

PUTNAM COUNTY BOARD OF ZONING APPEALS MINUTES

The Putnam County Board of Zoning Appeals met for its regular monthly meeting on July 12, 2021, at 7:00 p.m. in the East side of the Community Building at the Putnam County Fairgrounds, 191 US 231, Greencastle, IN 46135. Raymond McCloud called the meeting to order at 7:00 p.m. A roll call was taken to determine a quorum. The following members were present: Raymond McCloud, Kevin Scobee, Randy Bee, Ron Sutherlin, and Lora Scott. Also, present were Lisa Zeiner, Plan Director; Tera Stevenson, Building Office Manager; and Jim Ensley, County Attorney. Audience present see attached sign in sheet.

REVIEW OF MINUTES:

Raymond McCloud asked if there were any corrections or additions to the June 14, 2021, meeting minutes.

Kevin Scobee made a motion to approve the minutes as submitted.

Ron Sutherlin seconded the motion. The June 14, 2021, minutes were approved as submitted with all in favor.

OLD BUSINESS:

UPDATE ON CEDAR CREST PROPERTY – parcel located at 3936 E US 40 Greencastle, Indiana and 4518 S CR 400 E Greencastle Indiana.

Lisa Zeiner presented pictures that she took earlier in the day. Mrs. Zeiner stated that the property had been cleaned up, the motel, trailer, and dwelling had been torn down and removed.

Lora Scott stated that the property looks different than it did February of 2020.

Mr. McCloud asked for a motion.

Mrs. Scott explained that the board acted on this property in February 2020. Mrs. Scott asked if the original motion needed to be rescinded.

Jim Ensley stated that there were several modifications of the original order, therefore the board would be rescinding the last motion that was made on this property.

Mrs. Scott made a motion to rescind the order on the unsafe building for the Cedar Crest Motel property.

Mr. McCloud seconded the motion. Motion carried with all in favor.

Jennifer Rewerts asked what the motion meant.

Lisa Zeiner stated that the property is good and does not need to come back to the board.

Mr. McCloud made a motion to change the agenda and hear Seth Vondersaar petition as the next item.

Mr. Scobee seconded the motion.

NEW BUSINESS:

2021-BZA-29: SETH VONDERSAAR – DEVELOPMENT STANDARDS VARIANCE: To allow a reduction of the setback from 30 feet to 10 feet; Zoned A1; Jackson Township; 22/16N/3W (10352 N CR 675 E Roachdale).

Seth Vondersaar, property owner, approached the board. Mr. Vondersaar explained that he is requesting the side setback for his property be changed from 30 feet to 10 feet to allow for the construction of a shop for his business. Mr. Vondersaar stated that the barn would be in the same area as a previously demolished garage. Mr. Vondersaar explained that two pipelines run through the property. Mr. Vondersaar stated this was the only area the building could be located.

Mrs. Scott asked where on the property the building would be.

Mr. Vondersaar showed on the plat map the location of the building. Mr. Vondersaar explained that his dwelling is further back on the property.

Mr. Bee asked if the shop would be ten feet off the county road.

Mr. Vondersaar stated that the building would be ten feet off the south property line.

Mr. Bee asked how big the shop would be.

Mr. Vondersaar stated that he was look at constructing a 50 foot by 80-foot shop.

Mr. McCloud requested that Mr. Vondersaar indicate on the aerial where the shop would be.

Mr. Vondersaar pinpointed the location on an exhibit attached to the minutes. Mr. Vondersaar explained that there had been an existing home/trailer on the property that was 10 feet from the same property line.

Mrs. Scott asked if there was any responses from neighbors.

Mrs. Scott asked if there was anyone in the audience that had any comments or concerns on this case.

No one came forward.

Mr. McCloud asked for additional comments from the board.

Mr. Bee asked how many acres was included on the property.

Mr. Vondersaar stated that the property was 5 acres.

Mr. McCloud asked what the total road frontage was on the property.

Mrs. Zeiner stated that per the Putnam County GIS there was 265 feet of road frontage.

Mr. McCloud asked if the existing drive would be used for access.

Mr. Vondersaar stated that the existing drive would be used.

Mr. Scobee asked if there was a list of property owners that were notified.

Mr. Vondersaar stated that it was submitted with the application.

Mrs. Zeiner stated that one person came in the office to review the file. Mrs. Zeiner explained that after it was explained what Mr. Vondersaar was doing, the property owner stated he did not have a problem with the request.

Mrs. Scott stated that given the two pipelines going through the property and the limitation that puts on the property, she believed that was grounds for the approval of the development standards. Mrs. Scott explained that one of the criteria that the board looks at is conditions on the property that would prohibit the owner from following the standards that we have for the county. Mrs. Scott stated that in this case we cannot do the standard setback because of those pipelines running through the property. Mrs. Scott made a motion to approve as presented.

Mr. Bee seconded the motion. The motion to approve the development standards variance request for Seth Vondersaar to allow the side setback to be 10 feet from the property line was granted with all in favor.

Mr. McCloud made a motion to turn the meeting over to Mrs. Scott since she has done the research and let her preside over the rest of the meeting.

Mr. Scobee seconded the motion. Mrs. Scott presided over the rest of the meeting with all in favor.

2021-BZA-21: WILLER TIMBER RIDGE – SPECIAL EXCEPTION: to allow a LIVEstock Music Festival and Agricultural Public Relations/Education events in an A1 District; Warren Township; 1/13N/4W (on the west side of CR 300 E approximately 424 feet north of US 40).

Mrs. Scott explained procedures for the Board of Zoning Appeals are: everyone who wishes to speak and address the board needs to sign in; Mrs. Zeiner is to give a description of this case then the petitioner who is Ted Willer and Josh Willer to present the facts of the case with up to eight minutes to present the case to the board; then those who wish to speak against the case for the hearing will have three minutes to address the board; then the people who are in favor of this case will have the same opportunity to speak for three minutes and can rebut the opponents; then the opponents will be given the opportunity to do a container rebuttal limited to three minutes; the board members may ask questions to anyone who is presenting or making a comment; at the conclusion of the public hearing that is it no more comments will be allowed; then it will come down to board member discussion. Mrs. Scott stated that there will not be talking back and forth during the meeting. Mrs. Scott explained that comments are to be directed to the board not the audience. Mrs. Scott stated that the board is bound to findings of fact any decision that board is makes has to be made on the following bases for a special exception:

1. The Board shall find that the establishment, maintenance, or operation of the special exception will not be injurious to the public health, safety, or general welfare of the community.
2. The special exception will not affect the use and value of other property in the immediate area in a substantially adverse manner.
3. The establishment of the special exception will be consistent with the character of the district (particularly that area immediately adjacent to the special exception) and the permitted land use.
4. The Board may impose conditions as part of its approval to protect the public health, and for reasons of safety, comfort and convenience.

Mrs. Scott stated that all letters, emails, comments as well as the facts as presented will be taken into consideration. Mrs. Scott requested that all speakers state their name, where they live in relation to the subject property, or if you are a vendor, or attend the event with all comments directed to the board.

Josh Willer, owner of LiveStock Music Festival, approached the board. Mr. Willer explained the history of the event stating that it started as a dream eighteen years ago. Mr. Willer stated that over the last five years there have been 45 jam sessions. Mr. Willer explained that the jam sessions were get together in the backyard. Mr. Willer stated that LiveStock was a way to contribute economically to the community in a positive way. Mr. Willer explained that over \$50,000 has been brought into the community during the course of this event. Mr. Willer stated that the concerns with the noise levels and hours will be addressed. Mr. Willer explained that in 2018, the first event had 600 people, in 2019 there were 1200 in attendance, and in 2020 there were 3000 people in attendance. Mr. Willer explained that 95% of the attendees are not from Putnam County. Mr. Willer stated that forty-five businesses have benefited from LiveStock including hotels, printing companies, banks, grocery stores, etc. Mr. Willer explained that money from the LiveStock events was donated to charities including school lunch programs and the Human Society. Mr. Willer explained that it was not the intent to disturb anyone. Mr. Willer explained that the 2020 event was during the time where most places were shut down. Mr. Willer stated that he thought it would be a good idea to have hours up on hours of fun for people to enjoy, and the event went until 4:00 a.m. Mr. Willer stated that the plan for this year's event will be the main stage shutting down at midnight and the quieter smaller stages shutting down at 2:00 a.m.

Mrs. Scott stated that based on the diagrams the barns for the jam sessions are not on the same parcel as the area of the LiveStock Festival, per the Putnam County GIS system. Mrs. Scott explained that the application only included the parcel for the LiveStock Festival. Mr. Scott explained that the board can only hear a case based upon the parcel number. Mr. Scott stated that any other parcels for events needed to be included in the application. Mrs. Scott explained that the jam sessions would not be able to be heard or voted on at this time.

Mr. Ted Willer stated that he did not understand it to be that way. Mr. Willer further stated that they would do what the board required.

Mrs. Zeiner stated that she did not realize that the area for the jam sessions was on a separate parcel than the LiveStock festival.

Mrs. Scott stated that a special exception for the jam sessions would need to be separate since the application did not include that area.

Mr. McCloud asked about the plan for fireworks.

Mr. Willer stated that the fireworks would be set off prior to midnight.

Mrs. Scott open the public hearing portion of the meeting.

Brian Zaiger, Krieg Devalut attorney, approached the board. Mr. Zaiger stated that Kevin Buchheit, certified land planner will give a presentation and then the board will hear from representatives of the Tall Oaks Subdivision, Wildwood Lakes Subdivision, Deer Creek Subdivision, Woodland Heights Subdivision, Whitetail Bluff Subdivision, and Barrington Heights. Mr. Zaiger stated that the

petitioner's presentation did not include evidence to establish the right, need, or possibility to get the proper zoning.

Kevin Buchheit approached the board. Mr. Buchheit presented a PowerPoint presentation; slides are attached as an exhibit to the minutes. Mr. Buchheit stated that there were items that he expected to see in the petitioner's file that were not present, including a to scale site plan, a written plan of operations, copies off all required licenses and permits, and commitments to be recorded if the special exception was approved. Mr. Buchheit explained that the proposed special exception will be injurious to the public health, safety, and general welfare of the community because it is inconsistent with the intent and purpose of the zoning ordinance for which A1 is established as it does not comply with the temporary use standards of the zoning ordinance. Mr. Buchheit stated that the temporary uses of land must terminate at a specific time, not cause traffic problems, provide adequate parking within 1400 feet of the proposed site, direct outdoor lighting away from adjoining residential areas, and not affect neighboring uses. Mr. Buchheit explained that the proposal is inconsistent with the purpose of the 2019 banquet, assembly hall retreat center ordinance because a banquet hall/assembly facility is an establishment/building that is tented by individuals or groups to accommodate private functions like banquets, weddings, anniversaries, similar celebrations, civic, educational, political, professional religious, cultural, social functions and may include sale of alcoholic beverages for on-site consumption during scheduled events not open to the general public. Mr. Buchheit stated that increased traffic on a narrow county road and single-lane gravel driveway will be injurious to the public health and noise is a nuisance. Mr. Buchheit explained that this petition is a commercial venture in a residential/noncommercial area. Mr. Buchheit stated that there are concerns over utilities, services and waste handling over a three-day period. Mr. Buchheit explained that the proposed use will affect the use and value of other property in the immediate area in a substantially adverse manner because home values will suffer, disruption in livability of the area regardless of the duration or number of events, noise is a nuisance, and traffic. Mr. Buchheit further explained that the proposed special exception will not be consistent with the character of the district and the permitted land use because the character of the area is residential and agricultural, and the character of the proposed special exception use is commercial. Mr. Buchheit requested that the board deny the petition.

Mrs. Scott stated that she had spoken with the representatives from Krieg Devault prior to the meeting and since the four minutes for the presentation by the petitioner was not adhered to, a longer presentation by the firm representing a large group of people was allowed.

Mr. Zaiger stated that he had a number of items to enter into the record: Indiana Department of Homeland Security information on permits, the May meeting minutes, copy of 2020 complaints, written transcript of a podcast that will be discussed, and audio copy of the podcast.

Mrs. Scott let the audience know that the letters, emails, and records that are submitted become part of the public record that anyone can access.

Christine Comer, representing Tall Oaks Lane, approached the board. Mrs. Comer stated that the owners have collectively agreed to oppose the petition because over the last several years the owners have suffered through loud noise that goes well into the morning hours. Mrs. Comer explained that neighbors work 60-70 hours per week, as well as elderly neighbors with heart conditions. Mrs. Comer stated that last year she and her husband went to the event to see what it was about. Mrs. Comer explained that there was no security and after two hours left because of the overwhelming

marijuana smoke that made them ill. Mrs. Comer stated that there were booths that were selling drug paraphernalia including crack pipes. Mrs. Comer explained that she does not want that in her community.

William Henry, 26 Skyline Drive representing Wildwood Homeowners Association, approached the board. Mr. Henry stated that his property borders the Willer farm at the southwest corner. Mr. Henry stated that this property is not suitable venue as it disrupts the natural order and peace. Mr. Henry explained that this is a 72-hour ordeal. Mr. Henry stated that he can hear the music from this event inside his home including screams of people cheering. Mr. Henry explained that he heard the Memorial Day Jam Session as well. Mr. Henry stated that during the event in 2020 people were trespassing on his property. Mr. Henry explained that not only did he have to run people off his property, but he had to clean up the mess they left behind. Mr. Henry stated that the entrances off County Road 300 and County Road 350 is not suitable for the amount of traffic.

Erika O'Rourke, representing Deer Creek Subdivision, approached the board. Mrs. O'Rourke stated their concerns are over safety and welfare of the community. Mrs. O'Rourke explained that her husband was the president of the HOA and that they have been fielding noise complaints as recently as June of this year. Mrs. O'Rourke stated that noise is an issue. Mrs. O'Rourke explained that the organizers of this event have asked the neighbors to be agreeable, tolerant, and courteous neighbors. Mrs. O'Rourke stated that the same is asked of them. Mrs. O'Rourke explained that it is unreasonable to ask those families with babies, or the elderly to go away for the weekend because of the noise. Mrs. O'Rourke stated that there were over sixty calls to 911 last year because of the noise. Mrs. O'Rourke explained that the Willer's have disregarded community safety by setting off fireworks without any notice to or permission from the local fire department. Mrs. O'Rourke stated that a plan for fire safety should be submitted. Mrs. O'Rourke explained that another issue is trespassing beyond the Willer's property. Mrs. O'Rourke stated that natural barriers are not enough to delineate between property lines. Mrs. O'Rourke explained another issue is marketing toward minors. Mrs. O'Rourke stated that the organizers state this event is family friendly however there is alcohol sold without strict moderating of allowable age and marijuana paraphernalia. Mrs. O'Rourke explained that it is understood that they are marketing the Delta8 products, marijuana is still illegal in Indiana. Mrs. O'Rourke stated that she went to the festival two years ago. Mrs. O'Rourke explained that one of the most insulting things that the organizers pushed is that this event is to promote agriculture and sustainability. Mrs. O'Rourke stated that the only event that the attendees can book is a hot air balloon rides and a fire ritual.

Craig Newby, representing Woodland Heights, approached the board. Mr. Newby stated that he is the Woodland Heights POA president. Mr. Newby explained that one of the key concerns of the subdivision is values: property values, the value of quality of life, the value that the organizers of the LiveStock event have for their neighbors, and the value that homeowners have for their property. Mr. Newby stated that he purchased this property because of the quiet neighborhood and the proximity of schools. Mr. Newby explained that the level of noise and the vibration from the noise inside the dwellings is nothing like a weekend race. Mr. Newby stated that during a race the windows can be shut and the T.V. turned on to drown out the noise, not the case with the festival. Mr. Newby explained that last year's event rattled the windows and made the walls and furniture vibrate until 4 a.m. Mr. Newby explained that if these events are allowed to continue the homeowners worry about their property value because people do not want to live next to something that is going to be a consistent problem for their homes. Mr. Newby continued to explain that another concern is value of

life. Mr. Newby stated that there are elderly neighbors, one of which has dementia, that have lived there since 1978. Mr. Newby asked if they needed to leave their home on the nights that this event takes place just so they can sleep and not deal with the confusion of where the noise is coming from. Mr. Newby explained the next concern of value that the organizer's have for their neighbors. Mr. Newby stated that after last years festival and the number of complaints from multiple neighborhoods one would think that the organizers would have reached out to those neighbors and want to come to a reasonable compromise prior to this meeting. Mr. Newby explained the concern of how the neighbors value their property. Mr. Newby stated that another reason he bought his house was because it was perfect for hosting friends and family. Mr. Newby asked if they would now have to check the LiveStock event calendar before inviting friends, family, or out-of-state relatives over for a visit. Mr. Newby explained that he likes to use the back porch and fire pit area during the summer. Mr. Newby stated that during the June jam session on Saturday night into Sunday he was sitting outside listening to tree frogs when music from the jam session could be heard. Mr. Newby explained that at first it was not unbearable, but then around 1 a.m. the volume was turned up or at least it sounded that way. Mr. Newby stated that the Woodland Heights homeowners hopes that the board takes all of this into consideration when making the decision.

Alexandra Black, representing Whitetail Bluff homeowners, approached the board. Mrs. Black stated that she will begin with the petitioner's intent stated in his own words. Mrs. Black played an excerpt from the podcast between Josh Willer and Dakota Mucky:

Dakota Mucky states: "This week's episode is Josh Willer. He is a promoter out of Greencastle, Indiana. He owns a big hemp farm and he's throwing a dope-ass music festival on it in just a couple weeks. It's called LIVEstock Music Festival."

Josh Willer states: "I can fit 100,000 people into this main field that we're going to keep on doing it until we get to that point. We are actually going to extend our hours of music that will be playing. So, we're going to late night to maybe 3 or 4 a.m. Being where we will be planning, we can play really loud. We don't have to worry about any sound ordinances or anything like that, so we're going to be pushing this stuff. Like I said it is loud, and we're going to turn it up, and we're going to push it. I've had, we call them out here in the country, we call them neighbors, but people ten miles away so they can hear the concert no problem, but don't come. So, if you're looking to play loud and turn it to 11, we're going to let you do it."

Mrs. Black stated that supporters of LIVEstock tell us to wear earplugs or leave during events. Mrs. Black explained that earplugs are useless as you can feel the acoustics coming from the event. Mrs. Black asked if being forced to leave your home because of a commercial event on your neighbor's property changing the characteristic of a district. Mrs. Black requested the board keep in mind that residents with terminal illness, the elderly, and those on a fixed income are confined and forced to endure. Mrs. Black explained that pets and livestock are tortured by the acoustic trauma. Mrs. Black asked if this was a public health concern that violates the general welfare of the community. Mrs. Black stated that her understanding of the purpose of zoning was to preserve the safety and health of the community. Mrs. Black explained that Warren Township is an agricultural and residential township. Mrs. Black asked if residential districts are to be protected against hazards. Mrs. Black explained that several neighbors have voiced fire safety concerns, powerful acoustic blasts that vibrate windows, and rattle pictures on the wall, illegal drug consumption, underage drinking, trash, and trespassing. Mrs. Black stated that many residents are discussing moving. Mrs. Black asked the

board to consider who would enforce proper permits, boundaries, restrictions, and how can the petitioners be trusted to operate lawfully when he has proven that he has little respect for neighbors or authority. Mrs. Black requested that the petition be denied.

Dr. Warren Macy, representing Barrington Heights HOA, approached the board. Dr. Macy explained that he is a family physician, and a member of the Putnam County Board of Health. Dr. Macy stated that Barrington Heights is a small community that is 1.6 miles from the concert site. Dr. Macy explained that that half of the residents are senior citizens, and the other half are working families. Dr. Macy stated that the senior citizens bring with them several health issues. Dr. Macy explained that there are about five heart patients, diabetics, many hypertensive people all within three blocks. Dr. Macy stated that treatment for these conditions is normally exercise, diet, medication, relaxing, rest, and about eight hours of quality sleep a night. Dr. Macy explained that the windows in his house 1.6 miles away rattled and was awakened at 2 a.m. by the thumping of the music. Dr. Macy requested that some control over this. Dr. Macy stated that on the podcast Josh Willer stated that his dad was throwing him a bone and letting him have this big concert on the property.

Ter Petrotti approached the board. Ms. Petrotti stated that the Willer's held a music event on Memorial Day without zoning approval and they had a jam session on June 11th through the 13th again without zoning approval. Ms. Petrotti explained that at the June meeting the board stated that they would be starting over so no decision could have been made on any of the Willer's request. Ms. Petrotti asked if holding these events were a violation of the board. Ms. Petrotti stated that at the May 10th BZA meeting petitioners waited until the board approved and disapproved their request. Ms. Petrotti asked why the Willer's didn't and if they had been fined for holding the events anyway. Ms. Petrotti explained that the community had a right to know if the Willer's had been fined and if not why have laws. Ms. Petrotti presented a report prepared by Mitch Lohman a chief engineer at an Indianapolis based recording studio. Ms. Petrotti explained the Mr. Lohman holds a bachelor's degree from Ball State University and a master's degree from Indiana University at IUPUI in Audio Engineering. Ms. Petrotti highlighted a section of the report that states: "Irrespective of type of music, quality of sound, or perceived annoyance, hearing fatigue and potential hearing loss can occur at certain decibel levels over extended periods of time". Ms. Petrotti explained that rock music tends to peak at 150 decibels, at 103 decibels in 7.5 minutes you can have hearing fatigue and over extended periods hearing loss. Ms. Petrotti explained that during last year's event they complained to the sheriff's department and call the department back. Ms. Petrotti stated that she was told Deputy Patrick went out to the event. Ms. Petrotti explained that Deputy Patrick stated that they, assuming "they" was someone at the festival, showed the Homeland Security Permit saying they could go to 4 a.m. Ms. Petrotti stated that she asked for a copy of the permit, the permit does not show a time. Ms. Petrotti explained that per Homeland Security their permit process does not include the hours of operation. Ms. Petrotti questioned what was shown to Deputy Patrick.

