

PUTNAM COUNTY BOARD OF ZONING APPEALS MINUTES

The Putnam County Board of Zoning Appeals met for its regular monthly meeting on June 11, 2026, in the Commissioner's Meeting Room at the Putnam County Courthouse 1 West Washington St, Greencastle, Indiana. Lora Scott called the meeting to order at 7:00 p.m. A roll call was taken to determine a quorum. The following members were present: Kevin Scobee, Kate Skirvin, Lora Scott, and Terry Dorsett. Raymond McCloud was not present. Also, present was Jim Ensley, County Attorney and Lisa Zeiner, Plan Director. See attached sign in sheet for audience members present.

REVIEW OF MINUTES

Lora Scott asked if there were any additions or corrections to May 14, 2026.

Kate Skirvin made a motion to approve May 14, 2026, minutes as presented.

Kevin Scobee seconded the motion.

May 14, 2026, meeting minutes were approved with all in favor.

OLD BUSINESS:

2026-SE-003: VERTICAL BRIDGE – Special Exception to allow a Communication Tower in an Agricultural (A2) Zoning District; Washington Township; on the west side of CR 525 W approximately 0.45 miles north of the intersection of CR 525 W and CR 1200 S (Parcel #67-17-10-400-025.001-019)

Mrs. Scott stated that during the meeting on April 9, 2026, the public hearing portion was closed. Mrs. Scott explained that a lot had happened since that meeting. Mrs. Scott stated that with the board's approval the public hearing would be re-opened. Mrs. Scott requested that the comments be limited to anything new to add. Mrs. Scott further requested that the petitioners keep their presentation to ten (10) minutes

Sasha Riedisser, attorney for Vertical Bridge, approached the board. Ms. Riedisser explained that Vertical Bridge was requesting a special exception to install a telecommunications tower. Mrs. Riedisser stated that there is a significant gap in the coverage for T-Mobile customers. Mrs. Riedisser explained that this area was chosen due to the narrow search ring required for existing towers to talk to each other. Mrs. Riedisser stated that based on the Putnam County Comprehensive Plan one of the goals is to support telecommunications services and wireless services and provide good coverage in the area. Mrs. Riedisser explained that the placement of this tower will provide good coverage for I70 and the surrounding area. Mrs. Riedisser stated that the project complies with all the zoning requirements, except for height. Mrs. Riedisser explained that per Indiana State Statute, a county is not allowed to place a restriction on the maximum height of a cell tower. Mrs. Riedisser stated that this project is a low-intensity, non-intrusive use. Mrs. Riedisser explained that there were a lot of mature trees to help screen the tower. Mrs. Riedisser stated that there would not be any detrimental impact. Mrs. Riedisser explained that there would access to electricity and there will not be any increased traffic. Mrs.

Riedisser explained that once the tower is operational, there would be one (1) person in an SUV coming to the site once a month. Mrs. Riedisser stated that there would not be an increase in noise, fumes, or glare. Mrs. Riedisser explained that studies show property values actually go up when you have a cell tower.

Jason Riggs, representative from Kimberly Horn, approached the board. Mr. Riggs presented a synopsis of the property values report from existing cell tower sites. Mr. Riggs stated that with the proposed tower the current assessed property values from 2023 to 2026 indicate an increase of 27.19%, the next tower shows an increase of 49.94%. Mr. Riggs also presented a propagation map to the board.

Mrs. Scott opened the public hearing portion for this case.

Les Martin, 11920 S CR 525 W, approached the board. Mr. Martin presented pictures to the board. Mr. Martin stated that he was opposed to the tower. Mr. Martin explained that it would be detrimental to the value of his home by bringing property value down. Mr. Martin stated that the pictures were from Miles Road in Plainfield. Mr. Martin explained that in 2009 and 2012 the dwellings were occupied; in 2023, 2024, 2025 the dwellings were vacant and falling. Mr. Martin presented a letter of expert opinion from a developer, home builder, the president of the Home Builders Association in Illinois. Mr. Martin stated that this expert avoids building or developing land where there is a cell tower. Mr. Martin explained that there are two properties within White Oak Golf Course in Mill Illinois; the lot closest to the tower has a list price of \$30,000 meanwhile the same sized lot two roads away from the tower has a list price of \$70,000. Mr. Martin stated that the Board of Zoning Appeals in Johnson County rejected several Verizon towers in 2022 because they did not meet the appearance of the land. Mr. Martin explained that his biggest concern is property values and asked that the board deny the project.

Amy Jankowski, 11920 S CR 525 West, approached the board. Mrs. Jankowski stated that her and her husband moved out of the suburbs of Plainfield because they were tired of looking at the clutter, the lights, and the visible infrastructure. Mrs. Jankowski explained that they finally found a piece of property that had everything they wanted, including a view. Mrs. Jankowski stated that their dwelling is under construction and situated in such a way that if the tower were placed where it is proposed, they would see it 5 to 6 months out of the year. Mrs. Jankowski explained that the person who owns the property where the tower is proposed does not live in the county. Mrs. Jankowski requested that the project be denied.

Jeremy Jankowski, 11920 S CR 525 W, approached the board. Mr. Jankowski stated that there were a million different reasons he was against the proposed project. Mr. Jankowski explained that property values were the biggest one. Mr. Jankowski stated that landmark studies conclude property values with visible antennas located 1,000 feet away suffer a clear statistically significant drop in sale price compared to identical properties located further away. Mr. Jankowski explained that in rural areas data shows that 94% of buyers would actively avoid or demand steep financial discounts on property located near a cell tower and 79% would not buy the property under any circumstances. Mr. Jankowski stated that his retirement land would be devalued by the placement of this tower. Mr. Jankowski requested that the project be denied. Mr. Jankowski stated that the tower was not in the perfect location. Mr. Jankowski explained that it needs to be closer to the lake. Mr. Jankowski disputed the claims that this project meets the

criteria. Mr. Jankowski explained that there is broadband in the area, and the Comprehensive Plan says to conserve the natural beauty of the land. Mr. Jankowski stated that the tower is going to be visible, there will be lights, and that is not compatible with the rural countryside's beautiful viewshed. Mr. Jankowski explained that it is detrimental to property values. Mr. Jankowski stated that his dwelling is 1,050 feet from the location of the tower and the other properties that he owns are 930 feet from the proposed location.

Greg Fecteau, property owner, approached the board. Mr. Fecteau explained that he has put a lot of money into his property and does not want to devalue it. Mr. Fecteau stated that there was a junk yard right across the street. Mr. Fecteau asked when the opposition purchased their property.

Mrs. Scott stated that the property across the street was being addressed. Mrs. Scott requested that the discussion remain with the case in front of the board.

Mr. Fecteau explained that property values are based on comparative market analysis. Mr. Fecteau stated that the location of the tower is the ideal spot due to the elevation. Mr. Fecteau explained that the only thing that will be seen on this tower is the top and the red blinking light. Mr. Fecteau stated that the base of the tower, the fence would not be seen through the trees.

Mrs. Scott asked if there was anyone else who wanted to speak on this project. No one came forward. Mrs. Scott closed the public hearing for the case.

Mr. Scobee asked if this was the first choice for a cell tower site or if other sites were concerned.

Mr. Riggs explained the process for finding sites. Mr. Riggs stated that there were a couple of other people that showed interest north of this site. Mr. Riggs explained that those sites were at a lower elevation making this site the better of those interested.

Mrs. Scott asked about placing the tower on the Army Corps of Engineers ground.

Mr. Riggs stated that access to the property is required.

Ryan Whitley, representative from Kimberly Horn, approached the board. Mr. Whitley stated that the purpose of this site was to provide capacity as well as coverage.

Mrs. Scott asked if the proposed location was the highest point on the property.

Mr. Riggs stated that it was at the highest point on the property.

Mrs. Scott asked about requiring a bond for decommissioning the tower.

Jim Ensley stated that since it was a special exception the board could put stipulations on the project.

Mr. Whitley stated that there is a provision in the lease agreement that if the tower is not used for a period of time and it is deemed abandoned or they no longer need the site, Vertical Bridge is required to take the tower down within 90 days and return the land back to grade.

Mrs. Riedisser stated that it is not uncommon for bonds to be required.

Mrs. Scott asked if the lease impacts the entire parcel.

Mr. Riggs stated that it is only for the area where the tower is located.

Mrs. Scott asked how far the tower would have to be if a dwelling was constructed on the same parcel.

Lisa Zeiner stated that the only setbacks are from the property lines and the road. Mrs. Zeiner explained that there is no setback from a structure. Mrs. Zeiner stated that per State law setbacks from buildings cannot be imposed.

Mrs. Riedisser stated that one of the requirements in the statute is that the permitting authority cannot impose a fall zone for wireless support structures.

Mrs. Scott asked how ground impact lighting can be minimized.

Mrs. Riedisser stated that the light shines up; it would not be directed at anyone's dwelling. Mrs. Riedisser explained that the red light is required by FAA to make sure planes do not run into the tower.

Mrs. Scott asked if there was a way to control the intensity of the light. Mrs. Scott explained that she can see a tower that is approximately six (6) miles from her dwelling and there is a lot of light pollution for that tower.

Mr. Riggs asked if it was a white light.

Mrs. Scott stated it was an amber light.

Mr. Riggs stated that the light on the tower was red and it would be placed at the top of the tower per FAA requirements.

Mrs. Scott asked under what conditions the generator would run.

Mr. Riggs stated that the generator was for when the power goes out. Mr. Riggs explained that it would only start when the power goes out and would stop when the power is restored. Mr. Riggs stated that once a month it would run during normal business hours for approximately half an hour. Mr. Riggs explained that the decibel level would be that of someone mowing their yard.

Mrs. Scott asked if it was electrically powered.

Mr. Riggs stated it would be a diesel generator.

Mrs. Scott asked about a maintenance plan for the evergreen trees.

Mr. Riggs stated that he was not sure if there was a maintenance plan for the trees.

Mrs. Scott asked if the existing driveway would be used and if the Martin easement would be impacted.

Mr. Riggs explained that the driveway splits. Mr. Riggs stated that the driveway to the tower site would not impact the driveway for Mr. Martin.

Mrs. Scott stated that there should be a provision that neighboring properties will not be negatively impacted by erosion for the site including their driveways.

Mrs. Skirvin stated concerns with erosion and longevity of the trees.

Mrs. Riedisser stated that they would be fine with making those conditions of approval.

Mr. Riggs stated that a permit would be required.

Mrs. Zeiner stated that a permit would be required for the tower site and if more than one acre of land is distributed, they would have to go through stormwater and erosion control. Mrs. Zeiner suggested that a road maintenance agreement may be required from the Putnam County Highway Department.

Mrs. Scott asked if they could expand on the federal statutes that limit local control for situations where you have an underserved area for cell towers.

Mrs. Riedisser stated that the statute says you cannot have an effective prohibition of coverage. Mrs. Riedisser explained that if there is a substantial gap, as we have shown, and there is no other property owner or another way for us to fill the gap, then we must get approval. Mrs. Riedisser stated that this typically comes up when we do not meet all the requirements in the ordinance. Mrs. Riedisser explained that this project meets all the requirements of the ordinance.

Mrs. Scott asked what statute was being mentioned.

Mrs. Riedisser stated that it was 42 USC332, The Telecommunications Act of 1996.

Mr. Ensley stated that there is also case law that reinforces the Act.

Mrs. Scott made a motion to approve **2026-SE-003: VERTICAL BRIDGE** with the following conditions:

1. A bond for decommissioning is devised with the Putnam County Attorney
2. There are to be no construction impact on the adjacent property owners' driveways
3. An erosion control plan be implemented to not allow any erosion onto the adjacent properties
4. The property boundaries and trees therein are maintained to provide a screen with the existing trees that are there
5. A maintenance plan is established for the evergreen screen be put in place so that if plants die, they are replanted with like plants within six (6) months
6. If there is any damage to the county road during construction with heavy equipment being moved in and out, then the county be compensated for the repair of any damage to the roads.

Mr. Scobee seconded the motion.

Mrs. Scott called for a roll call vote: Kevin Scobee voted yes. Kate Skirvin stated that she wanted the adjacent property owners to know that she is not voting with her heart, she is voting because she has to. Mrs. Skirvin voted yes. Terry Dorrest voted yes. Lora Scott voted yes.

2026-SE-003: VERTICAL BRIDGE special exception was approved with the stated conditions with all in favor.

