TalusTen system will use up to 10-15,000 gal. per day at peak operation. The daily withdrawal will vary by day and is based on the availability of energy in the power grid.
- Pumping rates for the TalusTen are expected to be in the 20-25 gallon per minute range.
- It is anticipated that the Bedrock Aquifer system will be used for the water source. The final well and screen depth will be determined based on the experience and knowledge from the local licensed well driller selected to construct the well.
- The State of Indiana threshold for high-capacity water wells is 100,000 gallons of ground water per day (70 gallons per minute) regardless of the amount of water actually pumped. This well will not be classified as a Significant Water Withdrawal Facility (SWWF)
- The water well will be permitted through the Putnam County Dept. of Health, Division of Environmental Health Services
- Per Indiana DNR, small capacity wells are protected by statute IC 14-25-4

COMMITMENT TO SAFE OPERATIONS

- Talus systems include automated emergency shutdowns, remote monitoring, and fail-safe containment.
- Talus works proactively with local fire departments on emergency planning.
- The facility is engineered to meet or exceed OSHA PSM, EPA RMP, and NFPA 55 standards
- Talus sites are fenced, monitored 24/7, and alarmed. Storage tanks are lockable and access-controlled.
- The plant is entirely self-contained with no hazardous wastewater, no hazardous runoff, and no smoke emissions.
- Talus will provide Putnam County with an annual third party audit of the system. Any findings will be addressed in a timely manner.

KEY TAKEAWAYS

- Talus is a Public Benefit Corporation – profit is not the primary and sole motive – Value to All Stakeholders, not just stockholder value.
- Talus green ammonia is cheaper, more reliable and more sustainable directly benefiting local growers
- Ammonia storage and distribution exists in the Roachdale community today
- Benefits to local agriculture are substantial with local ammonia production priced at a significant discount to the long term average and current price of ammonia, and potential upside to corn prices for low carbon fuels and consumer foods downstream end markets
- Water use of 10-15,000 gallons per day is far below the threshold of "high capacity" which is 100,000 gallons per day, per Indiana DNR
- Talus is committed to safety and transparent operations


talus
renewables
talus ag

Here are a few pictures of Talus partner in Iowa, Landus Cooperative, applying green ammonia yesterday (4/13/2025). In the background you can see our (Talus) Boone, IA site. This is the first corn grown with green ammonia in the world.

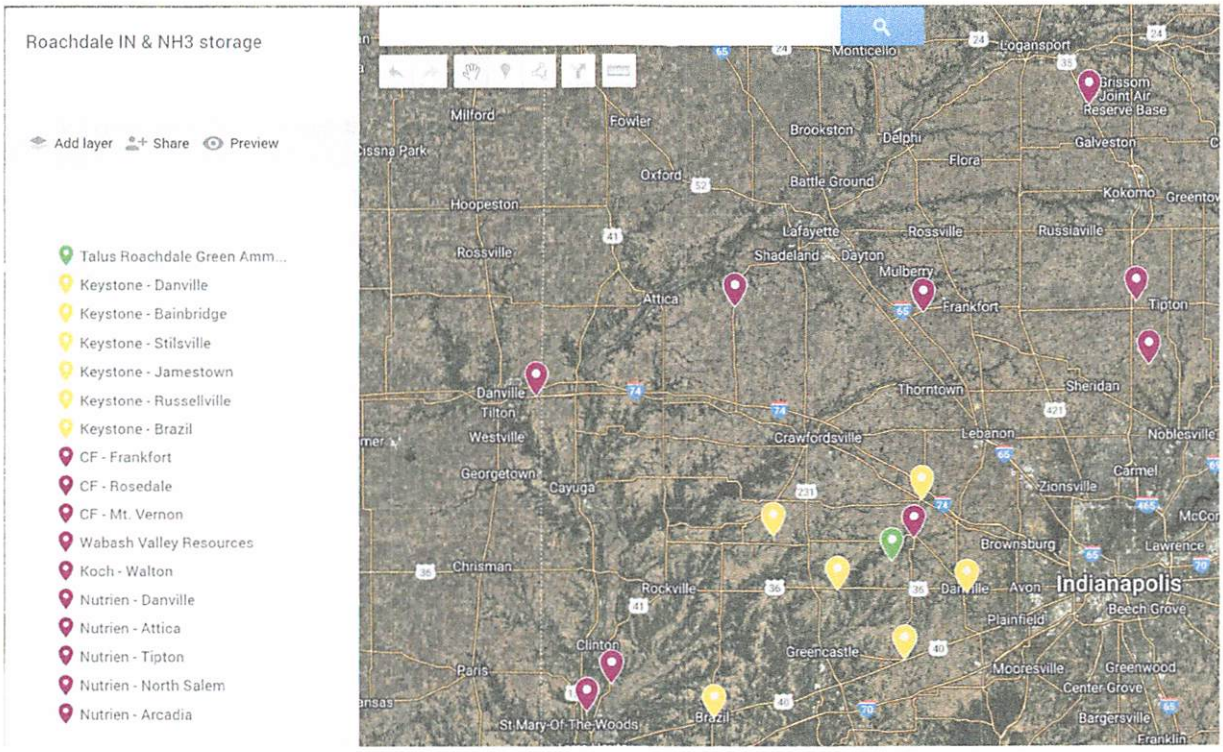
Talus Roachdale - Community FAQ and Fact-Based Responses