Kevin Buchheit presented the board with the following exhibits: A copy of the Dakota Mucky podcast transcript, copy of the Department of Homeland Security information, and petition circulated showing those in opposition and those in support.

Karen Nelson Heavin, representing Warren Township as Trustee, approached the board. Mrs. Heavin stated that because of the overwhelming number of Warren Township residents in opposing of this proposal, the trustee board has made the decision to not support this petition. Mrs. Heavin urged the board to deny the petitioner's request based on the oppositions thorough and well stated agreements that prove the conditions to deny the petition are valid.

Larry Muncie, President of the Warren Township Board, approached the board. Mr. Muncie stated that he was opposed to the nine-year special exception request and asked that if it was approved that the board review the petition on an annual basis. Mr. Muncie explained that the jam sessions were not as advertised and were in fact mini concerts that lasted three days. Mr. Muncie stated that a post on the LIVEstock Facebook page stated, "Happy 4-20". Mr. Muncie explained that "4-20" was a reference to a pot party. Mr. Muncie stated that the Willer's held an event in June and that he has low confidence that the Willer's will adhere to any stipulations placed on the event. Mr. Muncie explained that 95% of the people who attend this event are not from Putnam County and moral integrity is in jeopardy.

Adam Amos, Putnam County Health Officer, approached the board. Dr. Amos stated that the correspondence from the Health Department sent after last year's event was an acknowledgement of the organizer's mitigation strategies during COVID-19 and not an endorsement for the event. Dr. Amos stated that as a medical provider, prolonged exposure to any noise in excess of 80 to 90 decibels can potentially lead to hearing loss issues. Dr. Amos explained that a few consecutive days of sleep loss as a result of excessive noise can lead to impairment to community members who have to go to work or operate heavy machinery. Dr. Amos offered to provide any additional medical information to the board as needed or requested. Dr. Amos stated that he lives 1.5 miles from the event.

Sheila Holloway, founder of Putnam County Recovery Coalition, approached the board. Ms. Holloway stated that her concern was people overdosing. Ms. Holloway explained there is a big problem with drugs. Ms. Holloway stated that she has a child that is recovering from addiction. Ms. Holloway asked if an overdose happened at the event would the organizers be able to handle it.

Nick Adams, lives 2.5 miles from the Willer Farm, approached the board. Mr. Adams stated that the speakers are pointed toward US 231/US 40. Mr. Adams explained that he could hear the jam sessions at his house. Mr. Adams stated that he was in support of the event until he saw a video of what goes on during the event. Mr. Adams stated that he was disgusted by what he saw.

Mrs. Scott asked if Mr. Adams also heard the LIVEstock music.

Mr. Adams stated that he did. Mr. Adams explained that where he lives, he did not feel the thumping.

Mr. Scobee asked Mr. Adams to compare the noise from the nearby racetracks to the LIVEstock.

Mr. Adams stated that LIVEstock is much louder. Mr. Adams explained that Lincoln Park Speedway is 5.5 miles from his property and Putnam Park Speedway is .50 miles as the crow flies, from his property. Mr. Adams stated that the races do not go into the night and don't start until 8 a.m.

Someone from the audience asked about the letters and emails that were sent and if they were Putnam County residents.

Mrs. Scott stated that it was hard to tell on the emails where people were from. Mrs. Scott explained that when she did her own tally, if they did not identify where they were from, she did not count them as a Putnam County resident.

Emily Adams approached the board. Ms. Adams stated that she lives 2 miles from the venue. Ms. Adams explained that on June 11th at 6:30 while she was on her way home, she observed an erratic

driver who then pulled into the Willer's property. Ms. Adams stated that she was concerned for her children's safety during the events. Ms. Adams explained that security or police were not in the area.

Mr. Ted Willer asked where the car pulled in.

Ms. Adams stated that they pulled into the right-hand side drive off of CR 300.

Carter Black, resident at 8423 S CR 125 E, approached the board. Mr. Black stated that his property was approximately 1200 feet from the festival site. Mr. Black explained that the late hours were a problem during the events. Mr. Black stated that residents need sleep. Mr. Black also addressed concerns about where the event goes from 3,000 people. Mr. Black stated that police was brought to the property multiple times and that safety was a concern. Mr. Black explained that while the organizers did not intend to disrupt the neighbors, he feels the event is out of control.

Brian Black, resident at 8423 S CR 125 E, approached the Board. Dr. Black explained that there were some unintended consequences from this event. Dr. Black stated that there were intentional aspects by design. Dr. Black explained his concern was the commercial use of this venue in a residential area. Dr. Black stated that CBD use for medical needs is a real thing, but more research needs to be done on CBD oils. Dr. Black explained that there is a law separates hemp and its derivatives along with its uses. Dr. Black stated that Delta8 is being promoted and being sold, but there are dangerous and bad side effects. Dr. Black explained that 10% to 30% of this vapes can have unknown byproducts. Dr. Black stated that vaping is a major problem on side effects and medical issues. Dr. Black explained that there are people dying from vaping while on the LIVEstock social media site it is being promoted as "Can't touch this yet, but it still gets you high".

Savannah Black, resident at 8423 S CR 125 E, approached the board. Ms. Black stated that her dwelling is 1200 feet from the site. Ms. Black explained her concerns about the creek between her house and the property. Ms. Black stated that the LIVEstock organizers are advertising that the creek has "healing" stones. Ms. Black explained that she feels this is invasive to the adjoining property owners. Ms. Black stated that she was concerned with a large number of people being in the creek harming the creatures in the creek. Ms. Black stated she was also concerned about her safety if she was hiking alone in the area or if someone got hurt at the creek. Ms. Black asked who controls people in the creek who are drunk or taking drugs and invasion of other people's homes.

John Null, resident at 1010 S Locus, approached the board. Mr. Null stated that he owns property directly north of the Willer's property. Mr. Null explained that a letter was submitted to the board. Mr. Null stated that he would like a perimeter fence placed, fire protection, and an annual review of every three years.

Mrs. Scott asked if anyone else in opposition wanted to speak. No one came forward. Mrs. Scott called for a five-minute break.

Mr. McCloud requested everyone to please take a seat so the meeting could resume.

Mrs. Scott called the meeting back to order. Mrs. Scott stated the same rules apply to the supporters. Mrs. Scott requested that the supporters who came forward to state their name, proximate to the event, if not a resident of Putnam County to let the board know and to address comments and questions to the board.

Alicia Tucker, business owner of Light Matter Promotions, approached the board. Ms. Tucker stated that she has performed at LIVEstock in the past. Ms. Tucker explained that she did not feel the noise level was that crazy in comparison to other events. Ms. Tucker stated that there needs to be a place for compromise. Ms. Tucker explained that during the event no theft, or other crime had been committed on the property. Ms. Tucker stated that the police that came to the site did so because of noise complaints. Ms. Tucker explained that vendors only paid \$50 to set up at the event last year and was a big help during COVID. Ms. Tucker stated that it was unfair to say that one event can be loud, and another event cannot be loud, there needs to be common ground.

Mr. McCloud asked Ms. Tucker if she lived in Greencastle.

Ms. Tucker stated that she lived in Indianapolis but comes to Greencastle a lot to visit friends that attend DePauw.

Candace Woodruff, resident at 709 N Drexel Ave Indianapolis, approached the board. Ms. Woodruff stated that she is a fire prevention officer in training to be a marshal. Ms. Woodruff explained that the organizers ask her to let them know if there is any fire safety concerns during the event. Ms. Woodruff stated that there have not been fire safety concerns during the events.

Rufus Gaston, resident of 246 Hillsdale Ave Greencastle, approached the board. Mr. Gaston stated that he works for a videography company that he has gone to these events. Mr. Gaston explained that this event is the only event in Greencastle that shows the younger community that there is something to do in Greencastle. Mr. Gaston stated that he did not see drugs at the event.

Caroline Moore, resident of Beech Grove Indiana, approached the board. Ms. Moore stated she supports LIVEstock. Ms. Moore explained that LIVEstock was one of the first events that got her out of isolation last year. Ms. Moore stated everyone was safe last year and looked out for each other. Ms. Moore explained that she was there during the last day when trash was being picked up. Ms. Moore stated that working together is important.

Brandon Dougherty, resident of Indianapolis, approached the board. Mr. Dougherty stated that he was a local business owner and has performed at the festival in the past and had brought his daughter to the festival. Mr. Dougherty explained that he had a sky diving business that was pushed out of the community. Mr. Dougherty stated the property values would go down, he requested seeing evidence on that. Mr. Dougherty explained that this is a blessing to some many people to express themselves.

Annie Richmond, daughter of Ted Willer, approached the board. Ms. Richmond stated that she was raised in Putnam County and teaches school in Putnam County. Ms. Richmond explained her brother came home with a dream and her dad being the father that he is has been working to help her brother reach this dream. Ms. Richmond stated that she understands the concerns about noise and time restrictions. Ms. Richmond explained that Josh will work with the board and the neighbors. Ms. Richmond stated that it has been difficult walking around and listen to the negative words being spoken about her family. Mrs. Richmond requested that everyone be neighborly and come to a common ground.

Jada Buchanan, resident of 1058 E CR 25 S Greencastle, approached the board. Ms. Buchanan stated that works in Indianapolis. Ms. Buchanan explained that she has volunteered at LIVEstock. Ms. Buchanan stated that her co-workers have commented about her drive, and she explains to them about the beauty of the County and tells them about LIVEstock. Ms. Buchanan explained that the

Willer's take the best care of their cattle. Ms. Buchanan stated that Josh is willing to work with the community on the concerns.

Jeff Bright, resident of 161 Barnaby Mill Road Greencastle, approached the board. Mr. Bright stated that he helps set up the concert. Mr. Bright explained that he can hear Putnamville racetrack. Mr. Bright stated that no signs are posted for the LIVEstock festival, so he understands erratic driving from people who don't know where they are going. Mr. Bright explained that it isn't any one's business what attendees do once they purchase tickets.

Anthony Pentor, resident at 416 Elm St Greencastle, approached the board. Mr. Pentor stated concerns with the community trying to shut someone out or tear them down. Mr. Pentor explained that people should come together.

Danny Wheeler, resident of Greencastle, approached the board. Mr. Wheeler stated he lives behind the armory. Mr. Wheeler explained that he can hear the Monnon Bell game and that he chases drunk DePauw students off his lawn. Mr. Wheeler stated that he has found heroin needles at Robe Ann Park. Mr. Wheeler explained that these issues are not new. Mr. Wheeler stated that the noise from the LIVEstock festival is no different than the Monnon Bell, the tornado sirens, the blasting that shakes his windows, etc. are not unique problems.

John Lobban, Putnam County resident, approached the board. Mr. Lobban stated that he has been to three of the concerts. Mr. Lobban explained that what he has heard does not mesh with his experience at LIVEstock. Mr. Lobban stated he smells more marijuana at the concerts in downtown Greencastle than he does at LIVEstock. Mr. Lobban explained that during the main festival he drove around to see how the sound level was. Mr. Lobban stated that he used his iPhone sound meter app and could faintly tell there was any music. Mr. Lobban explained that no metrics are being taken to back up the accusations. Mr. Lobban stated that he wondered about what is being said. Mr. Lobban explained that this festival could be good for Putnam County and could lead to a week of events similar to Parke County's Covered Bridge Festival. Mr. Lobban stated that this is a very well-organized event. Mr. Lobban explained that he had taken a lot of photos at the festivals and posted them to Facebook. Mr. Lobban stated that the jam sessions are no different than someone having a wedding reception with a DJ on their property.

Mrs. Scott asked what festival Mr. Lobban took the decibel readings.

Mr. Lobban stated that it was at the June event.

Mrs. Scott stated that was the jam session.

Mr. McCloud asked if sound was checked at the LIVEstock festival.

Mr. Lobban stated that he did not.

Mr. McCloud stated that the LIVEstock event is the one everyone is complaining about the noise.

Mrs. Scott asked if anyone else in favor of the petition would like to be heard. No one came forward. Mrs. Scott open the meeting for counter-rebuttal for those that oppose.

Alexandra Black approached the board. Mrs. Black express sorrow of Annie Richmond's experience. Mrs. Black showed a video of a fire show where someone drops the fire stick on the ground during

the drought of 2020. Mrs. Black also showed a picture taken during the June 14th showing a female smoking a joint that was posted on the LIVEstock Facebook site.

Christine Comer approached the board. Mrs. Comer stated that she is rebutting the noise of the 90 decibels. Mrs. Comer stated that for 30 years she sold safety equipment with five states, for 5 of those years she worked with for the world's second leading manufacture of earing protection, called Molex Metric. Mrs. Comer explained that the only reason that she didn't have a decibel reading because she did not have a decimeter. Mrs. Comer stated that if you are three feet away from someone and must scream or yell to talk to them you are well over 90 decibels.

Mrs. Scott asked if that was at LIVEstock.

Mrs. Comer stated that it was during LIVEstock.

Ted Willer stated that Mr. Lobban was talking about the jam sessions, not LIVEstock.

Ter Petrotti approached the board. Ms. Petrotti stated that the reason there is no documentation of the noise levels is because no one know that this would be such a huge issue. Ms. Petrotti explained that if this event goes on again, she has a decibel reader and will document it.

William Honey approached the board. Mr. Honey stated that the decibel levels were measured on nothing more than an iPhone, a toy. Mr. Honey explained that someone trespassed on his property and when he approached the person, he said he was there to listen to music. Mr. Honey stated that it took the gentleman forty-five minutes to leave his property after being told to leave. Mr. Honey explained that the person had not purchased a ticket to the LIVEstock event. Mr. Honey stated that there was trash left on his property from this person. Mr. Honey explained that has the property owner he had to clean it up.

Adam Amos approached the board. Dr. Amos stated that people in other areas tolerate noise, but the reason he is building in the area is because he likes the quiet.

Brian Zager approached the board. Mr. Zager explained that the petitioner expressed that it is good for the community, it brings in money, and it may or may not be as bad as they heard tonight. Mr. Zager stated that it was the petitioner's burden to prove all the findings of fact so that the zoning can be changed to be allowed for this use. Mr. Zager explained that he did not hear any evidence presented on all three points. Mr. Zager stated that a case was not made.

Chris Comer, resides 100 feet or so from the festival site, approached the board. Mr. Comer explained that he was not concerned with the music but was concerned about what this culture can bring. Mr. Comer explained that marijuana was present at the event. Mr. Comer brought up an app on this phone showing the location of the stages in conjunction to his home.

Ted Willer approached the board for closing arguments. Mr. Willer thanked the audience for coming. Mr. Willer explained that the farm has been in business for 32 years and had been holding the concerts for three years. Mr. Willer requested that the board grant a one-year special exception to hold the LIVEstock festival and then come back to the board with how the event worked. Mr. Willer explained that cancel culture appears to be running in Putnam County. Mr. Willer stated that one of the vendors that was supposed to be at the meeting called to let him know that he could not come because his business had been threaten by one of the other businesses in town over the support of LIVEstock. Mr. Willer explained that a non-profit was also told that one of his biggest sponsors

would withdraw if the non-profit came to the meeting in support of LIVEstock. Mr. Willer apologized for the things that happened that he did not like. Mr. Willer explained that there would not be a fire ceremony at the event. Mr. Willer requested approval from the board with reduced time to midnight with lower noise with noise measurements. Mr. Willer explained that the jam session application was added with the LIVEstock festival. Mr. Willer stated that there will not be twelve concerts. Mr. Willer explained that effort was made from a security standpoint to make sure attendees stayed within the boundaries of the Willer property. Mr. Willer stated that security would be strengthened so that marijuana use is not happening. Mr. Willer explained that the fireworks that are used are the same that anyone can use at their house. Mr. Willer stated that fire personnel and medical personnel on site during the event. Mr. Willer requested a special exception for one year.

Mrs. Scott closed the public hearing portion of the meeting.

Mrs. Scott asked Mr. Ensley for clarification on special exception and the parcels. Mrs. Scott stated that consideration for what was applied for can be considered.

Mr. Ensley stated that what was in the application and what was published can be voted on.

Mrs. Scott stated that the parcel that the jam sessions are on were not included in the application. Mrs. Scott explained that the jam sessions could be brought back later. Mrs. Scott stated that the considerations that the board has to make comes back to the findings of fact that were read at the beginning of the meeting. Mrs. Scott explained that the findings are the basis on which the board makes zoning decisions, not compromise. Mrs. Scott stated that there are compromises that could be reached and there are economic factors. Mrs. Scott explained that the economic factors of what is brought in are not really a part of zoning decisions. Mrs. Scott asked the board for their feedback.

Mr. Scobee asked about security, who was the security.

Josh Willer stated that the head of security was an off-duty county police officer.

Mr. Scobee asked if he was there by himself.

Mr. Willer stated that there were four security officers.

Mr. Scobee asked if the officers were there the whole time and if anyone was arrested.

Mr. Willer stated that the officers were there the whole time, and no one was arrested.

Mr. Scobee asked if there were any issues where someone could have been arrested.

Mr. Ensley explained that private security does not act under the capacity of the sheriff's department.

Mr. Scobee asked if there were EMTs and an ambulance.

Mr. Willer stated that an ambulance onsite, but there was a first aid tent and off duty EMT.

Mr. Scobee asked about the fire department.

Mrs. Heavin stated that Warren Township has a contract with Cloverdale Fire for fire services.

Mr. Scobee asked if, in the period of time that the event has been going on, the Indiana State Excise Police been there.

Mr. Willer stated that if they had been there, it was not made known.

Mr. McCloud asked if the State Fire Marshall comes out and inspects everything.

Mr. Willer stated that they did.

Mr. McCloud stated that he had a concern about the tape that was presented. Mr. McCloud explained that Mr. Willer stated that he was trying to get along with the community, but the that didn't sound right. Mr. McCloud stated that was not a good way to get with the neighborhood.

Mr. Willer stated that it was not his intent to put people in an uneasy situation. Mr. Willer explained that in the hype of planning the event last year, they were trying to promote it as the best show in the State of Indiana. Mr. Willer stated that he was just trying to promote the event and having people 10 miles away hearing it, would be an ungodly level. Mr. Willer explained that there were sound engineers at the site last year and it did not exceed 100.

Mr. McCloud voiced the concern with the June jam session being held when it had not been approved. Mr. McCloud wondered how the board would be able to believe them now.

Mr. Josh Willer stated that the special exception is to have a business on the property. Mr. Willer explained that of the 45 jam sessions have been free. Mr. Willer stated that the June event was ticketed, but it was decided to be offered for free and tickets that were sold are in the process of being refunded.

Mrs. Scott stated that she was concerned amount the number of people that could be in attendance at the event. Mrs. Scott explained that there is an Indiana Law for mass gatherings. Mrs. Scott stated that if an event exceeds 5,000 people there is a statute that kicks in and to meet health standards there are requirements that have to be met. Mrs. Scott explained that the organizer would have to provide water for everyone there, if camping over a certain number of hours, they would have to have water where those people could bathe. Mrs. Scott stated that a lot of questions were posed to the petitioner following the Indiana Code. Mrs. Scott explained that she was disappointed that she received one-word answers printed on scrap paper with cattle records on the back. Mrs. Scott stated that this was not taken seriously. Mrs. Scott explained that there were a lot of compliments that the event was well organized event, but she is not seeing that. Mrs. Scott stated that she was trying to get the petitioner to provide the specificity of where things are position and how it would operate, meaning an actual business plan, that was not what was provided. Mrs. Scott asked what the decibel output from last year's concert. Mrs. Scott explained that the response she got was "2020 our decibel levels did not exceed 110 decibels, base range was in line with all major sound or music production engineering". Mrs. Scott stated that what got her was when Mr. Willer stated, "being where we're going to be playing, we can play really loud and we don't have to worry about any sound ordinances or anything like that, so we're going be pushing this stuff". Mrs. Scott explained that not only is that disrespectful of your neighbors, but maybe Putnam County is going to have to look at sound ordinances. Mrs. Scott stated that the Commissioners have asked for Mr. Ensley to investigate noise ordinances. Mrs. Scott explained that in the decibel output there is a cumulative effect with four stages. Mrs. Scott stated that four stages at 90 decibels, that would be exacerbated. Mrs. Scott explained that when she looked at Fisher's for the sound ordinance, they allow nothing over 90 decibels for a short time; Hamilton County and the City of Noblesville have 75 decibels. Mrs. Scott stated from all the literature she read; 85 decibels is when hearing damage occurs long term. Mrs. Scott explained that is related to the time of exposure and the intensity of the sound. Mrs. Scott asked what the 110 decibels is, is it for one stage or all stages.

Mr. Willer stated that there are two main stages. Mr. Willer explained that the four stages are not ran all at the same time. Mr. Willer stated that two stages are side by side, the other stages are much smaller.

Mr. Bee stated that Putnam County has a lot of limestone under the surface. Mr. Bee explained that limestone, even though it is buried, will act as a reverberation. Mr. Bee stated that if you are in the valley the sound will bounce back and forth off the limestone even though it is 25 feet underground.

Mr. Ted Willer asked if there was a recommendation that the board would like the decibels to be.

Mr. Bee stated that he was not sure if the board was to that point. Mr. Bee explained that there has to be a motion to approve or deny.

Mr. Willer stated that they are open to restrictions to be good neighbors.

Mr. McCloud asked why the organizers went against the board by having a jam session in June.

Mr. Josh Willer stated that he did not want to get into the particulars of it, but there was no decision yeah or nay about it at that point or time. Mr. Willer explained that the special exception is to have a business and that was a free event.

Mr. Ted Willer stated that they will agree to what the board decides.