2026-DSV-009: MEGAN & DUSTIN LAWN – Development Standards Variance to reduce the side setback from 15 feet to 5 feet and to allow the construction of an accessory structure without a primary structure in a Residential (R1) Zoning District; Franklin Township; on CR 975 N more commonly known as 2253 E CR 975 N (Parcel 67-02-25-201-011.000-005)

Mrs. Zeiner explained that since the County Commissioners vacated the forty (40) foot road along the west side of the property, the petitioner no longer required the development standards variance. Mrs. Zeiner stated that they withdrew their petition.

Mrs. Zeiner stated that the steering committee had been set up and the first meeting would be July 6, 2026, at 6:00 p.m. Mrs. Zeiner explained that since the Commissioners have a meeting on that same night, the meeting would be held in the rotunda or on the 2nd floor.

Mrs. Scott asked if there was any other discussion.

There being no additional business before the BZA, Mrs. Skirvin made a motion to adjourn the meeting.

Mr. Dorsett seconded the motion.

The meeting was adjourned at 8:17 p.m.

Minutes approved on the 13th day of August 2026.



Lora Scott, President

PUTNAM COUNTY BOARD OF ZONING APPEALS

JUNE 11, 2026 @ 7:00 p.m.

SIGN IN SHEET

PLEASE PRINT CLEARLY

NAME	ADDRESS
Jason Riggs	500 E. 96th ST INDIAN IN 46240
Ryan Whitley	500 E 96th ST "
Sasha Riedisser	8601 N Forsyth Suite 800 Clayton, MO
JEREMY & Amy JANKOWSKI	11920 S 525W Centerpoint, IN 47840
Joe Martin	11684 S 525W Centerpoint IN
Greg A. Fecteau	11748 S. 525 W
Rosemarie Fecteau	11748 S. 525W
Brian Fecteau	11748 S. 525 W.



May 13th, 2026

TO: The Board of Zoning Putnam County

RE: Proposed Verizon Communications Facility

Site Name: WS Big Walnut

Type of Tower: New 250ft Self Support Tower

Nearest Address: 11748 S County Road, Center Point, IN 47840

To whom it may concern:

As a radio frequency engineer for Verizon, I am providing this letter to state the need for the proposed Verizon site called WS Big Walnut ("Proposed Site") in Center Point, Indiana at the total requested height of 250 feet. The Proposed Site is necessary to improve coverage and offload 4G and 5G data and voice capacity in and around HWY70 ("Gap Area"). The Proposed Site will offload excess data traffic from the following nearby site that are currently operating near or at capacity: WS Huffman Bridge and WS Raab. The Proposed Site will allow Verizon to address an area that is currently experiencing high demand for wireless high-speed data. Growth forecasts in and around the Gap Area have triggered the need for an additional site in order to allow Verizon to provide its customers in the area with the best experience on their existing 4G wireless devices and new 5G mobile and fixed home services. By addressing this need, customers will experience improved access to mobile voice services, enhanced 911 for public safety, and high-speed broadband 4G/5G wireless data services.

The requested overall tower height of 250 feet is the minimum height necessary to provide continuous coverage to the Gap Area and to ensure that the proposed site works well with other existing network sites in the surrounding areas. The proposed 250-foot tower will give Verizon the opportunity for growth on a structurally sound facility and allow for the possibility of new future collocators. A tower with a height less than 250 feet will not provide the needed coverage and capacity and are likely to experience diminished call quality, slow and unreliable data transmission speeds, call drops, and blocked calls.

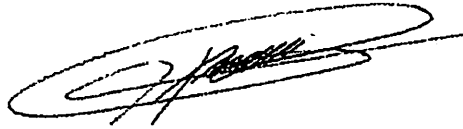
The Proposed Site has been designed, and will be constructed and operated in a manner that satisfies regulations and requirements of all applicable governmental agencies that have been charged with regulating tower specifications, operation, construction, and placement, including the FAA and FCC.

RF emission readings at the Proposed Site in the accessible areas would be well below the applicable limits for FCC Uncontrolled/General Population and FCC Controlled/Occupational environments as outlined in 47 CFR 1.1301 through 1.1319. The site would carry appropriate RF emission signage to the public entering the site area.

This Proposed Site would transmit frequencies within the licensed frequency bands and the power limitations set by FCC regulatory authority. The Proposed Site will go through a complete rigorous regulatory process before it comes on-air to provide service to our customers.

Verizon currently holds multiple FCC licenses in Putnam County in order to provide multiple forms of wireless services to its current and prospective customers.

Sincerely,

A handwritten signature in black ink, appearing to read 'Hector Abundis', enclosed within a large, loopy oval shape.

Hector Abundis

RF Engineer, Verizon



May 13th, 2026

RE: **The Board of Zoning Putnam County**, Zoning Plots; Site Name: WS Big Walnut

To Whom It May Concern:

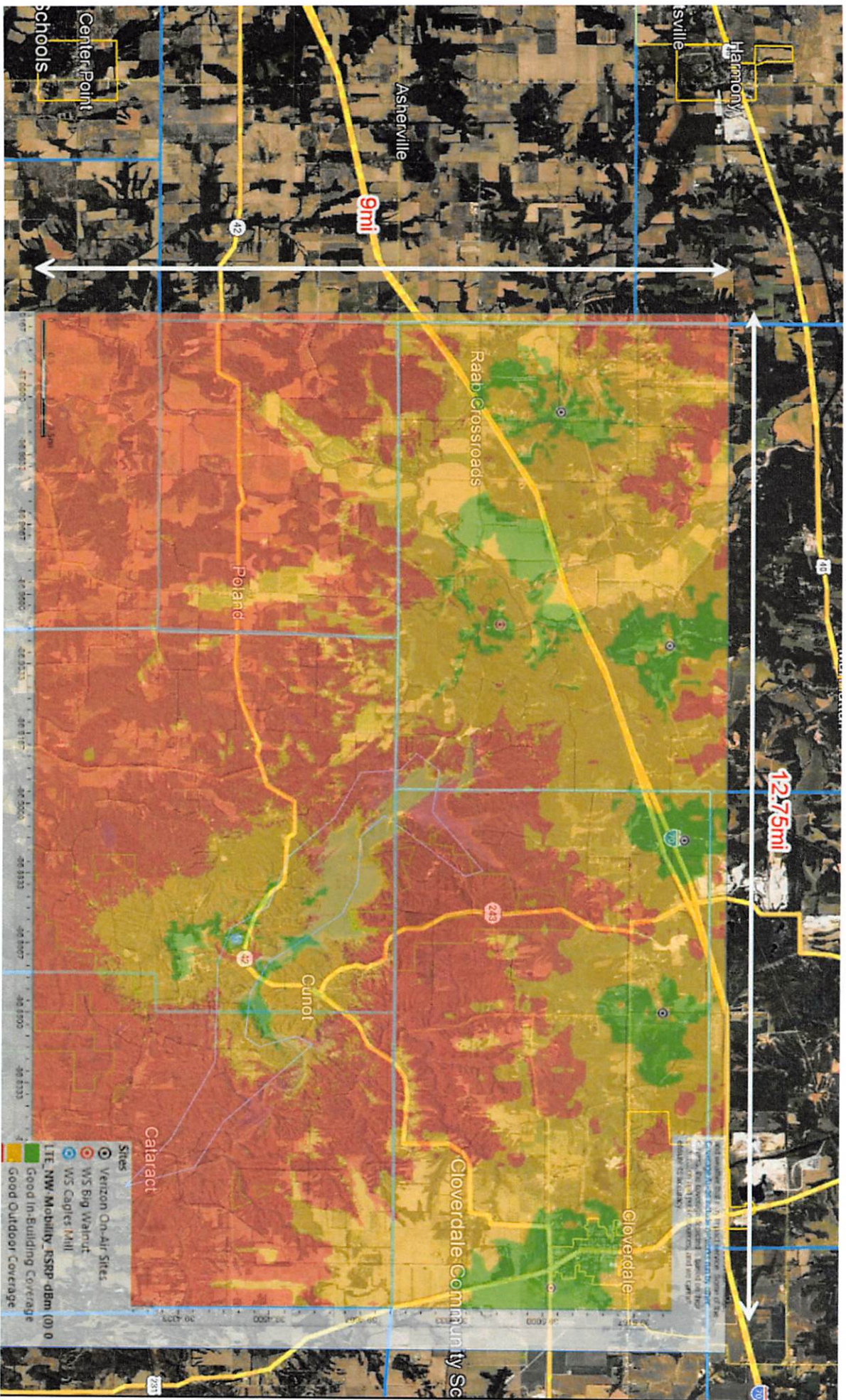
This map is not a guarantee of coverage and may contain areas with no service. This map reflects a depiction of predicted and approximate wireless coverage of the network and is intended to provide a relative comparison of coverage. The depictions of coverage do not guarantee service availability as there are many factors that can influence coverage and service availability. These factors vary from location to location and change over time. The coverage areas may include locations with limited or no coverage. Even within a coverage area shown, there are many factors, including but not limited to, usage volumes, service, outage, customer's equipment, terrain, proximity to buildings, foliage, and weather that may impact service.

The proposed site is needed to offload capacity from existing sites. The maps also reflect the predicted coverage area that will be offloaded from existing sites and transferred to the proposed site.

Sincerely,

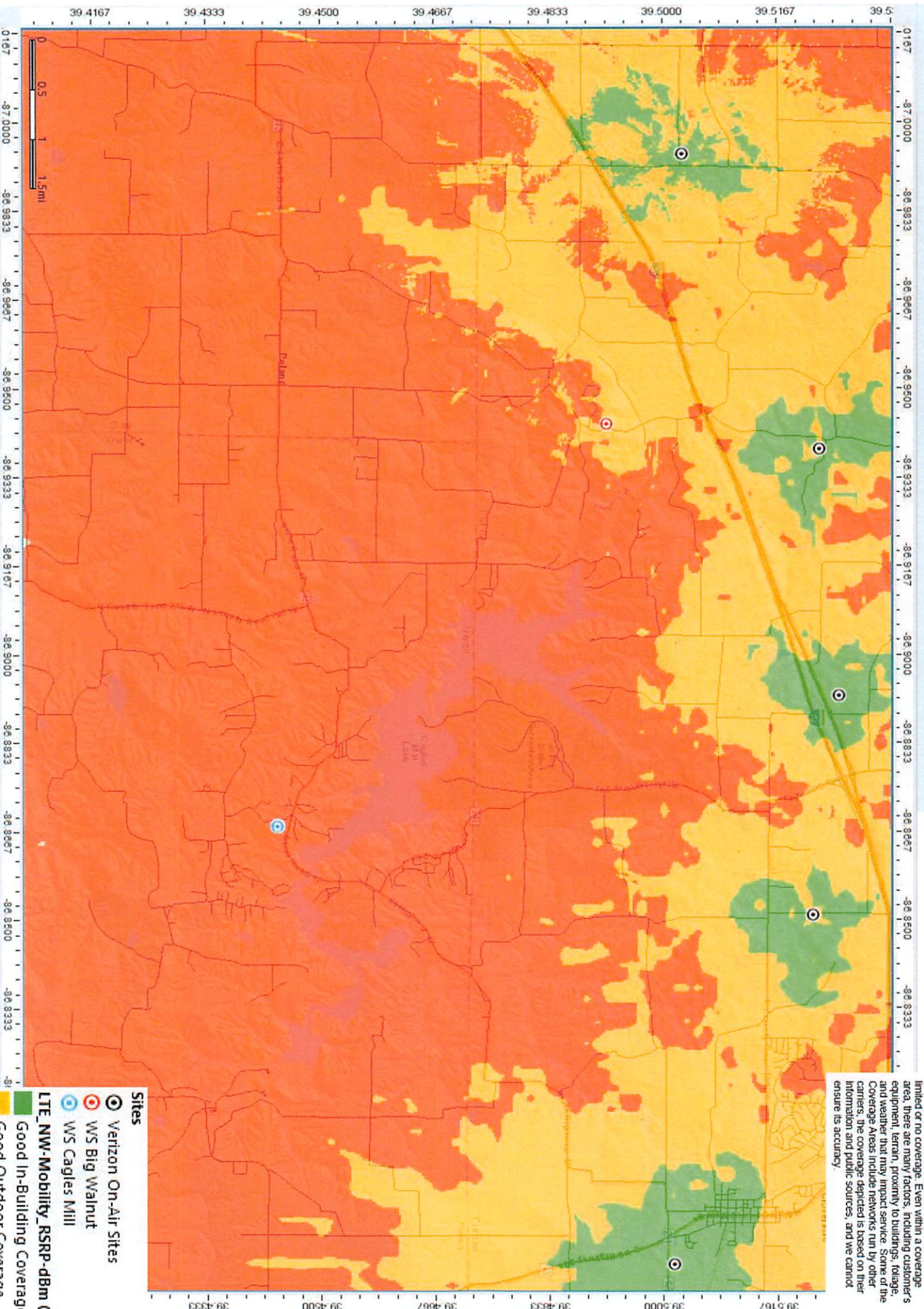
A handwritten signature in black ink, appearing to read "Hector Abundis", is written over a large, light-colored oval shape.