What is ammonia and how prevalent is it in the community today?

Ammonia (NH3) is the second most produced industrial chemical in the world. It is used in industry and commerce, and also exists naturally in humans and in the environment. Ammonia is essential for many biological processes and serves as a precursor for amino acid and nucleotide synthesis. In the environment, ammonia is part of the nitrogen cycle and is produced in soil from bacterial processes. Ammonia is also produced naturally from decomposition of organic matter, including plants, animals and animal wastes.

About 80% of the ammonia produced is used in agriculture as a nitrogen fertilizer and is critical to global food production. Without ammonia, the world would only be able to sustain 1.5 to 2 billion people. Putnam County plants 63,500 acres of corn each year requiring ~1/10th of a ton of per acre and is the fertilizer of choice in the area. Talus' Roachdale IN is expected to produce 5,000 to 6,000 tons per year, supplying approximately 85% of County need for N fertilizer.

Ammonia is already present in Putnam and Hendricks Counties at several Keystone Cooperative locations in Danville, Bainbridge, Stilsville, Jamestown, Russellville and Brazil as well as the Nutrien terminal in North Salem, less than 3 miles from the Talus site. **Talus planned storage capacity represents less than 1% additional ammonia storage to the area**.



Water Usage and Wells

Concern: The facility will use sensationally large amounts of water per day which may deplete community wells.

Facts:

- The proposed facility water use is approximately **10,000–15,000 gallons per day**, from a 20-25 gallon per minute well.
    - Irrigation wells in Indiana are 600-1,100 gallons per minute.
- Expected water use is **less than 0.01% of daily recharge rates** in typical Midwest aquifers.
- Aquifer survey completed by Stantec in January 2025 notes 115.75 MGD excess water supply in the location, increasing to 122.25 MGD by 2060. TalusAg will use 0.1 percent of the excess water.

Air Pollution and Odors

Concern: Ammonia will cause air pollution and health issues. The plant will explode.

Facts:

- Ammonia is not a flammable or explosive chemical according to OHSA.
- The National Fire Protection Association rates ammonia as a 1 on a scale of 4, with 4 being the most flammable.
- Ammonia is **not a hazardous air pollutant** under the Clean Air Act.
- The Talus system is **closed-loop**, meaning there are **no routine emissions**.
- Ammonia has a strong odor detectable at **levels far below health limits**, serving as an early warning.
- Real-time monitoring and leak detection systems ensure immediate response.

Chemical Safety and Emergency Response

Concern: A leak, spill, or explosion would overwhelm local volunteer fire departments.