Mrs. Scott stated that because of the complexity of this special exception, and the podcast and the comments in the podcast, the consistent comment is volume/noise. Mrs. Scott explained that she would be willing to entertain this a year from now, but just being one vote, she could not go along with approving it at this time. Mrs. Scott stated that if the petitioner wanted to come back with the jam sessions and are very specific with the parcels, the petitioner is welcome to do that. Mrs. Scott explained that for her, she would have to go with a denial of the petition based on several different things. Mrs. Scott stated those as being particularly adverse effects of having to do with findings of fact number 1, the establishment and operation of the special exception will be injurious to the public health, safety, or general welfare of the community because noise-induced hearing loss at levels above 85 dB; Sleep deprivation of people living in the area; and impacts to other noise-related health conditions. Mrs. Scott further stated that the special exception will affect the use and value of the other property in the immediate area in a substantially adverse manner because people should not feel they need to leave their homes to get a good night's sleep because of the noise level created from LIVEstock Music Festival; neighbors of the Willer family should be able to use their property in whatever ways they choose, within the law, without being impacted by actions of the Willers; and several neighbors have testified that they chose to live in Putnam County in the areas of Warren, Jefferson, and Greencastle townships based on the minimal noise level, i.e. they live where they do because of the peace and quiet. Mrs. Scott explained that some people are considering selling their homes to relocate to escape LIVEstock Music Festival and Jam Sessions. Mrs. Scott stated that the establishment of the special exception is not consistent with the character of the district, particularly that area immediately adjacent to the special exception, and the permitted land uses because the area impacted by the noise of the concert is not open farm fields but is residential with several subdivisions, even though the parcel in question is zoned A1; there are many, many people who are impacted by the noise; the concerts conducted in the past have been a common nuisance to the people within the range of the sound; the ambient noise/sound of the district has a much lower decibel level than what is created by a concert venue, therefore it would not be consistent with the character of the district to approve the special exception. Mrs. Scott explained that the board may impose conditions

as part of its approval to protect the public health and for reasons of safety, comfort, and convenience. Mrs. Scott stated that the transcript with Dakota Muckey strongly influenced her decision. Mrs. Scott explained that the Putnam County Planning Department has two employees which would make it extremely difficult to verify whether the restrictions which the board would need to impose for this petition were followed.

Mr. McCloud stated that until he heard the recording, he was leaning toward in favor with a lot of restrictions. Mr. McCloud explained that when he heard the recording and the disrespect of the neighbors, he is against the petition.

Mr. Scobee stated that he was in favor of the petition with a lot of stipulations. Mr. Scobee explained that one of the stipulations would be that it would not start until Friday and Saturday as Thursday night is a school night, with ending the music at midnight, Saturday night could go to 1 a.m. but the decibels would have to be controlled. Mr. Scobee stated that he has concerns with health and safety and security. Mr. Scobee explained that he was more negative toward the special exception until now. Mr. Scobee stated that after the event was over, the petition would have to come back in front of the board to discuss.

Mr. Sutherlin stated that he would be abstaining from the vote as he is an adjoining property owner and an owner of a farming business that does business with the petitioner.

Mr. Bee stated that rules and regulations are needed. Mr. Bee explained that if this was approved stipulations would need to be placed but he was not convinced that the stipulations would be followed. Mr. Bee stated that he had a lot of misgivings about the petition as there are justifiable complaints.

Mrs. Scott, before the board decides to take a vote, thanked everyone for their curtesy, patience, and coming out tonight.

Mr. Ensley stated that the 148.29 acres was the site that was advertised for, so if there is a denial, that parcel would be excluded from any kind of new petition for one year.

Mrs. Scott stated that a new application could be submitted for another property.

Mr. Ted Willer stated that a denial would kill LIVEstock.

Mrs. Scott asked the board if they were ready to make a decision.

Mr. McCloud made a motion to deny the special exception based on all the facts that have been heard.

Mrs. Scott seconded the motion.

A roll call was taken as follows:

Randy Bee voted to deny.

Lora Scott voted to deny.

Raymond McCloud voted to deny.

Kevin Scobee stated he was opposed to the denial.

Ron Sutherlin abstained from the vote.

The special exception for 2021-BZA-21: Willer Timer Ridge was denied with a vote of 3 in favor of denial, 1 opposed to denial, and 1 abstaining.

Mrs. Scott made a motion to adjourn the meeting.

Mr. McCloud asked everyone to assist in putting chairs way.

Meeting adjourned at 10:19 p.m.

Minutes approved on the 12th day of October 2021.


Raymond McCloud, President

PUTNAM COUNTY BOARD OF ZONING APPEALS

July 12, 2021

SIGN IN SHEET

PLEASE PRINT CLEARLY

NAME	ADDRESS
Kyrin Nelson Hawkins	4255 S. OR 125 E; Greencastle IN 2209 W. US, Hwy. 40 for 2 plan from this table
William Perkins	4242 S OR 125 E Greencastle IN
William Honey	2642 Skyline Dr Greencastle IN
Annir Richmond	4132 S Co Rd 300 E Greencastle IN 46135
Tada Buchanan	1058 E Co Rd 25 S Greencastle
Alexandria E. Black	4423 S OR 125 E Greencastle IN 46135
Jeff Bright	161 Barnaby Mill Rd Greencastle IN
Dean Matthews	PO Box 744 Greencastle IN 46122

PUTNAM COUNTY BOARD OF ZONING APPEALS

July 12, 2021

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Anthony Pinter ^{PRO}	416 Elm St. Greencastle IN.
Amelia Weeks	70 Box 852 Greencastle IN 46135
Christina Conner	1747 E TRAIL DRWS IN Greencastle, IN
Bill Swintney	CR 125 E.
Craig Newby	165 Woodland HTS Greencastle
Marissa May	1016 Barrister Dr Greencastle
Kevin Buckheit	King Baywalk 12800 W. Meridian St, Ste 300 Parma IN 46382
Giulia Rankin	118 Deer Creek Blvd GC
Don Polentti	100 Woodland Heights, GC
Jennifer Coward	4091 S OS Hwy 387, GC.

PUTNAM COUNTY BOARD OF ZONING APPEALS

July 12, 2021

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Kent Sutherland	104 1/2 Deer Creek Hills Greencastle, IN 46135
Tanner Skend	104 1/2 Deer Creek Hills Greencastle, IN 46135
Cornie Thompson	112 Deer Creek Hills Greencastle IN 46135
Ryan Thompson	113 Deer Creek Hills Greencastle
MIKELYN MAETZ	76 Briarwood Ct, Greencastle
LARRY MUCIE	1535 E TAC OAC CV Greencastle
John Noll	1010 S. Locust Greencastle.
Maria Russell	4504 S. CR 300 E. G.C. In
Josie Weaver	2507 E. US Hwy 40 Greencastle,
Constance Woodruff	709 N. Drexel Ave. Indpls 46201



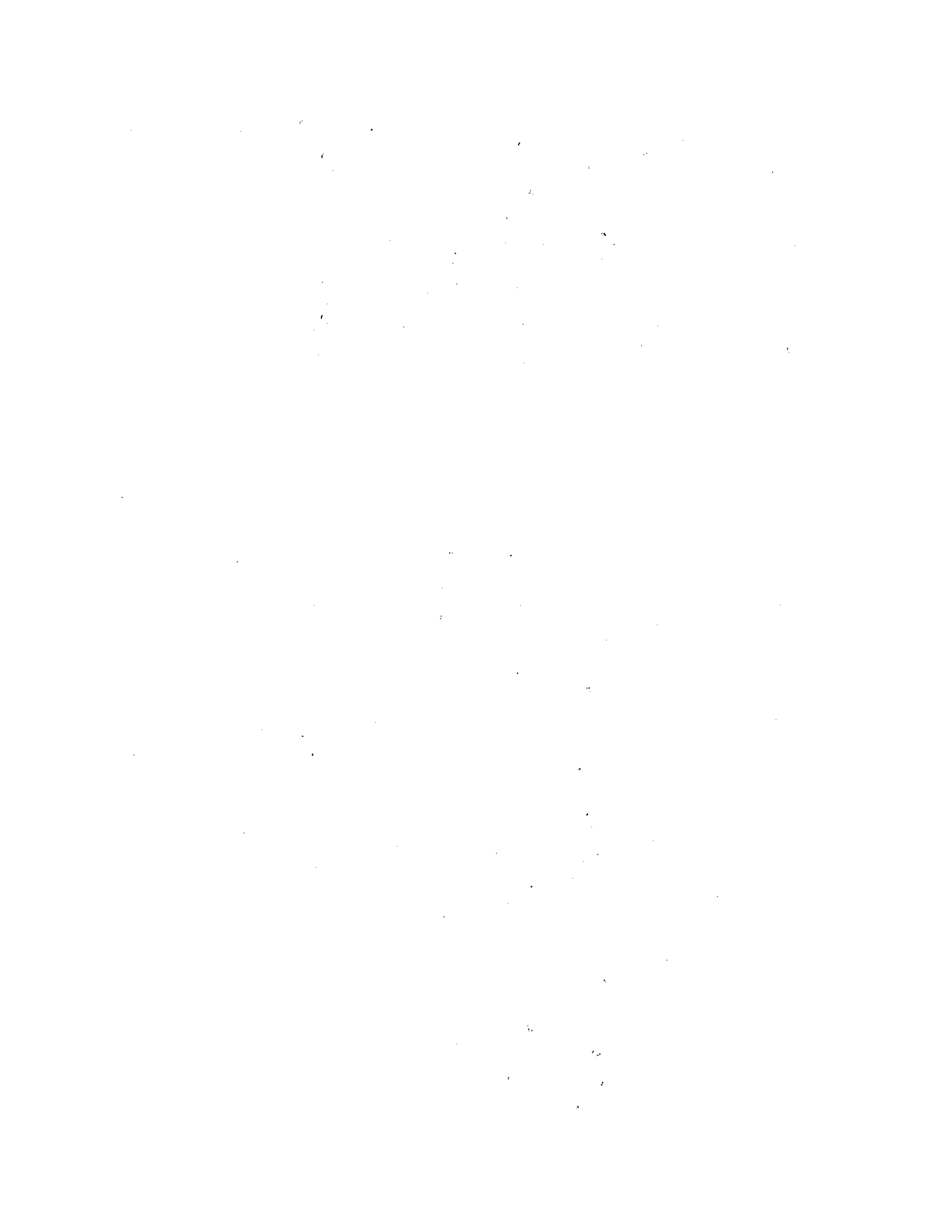
PUTNAM COUNTY BOARD OF ZONING APPEALS

July 12, 2021

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NAME	ADDRESS
Helen Amos	4734 S O Rd 475 E Greencastle, IN 46135
TBA GILLER	43425 W 300 Stc
Katus Esker	916 W 4th St
Seth Vandersaar	10852 W covered 675 E Roadside - IN 46172
Kathleen Brunsen	103 Deer Creek Mills 46135
Dan Brunsen	103 Deer Creek Mills 46135
Ted Brittsel	Green Castle
Will Cummings	Green Castle & Michigan
Drew Cooper	Green Castle



PUTNAM COUNTY BOARD OF ZONING APPEALS

July 12, 2021

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Chris Tomsho	PO Box 157 Greenville, NC 27613
Cherish Getz	902 N Meridian Indianapolis 46204
Hina Murrage	11505 E Stead St, Shrewsbury, IN 46786
Monica Balingier	1503 Lakeview Rd Greencast IN 46135
Alicia Twiler	light matter promotions indy 69
Darrell A Detro	1003 Breuninger Dr Greencastle IN
Born H, Bluk	4423 S. Court Rd 185 E, GE IN 46135
Carter Black	8923 S. Court Road - 125E
Kevin Thomas	1012 Barrington Dr, Greencastle

mail room

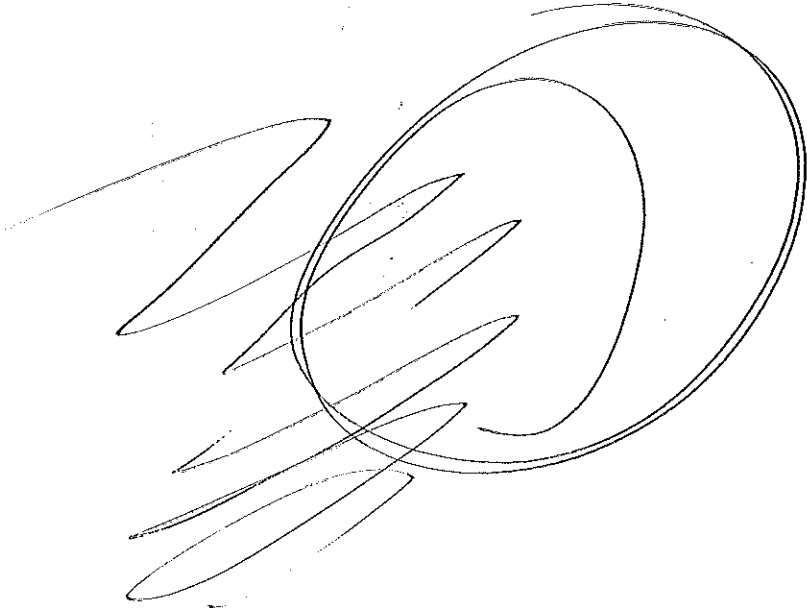
PUTNAM COUNTY BOARD OF ZONING APPEALS

July 12, 2021

SIGN IN SHEET

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Blaine Zander	Greencastle, IN
Nick Adams	Greencastle, IN
Tom	Greencastle, IN
Shirley Holsby	Greencastle, IN
Sarahannah Blew	Greencastle, IN
Caroline Moore	Beech Grove, IN
Brandoni Gooden	Putnamapolis, IN
Dominic Wheeler	Greencastle, IN
John	IN



PUTNAM COUNTY BOARD OF ZONING APPEALS
1 Courthouse Square Room 46
GREENCASTLE, IN 46135
(765) 301-9108

DATE: JULY 12, 2021

TIME: 7:00 P.M.

PLACE: PUTNAM COUNTY FAIRGROUNDS COMMUNITY BUILDNG EAST SIDE

NEXT MEETING DATE: AUGUST 9, 2021

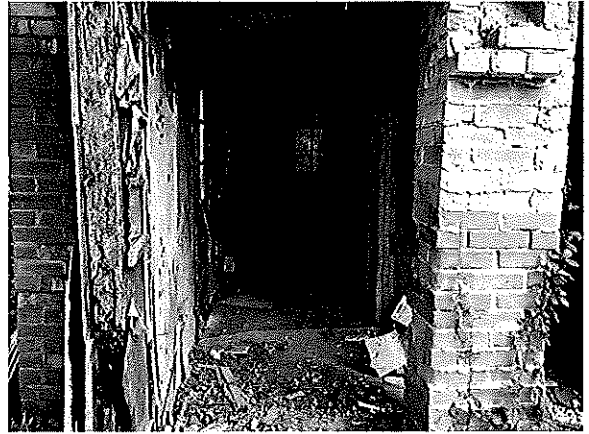
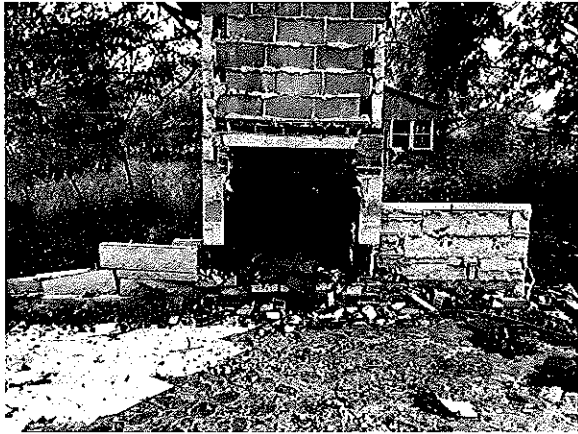
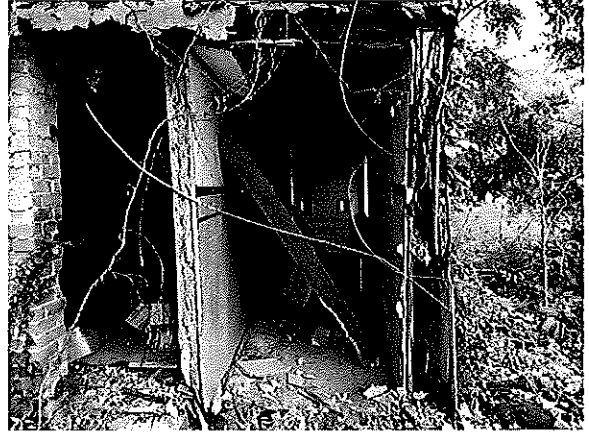
AGENDA

- 1) CALL TO ORDER**
- 2) ROLL CALL DETERMINATION OF QUORUM**
- 3) REVIEW OF MINUTES** – June 14, 2021, Meeting
- 4) OLD BUSINESS**
 - a. UPDATE ON CEDAR CREST PROPERTY**
 - b. 2021-BZA-21: WILLER TIMBER RIDGE – SPECIAL EXCEPTION:** to allow a LIVEstock Music Festival and Agricultural Public Relations/Education Events in an A1 District; Warren Township; 1/13N/4W (on the west side of 300 E approx. 424 feet north of US 40)
 - c. 2021-BZA-26: JOAN BOOK – DEVELOPMENT STANDARDS VARIANCE:** to allow two (2) primary residences on one parcel; Zoned A1; Cloverdale Township; 15/12N/4W (903 E SR 42) – **PETITIONER HAS REQUESTED A CONTINUANCE UNTIL THE AUGUST MEETING**
- 5) NEW BUSINESS**
 - a. 2021-BZA-29: SETH VONDERSAAR – DEVELOPMENT STANDARDS VARIANCE:** to allow a reduction of the setback from 30 feet to 10 feet; Zoned A1; Jackson Township; 22/16N/3W (10352 N CR 675 E Roachdale)
- 6) REPORT**
- 7) ADJOURNMENT**



Cedar Crest – Pictures Taken 7.12.2021 at 8:45 a.m.







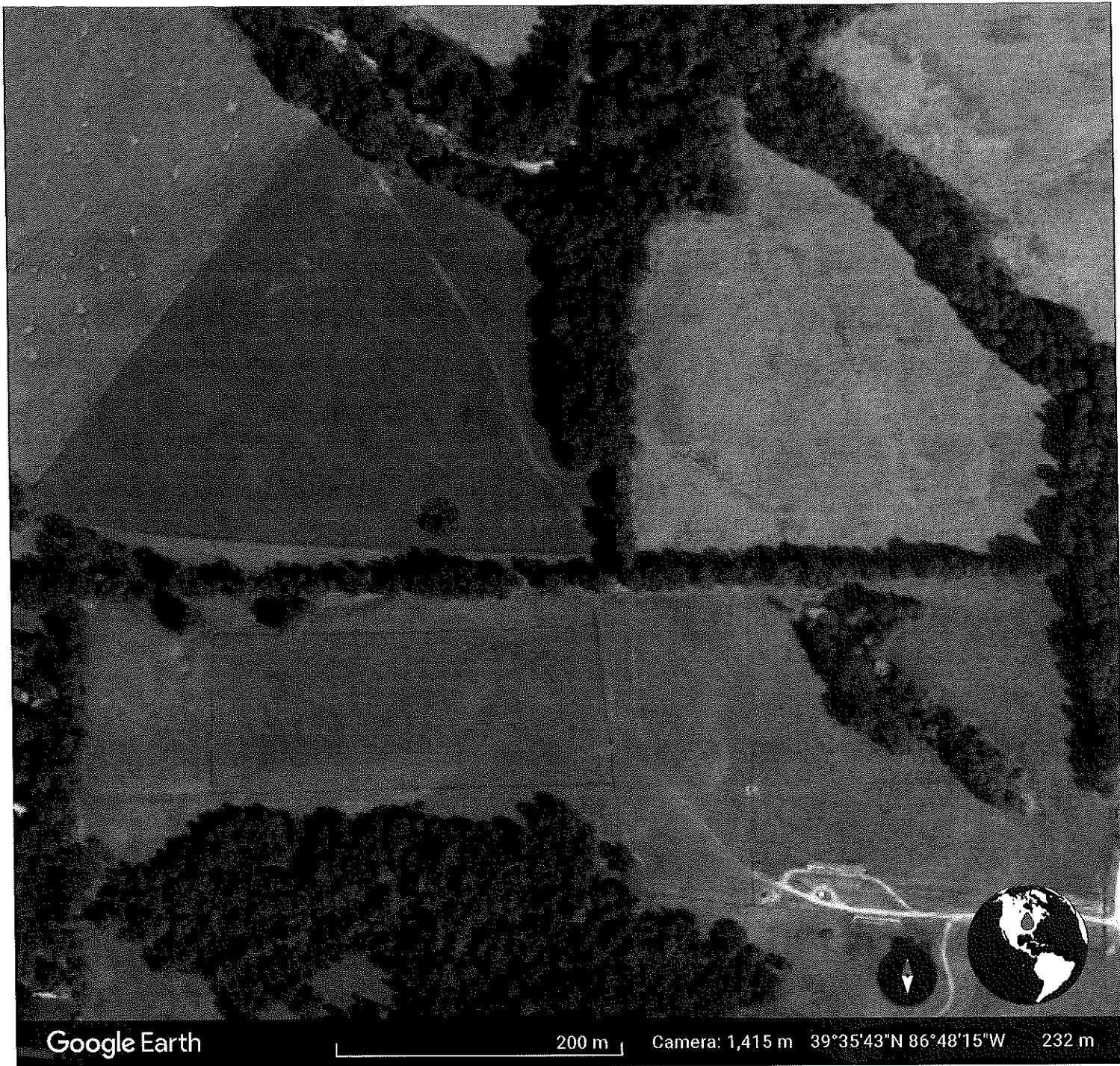


Google Earth

200 m

Camera: 1,415 m 39°35'26"N 86°48'09"W

236 m



Google Earth

200 m

Camera: 1,415 m 39°35'43"N 86°48'15"W 232 m

67-12-01-700-010-000-017

General Info Payments Deductions Assessments

Owner and General Parcel Information

Property City	Shawnee
Property Name	Shawnee Meadows
Section	Shawnee Meadows (1)
Owner Name	WVR Enterprises Lp
State Parcel Number	67-12-01-700-010-000-017
Property Key	018-05183-00
Also Number	SEE LEGAL
Legal Description	P S S 1/4 R 52 S 24 S 1/4 to 018-05183-01 - 018-05183-02 - 018-05183-03 - 018-05183-04 to 018-05183-05 - 018-05183-06 - 018-05183-07 - 018-05183-08 - 018-05183-09 - 018-05183-10 - 018-05183-11 - 018-05183-12 - 018-05183-13 - 018-05183-14 - 018-05183-15 - 018-05183-16 - 018-05183-17 - 018-05183-18 - 018-05183-19 - 018-05183-20
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Page Number	
Location Address	207 E 53 S 40 GREENSBORO, IN 46136
Owner Address	4905 Co Rd 200 E Greensboro, IN 46135