Hector Abundis
RF Engineer, Verizon Wireless



Current 700 LTE RSRP

These coverage maps depict predicted and approximate wireless coverage. The coverage areas shown do not guarantee service availability, and may include locations with limited or no coverage. Even within a coverage area, there are many factors, including customer's equipment, terrain, proximity to buildings, foliage, and weather that may impact service. Some of the Coverage Areas include networks run by other carriers; the coverage depicted is based on their information and public sources, and we cannot ensure its accuracy.



Sites

Verizon On-Air Sites

WS Big Walnut

WS Cagles Mill

LTE_NW-Mobility_RSRP-dbm (0) 0

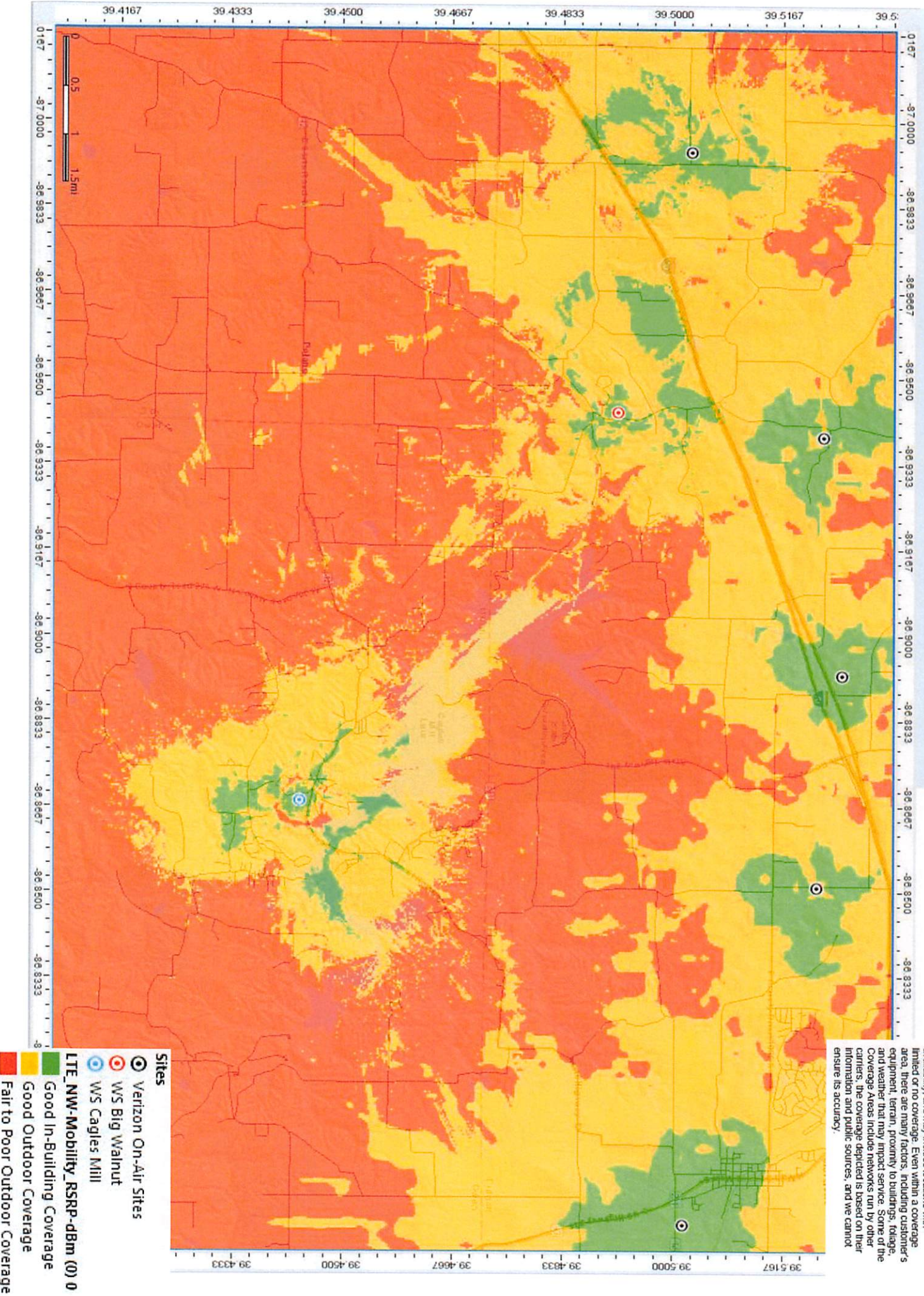
Good In-Building Coverage

Good Outdoor Coverage

Fair to Poor Outdoor Coverage

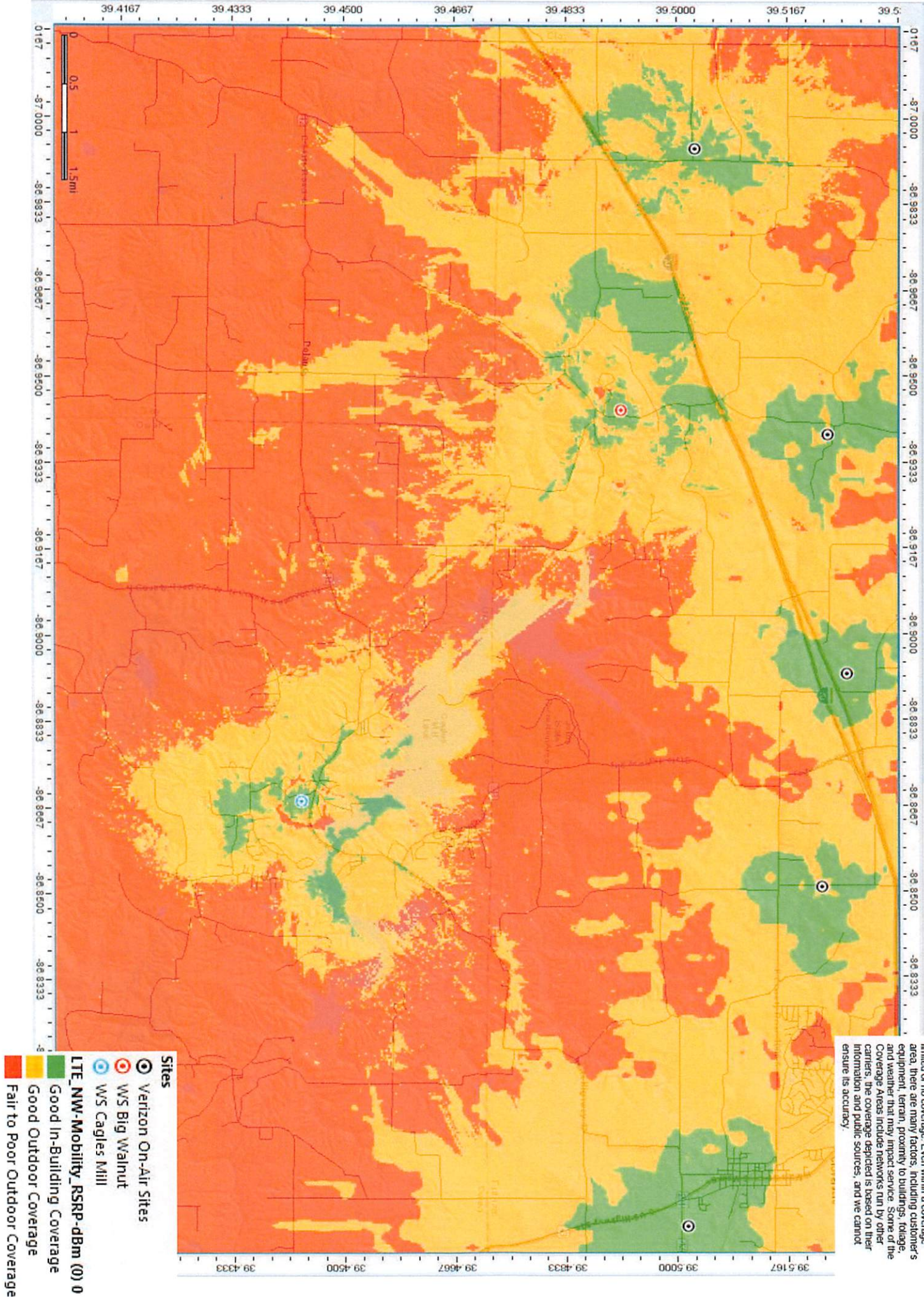
Proposed WS Big Walnut at 190' 700 LTE RSRP

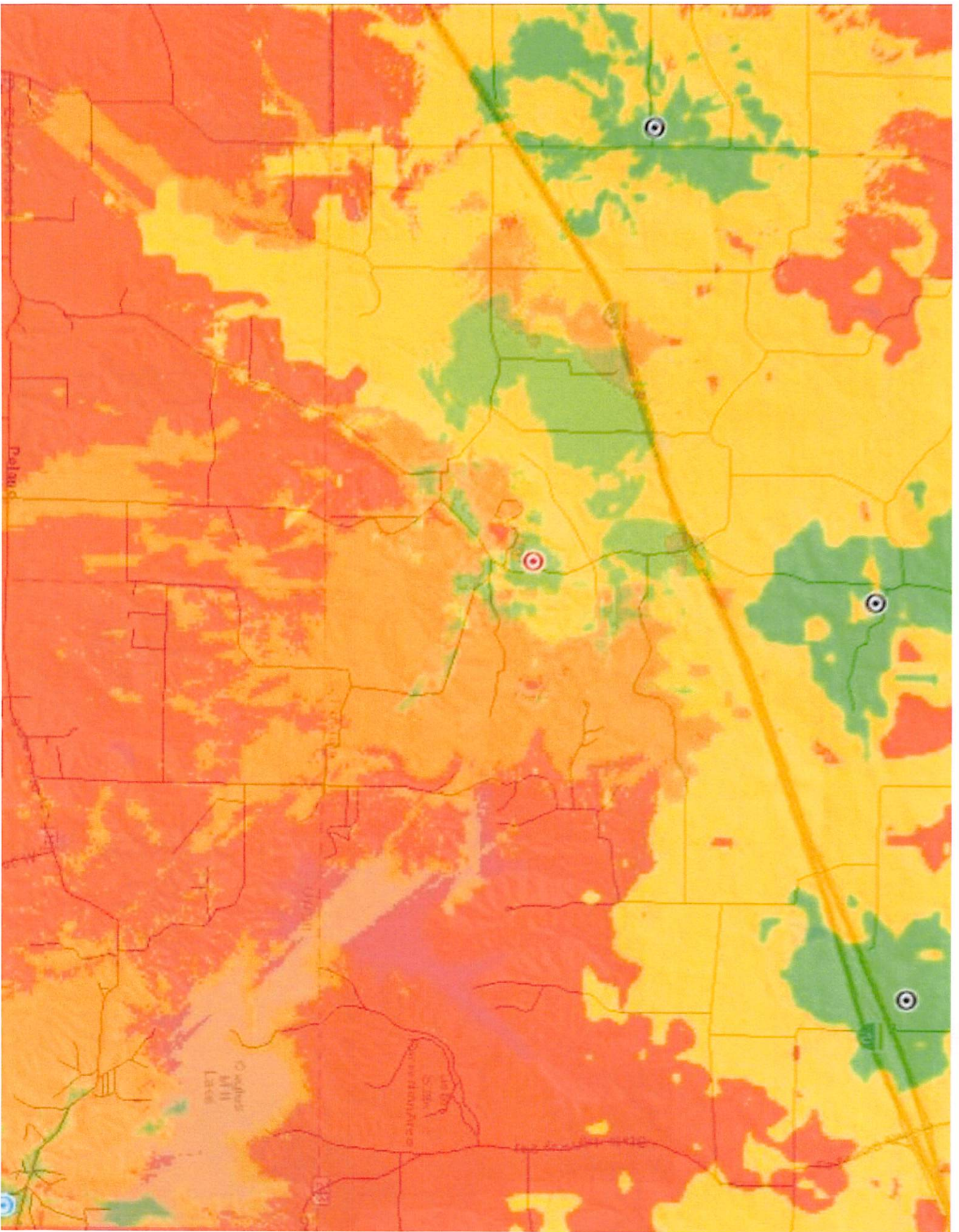
These coverage maps depict predicted and approximate wireless coverage. The coverage areas shown do not guarantee service availability, and may include locations with limited or no coverage. Even within a coverage area, there are many factors, including customer's equipment, terrain, proximity to buildings, foliage, and weather that may impact service. Some of the Coverage Areas include networks run by other carriers, the coverage depicted is based on other information and public sources, and we cannot ensure its accuracy.



