

PUTNAM COUNTY PLAN COMMISSION MINUTES

The Putnam County Plan Commission met for a regular meeting on April 9, 2026, at 6:00 p.m. in the Commissioner's Meeting Room Putnam County Courthouse 1 W Washington Street, Greencastle, IN 46135. Kevin Scobee called the meeting to order at 6:00 p.m. A roll call was taken to determine a quorum. The following members were present: Kevin Scobee, Jenna Nees, Andy Beck, Greg Williams, Zach Bowers, Kate Skirvin, and James McKee. Also, present was Jim Ensley, County Attorney, and Lisa Zeiner, Plan Director. Audience present see attached sign in sheet.

REVIEW OF MINUTES: February 12, 206 Meeting Minutes.

Kevin Scobee asked if there were any additions or corrections to the minutes.

Zach Bowers stated that on page one (1) first paragraph the comma between Kevin and Scobee needed to be removed; on page one (1) under "Election of Officers" the second paragraph "nominated" needs to be changed to "nominate"; the fourth paragraph "present" needs to be changed to "president"; on page one (1) the last paragraph "Willimas" need to be changed to "Williams"; on page two (2) the ninth paragraph, seventh line "Mr." needs to be changed to "Mrs."; and on page two (2) the tenth paragraph need to add "a meeting" after "present at"

Mr. Scobee asked if there were any other corrections. Hearing none, Mr. Scobee asked for a motion.

Kate Skirvin made a motion to approve February 12, 2026, minutes contingent of the stated corrections being made.

Mr. Bowers seconded the motion.

The February 12, 2026, meeting minutes were approved contingent on the corrections with all in favor.

OLD BUSINESS:

2025-RZ-087: VERTICAL BRIDGE – Rezone from Rural Preservation (A1) to Agriculture (A2) to allow a Communication Tower; Washington Township; located 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)

Ryan Whitley with Kimberly Horn approached the board on behalf of Vertical Bridge. Mr. Whitley stated that Vertical Bridge is requesting to rezone the property from A1 to A2 to construct a new wireless communications facility on the property. Mr. Whitley explained that the tower would be a seventy-five (75) foot by seventy-five (75) foot compound with the tower being a 225-foot self-support tower with a ten-foot lightning rod to bring the total height to 265 feet. Mr. Whitley stated that Verizon was the driver behind the project as they have a service gap they are trying to cover. Mr. Whitley explained that the new tower would intersection with another tower that would cover the south side of the reservoir. Mr. Whitley explained that the tower site would be accessed by an existing driveway. Mr. Whitley stated that thirty-foot non-exclusive access and utility easement would be recorded. Mr. Whitley explained that the site would be landscaped around two particular sides because the other two sides abut against existing mature woods. Mr. Whitley presented maps

showing the coverage area. Mr. Whitley explained that because of the traffic on I70, there is a capacity issue in the area.

Mr. Scobee asked if there would be any other carriers on the tower beside Verizon and the life expectancy for the tower

Mr. Whitley stated that while Vertical Bridge is the owner of the tower they would allow for co-location of other carriers. Mr. Whitley explained that the life expectancy was fifty (50) plus years. Mr. Whitley stated that the lease agreement with the owner is for fifty (50) years.

Lisa Zeiner stated that in the packet was some letters that were submitted prior to the meeting. Mrs. Zeiner explained that there were a few phone calls about the project.

Mr. Scobee opened the public portion of the meeting for this case.

Jeremy Jankowske, 11920 S CR 525 W, approached the board. Mr. Jankowske stated that he did not believe the rezoning should be accepted. Mr. Jankowske explained that after reading through the packets from Verizon, it sounded like they were using scam artist-like techniques to scare you into thinking there are terrifying gaps and that people are going to die because of E-911 work. Mr. Jankowske stated that there are other locations in the area that are a better fit for a tower to be located. Mr. Jankowske explained that the community should not suffer so that companies have it easy. Mr. Jankowske stated that there were no real benefits to the people in the community. Mr. Jankowske explained that proposed tower would adversely affect the neighbors through health effects, viewing light pollution, and property values. Mr. Jankowske stated that the number one reason for not wanting the property to be rezoned for a cell tower is the health risks with his wife having had cancer, the number two reason would be not being able to watch the stars or meteor showers at night because of the lights from the tower, and the third reason would be the decrease in property values.

Mr. Scobee asked how many letters were sent out for this petition.

Mrs. Zeiner stated that there were seventeen (17) letters sent.

Les Martin, 11684 S CR 525 W, approached the board. Mr. Martin stated that 94% of buyers do not want to live near a cell tower. Mr. Martin expressed concerns with his property value declining due to the cell tower. Mr. Martin stated that he uses the same driveway to access his property. Mr. Martin explained that he would not have the same sunrise view with the tower being directly in his line of sight.

Josh Staggs, owner of property on CR 525 W, approached the board. Mr. Staggs stated that he plans on building a dwelling on the property he owns to the south of the proposed cell tower site. Mr. Staggs explained that he was opposed to the rezoning because of the decrease in property values that would come with it. Mr. Staggs stated that he has read about health risks for cell towers as well.

Mr. Scobee asked if there was anyone else who wanted to speak on this petition. No one came forward. Mr. Scobee closed the public hearing for this case.