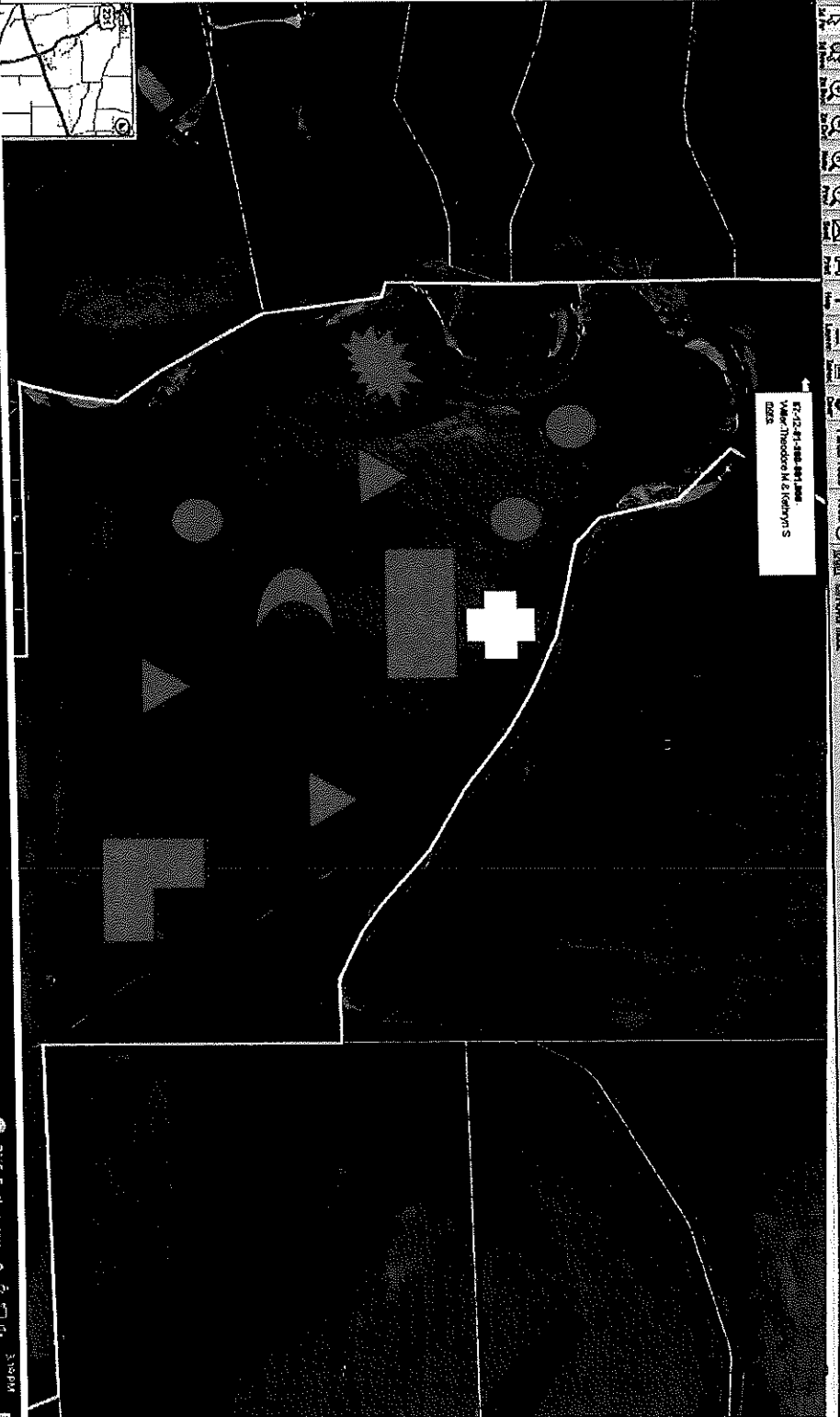
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67-12-01-900-001.000-017

General Information Assessments

Owner and General Parcel Information

Property Card	Show Property Card
Images	Show Images(1)
Sketches	Show Sketches(1)
Owner Name	Wm Theodore H Stedman S
State Parcel Number	67-12-01-900-001.000-017
Property Key	018-05919000
Map Number	SEE MAPS
Legal Description	P1 NW S1 T13 R4 148295 Sbk 48.29a to 018-05919001 007100 Sbk 822A to 91a 051100-02101105
Acres	148.2900
Instrument Number	200800747
Book Number	
Page Number	
Location Address	US 40 GREENVISTE N 4835 346 S Co Rd 300 E Greenwich, N 4835
Owner Address	



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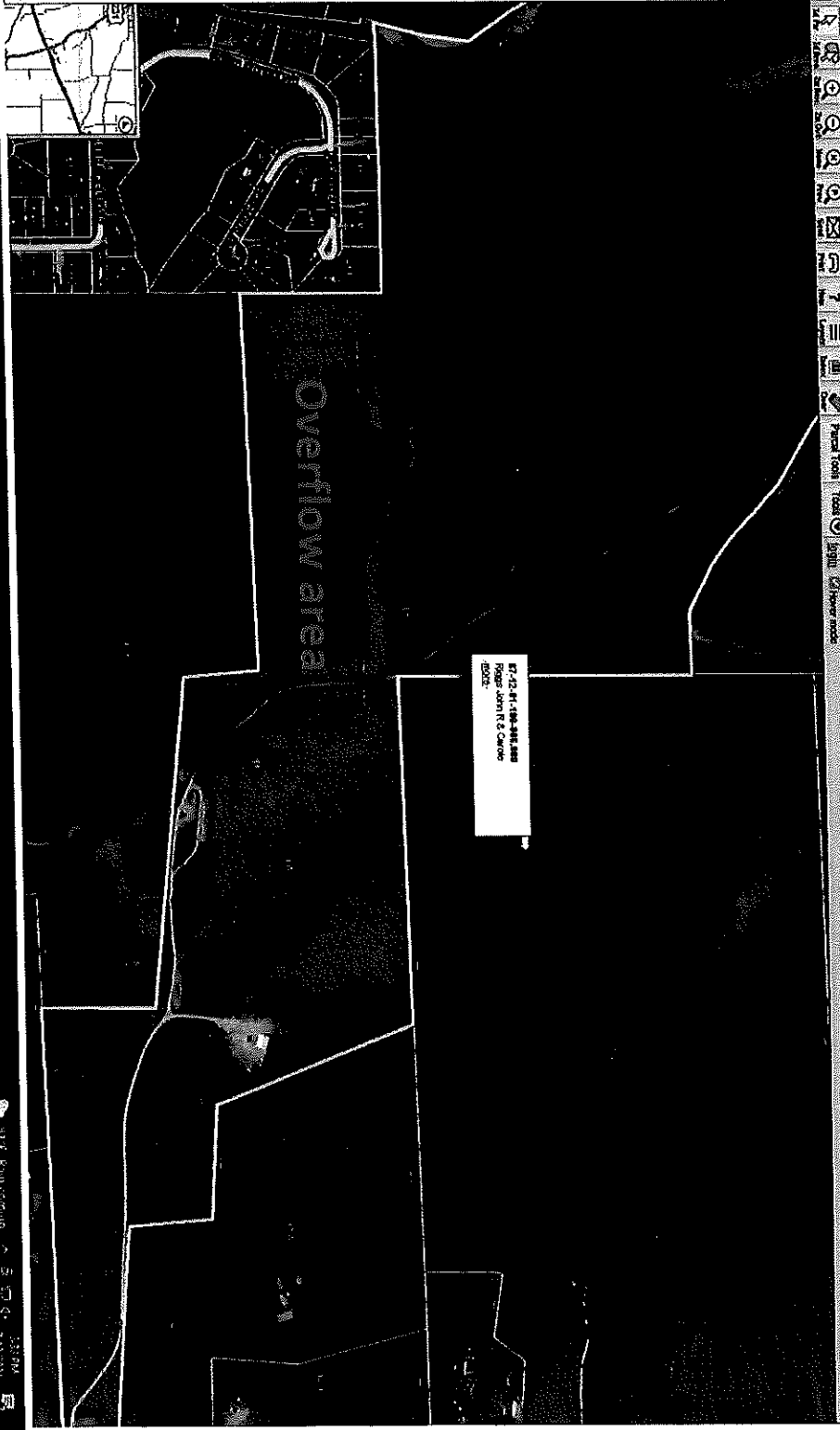
= Stages
 = Fire/Medic

= Toilets
 = Fireworks

= Vendor
 = Camp/park
 = RV

67-12-01-300-001-000-017

General Data		Payments		Predictions		Assessments	
Owner and General Parcel Information							
Property Card	Shaw Property Card	Images	Shaw (landfill)	Sketches	Shaw Streets/11	Owner Name	Walter Theodore M & Kathryn S
Scale Parcel Number	67-12-01-300-001-000-017	Property Key	016-60518720	Map Number	SEB US04L	Legal Description	P NW/4 113 R4 148 286 S1/4 48234 to 016 60518720 00017006504 6329 to 016 6051904267371725
Instrument Number	200801317	Acresage	148.2903	Book Number		Location Address	09ENKAYMEN 48155
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Sound Pressure Levels and Their Effect On Human Hearing

Mitch Lohman B.A., M.S.

Mitch Lohman is a holder of a Bachelor's Degree from Ball State University and a Master's Degree from Indiana University at IUPUI studying Audio Engineering and is currently a Chief Engineer in an Indianapolis-based recording studio. Mitch was asked to provide information based on his years in academia and professional experience. He received no gifts, grants, monetary subsidies, or any perceived or promised benefits from any party or persons.

Sounds in our world transmit themselves in waves through the air. Very similar to waves in a body of water. Emanating from the source and branching outward in all directions. For a sound to be perceived, molecules in the air are disturbed, compressed together, sprung apart, and back again in a repeating pattern in wave-like patterns. Many different factors are responsible for how loud a sound is and the distance that sound can travel.

Pitch or Frequency - How many times air molecules vibrate in a 1 second interval. How many cycles per second a wave oscillates is represented in **Hertz, or Hz**. The more times the air molecules vibrate in that 1 second, the higher the **pitch or frequency**.¹ The lower the amount of vibrations in that 1 second, the lower the pitch or frequency. To use an analogy, a car engine resting at an idle position has a lower pitch than an engine revving at top speed. More revolutions (vibrations), the higher the frequency. Sounds at different frequencies have different effects on human hearing. Low frequency sounds like subwoofers in cars, low rumblings of thunder, earthquakes, etc., are more **omnidirectional**, meaning, the sound travels in all directions more readily and, in part, are more easily perceived at longer distances. These low frequency sounds require more power to produce and therefore can travel longer distances. For example, Elephants and whales can communicate over vast distances by using low frequency sounds as those sounds travel farther than high frequency sounds.² These sounds are very low frequency, known as **infrasonic** sounds.³ So low, in fact, that humans cannot hear them. The range of human hearing is generally between 20 Hz and 20,000 Hz. Some notable examples of real world frequencies would be as follows:

¹ Daniel W. Hosken, *An Introduction to Music Technology* (Routledge, 2011).

² National Research Council (US) Committee to Review Results of ATOC's Marine Mammal Research Program, "Introduction," *Marine Mammals and Low-Frequency Sound: Progress Since 1994*. (U.S. National Library of Medicine, January 1, 1970), <https://www.ncbi.nlm.nih.gov/books/NBK225321/>.

³ Christian T. Herbst et al., "How Low Can You Go? Physical Production Mechanism of Elephant Infrasonic Vocalizations," *Science* (American Association for the Advancement of Science, August 3, 2012), <https://science.sciencemag.org/content/337/6094/595>.

1. Conversation between two people - 300 Hz ~ 5,000 Hz
2. Mosquito flying next to a human ear - 16,000 Hz
3. Car driving by your house with loud subwoofers - 60 Hz

Loudness or **Amplitude** - if **frequency** is how often molecules in the air are vibrating, **loudness** is how much the molecules move in deviation from normal air pressure, the physical property of amplitude.⁴ Louder sounds require more power in order to be produced because more energy is required to physically move the air molecules from rest. Music concerts, tornado sirens, personal stereo equipment all require additional power sources to produce sounds at higher volumes. The reference value for determining the amplitude measurement and the effect on the human ear is the **decibel (dB)**, or **decibels of sound pressure level (dB SPL)**.⁵ Simply put, the lower the **dB**, the quieter the sound. The higher the **dB**, the louder the sound. While 0 db does not mean absolute silence, it is considered the lowest extent of human hearing. The highest decibels the human ear can withstand is 120 decibels before reaching the **threshold of pain**.⁶ Any decibel reading above this threshold is painful to human ears and can cause immediate hearing loss. The following chart lists examples of sound source volumes.⁷

Sound Source	Approximate sound level (decibels)
Normal Human Conversation	45-55 dB
Telephone dial tone	80 dB
Train Whistle 150 meters away	90 dB
Amplified rock music 1-2 meters away	105-120 dB
Jet Engine at 30 meters away	140 dB
Rock music peak	150dB

⁴ Daniel W. Hosken, *An Introduction to Music Technology* (Routledge, 2011).

⁵ Daniel W. Hosken, *An Introduction to Music Technology* (Routledge, 2011).

⁶ Daniel W. Hosken, *An Introduction to Music Technology* (Routledge, 2011).

⁷ Cheryl Peters et al., "Noise and Hearing Loss In Musicians," Actsafe, August 2005, <https://www.actsafe.ca/wp-content/uploads/2017/11/Noise-and-hearing-loss-in-musicians-Report-PDF.pdf>.

Lower decibel levels can be equally harmful to the human ear if exposed for longer periods of time. The following chart lists the relationship between sound decibel levels and the maximum exposure time before hearing fatigue and loss can occur.⁸

<i>Sound Level (decibels)</i>	<i>Maximum Exposure Time</i>
82	16 hours
85	8 hours
88	4 hours
91	2 hours
94	1 hour
97	30 minutes
100	15 minutes
103	7.5 minutes

Irrespective of type of music, quality of sound, or perceived annoyance, hearing fatigue and potential hearing loss can occur at certain decibel levels over extended periods of time.

⁸ Cheryl Peters et al., "Noise and Hearing Loss In Musicians," Actsafes, August 2005, <https://www.actsafe.ca/wp-content/uploads/2017/11/Noise-and-hearing-loss-in-musicians-Report-PDF.pdf>.

Shorthand version of above information in layman's terms:

1. The ***pitch*** or ***frequency*** of a sound is determined by how rapidly or slowly the molecules in the air around us vibrate. Lower wave vibrations = lower pitch. High wave vibrations = higher pitch.
2. The ***Loudness*** or ***amplitude*** of a sound is how much the air molecules around us move back and forth in relation to normal molecules at rest. This deviation is measured specifically for human hearing in units called ***decibels (dBs)*** or ***sound pressure levels (SPLs)***.
3. The loudness in decibels and sound pressure levels has a direct relationship to hearing fatigue and eventual hearing loss in humans. The higher the sound pressure levels, the higher the risk of pain and hearing loss.

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AD

CANNABIS

High anxiety over federal weed loophole

A seeming loophole in federal law is allowing people to buy products designed to get them high.



While many industry observers posit that Delta-8's rise can be attributed to consumers in states that haven't legalized marijuana, hemp businesses see a lot of sales even in states that are home to adult-use marijuana markets. | Susan Montoya Brya/AP Photo

By **MONA ZHANG**

03/27/2021 07:00 AM EDT



Paul ImOberstag's small hemp farm in Banner, Ill., survived the bottoming out of prices in the CBD market and the pandemic.

Then, Delta-8 THC came along.

AD

In the span of a few months, Banner Harvest went from selling about 15 pounds of CBD-rich hemp flower a month to "basically zero" pounds. The reason: All of the wholesale customers were now stocking Delta-8 THC, a close cousin of the chief psychoactive compound in marijuana, Delta-9 THC.

Delta-8's meteoric rise is reminiscent of the early days of the CBD boom. Seemingly overnight, the products were on the shelves of gas stations, vape shops and numerous e-commerce outlets.

But there's one big difference: Delta-8 products are being marketed as a "legal" way for people to get stoned.

The cannabinoid's rise has deeply divided the hemp industry and its advocates. Some hemp producers are staying away, fearful that a crackdown is imminent. Others are hoping to exploit the regulatory gray area to rake in cash.

This week in weed: the regulatory c...



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Entrepreneurs like Jeff Gray and Josh Wurzer of SC Labs, a cannabis testing facility in California, worry that the Delta-8 trend is another vaping crisis waiting to happen. Starting in 2019, nearly 3,000 people were hospitalized and 68 died due to lung illnesses that were largely connected to illegal marijuana vaping products.

“States are behind the eight ball on this one,” Wurzer said. “This is taking the CBD and synthesizing a new compound using other chemicals that can introduce contamination and byproducts that are harmful.”

What exactly is Delta-8?

Delta-8 THC is an isomer of Delta-9 THC, the compound responsible for marijuana’s intoxicating effects. That means the two are largely the same compound, with slight atomic differences. The vast majority of Delta-8 products aren’t extracted from cannabis. Instead, producers convert plant-derived CBD into Delta-8 THC using a chemical process called isomerization. The process combines CBD with a solvent, acid and heat to cause the reaction that turns CBD into THC.

“Cannabis is cleaner than the water you drink, it’s so heavily tested,” said Gray, referring to California’s regulated marijuana market. But Delta-8 is a “highly unregulated industry. There aren’t clear requirements.”

When Congress passed the 2018 farm bill legalizing hemp, it was eager to distinguish the crop from marijuana. Hemp and marijuana are the same species of plant, *cannabis sativa* L., but hemp can’t contain more than 0.3

percent THC. The distinction is legal, not scientific.

"It's not clear whether [Delta-8 THC products] are illegal under the 2018 farm bill," said Jonathan Miller, general counsel for the U.S. Hemp Roundtable. "It is clear that it violates the spirit of the law."

Hemp proponents in Congress like Senate Minority Leader Mitch McConnell "support hemp but do not support intoxicating products," Miller said.

McConnell's office did not respond to a request for comment.

The compound might run afoul of the DEA's interim final rule on hemp, meant to address the 2018 farm bill removing the crop as a federally controlled substance. The rule emphasizes that "synthetically derived tetrahydrocannabinols" remain controlled substances. But there's no agreed upon definition of what "synthetically derived" means.

The DEA declined to comment on the legality of Delta-8 until it finalizes its hemp interim final rule. "We are in the process of reviewing thousands of comments and do not speculate on what could happen as a result," a spokesperson for the DEA said.





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Market expansion

The CBD boom of last year led to plummeting prices and a huge glut of CBD isolate in the hemp industry. The Delta-8 trend is giving “processors an outlet for large inventories of CBD isolate they built up,” said Ian Laird, chief financial officer at Hemp Benchmarks.

It’s attractive for processors and retailers alike as the compound is more profitable than CBD. In January, Delta-8 cost about \$1,400 per kilogram, while CBD isolate was selling for about \$550 per kilogram.

While it’s hard to determine the size of the market since much of Delta-8 sales occur online through untracked channels, Hemp Benchmarks estimates at least \$10 million in sales during the last six months.

“It is the fastest growing segment,” Laird said.

While many industry observers posit that Delta-8’s rise can be attributed to consumers in states that haven’t legalized marijuana, hemp businesses see a lot of sales even in states that are home to adult-use marijuana markets.

The reasons are numerous: State-licensed marijuana businesses are highly

regulated and subject to taxes. Delta-8 products do not have that same level of regulatory oversight or tax burden, reducing costs for consumers. People can order products online and get them shipped by mail — off limits for marijuana

While some hemp retailers are seeing minimal effects of the rise in Delta-8 on their CBD sales, small hemp farmers like ImOberstag and Heath Scott are taking much bigger hits. ImOberstag started making Delta-8 products after nearly all of his wholesale customers said they were only interested in purchasing them. Scott, who runs 7 Point Farm & Apothecary in Tennessee, said he's seen a 50 percent drop in sales of CBD products.

Scott is staying away from the compound for now. He has struggled with bank account closures and payment processing issues, and fears that getting into Delta-8 will only exacerbate those challenges.

Then, there's the regulatory uncertainty. The hemp industry must deal with ever-shifting regulations, and Scott is worried that a regulatory change is imminent.

"How do you invest in something that is so shaky?" he wondered. "It's legal, until it's not."

Still, he believes that Delta-8 is more than a passing fad.

"I think it has benefits," he said. "Give us some rules that we can work with."



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A challenge for regulators

The call for regulations is a familiar refrain in the CBD industry, which has been begging the FDA to offer regulatory clarity. But it's not an easy task for regulators: There's still much unknown about the chemical process of turning CBD into Delta-8.

"It isn't just a clean one-to-one conversion," said Steven Crowley, compliance specialist at the Oregon Liquor Control Commission. "Fifteen to 30 percent is unknown byproducts."

And not only are there unknown byproducts, producers who cut corners or who simply don't know better may introduce impurities from the solvents and acids used in the process.

Another issue is the addition of flavoring additives or diluents, said TJ Sheehy, director of data and analytics for the OLCC.

The agency issued new rules around additives in the wake of the vaping crisis, which take effect in April. "None of that affects corner store sales of Delta-8 products," Sheehy explained. "It's a black box that is being filled with anecdotal

user experiences as opposed to actual science.”

Then, there is the issue of a lack of standardization of lab tests. "If I took [a hemp product] to 16 different labs, I'm probably going to get 16 different results," ImOberstag said.