Proposed WS Big Walnut at 250' 700 LTE RSRP

These coverage maps depict predicted and approximate wireless coverage. The coverage areas shown do not guarantee service availability, and may include locations with limited or no coverage. Even within a coverage area, there are many factors, including customer's equipment, terrain, proximity to buildings, foliage, and weather that may impact service. Some of the Coverage Areas include networks run by other carriers; the coverage depicted is based on their information and public sources, and we cannot ensure its accuracy.







Special Exception

Putnam County BZA

1

Why We Are Here



TO: The Board of Zoning Putnam County

May 13th, 2026

RE: Proposed Verizon Communications Facility

Site Name: WS Big Walnut

Type of Tower: New 250A Self Support Tower

Center Point, IN 47840

Nearest Address: 11748 S County Road,

The Proposed Site is necessary to improve coverage and offload 4G and 5G data and voice capacity in and around HWY70 ("Gap Area").

The Proposed Site will offload excess data traffic from the following nearby site that are currently operating near or at capacity: WS Huffman Bridge and WS Raab.

The Proposed Site will allow Verizon to address an area that is currently experiencing high demand for wireless high-speed data.

offer to state the need for the Center Point, Indiana at the total coverage and offload 4G and 5G proposed Site will offload excess data or at capacity. WS Huffman sees an area that is currently exists in and around the Gap Area on to provide its customers in the end new 5G mobile and fixed home red access to mobile voice services, wireless data services.

minimum height necessary to provide and use works well with other existing or will give Verizon the opportunity ability of new future collocators. Age and capacity needed, and another carry in the near future.

is operated in a manner that satisfies is that have been charged with ent, including the FAA and FCC would be well below the applicable Occupational environments as appropriate RF emission signage to the

This proposal does not use frequencies within the licensed frequency bands and the power limitations set by FCC regulatory authority. The Proposed Site will go through a complete rigorous regulatory process before it comes on-air to provide service to our customers.

6/11/2026

2

Why We Are Here



Statement of Network Need for a New Communications Tower
Michael Fahm, RF Engineer

1. My name is Michael Fahm and I am a radio frequency (RF) engineer for Verizon Wireless ("Verizon"). I have been employed as an RF engineer for 6 years in the telecommunications industry, the last 5 with Verizon.

2. The primary duties of my job as an RF engineer include the design and management of Verizon's wireless communications network in its Michigan/Indiana/Kentucky Market, which includes the area in and around Leamons, Indiana. In this role, I am also

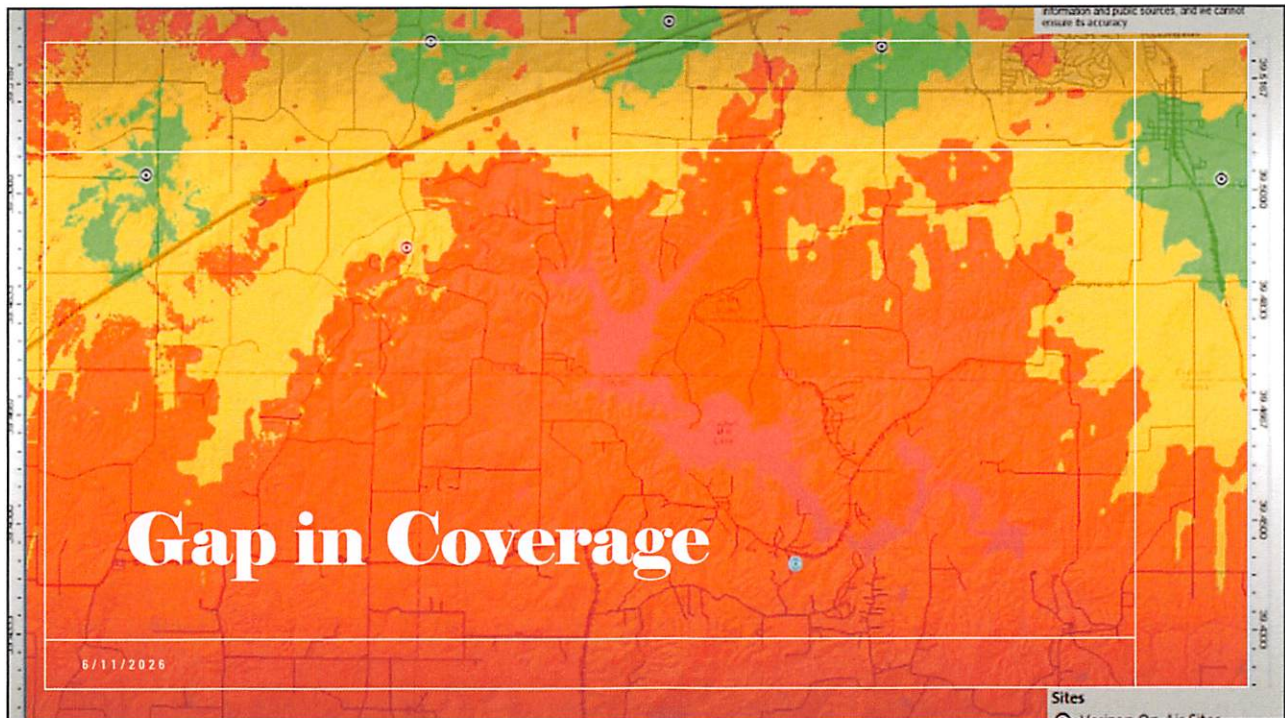
In the course of my employment at Verizon, I have become aware of a significant service gap in Verizon's wireless communications network in the area near HYW70. As a result of this significant service gap, Verizon customers using their devices in and around the Gap Area are likely to experience diminished call quality, slow and unreliable data transmission speeds, call drops, and blocked calls. Verizon's service gap in the Gap Area has existed for several years.

3. Verizon identified a search area in which a tower would need to be located in order to resolve the service gap. Before proposing a new communications tower, Verizon first considered whether any existing towers in the area could be used to resolve the coverage gap in the Gap Area. There are no other existing towers in the search area on which Verizon could collocate its communications equipment to resolve the service gap. For this reason, Vertical Bridge Tower began looking for available properties in the search area that would be suitable for a tower.

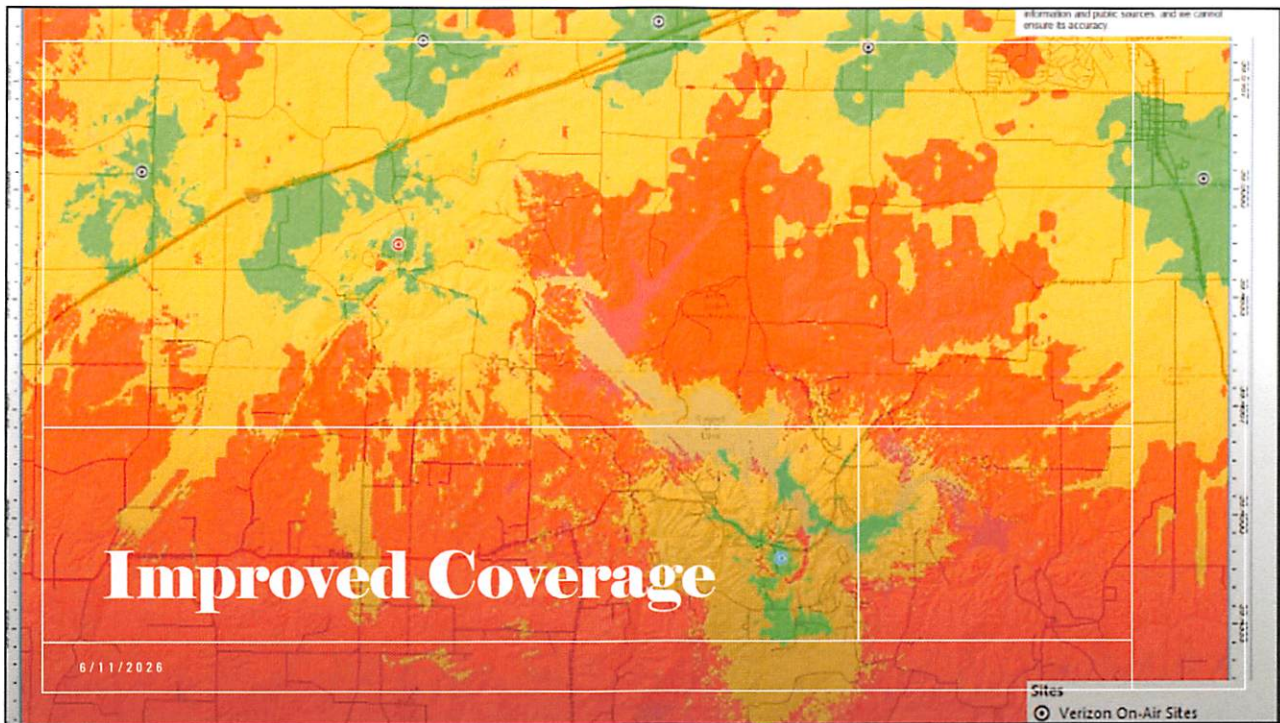
4. Verizon and Vertical Bridge Tower have worked together to identify a property in the Gap Area that could accommodate a communications tower to correct the significant service gap in Verizon's wireless communications network. Vertical Bridge Tower has proposed to build a new tower on 11748 S County Road 523 W Indiana 47440.

6/11/2026

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Community Safety

verizon✓

TO: The Board of Zoning Putnam County

RE: Proposed Verizon Communications Facility
Site Name: WS Big Walnut
Type of Tower: New 250ft Self Support Tower

Nearest Address: 11748 S County Road,

May 19th, 2026

By addressing this need, customers will experience improved access to mobile voice services, enhanced 911 for public safety, and high-speed broadband 4G/5G wireless data services.

to state the need for the site, Putnam County, Indiana at the total coverage and offload 4G and 5G proposed site will offload excess data or at capacity. WS Huffman is an area that is currently casts in and around the Gap Area in to provide its customers in the 1st new 5G mobile and fixed home access to mobile voice services, wireless data services.

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frequency bands and the power go through a complete rigorous customers.

6/11/2026

6

verizon

Statement of Network Need for a New Communications Tower
Michael Fahm, RF Engineer

1. My name is Michael Fahm and I am a radio frequency (RF) engineer for Verizon Wireless ("Verizon"). I have been employed as an RF engineer for 6 years in the telecommunications industry, the last 5 with Verizon.
2. The primary duties of my job as an RF engineer include the design and management of Verizon's wireless communications network in its Michigan/Indiana/Kentucky Market, which includes the area in and around Jennings, Indiana. In this role, I am also responsible for identifying and correcting substantial service gaps that present themselves in Verizon's wireless network. These service gaps can be caused by lack of coverage or insufficient internal coverage.
3. In the Gap Area, Verizon has identified a significant service gap.
4. This significant service gap will remain and cannot be resolved unless a communications tower is constructed within the Gap Area. Verizon must remedy this service gap in order to provide high-speed wireless broadband access to the communities in and around HYW70, to fill in coverage gaps where wireless services are not reliable, and to provide enhanced E911 services.
5. Verizon identified a search area in which a tower would need to be located in order to resolve the service gap. Before proposing a new communications tower, Verizon first considered whether any existing towers in the area could be used to resolve the coverage gap in the Gap Area. There are no other existing towers in the search area on which Verizon could collocate its communications equipment to resolve the service gap. For this reason, Vertical Bridge Tower began looking for available properties in the search area that would be suitable for a tower.
6. Verizon and Vertical Bridge Tower have worked together to identify a property in the Gap Area that could accommodate a communications tower to correct the significant service gap in Verizon's wireless communications network. Vertical Bridge Tower has proposed to build a new tower on 11748 S County Road 325 W Indiana 47440.