Mr. Whitley stated that per the FCC, the United States Government's Telecommunications Act of 1996, local jurisdictions cannot rule against a tower for health concerns. Mr. Whitley explained that when carriers purchase the spectrum they are expected to help improve the service in which they are expected to improve that spectrum, unfortunately that sometimes means placing towers in areas that

do not please everyone. Mr. Whitley stated that they are trying to serve the greater good to fulfill and provide better high-speed coverage, wireless coverage. Mr. Whitley explained that the base of the tower would not be seen as it will be screened, however, given the height of the structure not all of the tower will be able to be screened.

Mr. Scobee asked how big of an area would this tower serve.

Mr. Whitley provided coverage maps of the area.

Mr. Scobee asked if other providers, like A T & T would be involved with the tower.

Mr. Whitley stated that there was a decent chance that all the other carriers could potentially come onto this tower. Mr. Whitley explained that there are multiple opportunities for companies to collocate depending on where their network has previously been set up.

Mr. Bowers asked Jim about not being able to deny this project specifically on health reasons.

Mr. McKee stated that communication facilities and the related improvements cannot be cited to create a significant threat to health or survival rate threatened or endangered plants or species as per the UDO.

Mr. Bowers asked if the property is rezoned it would still require a special exception through the BZA.

Mrs. Zeiner stated that it was correct. Mrs. Zeiner explained that the special exception is on the BZA agenda tonight. Mrs. Zeiner stated that if the BZA grants the special exception it would be contingent on the commissioners rezoning the property. Mrs. Zeiner explained that the commissioner's meeting would be April 20, 2026, at 9:00 a.m.

Mr. Bowers asked the footprint of the tower to the residents in the area, how far is each one.

Mr. Whitley stated that the closest dwelling was 550 feet from the tower. Mr. Whitley wasn't sure about the other dwellings.

Mr. McKee asked if the tower would be designed to accommodate multiple providers.

Mr. Whitley stated that it would.

Andy Beck stated that the property owner should be at the meeting to tell us why he wants a cell tower on his property.

Mrs. Zeiner stated that the property owner signed the application agreeing to the petition being sought. Mrs. Zeiner explained that while that doesn't mean the property owner shouldn't be here, they are being represented by the petitioner.

Kate Skirvin stated that she is struggling with approving something that could potentially decrease property values. Mrs. Skirvin explained that she was not sure we could ask seventeen (17) people to take a hit so that we can have cell phone service, in her opinion.

Mrs. Zeiner reminded the board that they are only giving a recommendation to the County Commissioners. Mrs. Zeiner explained that the Commissioners have final say on the rezoning.

Mr. McKee stated that we are not approval the cell tower, just the rezoning of the property. Mr. McKee explained that A2 zoning would still allow the current use of the property and based on the lot size is probably more conforming to the actual general area.

Mr. Williams asked if the entire area was zoned A1.

Mrs. Zeiner stated that the area including the subdivision to the south was all zoned A1.

Mr. Scobee asked if anyone wanted to make a motion on this petition.

Mr. McKee made a motion to recommend approval to the County Commissioners for **2025-RZ-087: VERTICAL BRIDGE**.

The motion died for lack of a second.

Mrs. Skirvin made a motion to recommend denial to the County Commissioners for **2025-RZ-087: VERTICAL BRIDGE**.

The motion died for lack of a second.

Mrs. Zeiner stated that since both motions failed to obtain a second, **2025-RZ-087: VERTICAL BRIDGE** will be remanded to the County Commissioners with no recommendation. Mrs. Zeiner explained that the County Commissioners would hear this case on April 20, 2026, at 9:00 a.m.

NEW BUSINESS:

2026-RZ-015: SAM SHAFER – Rezoning from Rural Preservation (A1) to Agricultural (A2) to allow for a one (1) lot minor plat; Cloverdale Township; on the south side of CR 950 S and on the east side of CR 625 E (67-13-34-300-016.000-002 6282 E CR 950 S Cloverdale)

Sam Shafer, petitioner, approached the board. Mr. Shafer stated that he was wanting to rezone his property so that he can split off some land to give to his son to build a dwelling.

Mrs. Zeiner stated that she had not received any phone calls on this petition, but there was one letter that was submitted. Mrs. Zeiner explained that she had given that letter to the board at the start of the meeting.

Mr. Scobee asked if there was anyone in the audience who wanted to speak about his petition. No one came forward. Mr. Scobee closed the public hearing for this case.

Mr. Bowers made a motion to recommend approval to the County Commissioners for **2026-RZ-015: SAM SHAFER**.

Mrs. Skirvin seconded the motion.

2026-RZ-015: SAM SHAFER was remanded to the County Commissioner's with a favorable recommendation with all in favor.

Mrs. Zeiner stated that the County Commissioners will hear this case on April 20, 2026 at 9:00 a.m.

Mr. Scobee asked if there was any other business for the board.

Mrs. Zeiner stated that in the packet was the scope of services from HWC to update the UDO. If you want me to proceed the next step would be to set up a steering committee.

After a brief discussion, the board requested that a steering committee be formed.

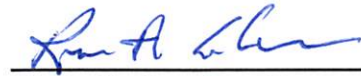
Mr. Scobee asked if there was any other items to discuss.