Lab shopping occurs in both the hemp and state-regulated marijuana industries, industry officials say, with producers choosing labs that are more likely to give favorable results.

“If I got a [certificate of analysis] from Colorado, what happens if someone here [in Illinois] buys it and gets arrested... and the police test it?” he said.

ImOberstag recently found a DEA-licensed lab in Florida in hopes that the stringent requirements will result in the most accurate results for his Delta-8 products. "I'm trying to find some way to be as legit as I possibly can," he said.

FILED UNDER: MARIJUANA LEGALIZATION

The issue has regulators worried about not only consumer safety for adults. but

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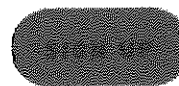
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Lawmakers in several states are starting to turn their attention to such products.

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LIVESTOCK MUSIC FESTIVAL

address: 2507 E US HWY 40
GREENCASTLE, IN 46135

phone: 7657192005

fax:

contact: JOSH WILLER

contact phone: 7657192005

permit #	address	status
AE6735721 [view application]	LIVESTOCK MUSIC FESTIVAL 2507 E US HWY 40 GREENCASTLE, IN 46135. PUTNAM County	<input checked="" type="checkbox"/> EXPIRED

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June 11-13 Jam Session. Commercial Event without a current Department of Homeland Security permit.

December 8, 2020

To whom it may concern,

We are writing to express our support for the LIVEstock Music Festival that was held Sept. 18-19, 2020 at the Timber Ridge Hemp Co. and Willer Timber Cattle Ranch. We were participated in this event as a vendor, selling food and beverages. We were present on both days of the festival.

The festival was a very well organized, peaceful, and enjoyable event. As vendors we were impressed with the communication and planning, the way the site was organized, and the security of the event. We felt comfortable at all times, worked easily with the organizers and enjoyed interacting with the patrons.

As vendors we were also able to see the performances and can attest to the quality of the event. The show was excellent and, from our perspective, greatly enjoyed by all.

We are grateful for the presence of this event in our community and for the opportunity to be a part of it. We strongly support this event and hope it will continue in the future.

Please feel free to reach out to us if you have any questions or would like to hear more about our experience.

Sincerely,

Araceli Rizo, Owner & Manager, Taco Wapo Burrito Factory
Sergio Morales, Owner & Manager, Taco Wapo Burrito Factory
306 E. Washington St.
Greencastle, IN 46135
(765) 653-0169
<https://www.facebook.com/Taco-Wapo-and-Burrito-Factory-830132417377077/>

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December 8, 2020

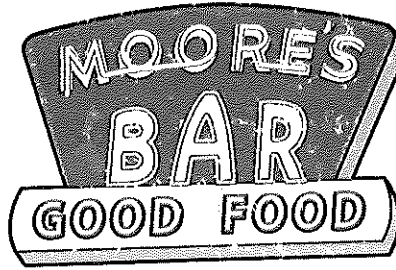
To whom it may concern:

I am writing to let you know that the *Inn at DePauw* has held a block of rooms for the LIVESTOCK Music Festival for the past several years. Happily, some attendees of the festival prefer to sleep in comfort! Business is generated by LIVESTOCK, not only for the hotel, but also for local eateries and shops. Standout events like this help to cement our area's reputation for good live music and give exposure to local and regional musicians.

Kind Regards,



Michele Faison
General Manager
Inn at DePauw



To whom it may concern,

December 14, 2020

We were recently made aware of the County Council questioning the annual LIVEstock Music Festival to be held on the Willer Timber Ridge Farm. Speaking as a small-business owner in Greencastle, we know this would be a hard-felt detriment to the community if discontinued.


Moore's Bar & Grill has been a vendor for the past two years at the festival and we have been duly impressed. The event organizers, vendors, attendees, and volunteers have done an amazing job. Their marketing efforts along with the event itself brings thousands and thousands of dollars into Putnam County. Hotels, restaurants, grocery stores, gas stations, hardware stores (just to name a few) realize higher revenues on a consistent basis due to this event.

The 2020 LIVEstock event was extremely difficult to organize and plan due to the COVID-19 pandemic. Yet, we think it is especially important to point out the efforts of the LIVEstock organizers. They went above and beyond to ensure everyone's safety and ensured social distancing. They received high regards from the Putnam County Health and Sheriff's Departments. As well, the Indiana ATC Excise Department was instrumental and supportive with the event setup and organization. All vendors at the event received a much-needed revenue boost because of LIVEstock. As small business owners in 2020, we could not thank them enough for carefully orchestrating an event that truly benefitted all businesses.

We are asking the Council to allow the annual LIVEstock Music Festival to continue and operate on the Willer Timber Ridge Farm. The festival provides an opportunity for Greencastle and Putnam County businesses to thrive and the event continues to grow. We look forward to what the LIVEstock event will bring to Putnam County year after year.

Please feel free to contact us for any additional input.

Respectfully,


Julie & Pete Meyer
Owners, Moore's Bar & Grill
863-581-0288 or 863-581-6895

December 14, 2020

To Whom It May Concern:

I am writing in support of the LIVEstock outdoor music festival, founded and produced by Josh Willer, which opened to the public at Willer Timber Ridge in Greencastle, Indiana, in 2017.

While serving as Putnam County Arts and Culture Director, I had the opportunity to work directly with Josh in his third season and to observe first-hand the nature and needs of this event. Having the combined perspectives of an arts administrator, audience member, and behind-the-scenes volunteer, I strongly recommend the festival for continued support.

As an active audience member, who attends over 200 events a year, I found that although LIVEstock was still in an audience-building stage of development, each aspect of the production that I experienced—sound, lighting, hospitality, vendor services, marketing, graphic design—was first rate. What I saw and heard signals that as the event grows, its producers are committed to creating a quality audience experience. A highlight of the 2019 festival, for example, included a new suite of compositions, arranged in conjunction with DePauw University School of Music for one of the headliners. With respect to musicianship, this event is not your typical line-up of copy-cat cover bands. The festival provides a tangible opportunity for creating, presenting and advancing original music and contributing interesting new works to the repertoire.

Josh's vision is not a small one. It will take time to build. But as it has grown in scope, the audience is growing with the festival, which also is attracting repeat ticket buyers, who are returning to Putnam County from one year to the next. (I recall being introduced to a couple who met at LIVEstock, married the following year and returned for their honeymoon!)

Most importantly, however, I am impressed by the production team's dedication to the festival's success and their willingness to make a long-range commitment to it. Some elements, such as the length of daily music programming, may need fine tuning with neighboring property owners, but regarding this issue, trust that where there's good will there's a way.

There are relatively few local events with a potential to attract a large regional or national audience to Putnam County. Given continued community support, LIVEstock could be one—the festival's location certainly offers plenty of space for it to grow over time. My primary recommendation to the producers would be with respect to audience building: more marketing, at the regional level, further in advance of the event, then increasing, over time, to national outreach—at a rate that they can safely accommodate audience growth. With community support, the potential for this festival's success is great.

Everbest,
B. Suzanne Hassler, Vice President
Greencastle Arts Council
suzannehassler@depauw.edu
Mobile: (217) 979-8199

TRANSCRIPTION OF 8/26/2020 DACOTA MUCKEY PODCAST WITH JOSH MILLER

Dacota: Hello, friends. It's good to see you again. It's Wednesday, and we've got another awesome episode of the Dacota Muckey Podcast coming to you right now. This week's episode is Josh Willer. He's a promoter out of Greencastle, Indiana. He owns a big hemp farm and he's throwing a dope-ass music festival on it in just a couple weeks. It's called LIVESTOCK Music Festival. Dacota Muckey & The Trip will be playing there. We're Saturday night. Our set is at 7:30 p.m. And we've also got a lot of friends playing there, like Hyryder, Philia, Audiodacity... It's going to be a straight-up family reunion. If you're in Indiana, you want to be there, and we want to see you there. We're going to have some cool new merch for sale. And, even if you're not, this podcast still has a lot of value. It's just cool to talk to people that are throwing big events like this, and learn the ins and outs and pick their brain, and Josh is a really cool guy to get to know. So I hope you enjoy this conversation as much as I enjoyed having it. Without further ado... Josh Willer. All right, Josh. We made it happen. The audio and the video.
(Laughs)

Josh: Sounds a lot more than I thought it was going to be.

Dacota: Yeah. Sometimes Zoom does get weird. I've had several issues of meetings with people. I think as soon as quarantine hit, everybody tried to Zoom at the same time and the websites couldn't hand it.

Josh: Right.

Dacota: So you're saying you live in Greencastle and you have a hemp farm?

Josh: Yeah. Just... we're about 45 miles west of Indy, right off US 40, and this year we started a hemp operation.

Dacota: Nice. What do you do with the hemp? Sell it to retailers, or do you... are you making anything yourself with it?

Josh: Yeah, we're doing a little bit of both. We're selling to some white labels out there that are looking for some extra product, and then there's a couple markets that we're going to be targeting here that I don't think anybody's tapped into, and pushing our own line of stuff. A little bit more higher end, not the gas station type CBD...

Dacota: Yeah.

Josh: But more like a medicinal side and higher quality.

Dacota: Beautiful. So is that the property that you have the hemp farm? Is that where the property is, or is it a different property in Greencastle?

Josh: It's all on the same property. So my family has a cattle ranch, and the hemp farm takes off just a percentage of it. This year to get to the festival you'll be driving by one of our hemp fields...

Dacota: Nice.

Josh: And then continue on back into where all the fun's going to be happening, with the concert, so there will be a good chance to see our operation a little bit, and hopefully it will be a good educational tool this year for everybody, as well.

Dacota: Are you selling any hemp at the festival?

Josh: We don't have... We won't have anything up and ready for the festival. I wish that was happening. That was the goal. But we do have a lot of CBD and hemp vendors coming out, you know, for educational... And giving away products and selling products there.

Dacota: Nice. Yeah, eventually if you had some LIVEstock merch that was made out of hemp from the LIVEstock Festival property, that would be so cool.

Josh: That'd be great. You know, hopefully maybe like T-shirts, hats, you know...

Dacota: Yeah.

Josh: Stuff like that.

Dacota: Yeah. And it's just like more durable, and it's weird that we don't already use it for almost anything.

Josh: Yeah. I think there's a reason for that. (Both laugh)

Dacota: Is it Onslinger, Anslinger, Hanslinger? Is that the guy... Am I saying the right guy's last name? As the story goes, it's like the guy who owned a lumber business saw him as a threat to him, so he basically demonized it and associated it with like Mexicans smoking marijuana, and marijuana was actually a wild tobacco... It wasn't even cannabis.

Josh: Yes, yes.

Dacota: And through all of that, there was no more hemp...

Josh: And now you have the big oil companies on there too, because everything petroleum does, you know, and hemp can also do...

Dacota: Oh, wow.

Josh: And all sorts of businesses out there that are trying to push against it cause it's evil.

Dacota: That's so weird to me. You would think... you would think if you have like a resource that was, like, dying out, and then you could, like, find something

renewable that you could then switch to... and you have all of that money... You would think the idea would be to switch and reinvest, and then make more money, but...

Josh: Right. I think it'll happen. You know, I think some of these industries are a little bit behind the times, and they've just been riding the wave for so long they don't know how to transition, and...

Dacota: Yeah.

Josh: I'm sure it will happen in the near future.

Dacota: Yeah. There's something about CBD buds. I've just been getting into it recently. It's like... I'll smoke... you know, I live in Colorado... I smoke weed here and there throughout the day, but I'm not a big...I can't sit and just smoke a joint by myself, especially with the weed out here. I wouldn't get anything done.

Josh: (Laughs)

Dakota: But I like to smoke. I used to be like a vaper, and luckily I got off of that. But it's good to just, like, go get the CBD joints from the store, and then, like, when you're out and about, smoke a CBD joint. It feels so good, and you don't get, like, that crazy THC high that just kind of lays you out.

Josh: Yeah. There's actually... I mean, just like I was saying, there's a huge niche market with that now, for that exact purpose. You know, kind of pushes big tobacco as well. You know, people who want to get some of that CBD value that don't want to get stoned to the bone and, you know, listen to your hair grow for the next two hours.

Dacota: Uh-huh... Well, is there something... You could probably answer on this pretty well... like, I didn't smoke weed for about a year and a half, and then I started getting, like, vape juice that was CBD. And I was hitting.. I thought it would help with my seizures. So I was, like, hitting a CBD and I hadn't smoked in so long, and it's from a vape store, and I 100% got stoned.

Josh: (Laughs)

Dacota: Like, nobody could tell me any different. I was eating bowls of cereal all night. I was like, shit... I was like, I guess if you don't smoke weed at all, I feel like... Does CBD get you high? Was it all placebo?

Josh: It could be placebo. It could just be, you know, like you... you know, first time smoking a cigarette you get that nicotine buzz, or anything like that. That's probably more of what you're experiencing, because it also could be... if you know you're out in Colorado, they don't have the limits on the THC levels, maybe, in their CBD. I don't know. Here in Indiana and some of the other states it has to be below a certain percentage in order to be sellable.

Dacota: What's the percentage?

Josh: 0.3%.

Dacota: Damn.

Josh: Yeah. It's getting thin.

Dacota: You could... you could smoke a lot. Well, it's now weed is, like... I just got this weed today that said 15% on the label.

Josh: Oh, yeah.

Dacota: It's way too high.

Josh: It's outrageous. 15, 22... some of those companies out there just slinging it.

Dacota: Would you sell actual cannabis if it was legal there, to grow it?

Josh: (Laughs) Absolutely. I mean, that's... A big reason we got into this is for the medicinal side of the plant itself, and just all the health benefits. I mean, you know, both marijuana and help they carry, and you talked about the big companies out there maybe putting a pushback on everything. You know, big pharma's probably another one of those companies that are pushing back on this whole help thing, cannabis thing because of the medical value. You talked about your seizures, and it's been proven time and time again that it greatly reduces the effects of, you know, epilepsy and stuff like that.

Dacota: Yeah.

Josh: Along with so many... Parkinson's and multiple sclerosis, and all these other elements that affect people every day.

Dacota: Yeah. Have you ever had any experience with Rick Simpson Oil?

Josh: No, I have not.

Dacota: Have you heard of it?

Josh: Yes, I have.

Dacota: It's pretty cool. I mean I think there's some guy named Rick Simpson, I think is the story, who had cancer. And he made this concoction. I'm not really sure what it's like... with weed and some other stuff...

Josh: (Laughs)

Dacota: And it usually comes, like, really waxy in a syringe. It almost looks like bad oil, like Dabs. But you consume it... You eat it, and you digest it. And, like, cancer patients across the world just abide by it. And I saw a lot of it a few years ago, and it was in dispensaries, and it was on, like, the dark web and stuff, but I don't

see it at dispensaries anymore. Maybe they have it in medical places, but it was crazy. Like a tiny bit of it on a chip which would. *have you baked.*

Josh: Wow. I'm going to look into something like that... that sounds fun.

Dacota: Right? (Both laugh) It's like I don't have cancer, but... (Laughs)

Josh: It's a preventative. (Laughs)

Dacota: I'm telling you, judge, just trying to prevent it. Yeah, man. So how is it throwing a festival, you know, in the middle of all this? Are there a lot of restrictions that you had to adhere to?

Josh: Yeah, some. It's sort of the festival in general is a lot more than I thought it was going to be when I first opened this up to the public two years ago. This is my third year open to the public. And, you know, planning this year... You know, I threw some feelers out there of what was going to happen, and what kind of bands, and what kind of, you know, vibe I was wanting to get of the artists that we were hiring. And it was kind of on a good upward slope, and all of a sudden this thing happened and everybody was not allowed to do anything anymore. And, you know, just... I didn't want to cancel. You know, it's like it's way in September. I'm thinking it'll pass, this will pass, this will pass... and it just wasn't passing, and it wasn't passing. And it kept on sneaking back up, and you know finally they started lifting some of the restrictions, and then... you know, as we were trying to buckle down a headliner for the show, you know, we had to talk to some pretty good artists, and some of the artists were recommending doing this drive-in style, which is... You know, there's a lot of big artists on the west coast doing such things. I know... I actually got the idea from Sublime and his team. They're doing shows all up and down California right now, just drive-in style. So I was like, OK, maybe we can give this a go. I've never done it. I think I have it mapped out, so it should work out just fine, but this will be a first for all of us with the LIVEstock team trying the drive-in style, but I think we'll be able to pull it off in adherence with all the board of health recommendations and, you know, the safety of everybody, and still be able to provide a good show and, you know, good vibes for everyone.

Dacota: Nice. Yeah. There's a band called Sunsquabi that... Maybe it was... Maybe... I think they were not the headlining band. It wasn't their festival... There's this festival in Colorado that they did a drive-in festival not too long ago, and they had something where you could, like, actually tune in on your car like you could for a movie.

Josh: Sure. We will be having that one. My production guy has that technology, so we will be able to have... people will be able to tune in on an FM channel.

Dacota: That's so cool...

Josh: The bands that will be playing on the stage...

Dacota: Who's the production company? Who's running sound?

Josh: We have two production companies coming out this year. One is Sizzling Sounds out of Crawfordsville, Indiana, and the other one is GAS Productions... I believe they're right here in Greencastle.

Dacota: Yeah, I know GAS Productions.

Josh: Very good. I hope it's good. (Laughs)

Dacota: Well, Mark and I... 800lb Gorilla, I actually run sound for them, so...

Josh: Oh, OK.

Dacota: I wonder if we'll be doing any work with that, but... Yeah, and the guy who owns that... I was talking... My grandpa works in Greencastle. He works with my grandpa, so they're good friends.

Josh: Sure, sure, that's great. Small world stuff.

Dacota: It always is, right? (Laughs) So, what's the vibe like? So someone pulls off and then they have an area outside their car that they can chill without a mask on and have a drink or whatever, and watch the bands, but you could also go dance in front of the stage, just with a mask on? Is that right?

Josh: Yeah, so we're trying to divide up the sections. You know, people are not front to back, but more side to side. You know, if you're just going to drive in and drive out, you know, both days you'll be in a certain section. Campers... tent campers will be in another section, so you can drive in and actually put your tent up right by the car and hang out by your area and watch the stage. And obviously a place for RVs. Every car that's parked there will be a certain area, it's about a 12 by 12 section, and you can just kind of hang out, tailgate if you will, feel free to just, you know, be unmasked if you will, and then there will be an area close up to the stage so if you want to go get close to the stage you can go, but you know masks will be recommended. And then walking to and from the vendor areas or the bathrooms, food, bar areas... high-traffic areas will all be recommended that a mask be worn.

Dacota: Nice. So there's camping, right?

Josh: Yes, sir.

Dacota: So if you're parked facing the stage, and that's where your car is going to sit for the weekend, what do you... take your tent out of your car and you just walk the property and find somewhere to camp from there?

Josh: You know, I've had some people talk about that. I thought, you know, maybe we'd try like you know music festival style where you just throw your tent up by

your car. That way you can have, you know, your vehicle there, your tent's there. All your supplies. But there is enough area that... I guess people if they really want to go and throw a tent up somewhere more secluded, that could be an option. I just have to wrap my head around it a little bit more...

Dacota: Yeah.

Josh: See what we can do on that level.

Dacota: Is that what you've done in the past, like, more camp by car kind of vibes?

Josh: Yeah, so usually... this is a new location for us as well as... I have a smaller field up closer to my house where we just kind of have a stage and vendor area. It's kind of a gathering grounds if you will, and people just park and camp out, you know, in other areas, and they have to walk to and from, similar to, you know, a bigger festival style. With this whole drive-in thing, since it's new to us, the stage and the cars will be all right there together. I'll look into that a little bit more, and maybe... go check out the property and throw up a tent somewhere.

[Background music plays]

Dacota: Hey, guys, I just want to quickly interrupt this podcast and tell you about the best place to watch live music from the comfort of your own home online. It's called StageIt and it literally takes less than 60 seconds to make an account. I mean, I did it earlier and it was, no joke, easier than buying a ticket to a show online. As an independent artist I've used a lot of live-streaming services, and frankly sometimes it's hard to get in touch with a real person. StageIt really takes their customer service seriously, and they just take everything seriously. I mean, look at the platform of their website and how it's laid out. You can really find some great artists to enjoy any night of the week. So whether you're an independent musician who wants to do a live-stream on this platform, or if you're a fan who wants to join some of these shows and have an intimate experience with one of your favorite artists, you need to be on StageIt. So go ahead and sign up right now at StageIt.com, and I'll see you there.

[Background music plays]

Dacota: Yeah, dude, I'm so, so excited. I really.. I can't think you enough for throwing a goddamn music festival right now. Every festival that we've been supposed to play, especially the ones that have been hopeful, cause it kind of depends on state to state, so...

Josh: Yeah.

Dacota: It'd be like two weeks before, "Yeah, we're still good," and then they canceled last minute. So I don't know if the state stepped in and said something, or what exactly happened. But, yeah... So we're just hoping... You know, I'm out in

Colorado and I'm in contact with musicians all the time, and Indiana is definitely the only state that I know of that still having, like, HI-FI Annex shows, and...

Josh: Sure, sure...

Dacota: And Mousetrap's doing stuff outside. Out here it's, like, just forbidden. (Laughs)

Josh: Nothin'.

Dacota: Nothin'.

Josh: Yeah, some... I think that Indiana's going to be holding strong here on, you know, where... where they're at as far as concerns go. All the data shows that everything is dropping drastically, and, you know, I think that's just a positive sign. And you know just make sure we curtail the board of health and just try to keep everybody safe, you know... Mainly concerned about keeping a positive environment, is what we're looking at. And to keep... having everybody come in there with a mindset of this is going to be a great thing, great for everybody, and experience the higher vibrations that's going to be happening out here in the middle of... you know, it's a gorgeous set-up. My... When I started to discuss where we're having it this year, was like my end goal, you know, it has the ability to host 100,000 people where we're going to be having this. Obviously, we're not going to be touching that this year, you know, COVID has forced me into a new atmosphere of where we're going to be hosting it. And it's just a gorgeous layout, you know, nice rolling hills surrounded by trees and secluded, and it's just real peaceful, and I hope everybody's experiencing some positive stuff from it.