6/11/2026

Why Here?

7



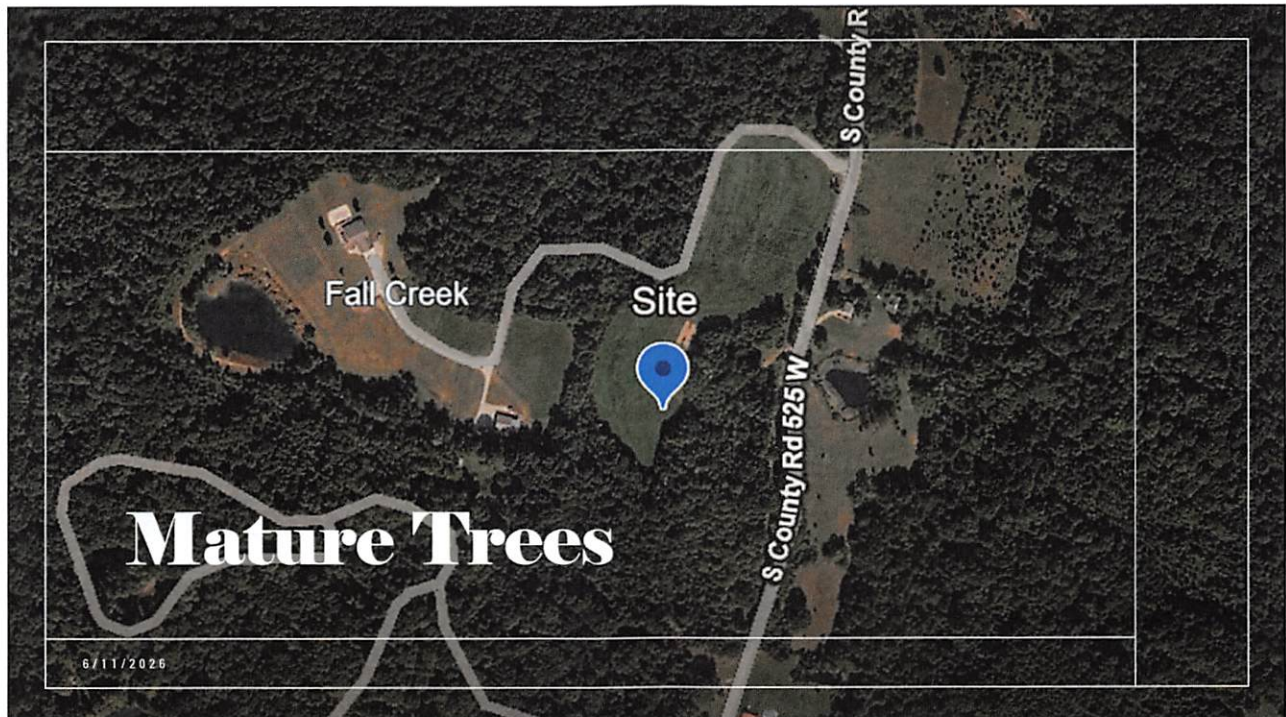
8

Why Here?

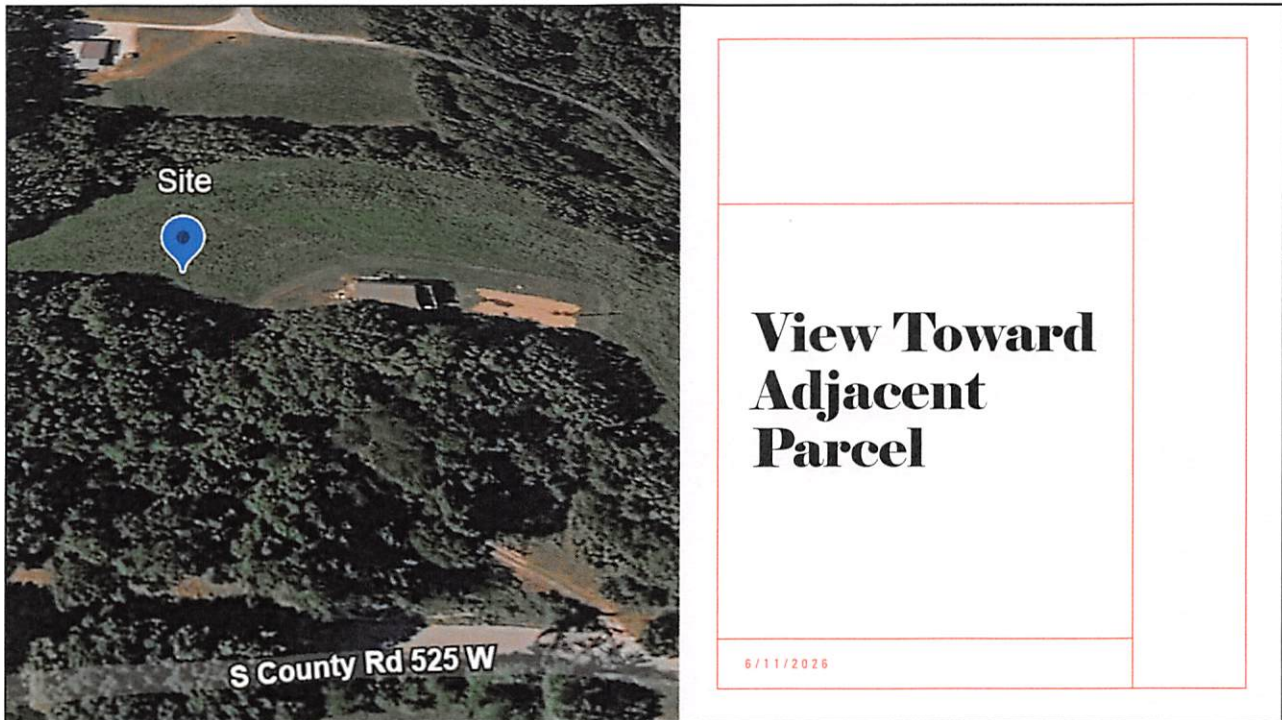
Verizon identified a search area in which a tower would need to be located in order to resolve the service gap. Before proposing a new communications tower, Verizon first considered whether any existing towers in the area could be used to resolve the coverage gap in the Gap Area. There are no other existing towers in the search area on which Verizon could collocate its communications equipment to resolve the service gap. For this reason, Vertical Bridge Tower began looking for available properties in the search area that would be suitable for a tower.

6/11/2026

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10



11

Criteria	Comprehensive Plan Compliance with Ordinance Compatible with the Character of the General Vicinity Adequately Served by Essential Public Facilities and Services Does not Create Detrimental Conditions Allows Orderly Development of Surrounding Property	

6/11/2026

12

The Comprehensive Plan	
Enables the essential infrastructure the County's own planning goals prioritize: reliable service, public safety, and modern connectivity.	
6/11/2026	

13

The Comprehensive Plan	
INFRASTRUCTURE	
1. Work with service providers to ensure affordable, fast, and reliable broadband access across Putnam County. 2. Ensure desired development can be adequately supported by necessary sewer and water infrastructure as well as other municipal services. 3. Develop a plan to serve rural housing developments that utilize on-site septic systems and wells with public sewer and water utilities. 4. Expand wireless communication service across the County. 5. Improve drainage across Putnam County, including along roadways, during the construction and development process, and within established communities.	
6/11/2026	

14

The Comprehensive Plan

- ✓ Ensure development is supported by necessary sewer and water infrastructure, as well as other municipal services

5/18/2026

15

The Comprehensive Plan

- ✓ Advances infrastructure and safety goals
 - Reliable communications service
 - Public safety and E-911

5/18/2026

16

The Comprehensive Plan

- ✓ Development regulations should protect the public interest, but should not serve as a significant barrier to new investment
 - Economic growth
 - Connectivity

6/11/2026

17

The Comprehensive Plan

- ✓ Ensure a safe and reliable roadway system that supports mobility needs
- ✓ Mobility and connectivity are not just physical; they are also digital. Reliable wireless service is essential to achieving the mobility and safety goals the plan promotes.

6/11/2026

18

The Comprehensive Plan

- ✓ Documented service gap
- ✓ Dropped calls
- ✓ Slow or unreliable data
- ✓ Lack of coverage
- ✓ Lack of capacity

6/11/2026

19

Compliance With Ordinance

- Parcel now rezoned to A2
- Complies with all requirements except for height

(c) Except as described in [section 26\(a\)](#) of this chapter with respect to small cell facilities, and subject to the restrictions under 14 CFR Part 77, 47 CFR Part 17, and IC 8-21-10, a permit authority may not impose:

- (1) a restriction on the maximum height of a wireless support structure; or
- (2) a requirement regarding minimum separation distances between wireless support structures.

6/11/2026

20

Does Not Create Detrimental Conditions



- ✓ Low-impact
- ✓ Visually mitigated by tree cover
- ✓ Drives economic and residential growth
- ✓ No increased traffic
- ✓ No increased noise
- ✓ No fumes
- ✓ No glare
- ✓ Compatible with area

6/11/2026

23

Property Values

	Proposed Tower - Big Walnut	Tower 1212700	Tower 1034357	Tower 1202403	Tower 1031199	Tower 1002865 & 1255808
Average Increase from 2023 to 2026	\$34,997 27.19%	\$46,313 49.94%	\$71,315 67%	\$82,758 62%	\$66,587 85.08%	\$44,323 118%

6/11/2026

24

Allows Orderly Development of Surrounding Property

- ✓Promotes public health, safety, and general welfare
- ✓Ensures that development is supported by infrastructure and services
- ✓Enhances emergency communications
- ✓Essential infrastructure
- ✓Supports safe and functional growth
- ✓No negative impact on property values

5/18/2026

West's Annotated Indiana Code
Title 8. Utilities and Transportation
Article 1. Utilities Generally
Chapter 32.3. Permits for Wireless Service Providers

IC 8-1-32.3-17

8-1-32.3-17 Powers of permit authority; limitations

Effective: July 1, 2021

[Currentness](#)

Sec. 17. (a) A permit authority may not discriminate among communications service providers or public utilities with respect to the following:

- (1) Approving applications, issuing permits, or otherwise establishing terms and conditions for construction of wireless or wireline communications facilities.
- (2) Authorizing or approving tax incentives for wireless or wireline communications facilities.
- (3) Providing access to rights-of-way, infrastructure, utility poles, river and bridge crossings, and other physical assets owned or controlled by the permit authority.

(b) A permit authority may not impose a fall zone requirement that:

- (1) applies to a wireless support structure; and
- (2) is larger than the area within which the wireless support structure is designed to collapse, as set forth in the applicant's engineering certification for the wireless support structure.

However, a permit authority may impose a fall zone requirement that is larger than the area described in subdivision (2) if the permit authority provides evidence that the applicant's engineering certification is flawed. The permit authority's evidence must include a study performed and certified by a professional engineer.

(c) Except as described in [section 26\(a\)](#) of this chapter with respect to small cell facilities, and subject to the restrictions under 14 CFR Part 77, 47 CFR Part 17, and IC 8-21-10, a permit authority may not impose:

- (1) a restriction on the maximum height of a wireless support structure; or
- (2) a requirement regarding minimum separation distances between wireless support structures.

Credits

As added by [P.L.145-2015, SEC.3](#), eff. Jan. 1, 2016. Amended by [P.L.177-2021, SEC.7](#), eff. July 1, 2021.

I.C. 8-1-32.3-17, IN ST 8-1-32.3-17

The statutes and Constitution are current with all legislation of the 2026 Second Regular Session of the 124th General Assembly effective through March 15, 2026. Some statute sections may be more current, see credits for details.

End of Document

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West's Annotated Indiana Code
Title 8. Utilities and Transportation
Article 1. Utilities Generally
Chapter 32.3. Permits for Wireless Service Providers

IC 8-1-32.3-23

8-1-32.3-23 Written notice of decision to approve or deny applications

Effective: January 1, 2016

[Currentness](#)

Sec. 23. (a) In a written notice issued under [section 20](#), 21, or 22 of this chapter, a permit authority shall state clearly the basis for its decision to approve or deny an application. If the permit authority denies an application, the written notice must include substantial evidence in support of the denial.

(b) For purposes of this section, a notice is considered written if it is included in the minutes of a public meeting of a permit authority.