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

Mr. Beck seconded the motion.

The meeting was adjourned at 6:57 p.m. with all in favor.

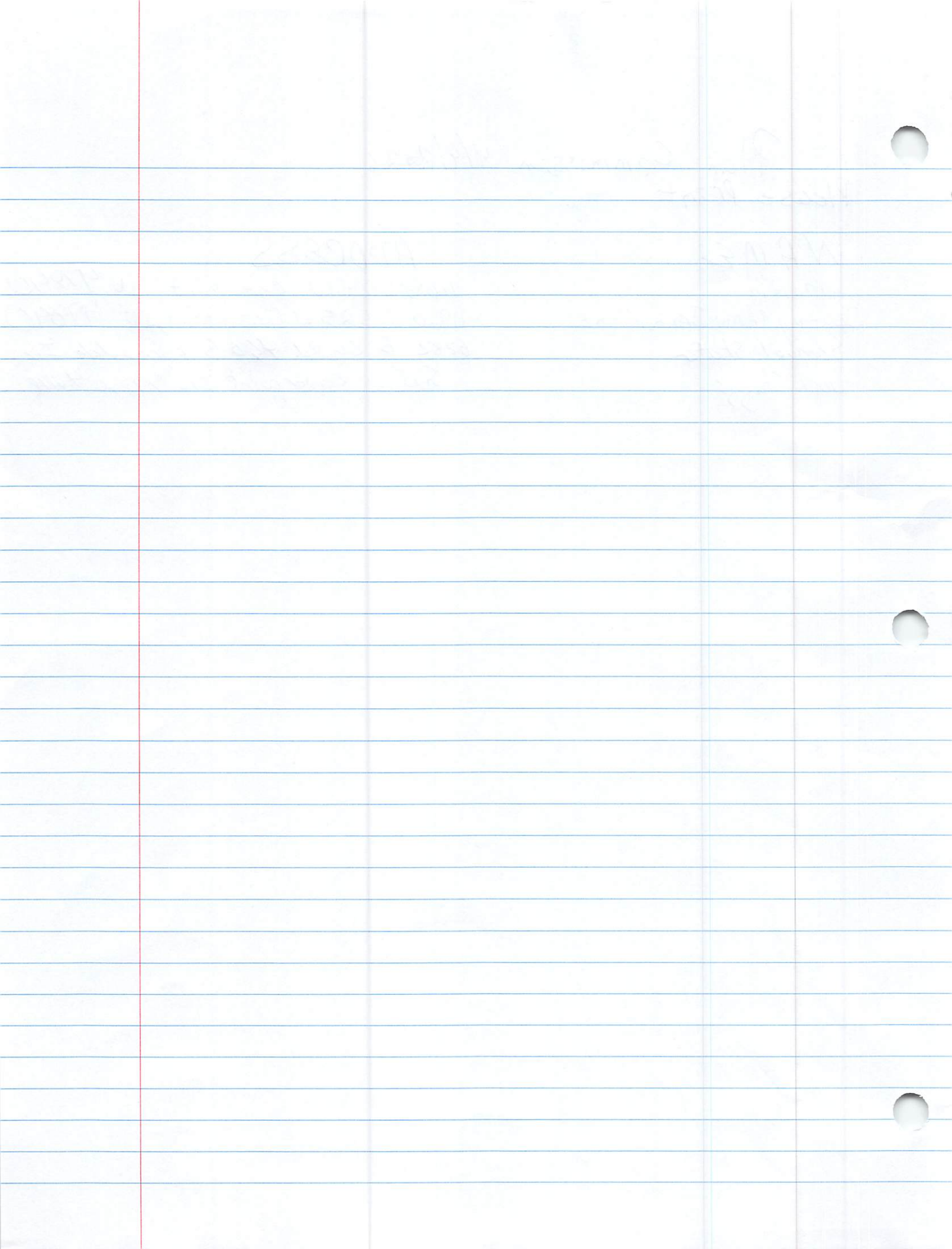
Minutes approved on the 14th day of May 2026.



Kevin Scobee, President

Plan Commission 4/9/2026
Please Print

NAME	ADDRESS
Los Martin	11684 S 525 W Centerpoint IN 47840
JEREMY & AMY JANKOWSKIE	11920 S 525 W Centerpoint, IN 47840
Samuel Shaffer	6282 E Co. Rd. 940 S Ellettsville IN
Josh Staggs	525 W Centerpoint, IN 47840 46172



PUTNAM COUNTY AREA PLANNING COMMISSION

AGENDA

THURSDAY APRIL 9, 2026

6:00 P.M.

Commissioner's Meeting Room – Putnam County Courthouse 1st Floor

1 W Washington Street Greencastle IN 46135

(765) 301-9108

1. CALL TO ORDER

ROLL CALL DETERMINATION OF QUORUM

☐ Kevin Scobee
(Superintendent 2025-2029)
☐ Jenna Nees
(Virtue of Office)
☐ Kate Skirvin
(Council 2025-2029)

☐ Andy Beck
(Comm. 2025-2029)
☐ Greg Williams
(Virtue of Office)
☐ Zach Bowers
(Roachdale 2025-2029)

☐ James McKee
(Cloverdale 2024-2028)
☐ Jim Ensley, Attorney
☐ Lisa Zeiner, Plan Director

2. REVIEW OF MINUTES – February 12, 2026 (January and March meetings were cancelled)

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 made and a decision by the plan Commission made. The Commission may continue the item to another date for hearing if the public is better served by such a continuation.