Facts:

- Talus systems include **automated emergency shutdowns**, **remote monitoring**, and **fail-safe containment**.
- Talus works **proactively with local fire departments** on **emergency planning**.
- No high-pressure storage: ammonia is stored at low pressure, reducing explosion risk.
- The facility is engineered to meet or exceed **OSHA PSM**, **EPA RMP**, and **NFPA 55** standards.

Water, Soil, and Environmental Contamination

Concern: Ammonia will contaminate creeks, groundwater, soil, or the Big Walnut Creek.

Facts:

- The facility wastewater discharge is clean water from the RO system – drinking water analysis complete on the wastewater.
- All ammonia storage tanks are **aboveground**, **double-walled**, and include **secondary containment**.
- The plant has **no smokestacks or combustion sources**, meaning no GHG or acid rain precursors.
- Ammonia, if released, rapidly dissolves in water and breaks down in the environment.

Traffic, Roads, and Construction Impact

Concern: Heavy truck traffic will damage gravel roads and pose safety risks.

Facts:

- During construction, Talus will coordinate with local officials to **repair and maintain roads**.
- After construction, traffic is minimal: **only 1–2 trucks per week**.
- Talus provides **designated truck routes** and route signage to minimize local disruption.

Economic Impact and Jobs

Concern: There is little benefit to the local economy or community.

Facts:

- Construction will involve **local contractors and tradespeople**.
- Ongoing operations create **1–2 high-skilled technical jobs**.
- Local farmers may benefit from **direct ammonia access at reduced cost**, reducing supply chain dependency.
- The plant supports **domestic fertilizer production** and rural economic resilience.
- The Roachdale IN project represents significant savings to local growers and is fixed for a minimum of 10 years.

Source: Bloomberg Cornbelt ammonia price index as of 1/10/2025 adjusted for average storage and delivery to Indiana farmer cooperatives of $50/ton

Security and Terrorism Risk

Concern: Anhydrous ammonia could be stolen or misused.

Facts:

- Talus sites are **fenced, monitored 24/7, and alarmed**.
- Storage tanks are **lockable and access-controlled**.
- Talus complies with **DHS Chemical Facility Anti-Terrorism Standards (CFATS)** where applicable.

Zoning, Special Exception, and Expansion

Concern: The project avoids proper zoning or may expand without oversight.

Facts:

- Fertilizer storage and distribution is a permitted use within AG1 zoning with a special exception permit.
- A **Special Exception** requires **public hearings and board approval**.
- Expansion or land use changes would require **new zoning or additional exceptions**.
- No wind turbines or solar panels are part of this proposal.
- **Talus is willing to commit to no additional systems at this site and no installation of solar panels or wind turbines as part of this development.**

Runoff, Wildlife, and Habitat Loss

Concern: The facility may harm wildlife or nearby parks.

Facts:

- The plant is entirely **self-contained** with **no hazardous wastewater**, **no hazardous runoff**, and **no smoke emissions**.
- No wetlands, preserves, or habitats will be impacted.
- Any fuel or chemical storage is on **engineered concrete with berms and leak detection**.

Other Questions

Will the public be notified of leaks?
Yes. Any reportable release under EPCRA, CERCLA, or state rules will be shared with local emergency responders and the public.

How much ammonia is stored?
Up to **76,000 gallons of ammonia storage**, which is far below the threshold quantity for toxic gas storage due to low pressure and containment.

Is the facility manned?
Yes. Facilities are inspected daily in addition to remote monitoring, and staff are on-call 24/7.

Is Talus seeking any tax breaks or financial incentives from the County or State?
No.

Why here?
The site was selected due to its proximity to significant existing local ammonia storage and distribution infrastructure, strong local demand for ammonia, farmland conducive to ammonia

application, electric substation access, and ability to site a low-impact, zero-emission plant that benefits the region.

Conclusion: TalusAg is committed to safety, sustainability, and transparent community engagement. This project is a step toward American energy and food security—and it will be done safely, responsibly, and with ongoing local input.