Dacota: Yeah, it's incredible. I think people have been cooped up for too damn long, man. I don't think it's healthy for people. I think it's good for people's... Like, when your mental health is not stable, and you're not getting good exercise and good rest, that's when you get sick.

Josh: Yeah, exactly.

Dacota: I think it's good, especially in an outdoor setting. I think a lot of studies came out recently that said the UV light kills the virus, like, almost instantly. So, like, in the middle of the day outside, as far as I know, there's almost no worry. But I'm also not at all a doctor, and spend most of my time plucking away at a guitar, so...

Josh: Maybe we'll hook up some tanning beds or something to get... (Laughs)

Dacota: Feeling under the weather?

Josh: Yeah.

Dacota: Tanning beds this way. Take a little CBD, have a little 20-minute tan, so more COVID.

Josh: There you go.

Dacota: Hey, we find a cure at your festival, and then you become famous forever.

Josh: It's strange you talk about that. You know, Israel... the country of Israel is actually the leader of, you know, science on cannabis and... the cannabis plant, THC, CBD and all that. And it does show some extremely positive signs of treating and resisting the COVID.

Dacota: Hey, that's probably why I'm good, man. (Both laugh)

Josh: I know, right? Everybody I know that does recreational whatever you want have stayed pretty healthy during this whole time.

Dacota: Yeah. I didn't even know it, but I've just been fighting off this disease the entire time.

Josh: Right? We were planning for it all along.

Dacota: Right? Israel... Israel's always got the answers. Shout out Israel.

Josh: Shout out Israel.

Dacota: (Laughs) Respect to the Israelis.

Josh: (Laughs)

Dacota: I bet you're excited, man. So, like, what are... What's the kind of music you normally listen to? Did you book, you know, just like your style, or were you like I want to get a little bit of this vibe for late night and this vibe for, you know, the morning?

Josh: Yeah, so it's always been... Every year kind of a theme with the music. Like last year there was a little more of a blues feel to the lineup. The first year was probably a little more rock-induced. This year there's going to be more like jam-band vibe, you know, psychedelic rock, some hip-hop, there's going to be a lot of reggae vibes will be introduced... And we're actually extending our hours of music that's going to be playing. So we're going to late night to maybe 3 or 4 a.m. And we're got some cool DJ sets coming in and some good light shows. Lighting engineers to really have a cool experience.

Dacota: Yeah, man. I'll be... I'm sitting in with Dan Philia, so that'll be a good light...

Josh: Yeah, yeah... They're one of the bands on the ticket. And I saw them at the HI-FI Annex when they just played, and it was a really great show, and I'm really looking forward to having those guys out...

Dacota: Yeah.

Josh: Being outside, I think everybody thinks... being where we'll be playing, we can play really loud and, you know, we don't have to worry about any sound ordinances or anything like that, so we're going to be pushing this stuff.

Dacota: Mmmm. Nice. Well, shit, I just got this Zoom... I think since you joined on the phone at the beginning that we have three people for some reason, so it's going to make us end our conversation in 9 minutes.

Josh: Yeah, I see that.

Dacota: That's no fun. Well, damn it! Yeah, I mean, let's just keep chatting, keep it natural if we're still feeling it... They usually last a bit longer than that. I'll just slice them together and post...

Josh: Cool...

Dacota: But, yeah, man. I still have... I still have a good amount of questions. What's going on here? There you go. Sometimes Zoom is just a big hassle. Dude, I'm so excited. So are you... your late night... Have you got any... Like, how many acres do you have?

Josh: We're just under 700 acres.

Dacota: Jesus!

Josh: Yeah, my family has an Angus cattle ranch, and I think we're like the third largest Angus cattle ranch in the State of Indiana.

Dacota: Wow.

Josh: And my dad's throwing me a bone and letting me have this big concert on the property, but he's been having fun with... he's coming out and listening to the music, and staring at all the interesting people who come out. Like, and twirl and stand and jump and...

Dacota: (Laughs)

Josh: Hula hoop and all those special [inaudible].

Dacota: He's like, is that hula hoop lighting up right there?

Josh: (Laughs) I think it's a good thing... You know, I moved back to Indiana about five years ago, and, you know, I had LIVEstock Music Festival again, kind of like a small party, and I had a really good friend from the Caribbean that was in town, and I was like, "Hey, man, I'm going to throw you a rock and roll show." Like, in the Caribbean you don't get to hear too much rock and roll, and I got a buddy who's in a rock band and we'll just set up some loudspeakers and have a [inaudible]. And I was like, this is it? I got to keep on going. So that was 2014... yeah, 2014... 2015, something like that. 2018... 2017... Anyway, it was a couple of years ago. And we've just been pushing. We've gotten some good traction. We tried to do it organically. This year we're doing a lot more in our marketing and our marketing push, and really reaching out to the music community and the festival community, and so far we're getting some really good

tractions in viewership, and then, like you said, I think everybody's really dying to get outside and experience something like this. And I'm very blessed and fortunate to be able to provide such a space that we can have a drive-in style and do something like this.

Dacota: Yeah, well, I mean, dude... You've really got a killer lineup. I mean Hyryder's really going to bring out their crowd, and then just everybody else on the lineup, and I was like damn... this is the banger of the season, and yeah... there's not too many people doing it, and so if you want to get out and go to a festival this year, this is... this is like the one. Who do you... GAS Productions, they don't mess around. They're going to kill it. Who's doing your lights?

Josh: Alex 'Herm' Schneider.

Dacota: Oh, my god. So you've got the best.

Josh: Yeah... Some... I can't remember who told me to hit him up, but they dropped his name, so I looked into him and saw some of the work he's done, and I was, like, wow... this guy... this guy can put on a show. So I...

Dacota: Yeah, we've worked with him a lot. I think _____ [Inaudible] emailed me and asked about... like someone who does liquid lights and show lights and I mentioned him. But, yeah, we've done a good amount of work with Herm. And Herm actually... he does lights on tour for Twiddle.

Josh: Yes. Yeah.

Dacota: He kicks ass, man.

Josh: I'm excited. You know, he and I just chatted today, and coming up with ideas and everything that needed to get done in a quick future, but it seems like... it really seems like everybody that's involved this year is really excited just to be able to do something, and not that... you know, it's not that I'm looking for any type of recognition for this at all, but there's a lot of people and musicians and production companies that are just out of work all year long, and I guess I'm just... I'm happy that I could have something like this to get people back to doing what they love, and being able to express and share with people, you know, music and...

Dacota: Yeah. I know everyone's grateful, man. And, I mean not to just keep kissing all their asses, but that really makes a festival so when you say you've got Herm and you've got GAS Productions and all of that. I'm just like, "Hell, yes!" Good sound, good lights, in Indiana around all my friends and family, and you're going to get... I can imagine you're going to get a lot of special energy and passion from the musicians that maybe wouldn't have been there if it was just a regular old year. I mean, like, you know we're all like starving for the stage. I know I'm going to just like it's going to take over me, like let it all out at once.

Josh: (Laughs)

Dacota: My body's just not used to having music for this long, so I think you're going to get some very special performances because everybody's just had to chill and not do anything.

Josh: Yeah, we're super-excited about that, definitely. I was told when I first started this was like things you don't want to skimp on are your bands, sound and lights. And I was just like – all right – I've got to get bands, I've got to get good sound, and I've got to get good lights. So those are the main things I really focused on, and I think fortunately we've had some really great sounds the past couple of years. And like I said it's loud, and we're going to turn it up, and we're going to push it. And I've had, we call them... out here in the country, we call them neighbors, but people ten miles away so they can hear the concert no problem, but don't come. So if you're looking to play loud and turn it to 11, we're going to let you do it.

Dacota: Nice. I'm so stoked, man. I really can't even say it enough. I wish it was a little sooner.

Josh: I'm glad it's not. I got a couple more things I've got to do.

Dacota: Yeah... Are you worried about, like, is it?... well, I'm not even going to put that into existence.

Josh: There you go. I appreciate that one.

Dacota: I was going to talk about rain and stuff.

Josh: Nah...

Dacota: What are the other concerts you've been to? Have you been out to Stable Studios for anything?

Josh: I have not. I have been there, just to chat with those guys. I have not been there for a show. I've seen pictures. It's a beautiful location. I'm not sure what they're doing this year, if anything. A lot of people don't have the ability to do a drive-in to curtail to the board of health.

Dacota: Yeah. That's so cool that you're blasting into the radios like that. So that people can just tune in and jam. That's amazing.

Josh: Yeah.

Dacota: You said you have the capacity of 100,000? Is that the whole property, with the plans and everything on it?

Josh: Yeah, that's... you know, that's... you know, people... I can fit 100,000 people into this main field that we're doing on a non-COVID year. But, you know, there's plenty of fields around for parking, if it ever gets to that level. Yeah, I

visualize this... It's been a dream of mine since I was like 20 years old, and I said to myself "One of these days I'm going to have a huge freakin' rock and roll concert out here." And I started it a couple years ago, and we're going to keep on doing it till I get to that point.

Dacota: Nice. Cool, man. We're so excited to be a part of it. I think it's probably going to shut us off in the middle of this, but if you want real quick we can fit it in. Where can people find information on LIVEstock, get their tickets, and what all do they need to know, real quick.

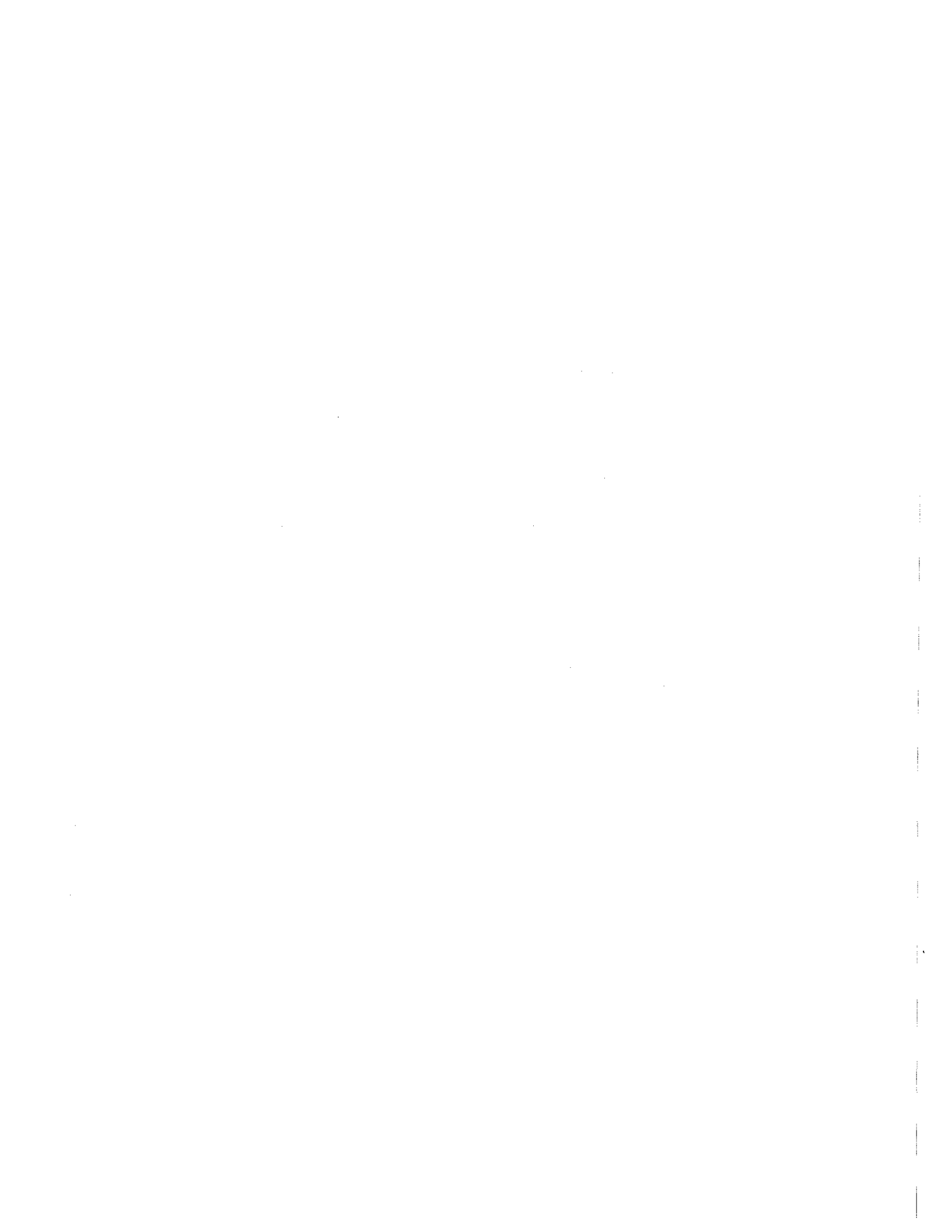
Josh: Yeah, we're trying to get everyone to the website. There's a ticket link there at livestockmusicfest.com. We also have social media, Facebook, Instagram... we just kind of see updates all the time, but we try to send people to the website for tickets. There's FAQs there, as well, and what's allowed, and what's not allowed, and all that jazz, so...

Dacota: Awesome. Well, hey, man, it was really great to finally chat with you face-to-face and get to know you a little bit. I'm excited about all the hemp stuff, as much as the music stuff, and I just can't wait to come to your property and shake your hand and play some music, and I'm sure this extends to all the music community, but just a lot of gratitude to you and your team and everyone making this happen.

[Background music begins]

Josh: I appreciate you having us on, and we are looking forward to having everybody out and have a great show and vibrate into higher vibrations for everybody.

Dacota: OK, you guys, that's Josh Willer of LIVEstock Music Festival. You can purchase your tickets now, and make sure to see our set Saturday night at 7:30 p.m., along with all of the amazing artists that are going to be there that weekend. We have really just been waiting to play live music, and we can't wait. Don't forget about my StageIt live-stream that is happening on September 10th. You can get tickets to that, and watch it from anywhere in the world right on your catch. Just chilling in your underwear, eating Cheetos, smelling bad, or good... I don't know... but I love you guys, and I can't wait to see you again next Wednesday, at 4:20. As always, stay... What's my saying? Am I going to make a saying right now? Yeah... Stay awesome. Yeah, I like that. Stay awesome. Love you guys. Peace.



**PUTNAM COUNTY
BOARD OF ZONING APPEALS**

~~June 14, 2021~~
July 12, 2021

Docket Number: 2021-BZA-21
Willer Timber Ridge

INFORMATION BOOKLET

Special Exception
LIVEstock Music Festival

Warren Township
West of S CR300 E & North of US 40

Kevin G. Buchheit, AICP

 **KRIEG | DEVAULT**_{LLP}



**PUTNAM COUNTY
Board of Zoning Appeals
July 12, 2021**

Docket #2021-BZA021
Special Exception
Willer Timber Ridge
LIVEstock Music Festival

1

Required Findings of Fact: Sec. 155.110(B)(3)

- In order for a special exception to be granted, the Board must find in writing that:
-
- The establishment, maintenance or operation of the special exception **will not be injurious to the public health, safety or general welfare of the community;**



2

Required Findings of Fact: Sec. 155.110(B)(3)


- In order for a special exception to be granted, the Board must find in writing that:
-
- The special exception **will not affect the use and value of other property** in the immediate area **in a substantially adverse manner**;
- **AND**

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3

Required Findings of Fact: Sec. 155.110(B)(3)


- In order for a special exception to be granted, the Board must find in writing that:
-
- The establishment of the special exception **will be consistent with the character of the district** (particularly that area immediately adjacent to the special exception) and the permitted land use.

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4

Required Findings of Fact: Sec. 155.110(B)(4)


- **The Board may impose conditions** as part of its approval **to protect the public health, and for reasons of safety, comfort and convenience.**
-
- These are the kinds of information that should accompany a petition for special exception so the Board can determine where it is, what it is, and whether it complies with the regulations:
- Site plan, to scale
- Plan of Operations
- Copies of all required licenses and permits
- Commitments to be recorded

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5

Proposed Findings of Fact


- **The proposed special exception will be injurious** to the public health, safety, or general welfare of the community because:
-
- It is inconsistent with the intent and purpose of the zoning ordinance
- It is inconsistent with the purpose for which the A1 district is established
- Does not comply with the temporary use standards of the zoning ordinance

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6

County Zoning Ordinance: General Provisions


- Sec. 155.001 (A)(2)
- The County Commissioners deem it (establishing a zoning ordinance) necessary for the purpose of **promoting the health, safety or general welfare of the citizens of the county**, to enact such a chapter.

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7

County Zoning Ordinance: General Provisions

- Sec. 155.003 (A)
- The purpose of this chapter is to:
- (1) **Encourage the most appropriate use of land** and to plan for a logical and orderly growth pattern in the county;
- (2) **Make adequate provision for** transportation, water, sewage, schools, parks and other public and commercial **facilities and services**;

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8

County Zoning Ordinance: General Provisions

- Sec. 155.003 (A)
- The purpose of this chapter is to:
- **Preserve property values**; and
- (4) **Preserve and improve the present health, safety and welfare of the citizens of the county** through the provision of adequate light, air, convenience of access and safety from flood, fire and other hazards.

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9

County Zoning Ordinance: General Provisions

- Sec. 155.003 (B)
- The regulations established by this chapter for each district shall be **minimum regulations**...

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10

Proposed Findings of Fact


- The proposed special exception will be injurious to the public health, safety, or general welfare of the community because:
-
- It is inconsistent with the intent and purpose of the zoning ordinance
- It is inconsistent with the purpose for which the A1 district is established
- Does not comply with the temporary use standards of the zoning ordinance

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11

County Zoning Ordinance: Districts

- 155.022 Agriculture Protection District (A1)
- (A) Purpose. This district is established to...
-
- Protect suitable land for active agricultural production in the county
- Prevent the conversion of such agricultural lands to urban uses
- Promote the compatibility of land uses in the county

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12

Proposed Findings of Fact

- The proposed special exception **will be injurious** to the public health, safety, or general welfare of the community because:
-
- It is inconsistent with the intent and purpose of the zoning ordinance
- It is inconsistent with the purpose for which the A1 district is established
- Does not comply with the temporary use standards of the zoning ordinance

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13

County Zoning Ordinance: Uses/Restrictions


- Sec. 155.046 **Temporary Uses of Land** or Structures
-
- (B) **Temporary...uses must:**
- (1) **Terminate at a specific time;**
- (2) **Not cause traffic problems;**
- (3) **Provide adequate parking** within 1,400 feet of the proposed site;
- (4) **Direct outdoor lighting away from adjoining residential areas;** and
- (5) **Not affect neighboring uses.**

KRIEG|DEVAULT.

14

Proposed Findings of Fact

- The proposed special exception will be injurious to the public health, safety, or general welfare of the community because:
 -
 - It is inconsistent with the purpose of the 2019 Banquet, Assembly Hall, Retreat Center ordinance

 KRIEG | DEVAULT.

15

County Zoning Ordinance: Banquet Hall


- Banquet Hall/Assembly Facility:
- An establishment/building that is rented by individuals or groups
- To accommodate private functions
 - Banquets, weddings, anniversaries, similar celebrations
 - Civic, educational, political, professional religious, cultural, social functions

 KRIEG | DEVAULT.

16

County Zoning Ordinance: Banquet Hall


- Banquet Hall/Assembly Facility:
- **May include sale of alcoholic beverages**
 - For on-site consumption
 - During scheduled events
 - **Not open to the general public**

 KRIEG|DEVAULT.

17

Proposed Findings of Fact


- The proposed special exception **will be injurious** to the public health, safety, or general welfare of the community because:
 - Increased traffic (hundreds to thousands of (or 100,000?) attendees) on a narrow county road & single-lane gravel driveway
 - Noise is a nuisance

 KRIEG|DEVAULT.

18

Proposed Findings of Fact


- The proposed special exception will be injurious to the public health, safety, or general welfare of the community because:
 - Commercial venture in a residential/noncommercial area
 - Concerns over utilities, services and waste handling (solid and human) over 3 days

 KRIEG | DEVAULT.

19

Proposed Findings of Fact

- The proposed use will affect the use and value of other property in the immediate area in a substantially adverse manner because:
 -
 - Home values will suffer
 - Disruption in livability of the area, regardless of the duration or number of events
 - Noise is a nuisance
 - Traffic

 KRIEG | DEVAULT.

20

Proposed Findings of Fact


- The proposed special exception will not be consistent with the character of the district (particularly that area immediately adjacent to the special exception) and the permitted land use because:
 -
 - Character of the area is: Agricultural, Residential
 - Character of the proposed special exception use is: Commercial

 KRIEG|DEVAULT.

21

Aerial Parcel Map: GIS




 KRIEG|DEVAULT.

22

We respectfully request that the Board find...

- The proposed special exception **WILL** be injurious to the public health, safety, or general welfare of the community;
- The proposed special exception **WILL** affect the use and value of other property in the immediate area in a substantially adverse manner; **AND**
- The proposed special exception **WILL NOT** be consistent with the character of the district (particularly that area immediately adjacent to the special exception) & the permitted land use.


 KRIEG|DEVAULT.

23

We respectfully request that the Board...

DENY Petition 2021-BZA-21

Thank you for your time and consideration.

 KRIEG|DEVAULT.

24

Thank you for your time and consideration.



**Willer Timber Ridge Special Exception
LIVEstock Music Festival**

**Putnam County Board of Zoning Appeals
Docket No. 2021-BZA-21**

**INFORMATION BOOKLET
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- 6. Putnam County Zoning Ordinance – Banquet/Assembly Hall/Retreat Center (2019)**
- 7. Aerial Photographs – Site Location Maps**

**Willer Timber Ridge Special Exception
LIVestock Music Festival**

**Putnam County Board of Zoning Appeals
Docket No. 2021-BZA-21**

REQUIRED FINDINGS OF FACT

Putnam County Zoning Ordinance – Special Exceptions
Section 155.110 (B) (3)

In order for a special exception to be granted, the Board must find in writing that:

- (a) The establishment, maintenance or operation of the special exception will not be injurious to the public health, safety or general welfare of the community;
- (b) The special exception will not affect the use and value of other property in the immediate area in a substantially adverse manner; **and**
- (c) The establishment of the special exception will be consistent with the character of the district (particularly that area immediately adjacent to the special exception) and the permitted land use.