❖ **OLD BUSINESS:**

2025-RZ-087: VERTICAL BRIDGE – Rezoning from Rural Preservation (A1) to Agricultural (A2) to allow a Communication Tower; Washington Township; on the west side of County Road 525 West approximately 0.45 miles north of the intersection of County Road 525 West and County Road 1200 South (Parcel #67-17-10-400-025.001-019)

❖ **NEW BUSINESS:**

2026-RZ-015: SAM SHAFER – Rezoning from Rural Preservation (A1) to Agricultural (A2) to allow for a one (1) lot Minor Plat; Cloverdale Township; on the south side of CR 950 S and on the east side of CR 625 E (67-13-34-300-016.000-002 6282 E CR 950 S Cloverdale)

4. BUSINESS SESSION - In its business session, the Plan Commission meets in open session to discuss each item. 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 Plan Commission requests it. The Plan Commission may continue an item to another date for the hearing if the public is better served by such a continuation.

5. OTHER BUSINESS:

6. 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 ACCOMMODATIONS 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)

BUILDING DEPT
(Governmental Unit)

Putnam County, Indiana
(County)

Collections for Period: 2/1/2026 thru 2/28/2026

Description	Funds to be Credited	Collections This Period	Prior Collections	Year to Date Collections
1 ALTERATIONS (COMMERCIAL)	1180-18	\$60.00	\$0.00	\$60.00
3 ALTERATIONS (RESIDENTIAL)	1180-18	\$180.00	\$0.00	\$180.00
6 BUILDING PERMIT	1180-18	\$2,400.00	\$2,400.00	\$4,800.00
37494 BUILDING PERMIT/ PER SQ FT	1180-18	\$7,498.80	\$4,578.00	\$12,076.80
1 BUSINESS, COMMERCIAL, PUBLIC	1180-18	\$1,000.00	\$2,000.00	\$3,000.00
12 CERTIFICATE OF OCCUPANCY	1180-18	\$240.00	\$180.00	\$420.00
10 CONTRACTOR LISTING	4906-18	\$1,000.00	\$1,500.00	\$2,500.00
9 COPS COLOR PER PAGE	1180-10	\$9.00	\$0.00	\$9.00
2 DEMOLITION PERMIT	1180-18	\$100.00	\$0.00	\$100.00
0 DETACHED ACCESSORY - PREBUILT	1180-18	\$0.00	\$60.00	\$60.00
6 DETACHED ACCESSORY BUILDINGS	1180-18	\$900.00	\$900.00	\$1,800.00
4 DETACHED ACCESSORY- GENERAL	1180-18	\$240.00	\$60.00	\$300.00
9 ELECTRICAL	1180-18	\$540.00	\$480.00	\$1,020.00
0 EMERGENCY ELECTRICAL	1180-18	\$0.00	\$30.00	\$30.00
3 FENCE PERMIT	1180-18	\$180.00	\$60.00	\$240.00
1 IN-GROUND POOL	1180-18	\$60.00	\$0.00	\$60.00
4 MANUFACTURED TYPE II, TEMP STRUC	1180-18	\$400.00	\$0.00	\$400.00
0 MAUFACTURED TYPE I, MULTI-SEC	1180-18	\$0.00	\$200.00	\$200.00
1 RENEW BUILDING PERMIT	1180-18	\$60.00	\$0.00	\$60.00
1 SIGN	1180-18	\$60.00	\$0.00	\$60.00
49 SIGNS - \$2.00 PER SQUARE FOOT	1180-18	\$98.00	\$0.00	\$98.00
80 SINGLE INSPECTION	1180-18	\$4,800.00	\$3,180.00	\$7,980.00
1 SOLAR PANEL PERMIT	1180-18	\$75.00	\$300.00	\$375.00
1 STORAGE TANK	1180-18	\$60.00	\$0.00	\$60.00
1 TEMPORARY USE PERMIT	1180-18	\$60.00	\$0.00	\$60.00
Total Amount Collected		\$20,020.80	\$15,928.00	\$35,948.80

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 _____

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: 2/1/2026 thru 2/28/2026

Description	Funds to be Credited	Collections This Period	Prior Collections	Year to Date Collections
Totals by Fund				
1180-10		\$9.00		
1180-18		\$19,011.80		
4906-18		\$1,000.00		
		<u>\$20,020.80</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: 2/1/2026 thru 2/28/2026

Description	Funds to be Credited	Collections This Period	Prior Collections	Year to Date Collections
3 RURAL SUBDIVISION	1000-10	\$750.00	\$250.00	\$1,000.00
0 SPECIAL EXCEPTION	1000-10	\$0.00	\$400.00	\$400.00
0 VARIANCE	1000-10	\$0.00	\$300.00	\$300.00

Total Amount Collected	\$750.00	\$950.00	\$1,700.00
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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	\$750.00
	<u>\$750.00</u>