(c) If a permit authority fails to act on an application within the applicable deadline under [section 20](#), 21, or 22 of this chapter, the application is considered approved.

Credits

As added by [P.L.145-2015, SEC.3](#), eff. Jan. 1, 2016.

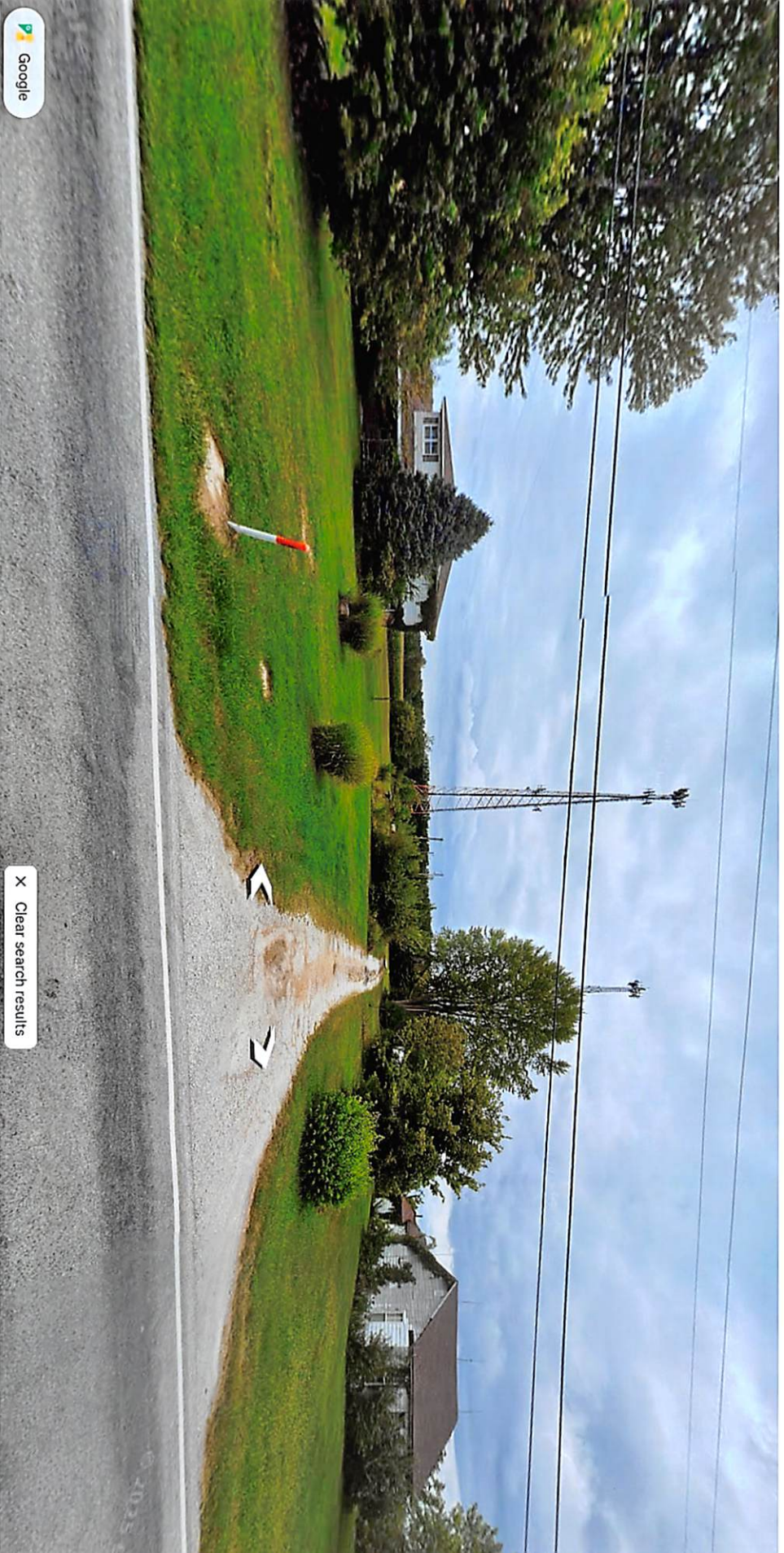
I.C. 8-1-32.3-23, IN ST 8-1-32.3-23

The statutes and Constitution are current with all legislation of the 2026 Second Regular Session of the 124th General Assembly effective through March 15, 2026. Some statute sections may be more current, see credits for details.

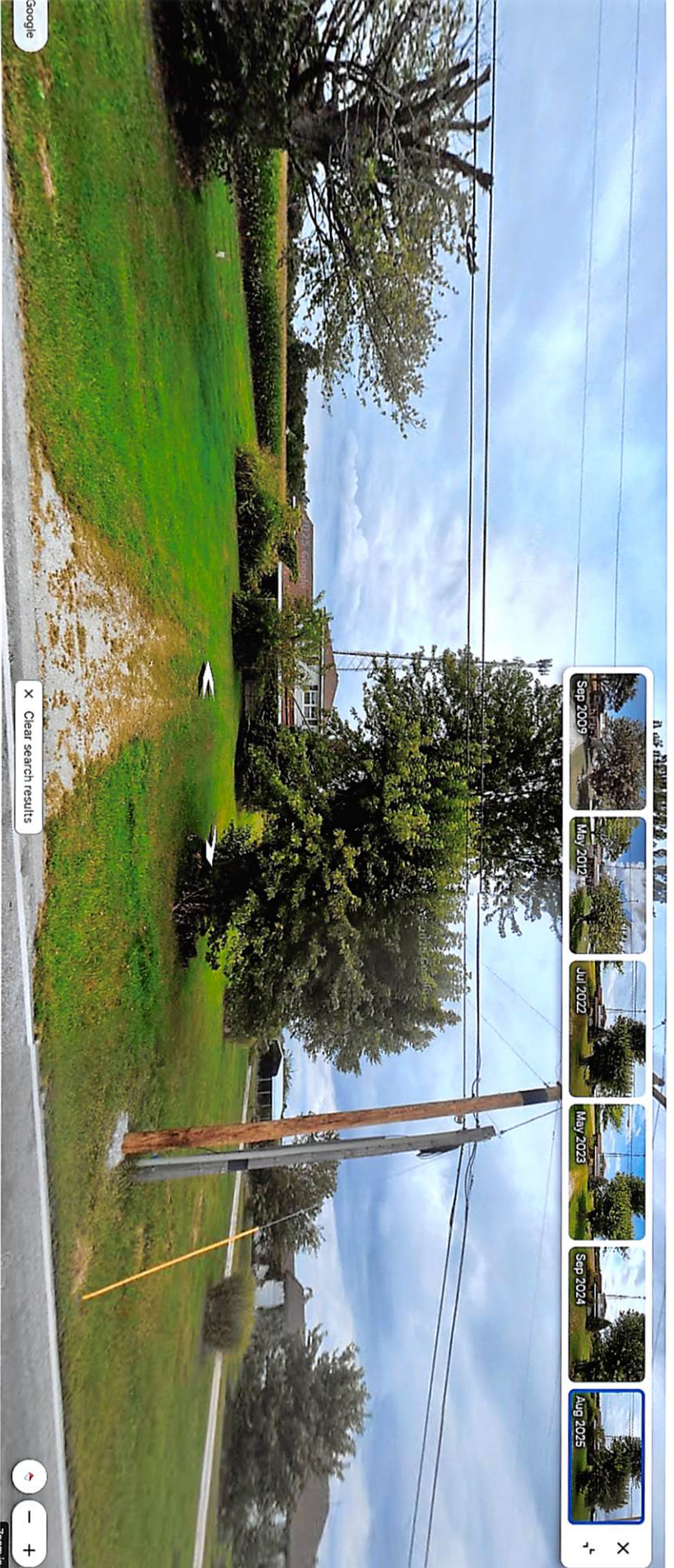
End of Document

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← 5838 E County Rd 600 S
Plainfield, Indiana



5838 E County Rd 600 S
Plainfield, Indiana



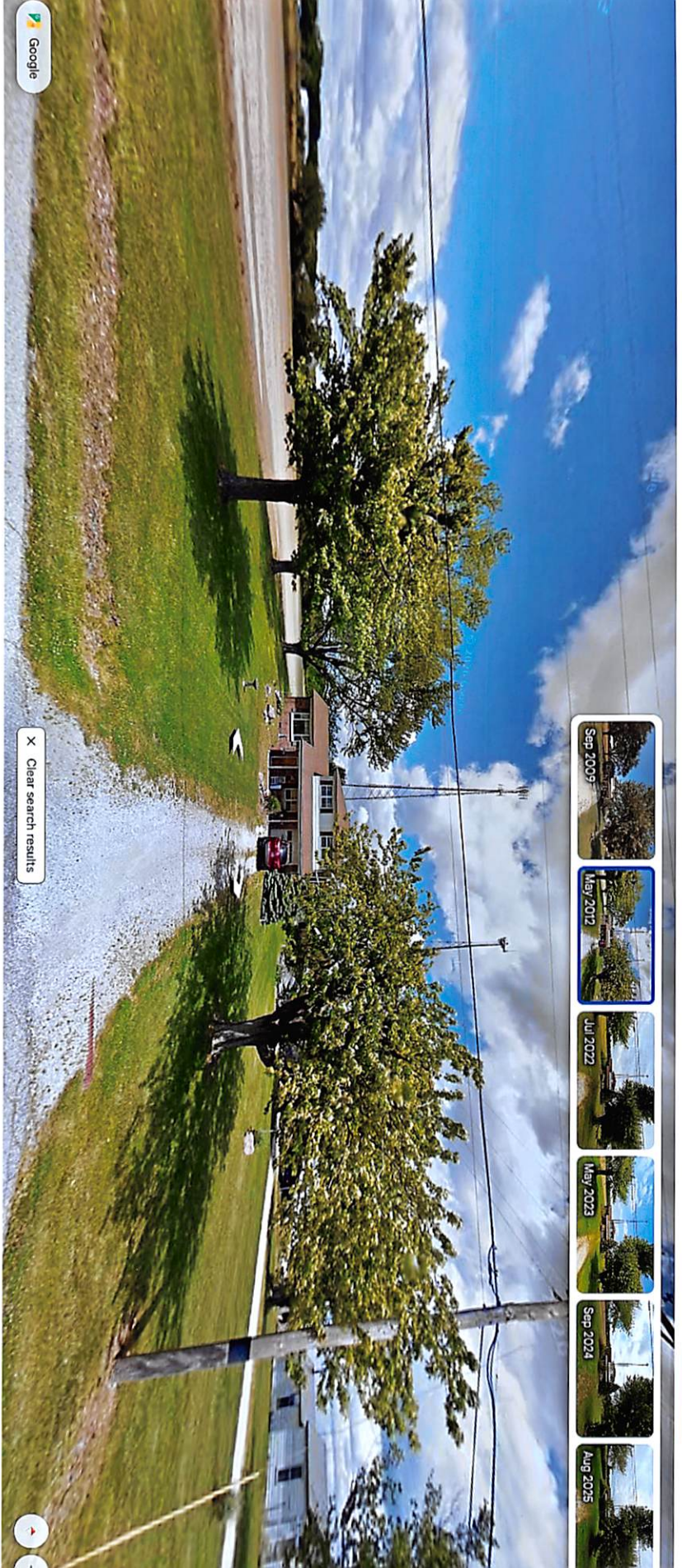
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X Clear search results