Section 155.110 (B) (4)

The Board may impose conditions as part of its approval to protect the public health, and for reasons of safety, comfort and convenience.

These are the kinds of information that should accompany a petition for special exception so the Board can determine where it is, what it is, and whether it complies with the regulations:

- Site plan, to scale
- Plan of Operations
- Copies of all required licenses and permits
- Commitments to be recorded

**Willer Timber Ridge Special Exception
LIVEstock Music Festival**

**Putnam County Board of Zoning Appeals
Docket No. 2021-BZA-21**

PROPOSED FINDINGS OF FACT

The proposed special exception will be injurious to the public health, safety, or general welfare of the community because:

- It is inconsistent with the intent and purpose of the zoning ordinance
- It is inconsistent with the purpose for which the A1 district is established
- It is inconsistent with the purpose of the 2019 Banquet, Assembly Hall, Retreat Center ordinance
- Increased traffic (hundreds to thousands (or 100,00?) of attendees) on a narrow county road/single-lane gravel driveway
- Noise is a nuisance
- Commercial venture in a residential/noncommercial area
- Concerns over utilities and waste handling (solid and human)
- Does not comply with the temporary use standards of the zoning ordinance [155.046]

The proposed use will affect the use and value of other property in the immediate area in a substantially adverse manner because:

- Home values will suffer
- Disruption in livability of the area, regardless of the duration of the event (multiple events)
- Noise is a nuisance
- Traffic

AND

The proposed special exception will not be consistent with the character of the district (particularly that area immediately adjacent to the special exception) and the permitted land use because:

- Character of the area is: Agricultural, Residential
- Character of the proposed special exception use is: Commercial



**Willer Timber Ridge Special Exception
LIVEstock Music Festival**

**Putnam County Board of Zoning Appeals
Docket No. 2021-BZA-21**

PUTNAM COUNTY ZONING ORDINANCE – GENERAL PROVISIONS

Sec. 155.001 (A)(2)

The County Commissioners deem it (establishing a zoning ordinance) necessary for the purpose of promoting the health, safety or general welfare of the citizens of the county, to enact such a chapter.

Sec. 155.003 (A)

The purpose of this chapter is to:

- (1) Encourage the most appropriate use of land and to plan for a logical and orderly growth pattern in the county;
- (2) Make adequate provision for transportation, water, sewage, schools, parks and other public and commercial facilities and services;
- (3) Preserve property values; and
- (4) Preserve and improve the present health, safety and welfare of the citizens of the county through the provision of adequate light, air, convenience of access and safety from flood, fire and other hazards.

(B) The regulations established by this chapter for each district shall be minimum regulations...

**Willer Timber Ridge Special Exception
LIVEstock Music Festival**

**Putnam County Board of Zoning Appeals
Docket No. 2021-BZA-21**

PUTNAM COUNTY ZONING ORDINANCE – DISTRICTS

155.022 Agriculture Protection District (A1)
(A) Purpose. This district is established to...

Protect suitable land for active agricultural production in the county
Prevent the conversion of such agricultural lands to urban uses
Promote the compatibility of land uses in the county

**Willer Timber Ridge Special Exception
LIVEstock Music Festival**

**Putnam County Board of Zoning Appeals
Docket No. 2021-BZA-21**

**PUTNAM COUNTY ZONING ORDINANCE
AUTHORIZED USES AND RESTRICTIONS**

Sec. 155.046 Temporary Uses of Land or Structures

(B) Temporary...uses must:

- (1) Terminate at a specific time;**
- (2) Not cause traffic problems;**
- (3) Provide adequate parking within 1,400 feet of the proposed site;**
- (4) Direct outdoor lighting away from adjoining residential areas; and**
- (5) Not affect neighboring uses.**

**Willer Timber Ridge Special Exception
LIVEstock Music Festival**

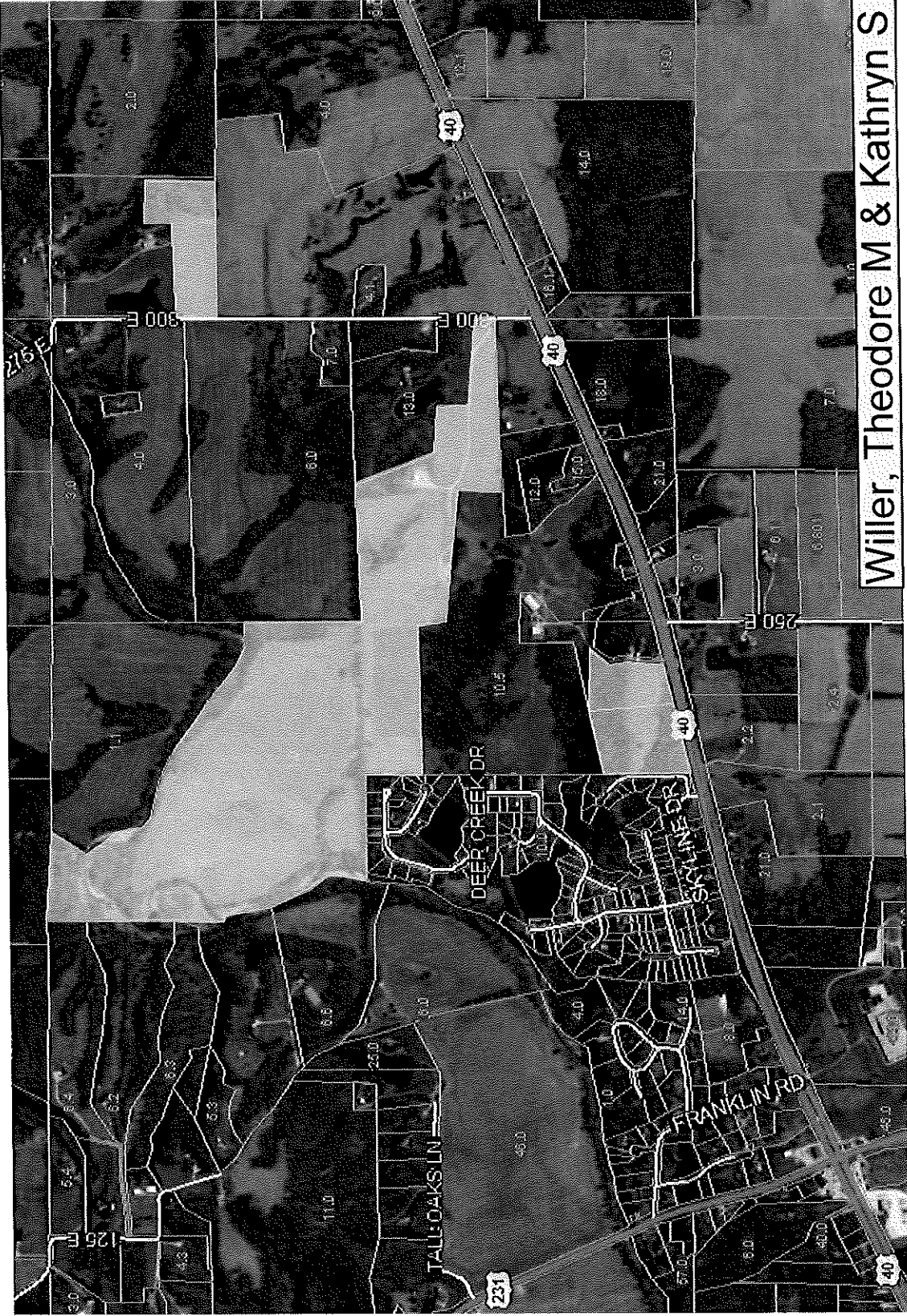
**Putnam County Board of Zoning Appeals
Docket No. 2021-BZA-21**

**PUTNAM COUNTY ZONING ORDINANCE
BANQUET/ASSEMBLY HALL/RETREAT CENTER (2019)**

Banquet Hall/Assembly Facility:

- An establishment/building that is rented by individuals or groups
- To accommodate **private functions**
 - o Banquets, weddings, anniversaries, similar celebrations
 - o Civic, educational, political, professional religious, cultural, social functions
- May include sale of alcoholic beverages
 - o For on-site consumption
 - o During scheduled events
 - o **Not open to the general public**





Willer, Theodore M & Kathryn S





WTR Enterprises LP



JARW LLC

TAL-OAKS LN

DEER CREEK DR

SKYLINE DR

FRANKLIN RD

300 E

250 E

275 E

125 E

40

40

40

231

40

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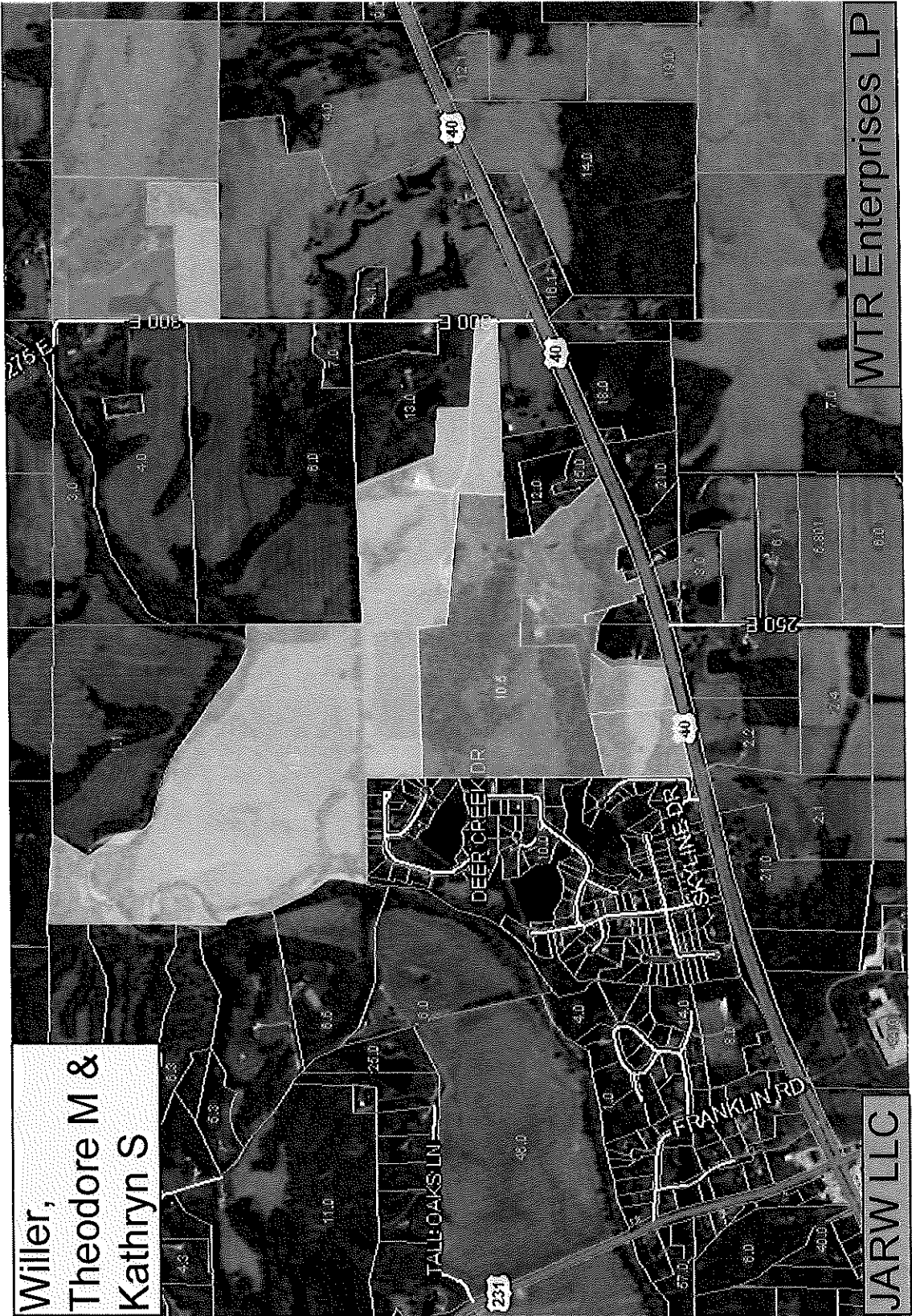
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Willer,
Theodore M &
Kathryn S

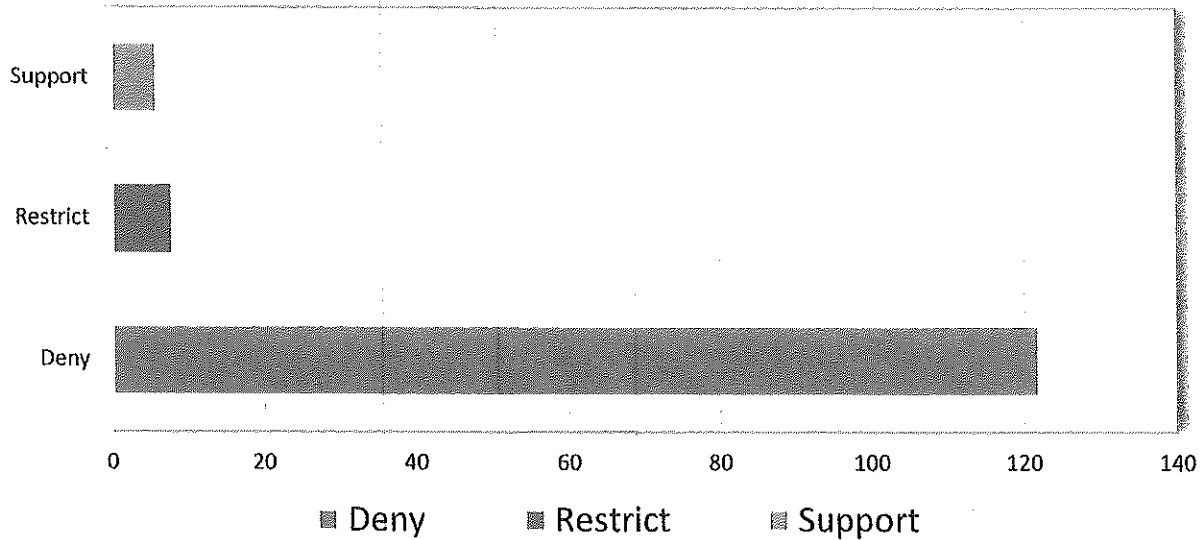


WTR Enterprises LP

JARW LLC



Warren Township Residents



Deny Livestock Special Exception

128 People

127 from Putnam County

122 from Warren Township

0 from unknown addresses

Restrict Livestock Special Exception

9 People

9 from Putnam County

8 from Warren Township

0 from unknown addresses

Support Livestock Special Exception

101 People

28 from Putnam County

6 from Warren Township

54 from unknown addresses



Whitetail Bluff Co. H. 2

Petition to

Petition summary and background
 LiveStock MusicFest Special Zoning Exception for annual festival and once per month (April-October) Jam Session through the year 2030. Jam Sessions have been advertised as "insane events including 2 nights of camping and 3 days of partying".

Action petitioned for
 We, the undersigned, are concerned citizens who urge our leaders to act now to deny the LiveStock MusicFest Special Exception.

Printed Name	Signature	Address	Comment	Date
BILL SWISENEY		CR 125 E. (4487)		6/11/21
Troy Guir		4495 S. Co Rd. 125-E		6/11/21
AMY QUIN		4465 S CR 125 E GREENCASTLE, IN 46135		6/11/21
Kyle Estalla		4465 S CR 125 E		6/11/21
MICHAEL QUIN		4465 S CR 125 E GREENCASTLE, IN 46135		6-11-21
Alexandra Black		4423 S. CR. 125 E Greencastle, IN 46135	Reblack@cirrigymetro.net LIVESTOCK MUSICFEST changes the character of the district	6.12.21
Jill Clearwaters		4208 S CR 125 E Greencastle 46135		6-12-21
TRACY PITTO		4010 S. CR 125 E GREENCASTLE IN. 46135		6/12/21
Lisa Pitts		4010 S CR 125 E Greencastle, IN 46135		6/12/21
ANNA TERRY		4167 S. CR 125 E GREENCASTLE IN 46135		6/12/21
LANCE TERRY		4167 S. CR 125 E GREENCASTLE, IN 46135		6/12/21

Printed Name	Signature	Address	Comment	Date
Joseph R. Milosevich	Joy R. Mc...	4242 S. County Rd 125E Greencastle IN 46135		6-18-21
CHEVEL WILLIAMS	Cheryl Williams	4261 S 125E Greencastle, IN 46135		6-12-21
STEVE WILLIAMS	Steve Williams	4761 S County Rd 125E Greencastle IN 46135		6-12-21
Bob Bad	Bob Bad	4423 S CR 125E		6-12-21
Carter Black	Carter Black	7723 S CR 125E		6-19-21
GREG TOMASIM	Greg Tomasi	3999 S. CR 125E Greencastle, IN 46135		7/8/21
Nick Reiff	David H. Englar	3723 S. Co Rd 125E Greencastle, IN		07/10/21
Martha Nichols	Martha Nichols	4242 S. Co Rd 125E Greencastle		7/10/21
Josi Blanton	Josi Blanton	4242 S Co Rd 125E Greencastle		7/10/21
CHRISTINE BOURQUE	Christine Bourque	4242 S. Co. Rd. 125E Greencastle, IN 46135		7/10/2021
Kendra Bourque	Kendra Bourque	3762 S. CR 125E Greencastle, IN		7/10/21
Sue Blake	Sue Blake			







Petition to

Petition summary and background: LiveStock MusicFest Special Zoning Exception for annual festival and once per month (April-October) Jam Session through the year 2030. Jam Sessions have been advertised as "insane events including 2 nights of camping and 3 days of partying".

Action petitioned for: We, the undersigned, are concerned citizens who urge our leaders to act now to deny the LiveStock MusicFest Special Exception

Printed Name	Signature	Address	Comment	Date
LAURENCE MUNGIE	<i>[Signature]</i>	1535 E. TALL OAKS LN	THE FESTIVAL IS OUT OF CONTROL PROTECT WARRIOR TWP TOWNERS	6/6/21
VALLEY ANNIE	<i>[Signature]</i>	1535 E. Tall Oaks Ln	MUSIC IS WAY TOO LOUD AND NOISES UNREASONABLE	6/6/21
REBECCA ALLEN	<i>[Signature]</i>	1817 E TALL OAK LN	Very disruptive to our peaceful lifestyle on road	6/6/21
CHRISTINE COMER	<i>[Signature]</i>	1747 E TALL OAKS LN GREENCASTLE, IN 46185	EXCESSIVE NOISE, POT SMOKING LATE HOURS OF MUSIC	6/7/21
Christine S. Comer	<i>[Signature]</i>	1747 E TALL OAKS LANE GREENCASTLE, IN 46185	VERY LOUD MUSIC VERY LATE INTO NIGHT. DRUG USE	6/7/21
Lana Nascombene	<i>[Signature]</i>	1701 E Tall Oaks Lane Greencastle, IN 46185	Have small children too loud!	6/7/21
Lee Nascombene	<i>[Signature]</i>	1701 E. Tall oaks lane Greencastle, IN 46185	unacceptable, hard to sleep.	6/7/21
Indie Fanning	<i>[Signature]</i>	1613 E. Tall oaks Ln Greencastle, IN	Too loud! Too late!	6/9/21



Petition to

<p>Petition summary and background</p>	<p>LiveStock MusicFest Special Zoning Exception for annual festival and once per month (April-October) Jam Session through the year 2030. Jam Sessions have been advertised as "insane events including 2 nights of camping and 3 days of partying".</p>
<p>Action petitioned for</p>	<p>We, the undersigned, are concerned citizens who urge our leaders to act now to deny the LiveStock MusicFest Special Exception</p>

Printed Name	Signature	Address	Comment	Date
Keith Puckett	<i>Keith Puckett</i>	1655 E Tall Oaks		7-11-21
Dawn Puckett	<i>Dawn Puckett</i>	1655 E Tall Oaks		7-11-21
Amy Fanning	<i>Amy Fanning</i>	1613 E Talloaks		7-11-21
Alex Fanning	<i>Alex Fanning</i>	1613 E Tall Oaks		7-11-21



Petition to

Livestock MusicFest Special Zoning Exception for annual festival and once per month (April-October) Jam Session through the year 2030. Jam Sessions have been advertised as "insane events including 2 nights of camping and 3 days of partying".

We, the undersigned, are concerned citizens who urge our leaders to act now to deny the Livestock MusicFest Special Exception

Printed Name	Signature	Address	Comment	Date
Lucy Neal	Lucy Neal	90 Woodland Heights	Not every month	6-28-21
John Cunningham	John Cunningham	90 Woodland HTS		6-28-21
EVAN PETROTTI	EVAN PETROTTI	100 Woodland HTS	Not at all	6-28-21
TER LOHMAN	TER LOHMAN	100 Woodland HTS	NOT AT ALL	6/28/21
Kelly Newby	Kelly Newby	105 Woodland HTS		6/28/21
Craig Newby	Craig Newby	115 Woodland HTS		6/28/21
Terod Chew	Terod Chew	140 Woodland HTS		6/28/21
Nicky Ray	Nicky J. Ray	160 Woodland HTS		6-29-21
Mary A. Ray	Mary A. Ray	160 Woodland HTS		6-29-21
Jack M. Dalton	Jack M. Dalton	50 Woodland HTS		6-29/21
DAVID BOMBAS	David Bombas	125 Woodland HTS	LOVD	6-30-21





Petition to

Petition summary and background: LiveStock MusicFest Special Zoning Exception for annual festival and once per month (April-October) Jam Session through the year 2030. Jam Sessions have been advertised as "insane events including 2 nights of camping and 3 days of partying".