2026 BUILDING PERMIT REPORT AS OF 3/25/2026

LOCATION	TYPE OF PERMIT	NUMBER OF PERMITS ISSUED
COUNTY	1-2 Family Dwellings	10
	Above Ground Pools	
	Accessory Dwellings	
	Addition/Alterations	2
	Attached Accessory	4
	Commercial	1
	Demolition	3
	Detached Accessory	23
	Educational/Church	
	Electrical	21
	Fence	1
	ILP - GENERAL	1
	In-Ground Pool	1
	Lean To	1
	Living Quarters	1
	Manufactured	5
	Remodel	
	Stormwater/grading	1
	Storage/Industrial	
	Sign	
	Solar	3
	Temporary Use	1
	Underground Storage	
	Commercial Additions	
	TOTAL	79

LOCATION	TYPE OF PERMIT	NUMBER OF PERMITS ISSUED
TOWN OF BAINBRIDGE	1-2 Fam. Dwelling	
	Accessory Dwelling	
	Addition/Alt.	
	Attached Accessory	
	Demolition	
	Detached Accessory	
	Commercial	
	Electric	1
	Fence	1
TOWN OF ROACHDALE	Sign	1
	Storage/Indust.	
	TOTAL	3
	1-2 Fam. Dwelling	
	Accessory Dwelling	
	Addition/Alt.	
	Attached Accessory	
	Demolition	1
	Detached Accessory	1
TOWN OF ROACHDALE	Commercial	1
	Electric	2
	Fence	
	Lean To	
	Remodel	
	Manufactured	
	TOTAL	5

LOCATION	TYPE OF PERMIT	NUMBER OF PERMITS ISSUED
TOWN OF RUSSELLVILLE	Electric	
	Fence	1
	Detached Accessory	
	Demolition	
	Commercial	
	TOTAL	1
TOWN OF CLOVERDALE	1-2 Fam. Dwelling	
	Accessory Dwelling	
	Addition/Alt.	
	Attached Accessory	
	Demolition	
	Detached Accessory	
	Commercial	1
	Electric	5
	Fence	1
	Lean To	
TOWN OF CLOVERDALE	Remodel	
	Manufactured	
	Underground Storage	1
	Sign	1
	Commercial Addition	
	Solar Panels	1
	TOTAL	10
HERITAGE LAKE	1-2 Fam. Dwelling	6
	Accessory Dwelling	
	Addition/Alt.	
	Attached Accessory	
	Demolition	
	Detached Accessory	5
	Commercial	
	Electric	1
	Fence	
	Pool	
	Remodel	
	Commercial Addition	
HERITAGE LAKE	ILP	
	TOTAL	12
RENEWALS		1
GRAND TOTAL PERMITS		111

2026 PLAN COMMISSION & BZA CASE REPORTS AS OF 3/25/2026

BZA - CASES

LOCATION	TYPE	NUMBER
County	Development Standards Variance	3
	Special Exception	1
	TOTAL	4
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		4

PLAN COMMISSION - CASES

LOCATION	TYPE	NUMBER
COUNTY	Major Plat	
	Development Plan Review	
	Replat	
	Rezoning	1
	TOTAL	1
TECH REVIEW ONLY	Stormwater Review	1
	Development Plan Review	
	Rural Subdivision	5
	Minor Plat	4
	Replat	
	TOTAL	10
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	
	TOTAL	0
GRAND TOTAL PC CASES		11

Date: February 12, 2026

Putnam County Zoning in reference to:

Rezoning for proposed wireless communication facility.

11748 Co. Rd. 525 W. Centerpoint, IN 47840

To whom it concern / Zoning Board

My name is David Nissen

I am a property owner of 11633 S. Co Rd. 525 W. Centerpoint, IN 47840, the adjacent property, and I would like to voice my objection to the rezoning proposal for the communication Tower/Facility installation near my home and near my future residential building projects.

I am concerned that my property value will be greatly affected by this. I have researched and found property values close to these Towers will decrease by 30% depending on how close they are and making the property hard to sell.

I am also concerned about the health risks associated with these Communication Towers, many studies find strong evidence of greatly increased cancer risks, cellular stress, headaches, mental issues and DNA damage.

In 2004, a pivotal study conducted in Netanya, Israel, investigated cancer incidence among residents living near a cell phone transmitter station. The findings revealed that individuals residing within 350 meters of the tower experienced a significantly higher cancer rate—129 cases per 10,000 people annually—compared to 16 per 10,000 in a nearby area located over 350 meters away. This stark contrast suggests a potential link between proximity to cell towers and increased cancer risk.

A follow-up study published in the *International Journal of Cancer Prevention* (2008) reinforced these findings, showing higher rates of leukemia and lymphoma among populations living within 400 meters of long-term cell tower exposure. Researchers hypothesized that chronic low-level EMF exposure could contribute to cellular stress and DNA damage over time.

I demand my local government create, implement and enforce local laws which prevent the owners and operators of wireless facilities and Cell Towers from over-exposing me, my

family, friends and community to RF radiation levels which exceed the levels deemed safe by the Federal Communications Commission (FCC).

I demand that my local government act and enforce proper zoning ordinances which can protect our property values, can protect ourselves and the public from the potential dangers of Cell Tower collapse, and can further protect against Cell Towers adversely affecting both the aesthetics and the character of your neighborhood.

I would like the rezoning to be cancelled permanently. At the least, put on hold to give me more time to prepare for the legal fight to stop this assault on my property and wellbeing.