5838 E County Rd 600 S
Plainfield, Indiana



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X Clear search results



5863 E County Rd 600 S
Plainfield, Indiana



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X Clear search results



5838 E County Rd 600 S
Plainfield, Indiana

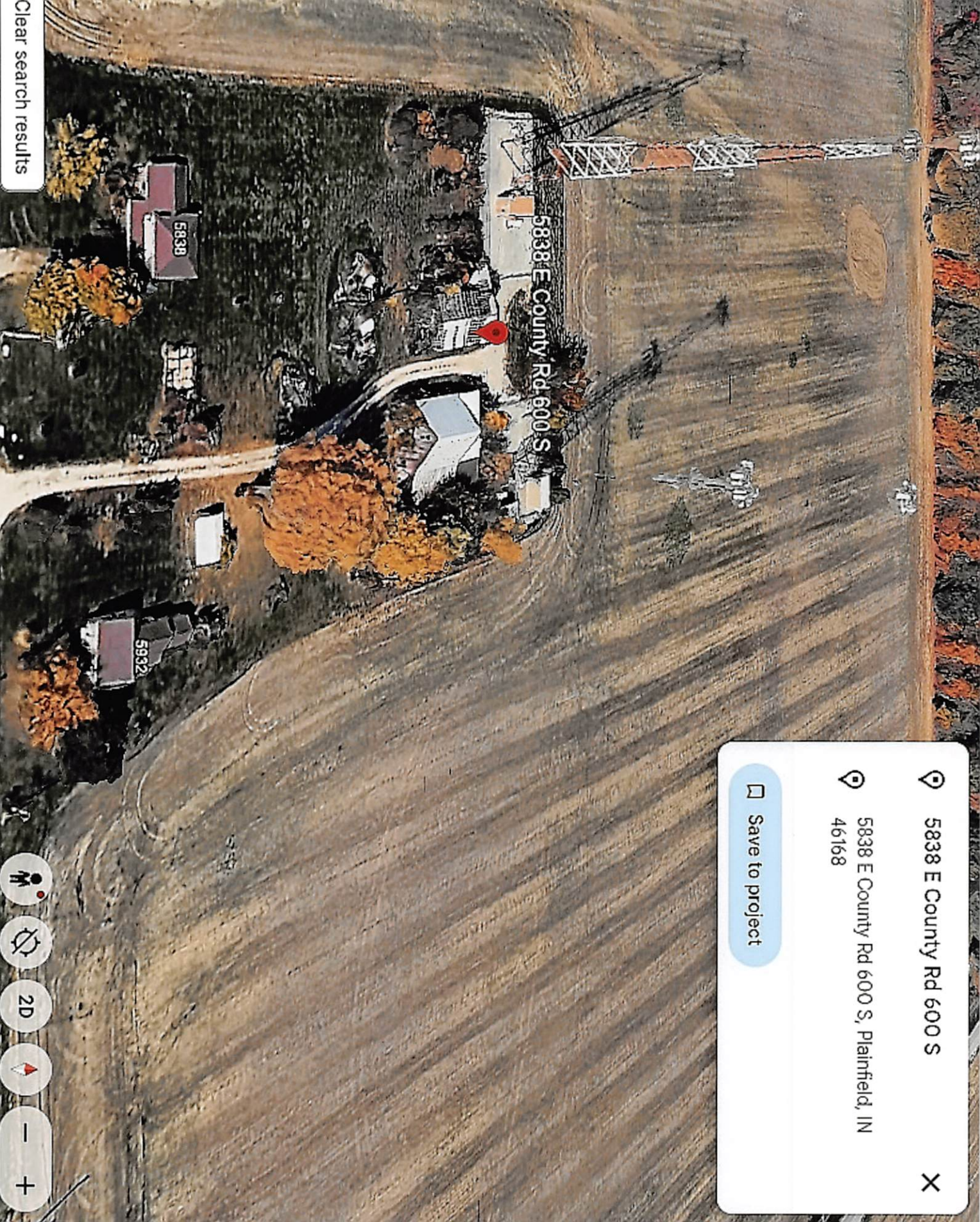


See more dates



X Clear search results





5838 E County Rd 600 S

5838

5832

5838 E County Rd 600 S X

5838 E County Rd 600 S, Plainfield, IN 46168

☐ Save to project

Clear search results

Map navigation controls: a person icon, a compass icon, a 2D button, a compass icon, a minus button, and a plus button.

Date: June 5, 2026

To: The Putnam County Board of Zoning Appeals

Regarding: Formal Objection to Proposed Telecommunications Tower Construction

My Impacted Properties: Primary Residence (within 1,000 feet) and Adjacent Development Parcels (610 feet, 930 feet, and 1,300 feet from proposed site)

To Members of the Board,

I am submitting this formal objection regarding the proposed cell tower infrastructure layout situated approximately 1,000 feet from my current primary rural residence. Furthermore, as an owner of multiple adjacent parcels designated for future residential development and retirement liquidation—located at immediate proximities of 610 feet, 930 feet, and 1,300 feet from the proposed site—the construction of this tower introduces severe, demonstrable, and permanent financial injury to my real estate assets.

Under Indiana municipal zoning guidelines, a petitioner requesting a special use variance or infrastructure permit must prove that the project will not substantially or adversely affect the value of adjacent properties. The data and established real estate economics show that this petitioner cannot satisfy that requirement. I request that the Board deny this permit based on the following empirical evidence regarding property value diminution, specifically within a rural context.

1. Concrete Proximity Impacts on My Specific Parcels

The proposed tower falls squarely within the critical “sphere of influence” where real estate markets penalize asset values due to industrial blight. Peer-reviewed econometric studies have isolated the precise distance bands where diminution occurs:

My Primary Residence (1,000 feet away) & Parcel B (930 feet away): A landmark study published in Land Economics by economists Stephen L. Locke and Glenn C. Blomquist (The Cost of Convenience: Estimating the Impact of Communication Antennas on Residential Property Values) isolated the exact visual “disamenity” of tower structures. Using advanced GIS mapping and comprehensive real estate transaction data, their findings concluded that a property with a visible antenna located 1,000 feet away suffers a clear, statistically significant drop in sale price compared to identical properties located further away.

Parcel A (610 feet away) & Parcel C (1,300 feet away): A rigorous spatial analysis published in The Journal of Real Estate Finance and Economics (Wireless Towers and Home Values: An Alternative Valuation Approach, Affuso et al.) evaluated home values within close

proximity to towers. The researchers found that for properties located within the immediate distance band under 0.72 kilometers (approx. 0.45 miles), property values decline by an average of 2.46%, and plummet by up to 9.78% for homes with a direct, unobstructed line of sight.

2. Why Property Values are Affected More Severely in Rural Areas

The petitioner may attempt to rely on broad industry studies conducted by corporate appraisal firms (such as Valbridge Property Advisors). However, those studies focus heavily on metropolitan and suburban areas where a tower is surrounded by existing vertical clutter, high-voltage lines, commercial infrastructure, and dense housing.

In a rural countryside setting like Putnam County, the economic drivers of property value are entirely different. The tower's negative impact is amplified by three distinct factors:

A. The "Viewshed" Premium and External Obsolescence

In rural real estate, buyers pay a distinct market premium for unobstructed natural viewsheds, privacy, and an unblemished landscape. According to standard guidelines set by the Appraisal Journal and the National Association of Realtors (NAR), when an outside force permanently damages a property's primary aesthetic asset, appraisers classify this as External Obsolescence—a loss in value caused by factors outside the property lines. Because a 150- to 250-foot tower breaks the horizon, the visual blight cannot be mitigated, forcing local appraisers to routinely apply an external obsolescence discount ranging from 5% to 15% on rural parcels.

B. Severe Reduction of the Buyer Pool (Market "Stigma")

A comprehensive market preference study conducted by the National Institute for Science, Law & Public Policy (NISLAPP) surveyed homebuyers regarding telecommunications infrastructure. The data showed that 94% of buyers would actively avoid or demand a steep financial discount on a property located near a cell tower, and 79% would not buy the property under any circumstances.

In a metro area, high housing demand can absorb a smaller buyer pool. In the country, where the pool of buyers looking for acreage is already small, filtering out 79% to 94% of prospects causes a severe liquidity crisis. The properties will sit on the market far longer; in appraisal science, extended Days on Market (DOM) is a primary driver of downward price pressure.

C. Destruction of Future Subdivision and Development Value

My retirement security includes my ability to develop, and or sell my three neighboring parcels (at 610', 930', and 1,300').

Building Site Constraints: A tower built within a quarter-mile of these vacant parcels dictates and may ruin the building site placement. Future buyers will not construct high-value custom country homes where their porches or primary windows face an industrial cell tower.

Loss of High-Tier Buyer Target: The specific demographic of buyers looking to purchase divided rural lots to build custom homes is the exact demographic most sensitive to visual blight and industrial integration. The tower effectively downgrades these parcels from prime residential acreage to low-tier, hard-to-sell remnants.

Conclusion and Request to the Board

The empirical research is clear: constructing a telecommunications tower within a 1,000-foot radius of an established rural home, and within 610 to 1,300 feet of prime development land, will cause a measurable, permanent reduction in property values. It shifts the burden of industrial development directly onto the financial equity of neighboring property owners.

Because the petitioner's project creates substantial, uncompensated external obsolescence, compromises my current home value, and inflicts severe damage on the future development value of my retirement land, I respectfully request that the Board of Zoning Appeals deny the request for a special use permit or variance at this location, and direct the petitioner to locate an alternative site further removed from residential parcels.

Sincerely,

Jeremy C Jankowske

Putnam County Landowner **and Resident**

Appraisal and Calculations

The **5% to 15%** range used in the objection letter is a localized projection derived from combining **The Appraisal Institute's** established guidelines on *External Obsolescence* with specific case studies published in peer-reviewed industry journals.

When a licensed real estate appraiser evaluates a property, they cannot simply quote a generalized academic study; they must use standard valuation methodologies to calculate the exact dollar hit.

The mechanics behind that specific percentage break down as follows:

1. The Appraisal Institute's Framework for "External Obsolescence"

The Appraisal Institute (the nation's largest professional association of real estate appraisers) defines **External Obsolescence** as a permanent loss in a property's value caused by factors *outside* the property lines (such as a cell tower, a landfill, or high-voltage power lines).

According to valuation handbooks published by the Appraisal Institute, when a bad neighbor or industrial element degrades a residential environment, the standard baseline depreciation applied by appraisers typically falls into a **5% to 10% bracket** for general suburban intrusion. However, they note that this percentage scales upward based on **size, proximity, and visibility**.

2. The "Viewshed Premium" Factor

To understand why it scales up to **15% (and sometimes 20%)** in the country, appraisers look at paired-sales data regarding rural aesthetics.

A seminal study published in *The Appraisal Journal* regarding the economics of viewsheds demonstrated that rural properties with unobstructed, pristine **country views command a 5% to 15% market premium** over identical homes that look out at industrial elements, highways, or dense infrastructure.

Therefore, when a cell tower is constructed within 1,000 feet, an appraiser uses a **"paired-sales analysis"** (comparing country homes sold with a clean horizon versus country homes sold with a towering monopole in the yard). **Because the tower completely strips away that 5% to 15% visual premium that country buyers specifically pay for, the appraiser writes off that exact percentage as a permanent loss in value.**

3. Supporting Cross-Market Data

This 5% to 15% valuation drop is heavily supported by broader real estate market data compiled by the **National Association of Realtors (NAR)** and independent regional studies:

- **The Savannah, Georgia Disamenity Study (2019):** Published in *The Empirical Economics Letters*, researchers found that homes within close proximity to newly built towers suffered immediate market discounts of **up to 7.6%** before factoring in severe rural visibility penalties.
- **The Florida Proximity Study:** A historical dataset published in *The Appraisal Journal** evaluating the long-term impact of towers found that while the average drop across all mixed properties was lower, a massive segment of buyers demanded a **10% to 20% price reduction** to even consider purchasing a home within close range of a visible tower structure.

What this means:

When you cite the "5% to 15% discount," you aren't just quoting a random number—you are telling the zoning board that because **Putnam County is a rural area where the view is a core financial asset of the land**, local appraisers will mathematically strip that exact premium right off your appraisal value the second that tower breaks the horizon.