Best Regards

David Nissen

A handwritten signature in black ink that reads "David M. Nissen". The signature is written in a cursive, flowing style with a large initial 'D'.

David Nissen

11651 W. Dam Rd.

Poland, IN 47868

Dave.nissen@knightwellgroup.com

765-720-5902

To the Members of the Board:

I am writing to formally enter my objection to the proposed zoning change for the property located at 11748 County Rd. 525 W., Centerpoint, IN 47840. My objection is based on the Board's legal obligation to ensure that any change is not injurious to the public health, safety, and general welfare, and that it will not adversely affect the value of adjacent properties.

1. Documented Failure of Administrative Enforcement The current Unified Development Ordinance (UDO) is only effective if it is enforced. Currently, there is a significant, unresolved zoning violation at 11633 South County Rd. 525 W., which has been allowed to transform into an unauthorized junkyard.

My neighbor, Greg Fecteau (of 11748 County Rd. 525 W.), has personally informed me that he has contacted the County on numerous occasions to report the conditions at the 11633 address. Despite his repeated efforts to seek a resolution through the proper channels, the County has failed to take effective action. The conditions allowed to persist include:

Numerous inoperable vehicles parked around the pond and throughout the wood line.

An accumulation of vehicles and scrap around the house and garage areas.

Continuous commercial-scale activity involving wreckers hauling cars in and out of a non-industrial zone.

2. Breach of Predictability and Property Value Because the County has demonstrated an inability or unwillingness to enforce existing rules—even after direct citizen complaints—granting a new zoning change at 11748 County Rd. 525 W. creates a "regulatory vacuum." It is illogical and injurious to the neighborhood to expand permitted activities when current safeguards have proven insufficient to protect residents from blatant nuisances and potential environmental hazards. Under Indiana Code § 36-7-4-918.4, the Board must find that property values will not be "substantially and adversely" affected. The failure to regulate a neighboring junkyard already proves that the Board's current oversight is failing to meet this legal standard.

3. Request for Denial or Continuance I respectfully request that the Board deny this petition. Alternatively, I request a continuance of this matter until the Planning Department can provide a report demonstrating that the existing zoning violations at 11633 South County Rd. 525 W. have been brought into full compliance. The Board should not permit new development or zoning changes until it can prove it has the administrative capacity to manage the properties it has already authorized.

Sincerely,

Les Martin 765-721-7337

Members of the board, the following is our written objection to the proposed rezoning for the property located at 11748 S 525 W Center Point, IN 47840.

First, I would like to say that Cell Towers can be added in other areas, such as fields, that are away from homes. There are lots of open fields around here void of homes where people have to be near the tower and see the tower.

1) We object for reason of health risk.

My wife has had cancer and we do everything we can to mitigate risk. Scientific consensus is that you should live minimum 1/4mile from a cell tower.

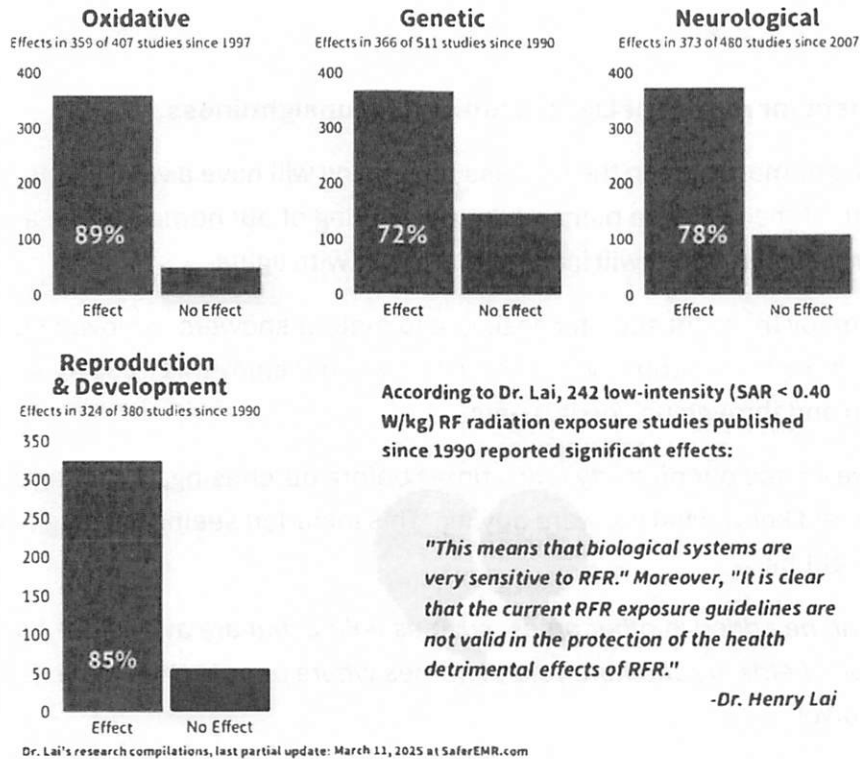
Per ehscience.org

"There is significant published science on radio-frequency (RF) radiation and non-ionizing EMF documenting numerous adverse effects. While not all studies show effects, the majority do. Hundreds of scientists are calling for action to reduce exposure.

Human epidemiological studies and case reports have found evidence that cell tower exposure and cell phone wireless radiofrequency (RF) radiation are linked to measurable health effects. Populations living or working near antennas have reported clusters of neurological symptoms such as headaches, sleep problems, tinnitus, and cognitive difficulties, often described as microwave illness. Studies on magnetic field EMF, as from powerlines, have reported associations with childhood leukemia. In short, just because it is non-ionizing does not mean it is safe.

The Majority of Studies on Wireless Report Effects

EFFECT V. NO EFFECT: SCIENCE ON WIRELESS



Case studies in Sweden and other countries have also connected long-term radiofrequency radiation exposure with elevated risks of cancer, particularly brain and thyroid tumors. These findings indicate that chronic, low-level exposure from everyday proximity to cell tower emissions can have biological consequences beyond the thermal effects assumed in existing safety standards.

Scientific reviews further show that cell tower health effects include oxidative stress, DNA damage, reproductive impacts, and immune system disruption, all documented at exposure levels well below the limits set by the FCC and ICNIRP.

Analyses of large databases, report that the majority of real-world tower and RF radiation studies show significant biological effects."

Would you want your children or grandchildren living this close to a cell tower, knowing these potential risks?

Towers can be added in other areas, such as fields, that are away from homes. There are lots of open fields around here void of homes where people have to be near the tower and see the tower.

2)We object for reason of Light Pollution and unsightliness.

The home we are in the process of building will have a view of this thing 5-6 months out of the year. We planned the positioning of our home to have a nice view of our woods, but now it will include this tower with lights.

I enjoy the night sky, star gazing, and meteor showers. I moved out of the city area to my current property in part, so that I could enjoy this once again as I had growing up and through university years.

We visited our property many times before purchasing, including at night so that I would know what we were buying. This included seeing what light pollution there might be.

Towers can be added in other areas, such as fields, that are away from homes. There are lots of open fields around here void of homes where people have to be near the tower and see the tower.

3)We Object for reason of Diminished Property value.

We own 4 pieces of land all joined together and we enjoy it all right now. My plan for when I get older is to develop with homes or just sell the parcels to help us get through retirement.

"A cell phone tower within a quarter-mile of a home typically reduces property value by 2% to 10%, with some studies suggesting impacts up to 20% if the tower is highly visible and in close proximity. The negative impact is primarily driven by aesthetic concerns (visual blight) and health concerns, which can decrease buyer demand. Key findings on property value impacts include:

Visibility Matters: If a cell tower is visible from the property, studies found an average devaluation of nearly 10%.

Distance Factor: The negative effect on property values tends to diminish with distance, often becoming negligible beyond 1,500 feet.

Buyer Sentiment: According to studies, 94% of homebuyers surveyed stated they would pay less or avoid purchasing a home near a cell tower.”

Sources: National Association of REALTORS®, USA Today, Area Hub, Environmental Health Sciences

Towers can be added in other areas, such as fields, that are away from homes. There are lots of open fields around here void of homes where people have to be near the tower and see the tower.

Rebuttal to Proposal Reasoning

In reference to applicants' letter of intent;

1)There is already Verizon service in the area. Their own map shows it. Not all areas are the newest 5G Ultra wideband, however it is at least 4G. The current Verizon coverage is more than enough for E911 service.

Residents currently have or can get coverage already.

As far as travelers in the area, I'm not willing to sacrifice our 3 reasons for objection just so they can watch a movie while driving by.

Towers can be added in other areas, such as fields, that are away from homes. There are lots of open fields around here void of homes where people have to be near the tower and see the tower.

3)A tower with lights is not compatible with the character of the general vicinity. This is the countryside with homes. Towers with lights is something you expect when heading into the city or to see out in the middle of a field.

Towers can be added in other areas, such as fields, that are away from homes. There are lots of open fields around here void of homes where people have to be near the tower and see the tower.

5)We believe it creates circumstances detrimental to people due to the health risks. Again, consensus backed by scientific research shows that cell towers should be located at least 1/4 mile from homes. The home I'm in the process of building closer than 1/4 mile. 1 of our other properties is <1/4 Mile away and yet another is <1/8 mile away.

Also, I am counting on sale of property during retirement to financially help us through our golden years.

Towers can be added in other areas, such as fields, that are away from homes. There are lots of open fields around here void of homes where people have to be near the tower and see the tower.

6) We disagree that "The improvements in (5G & 5G Ultra wideband) coverage capacity and E911 services assist with new orderly development." Because E911 does not require the newest 5G Ultra wideband. Because we already have cell service. Because we already have internet.

Towers can be added in other areas, such as fields, that are away from homes. There are lots of open fields around here void of homes where people have to be near the tower and see the tower.

In reference to Statement of Network Need for a New Communications Tower

2)I believe the coverage gap referred to is only for 5G and the newest 5G Ultra wideband. That part is omitted throughout all of their documents. In any case, it states that the gap could be lack of coverage, or capacity , or both but he doesn't say what the gap actually is. Their map shows coverage all over the area, which is not heavily populated so I don't think capacity is the problem either. Since he doesn't specify, I am lead to believe coverage and capacity in general is fine, but 5G and 5G Ultra wideband is lacking.