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: 4/27/2026 thru 5/21/2026

Description	Funds to be Credited	Collections This Period	Prior Collections	Year to Date Collections
0 ABOVE-GROUND POOL	1180-18	\$0.00	\$60.00	\$60.00
0 ALTERATIONS (COMMERCIAL)	1180-18	\$0.00	\$60.00	\$60.00
4 ALTERATIONS (RESIDENTIAL)	1180-18	\$240.00	\$420.00	\$660.00
0 ATTACHED ACCESSORY BUILDINGS	1180-18	\$0.00	\$200.00	\$200.00
0 ATTACHED DECK	1180-18	\$0.00	\$60.00	\$60.00
6 BUILDING PERMIT	1180-18	\$2,400.00	\$11,600.00	\$14,000.00
17617 BUILDING PERMIT/ PER SQ FT	1180-18	\$3,523.40	\$17,987.20	\$21,510.60
0 BUSINESS, COMMERCIAL, PUBLIC	1180-18	\$0.00	\$3,000.00	\$3,000.00
8 CERTIFICATE OF OCCUPANCY	1180-18	\$160.00	\$860.00	\$1,020.00
5 CONTRACTOR LISTING	4906-18	\$500.00	\$3,200.00	\$3,700.00
0 COPY - WIDE FORMAT	1181.010	\$0.00	\$118.00	\$118.00
0 COPY WIDE FORMAT COLOR	1181.010	\$0.00	\$50.00	\$50.00
0 COPYS COLOR PER PAGE	1180-10	\$0.00	\$9.00	\$9.00
2 DEMOLITION PERMIT	1180-18	\$100.00	\$400.00	\$500.00
2 DETACHED ACCESSORY - PREBUILT	1180-18	\$120.00	\$360.00	\$480.00
4 DETACHED ACCESSORY BUILDINGS	1180-18	\$600.00	\$4,950.00	\$5,550.00
7 DETACHED ACCESSORY- GENERAL	1180-18	\$420.00	\$840.00	\$1,260.00
9 ELECTRICAL	1180-18	\$540.00	\$2,700.00	\$3,240.00
1 EMERGENCY ELECTRICAL	1180-18	\$30.00	\$30.00	\$60.00
1 FENCE PERMIT	1180-18	\$60.00	\$420.00	\$480.00
0 IMPROVEMENT LOCATION		\$0.00	\$60.00	\$60.00
1 IN-GROUND POOL	1180-18	\$60.00	\$120.00	\$180.00
0 MANUFACTURED TYPE II, TEMP STRUC	1180-18	\$0.00	\$600.00	\$600.00
1 MAUFACTURED TYPE I, MULTI-SEC	1180-18	\$200.00	\$400.00	\$600.00
0 RENEW BUILDING PERMIT	1180-18	\$0.00	\$240.00	\$240.00
3 REPLAT - RESIDENTIAL	1000-10	\$750.00	\$0.00	\$750.00
0 REZONE SAME USE	1000-10	\$0.00	\$450.00	\$450.00
0 ROOF	1180-18	\$0.00	\$60.00	\$60.00
4 RURAL SUBDIVISION	1000-10	\$1,000.00	\$3,250.00	\$4,250.00
0 SIGN	1180-18	\$0.00	\$180.00	\$180.00
0 SIGNS - \$2.00 PER SQUARE FOOT	1180-18	\$0.00	\$138.00	\$138.00
69 SINGLE INSPECTION	1180-18	\$4,140.00	\$19,620.00	\$23,760.00
0 SOLAR PANEL PERMIT	1180-18	\$0.00	\$375.00	\$375.00
0 SPECIAL EXCEPTION	1000-10	\$0.00	\$400.00	\$400.00
0 STORAGE TANK	1180-18	\$0.00	\$60.00	\$60.00
0 TEMPORARY USE PERMIT	1180-18	\$0.00	\$60.00	\$60.00
0 VARIANCE	1000-10	\$0.00	\$1,200.00	\$1,200.00

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: 4/27/2026 thru 5/21/2026

Description	Funds to be Credited	Collections This Period	Prior Collections	Year to Date Collections
Total Amount Collected		\$14,843.40	\$74,537.20	\$89,380.60

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 _____

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.

(signature)

(Title of Officer)

Totals by Fund	
1000-10	\$1,750.00
1180-18	\$12,593.40
4906-18	\$500.00
	\$14,843.40

Report Of Collection

Approved by State Board of Accounts for Putnam County, 2001

To: Putnam County Auditor
(Title of Officer)

BUILDING DEPT
(Governmental Unit)

Putnam County, Indiana
(County)

Collections for Period: 4/27/2026 thru 5/21/2026

Description	Funds to be Credited	Collections This Period	Prior Collections	Year to Date Collections
0 ABOVE-GROUND POOL	1180-18	\$0.00	\$60.00	\$60.00
0 ALTERATIONS (COMMERCIAL)	1180-18	\$0.00	\$60.00	\$60.00
4 ALTERATIONS (RESIDENTIAL)	1180-18	\$240.00	\$420.00	\$660.00
0 ATTACHED ACCESSORY BUILDINGS	1180-18	\$0.00	\$200.00	\$200.00
0 ATTACHED DECK	1180-18	\$0.00	\$60.00	\$60.00
6 BUILDING PERMIT	1180-18	\$2,400.00	\$11,600.00	\$14,000.00
17617 BUILDING PERMIT/ PER SQ FT	1180-18	\$3,523.40	\$17,987.20	\$21,510.60
0 BUSINESS, COMMERCIAL, PUBLIC	1180-18	\$0.00	\$3,000.00	\$3,000.00
8 CERTIFICATE OF OCCUPANCY	1180-18	\$160.00	\$860.00	\$1,020.00
5 CONTRACTOR LISTING	4906-18	\$500.00	\$3,200.00	\$3,700.00
0 COPYS COLOR PER PAGE	1180-10	\$0.00	\$9.00	\$9.00
2 DEMOLITION PERMIT	1180-18	\$100.00	\$400.00	\$500.00
2 DETACHED ACCESSORY - PREBUILT	1180-18	\$120.00	\$360.00	\$480.00
4 DETACHED ACCESSORY BUILDINGS	1180-18	\$600.00	\$4,950.00	\$5,550.00
7 DETACHED ACCESSORY- GENERAL	1180-18	\$420.00	\$840.00	\$1,260.00
9 ELECTRICAL	1180-18	\$540.00	\$2,700.00	\$3,240.00
1 EMERGENCY ELECTRICAL	1180-18	\$30.00	\$30.00	\$60.00
1 FENCE PERMIT	1180-18	\$60.00	\$420.00	\$480.00
0 IMPROVEMENT LOCATION		\$0.00	\$60.00	\$60.00
1 IN-GROUND POOL	1180-18	\$60.00	\$120.00	\$180.00
0 MANUFACTURED TYPE II, TEMP STRUC	1180-18	\$0.00	\$600.00	\$600.00
1 MAUFACTURED TYPE I, MULTI-SEC	1180-18	\$200.00	\$400.00	\$600.00
0 RENEW BUILDING PERMIT	1180-18	\$0.00	\$240.00	\$240.00
0 ROOF	1180-18	\$0.00	\$60.00	\$60.00
0 SIGN	1180-18	\$0.00	\$180.00	\$180.00
0 SIGNS - \$2.00 PER SQUARE FOOT	1180-18	\$0.00	\$138.00	\$138.00
69 SINGLE INSPECTION	1180-18	\$4,140.00	\$19,620.00	\$23,760.00
0 SOLAR PANEL PERMIT	1180-18	\$0.00	\$375.00	\$375.00
0 STORAGE TANK	1180-18	\$0.00	\$60.00	\$60.00
0 TEMPORARY USE PERMIT	1180-18	\$0.00	\$60.00	\$60.00
Total Amount Collected		\$13,093.40	\$69,069.20	\$82,162.60

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 _____

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.

(signature)

(Title of Officer)

Report Of Collection

Approved by State Board of Accounts for Putnam County, 2001

To: Putnam County Auditor
(Title of Officer)

BUILDING DEPT
(Governmental Unit)

Putnam County, Indiana
(County)

Collections for Period: 4/27/2026 thru 5/21/2026

Description	Funds to be Credited	Collections This Period	Prior Collections	Year to Date Collections
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Totals by Fund

1180-18	\$12,593.40
4906-18	\$500.00
	<u>\$13,093.40</u>

Report Of Collection

Approved by State Board of Accounts for Putnam County, 2001

To: Putnam County Auditor
(Title of Officer)

PLANNING DEPT
(Governmental Unit)

Putnam County, Indiana
(County)

Collections for Period: 4/26/2026 thru 5/21/2026

Description	Funds to be Credited	Collections This Period	Prior Collections	Year to Date Collections
3 REPLAT - RESIDENTIAL	1000-10	\$750.00	\$0.00	\$750.00
0 REZONE SAME USE	1000-10	\$0.00	\$450.00	\$450.00
4 RURAL SUBDIVISION	1000-10	\$1,000.00	\$3,250.00	\$4,250.00
0 SPECIAL EXCEPTION	1000-10	\$0.00	\$400.00	\$400.00
0 VARIANCE	1000-10	\$0.00	\$1,200.00	\$1,200.00

Total Amount Collected	\$1,750.00	\$5,300.00	\$7,050.00
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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 _____

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.

(signature)

(Title of Officer)

Totals by Fund

1000-10	\$1,750.00
	<u>\$1,750.00</u>

Report Of Collection

Approved by State Board of Accounts for Putnam County, 2001

To: Putnam County Auditor
(Title of Officer)

PLAT BOOK
(Governmental Unit)

Putnam County, Indiana
(County)

Collections for Period: 4/26/2026 thru 5/21/2026

Description	Funds to be Credited	Collections This Period	Prior Collections	Year to Date Collections
0 COPY - WIDE FORMAT	1181.010	\$0.00	\$118.00	\$118.00
0 COPY WIDE FORMAT COLOR	1181.010	\$0.00	\$50.00	\$50.00

Total Amount Collected	\$0.00	\$168.00	\$168.00
------------------------	--------	----------	----------

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 _____

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.

(signature)

(Title of Officer)

Totals by Fund

2026 BUILDING PERMIT REPORT AS OF 5/21/2026

LOCATION	TYPE OF PERMIT	NUMBER OF PERMITS ISSUED
COUNTY	1-2 Family Dwellings	16
	Above Ground Pools	
	Accessory Dwellings	
	Addition/Alterations	4
	Attached Accessory	8
	Commercial	1
	Demolition	8
	Detached Accessory	49
	Educational/Church	
	Electrical	40
	Fence	1
	ILP - GENERAL	2
	In-Ground Pool	2
	Lean To	1
	Living Quarters	1
	Manufactured	8
	Remodel	1
	Stormwater/grading	1
	Storage/Industrial	
	Sign	1
	Solar	3
	Temporary Use	1
	Underground Storage	
	Commercial Additions	1
	TOTAL	149

LOCATION	TYPE OF PERMIT	NUMBER OF PERMITS ISSUED
TOWN OF BAINBRIDGE	1-2 Fam. Dwelling	1
	Accessory Dwelling	
	Addition/Alt.	
	Attached Accessory	
	Demolition	
	Detached Accessory	1
	Commercial	
	Electric	1
	Fence	2
TOWN OF ROACHDALE	In-Ground Pool	1
	Sign	1
	TOTAL	7
	1-2 Fam. Dwelling	
	Accessory Dwelling	
	Addition/Alt.	
	Attached Accessory	
	Demolition	1
	Detached Accessory	2
TOWN OF ROACHDALE	Commercial	1
	Electric	2
	Fence	
	Lean To	
	Remodel	
	Manufactured	
	TOTAL	6

LOCATION	TYPE OF PERMIT	NUMBER OF PERMITS ISSUED
TOWN OF RUSSELLVILLE	Electric	
	Fence	1
	Detached Accessory	
	Demolition	
	Addition/Alt.	1
	TOTAL	2
TOWN OF CLOVERDALE	1-2 Fam. Dwelling	
	Accessory Dwelling	
	Addition/Alt.	1
	Attached Accessory	
	Demolition	1
	Detached Accessory	3
	Commercial	1
	Electric	9
	Fence	3
	Lean To	
	Remodel	
	Manufactured	1
	Underground Storage	1
HERITAGE LAKE	Sign	2
	Commercial Addition	
	Solar Panels	1
	TOTAL	23
	1-2 Fam. Dwelling	15
	Accessory Dwelling	
	Addition/Alt.	2
	Attached Accessory	3
	Demolition	1
	Detached Accessory	6
	Commercial	
	Electric	3
	Fence	
	Pool	
RENEWALS	Remodel	
	Commercial Addition	
	ILP	
	TOTAL	30
	RENEWALS	1
GRAND TOTAL PERMITS		218

2026 PLAN COMMISSION & BZA CASE REPORTS AS OF 5/21/2026

BZA - CASES

LOCATION	TYPE	NUMBER
County	Development Standards Variance	4
	Special Exception	1
	TOTAL	5
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		5

PLAN COMMISSION - CASES

LOCATION	TYPE	NUMBER
COUNTY	Major Plat	
	Development Plan Review	
	Replat	
	Rezoning	2
	TOTAL	2
TECH REVIEW ONLY	Stormwater Review	1
	Development Plan Review	
	Rural Subdivision	6
	Minor Plat	10
	Replat	4
	TOTAL	21
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	
	TOTAL	0
Town of Cloverdale (County hears these)	Minor Plat	
	Major Plat	
	Development Plan Review	
	Rezoning	
	TOTAL	0
Town of Russellville (County Hears these)	Minor Plat	
	Major Plat	
	Rezoning	1
	TOTAL	1
GRAND TOTAL PC CASES		24