If they want to get the newest service out to more people, Towers can be added in other areas, such as fields, that are away from homes. There are lots of open fields around here void of homes where people have to be near the tower and see the tower.

3)"Service gap has existed for several years." This is only a problem for travelers, and again, we are not willing to sacrifice for someone traveling through the area.

Towers can be added in other areas, such as fields, that are away from homes. There are lots of open fields around here void of homes where people have to be near the tower and see the tower.

4)"Within the gap area"

*Towers can be added in other areas **still within the gap area**, such as fields, that are away from homes. There are lots of open fields around here void of homes where people have to be near the tower and see the tower.*

This guy worded his statement like a scam artist calling and saying you need to pay him in gift cards right now or you daughter is going to be locked in prison for not paying her taxes...sheesh!

5)Keep looking.

Towers can be added in other areas, such as fields, that are away from homes. There are lots of open fields around here void of homes where people have to be near the tower and see the tower.

6)Propose a different location.

Towers can be added in other areas, such as fields, that are away from homes. There are lots of open fields around here void of homes where people have to be near the tower and see the tower.

7)I believe the “Gap Area” is only a gap in 5G and their newest 5G Ultra wideband service...that’s what their map shows. My dad has Verizon service and can use his phone on my property and around the area just fine. Do we have emergency service providers in and around the “gap area” that would have improved service?...I don’t think so! Businesses affected?... Show me.

Conclusion:

We don’t think rezoning / special exceptions should be given.

Applicants are using scam artist like techniques in their reasoning to scare you into thinking there are terrifying gaps and that people will die because E911 wont work. It’s deceptive malarky.

The applicants don’t care about the people of the community, they only care about their bottom line. There are other locations in the area that are a better **fit for people in the community** for a cell tower to be located. Another location may be more work or more costly for the applicant, but that is their problem. **The people in the community shouldn’t suffer so that the companies can have it easy. There is no real benefit to the people in the community, only to the companies involved.**

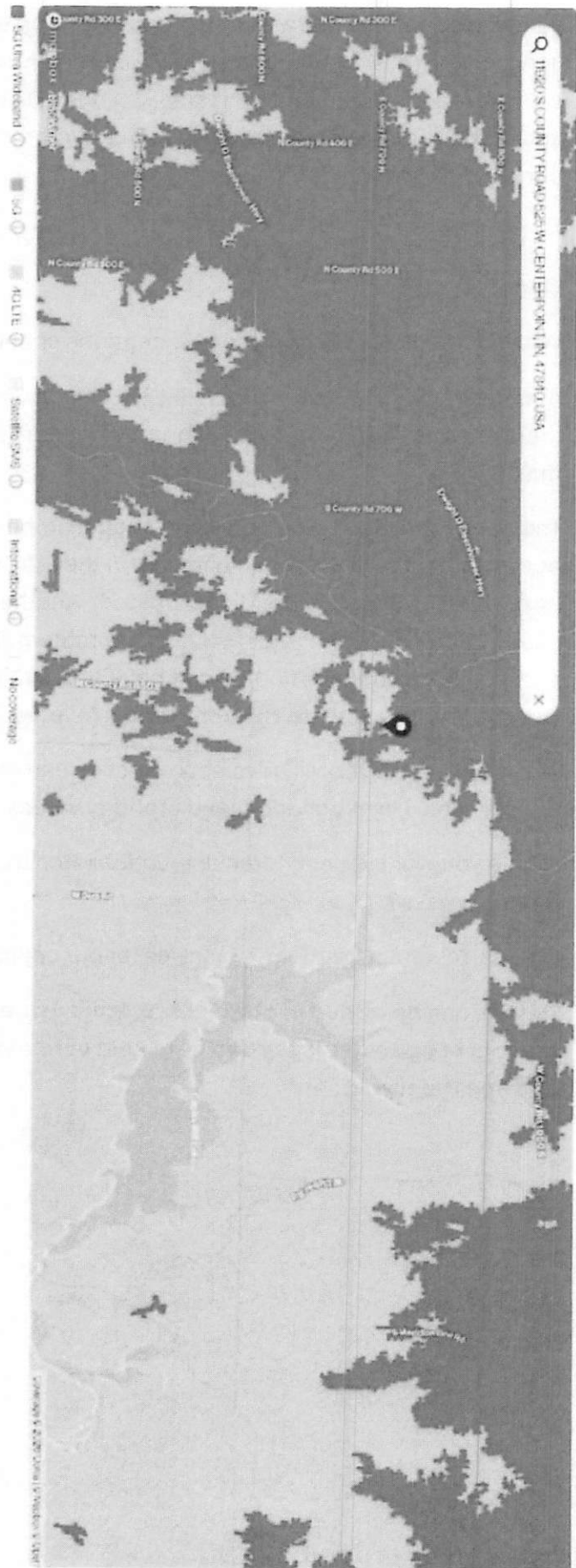
The proposed tower will adversely affect us and our neighbors potentially through health effects, view / light pollution, and property values.

Would you want your children or grandchildren living this close to a cell tower, knowing the potential risks?

I wouldn’t want it for them, ourselves, or our neighbors.

Towers can be added in other areas, such as fields, that are away from homes. There are lots of open fields around here void of homes where people must be near the tower and see the tower.

Coverage Map from Verizon Website



Thank you,

Jeremy and Amy Jankowske

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