Action petitioned for: We, the undersigned, are concerned citizens who urge our leaders to act now to deny the LiveStock MusicFest Special Exception

Printed Name	Signature	Address	Comment	Date
DAN BENASSI	[Signature]	103 Deer Creek Hills	Stop the Music Fest	6/5/21
KATHY BENASSI	[Signature]			
SPRINT SATHAN	[Signature]	104 1/2 DEER CREEK HILLS		6/5/21
GAYLE RAYSON	[Signature]	104 DEER CREEK HILLS	STOP music fest	6-5-21
Carrie Thompson	[Signature]	113 Deer Creek Hills	stop the music fest	6/5/21
Hayden Hubbard	[Signature]	113 Deer Creek Hills	stop music fest	6/5/21
Virginia Johnson	[Signature]	112 Deer Creek Hills	stop loud music	6/5/21
DEREK THOMPSON	[Signature]	112 Deer Creek Hills	STOP LOUD music	6/5/21
Ken White	[Signature]	107 DEER CREEK HILLS	"	6/5/21
Rachael Pate	[Signature]	102 Deer creek hills	Loud music too late at night	6/5/21
Zach Pate	[Signature]	102 Deer Creek Hills	"	6/5/21





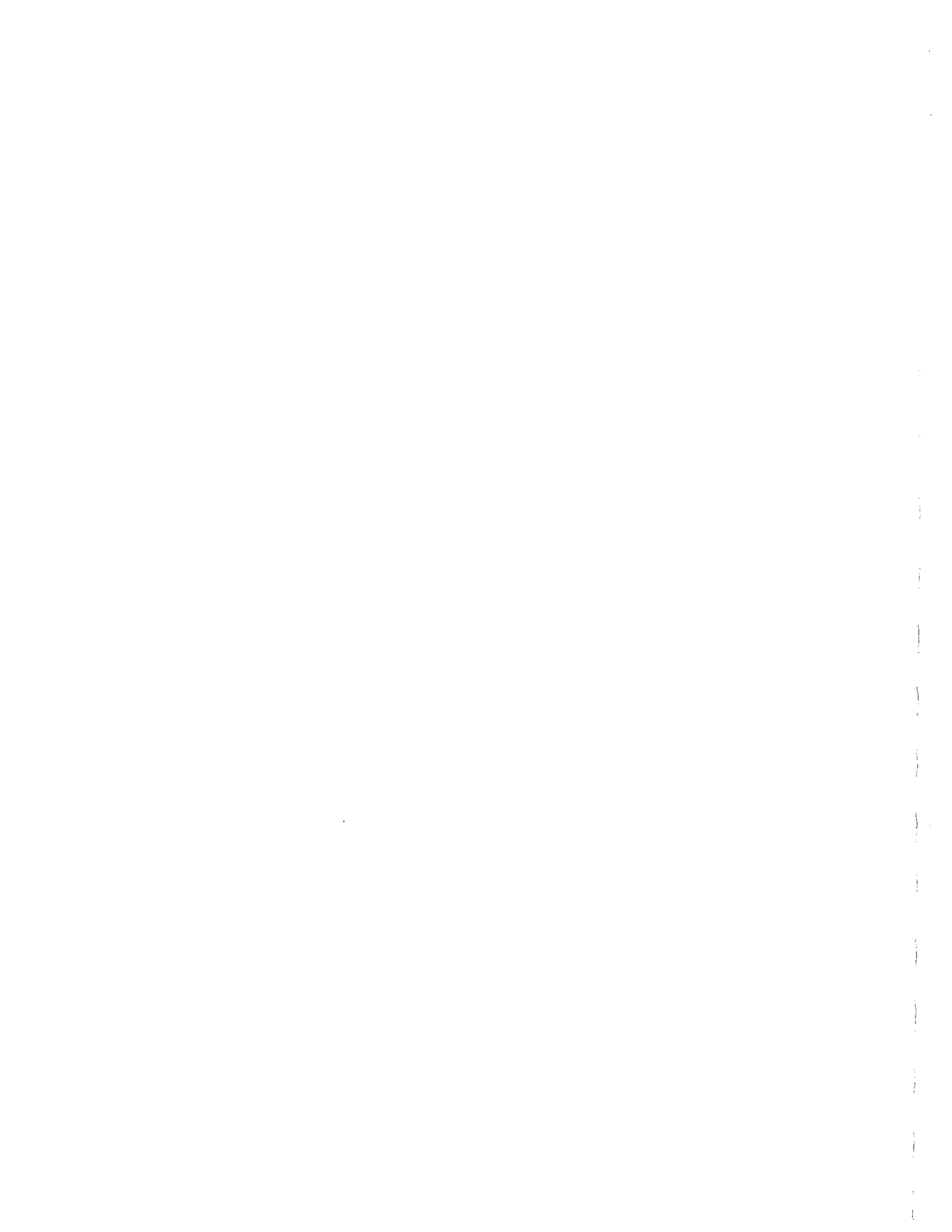
Petition to

LiveStock MusicFest Special Zoning Exception for annual festival and once per month (April-October) Jam Session through the year 2030. Jam Sessions have been advertised as "insane events including 2 nights of camping and 3 days of partying".

We, the undersigned, are concerned citizens who urge our leaders to act now to deny the LiveStock MusicFest Special Exception.

Printed Name	Signature	Address	Comment	Date
Narda Cotton	Narda Cotton	1017 Barrington Dr.	Noise Pollution Safety, quality of life	6/11/21
Page Cotton	Page Cotton	1017 Barrington Dr.	Noise	6/11/21
KAY Thomas	Kay Thomas	1012 Barrington Dr. ^{Home}	safety concerns	6/11/21
Leroy Thomas	Leroy A. Thomas	1012 Barrington Dr	Safety	6/11/21
Jannette Roberts	Jannette Roberts	4342 So. Co. Rd. 125	Noise + too many people	6-11-21
Robert Roberts	Robert Roberts	4342 So. Co. Rd. 125 E	Noise	6-11-21
Megane Johnson	Megane Johnson	4022 SCR 125 E.	Noise	6-11-21
Kevin Johnson	Kevin Johnson	4022 SCR 125 E	Noise until 4:00 AM	6-11-21
Matthew Fuller	Matthew Fuller	1009 Barrington Drive	Noise - until 9:00 hrs.	11 Jun 21
Alfred May	Alfred May	1016 Barrington Drive	Noise	6-11-21
CONNIE M May	Connie M May	" "	Noise 4:00 - 6:00	6-11-21







D. Ma - Beck

Petition to

Livestock Musicfest Special Zoning Exception for annual festival and once per month (April-October) Jam Session through the year 2030. Jam Sessions have been advertised as "insane events including 2 nights of camping and 3 days of partying".

We, the undersigned, are concerned citizens who urge our leaders to act now to deny the Livestock Musicfest Special Exception.

Printed Name	Signature	Address	Email (optional)	Date
LYN BLACK		1115 Albin Rd Greencastle, IN		6/28/21
Tom Black		1115 Albin Road IN		6/21/21
Emily Adams		5197 S CO RD 400 E Greencastle IN		6/28/21
Nick Adams		5197 S. Co Rd 400 East Greencastle, IN		6/28/21
Andrew Adams		5197 S. Co Rd 400 East Greencastle, IN		6/28/21
Anthony Adams		5197 S. Co Rd 400 East Greencastle, IN		6/28/21
Brandi Garske		4075 S. Co Rd 500 E Greencastle IN 46135		7-9/21
Doreen McMillin		3995 E Co Rd 300 S Greencastle, IN 46135		7-9-2021
Darwyn Nelson		6197 E Co Rd 125 E Greencastle, IN 46135		7/10/21
Jackson Nelson		4198 E Co Rd 125 E Greencastle IN 46135		7/10/21

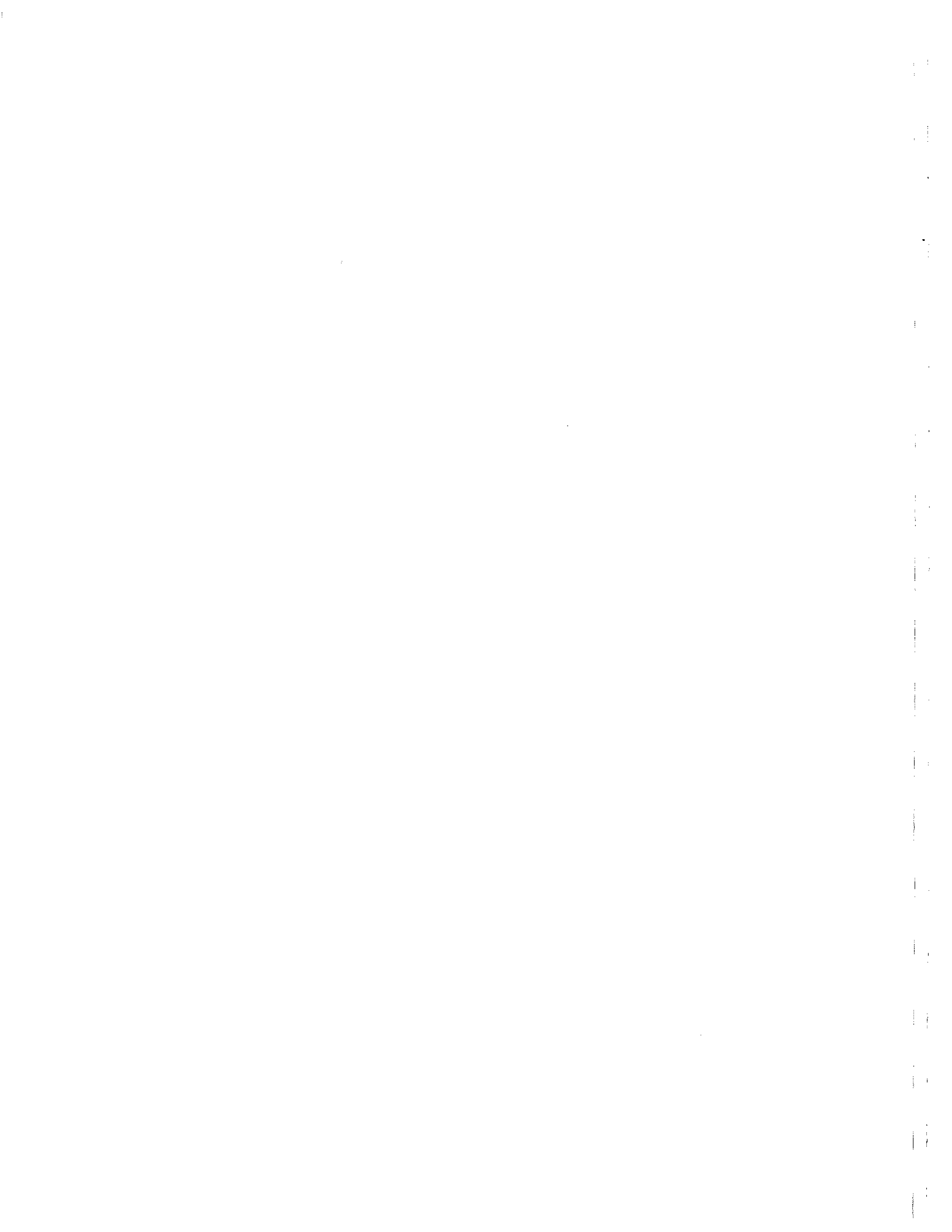


Cullom, Mark	1	150 woodland hts	1	1	Woodland	0	0	0	5/6 & 6/28	1	1
Cunningham, John	1	90 Woodland hts	1	1	Woodland	0	0	0	Not dated & 6/28	1	1
Curtis, Robert	1	Not noted in file	1	1	Deer Creek	0	0	0	5/7/2021	1	0
Dalton, Jack	1	50 Woodland Heights	1	1	Woodland	0	0	0	6/29/2021	1	1
Deckard, Sue	1	N of 40	1	1	US 40	0	0	0	7/8/21	1	0
Detro, Lucy	1	1003 Barrington Dr.	1	1	Barrington	0	0	0	6/12/21	1	1
Detro, Darrell	1	1003 Barrington Dr.	1	1	Barrington	0	0	0	6/12/21	1	1
English, David	1	3723 S CR 125 E	1	1	CR 125 E	0	0	0	7/10/21	1	1
Estalilla, Kyle	1	Not noted in file	1	1	Whitetail	0	0	0	6/11/2021	1	1
Falot, Mitchell	1	1002 Barrington	1	1	Barrington	0	0	0	6/12/2021	1	1
Falot, Brooke	1	1002 Barrington	1	1	Barrington	0	0	0	6/12/2021	1	1
Fanning, Amy	1	1613 E Tall Oaks Ln	1	1	Tall Oaks	0	0	0	5/6/ & 7/11	1	1
Fanning, Alex	1	1613 E Tall Oaks Ln	1	1	Tall Oaks	0	0	0	7/11/2021	1	1
Fanning, Wade	1	1613 E Tall Oaks Ln	1	1	Tall Oaks	0	0	0	5/6 & 6/9	1	1
Fuller, Matthew	1	1009 Barrington Dr	1	1	Barrington	0	0	0	6/11/2021	1	1
Garske, Brandi	1	4975 South Co. Rd 550 E	1	1	US 40	0	0	0	7/9/2021	1	1
Harmeless, Mike	1	1018 Barrington Dr	1	1	Barrington	0	0	0	6/11/2021	1	1
Harmeless, Susan	1	1018 Barrington Dr	1	1	Barrington	0	0	0	6/11/2021	1	1
Holloway, Scott	1	Not noted in file	1	1	Wildwood	0	0	0	5/7/2021	1	1
Holloway, Sheila	1	Not noted in file	1	1	Wildwood	0	0	0	5/7 & 6/21	1	1
Honey, Laura K.	1	2642 Skyline dr	1	1	Wildwood	0	0	0	Not dated	1	0
Honey, William	1	2642 Skyline Dr.	1	1	Wildwood	0	0	0	Not dated	1	0
Howard, Russell	1	1019 Barrington Dr.	1	1	Barrington	0	0	0	6/13/2021	1	1
Hubbard, Kaylee	1	113 Deer Creek Hills	1	1	Deer Creek	0	0	0	6/5/2021	1	1
Johnson, Virginia	1	112 Deer Creek Hills	1	1	Deer Creek	0	0	0	6/5/2021	1	1
Johnson, Derrick	1	112 Deer Creek Hills	1	1	Deer Creek	0	0	0	6/5/2021	1	1
Johnston, Kevin	1	4022 S CR 125 E	1	1	CR 125 E	0	0	0	6/11/2021	1	1
Johnston, Meggan	1	4022 S CR 125 E	1	1	CR 125 E	0	0	0	6/11/2021	1	1
Jynella, Christine	1	Not noted in file	1	1	US 231	0	0	0	7/11/2021	1	0
Jynella, Mary	1	231/40 Area*	1	1	US 40	0	0	0	7/8/2021	1	0
Lohman, Terr	1	100 Woodland Heights	1	1	Woodland	0	0	0	5/10 & 6/29	1	1
Lowe, Bob	1	1015 Barrington Dr.	1	1	Barrington	0	0	0	6/11/2021	1	1
Lowe, Pat	1	1015 Barrington Dr.	1	1	Barrington	0	0	0	6/11/2021	1	1
Macy, Connie	1	1016 Barrington Dr.	1	1	Barrington	0	0	0	5/10/ & 6/11	1	1
Macy, Warren	1	1016 Barrington Dr.	1	1	Barrington	0	0	0	5/10 & 6/11	1	1
McMullin, Donna	1	3995 E Co. Rd 300 S	1	1	US 231	0	0	0	7/9/2021	1	1
McMullin, Grover	1	3995 E Co. Rd 300 S	1	1	US 231	0	0	0	7/12/2021	1	1
Mcullom, Jacquelyn	1	150 Woodland hts	1	1	Woodland	0	0	0	6/29/2021	1	1
Mitoseky, Joseph	1	4242 S CR 125 E	1	1	CR 125 E	0	0	0	6/12/2021	1	1
Muncie, Lawrence	1	1531 E Tall Oaks Lane	1	1	Tall Oaks	0	0	0	5/10 & 6/6	1	1
Muncie, Valorie	1	1531 E Tall Oaks Lane	1	1	Tall Oaks	0	0	0	6/6/2021	1	1
Naessens, Geraldine	1	150 Woodland hts	1	1	Woodland	0	0	0	6/29/2021	1	1
Nascimbene, Lana	1	1701 E Tall Oaks Lane	1	1	Tall Oaks	0	0	0	6/7/2021	1	1
Nascimbene, Lee	1	1701 E Tall Oaks Lane	1	1	Tall Oaks	0	0	0	6/7/2021	1	1
Nichols, Martha	1	4242 S CR 125 E	1	1	CR 125 E	0	0	0	7/10/2021	1	1
Neal, Lucy	1	90 Woodland hts	1	1	Woodland	0	0	0	Not dated & 6/28	1	1
Nelson, Darwin	1	4198 S CR 125 E	1	1	CR 125 E	0	0	0	7/10	1	1

Nelson, Janica	1	1498 S CR 125 E	1	1	1	CR 125 E	0	0	0	7/10	1	1
Newby, Craig	1	165 Woodland hts	1	1	1	Woodland	0	0	0	Not dated & 6/28	1	1
Newby, Kelly	1	165 Woodland hts	1	1	1	Woodland	0	0	0	Not dated & 6/28	1	1
O'Rourke, Jacob	1	118 Deer Creek Hills	1	1	1	Deer Creek	0	0	0	7/8/2021	1	1
O'Rourke, Erika	1	118 Deer Creek Hills	1	1	1	Deer Creek	0	0	0	7/8/2021	1	1
Pate, Rachael	1	102 Deer Creek Hills	1	1	1	Deer Creek	0	0	0	6/5/2021	1	1
Pate, Zach	1	102 Deer Creek Hills	1	1	1	Deer Creek	0	0	0	6/5/2021	1	1
Petrotti, Evan	1	100 Woodland Heights	1	1	1	Woodland	0	0	0	5/10 & 5/20 & 6/28	1	1
Pitts, Tracy	1	14010 s cr 125 E	1	1	1	CR 125 E	0	0	0	5/8 6/12 & 7/11	1	1
Pitts, Lisa	1	14010 s cr 125 E	1	1	1	CR 125 E	0	0	0	5/8, 5/10, 6/12, & 7/11	1	1
Powell, Maria Anita	1	14584 S Co Rd 300 E	1	1	1	US 40	0	0	0	5/10/2021	1	0
Puckett, Dawn	1	1655 E Tall Oaks	1	1	1	Tall Oaks	0	0	0	7/11/2021	1	1
Puckett, Keith	1	1655 E Tall Oaks	1	1	1	Tall Oaks	0	0	0	7/11/2021	1	1
Purvis, David	1	1004 Barrington Dr	1	1	1	Barrington	0	0	0	7/7/2021	1	1
Purvis, Judi	1	1004 Barrington Dr	1	1	1	Barrington	0	0	0	7/7/2021	1	1
Raisor, Gayle	1	104 Deer Creek Hills	1	1	1	Deer Creek	0	0	0	6/5/2021	1	1
Ray, Mary	1	160 Woodland Heights	1	1	1	Woodland	0	0	0	5/10 & 6/29	1	1
Ray, Nick	1	160 Woodland Heights	1	1	1	Woodland	0	0	0	5/10 & 6/29	1	1
Roberts, Jannette	1	14342 S CR 125 E	1	1	1	CR 125 E	0	0	0	6/11/2021	1	1
Roberts, Robert	1	14342 S CR 125 E	1	1	1	CR 125 E	0	0	0	6/11/2021	1	1
Stanly, Ruth	1	1001 Barrington Dr.	1	1	1	Barrington	0	0	0	7/10/2021	1	1
Stanly, Terry	1	1001 Barrington Dr.	1	1	1	Barrington	0	0	0	7/10/2021	1	1
Sutherland, Kent	1	104 1/2 Deer Creek Hills	1	1	1	Deer Creek	0	0	0	5/10 & 6/5	1	1
Sweeney, Bill	1	CR 125 E	1	1	1	Whitetail	0	0	0	5/10 & 6/11	1	0
Trimble, Jamie	1	12614 Woodland Ct	1	1	1	Wildwood	0	0	0	6/17/2021	1	1
Terry, Anna	1	14167B S county rd 125 E	1	1	1	CR 125 E	0	0	0	6/10/2021	1	1
Terry, Lance	1	14167B S county rd 125 E	1	1	1	CR 125 E	0	0	0	6/10/2021	1	1
Thomas, Jerry	1	1012 Barrington Dr	1	1	1	Barrington	0	0	0	6/11/2021	1	1
Thomas, Kay	1	1012 Barrington Dr	1	1	1	Barrington	0	0	0	6/11/2021	1	1
Thompson, Carrie	1	113 Deer Creek Hills	1	1	1	Deer Creek	0	0	0	6/5/2021	1	1
Tomisino, Greg	1	3999 S Co Rd 125 E	1	1	1	CR 125 E	0	0	0	7/8 & 7/10	1	1
Tomisino, Carrie	1	3999 S Co Rd 125 E	1	1	1	CR 125 E	0	0	0	7/10/2021	1	1
Quiz, Troy	1	4465 s cr 125 e	1	1	1	Whitetail	0	0	0	5/7 & 6/11/21	1	1
Quiz, Amy	1	4465 s cr 125 e	1	1	1	Whitetail	0	0	0	6/11/2021	1	1
Quiz, Michael	1	4465 s cr 125 e	1	1	1	Whitetail	0	0	0	6/11/2021	1	1
Walker, Callie	1	1511 Deer Creek Drive	1	1	1	Deer Creek	0	0	0	5/7 & 6/30/2021	1	0
White, Ken	1	107 Deer Creek Hills	1	1	1	Deer Creek	0	0	0	6/5/21	1	1
Williams, Cheryl	1	14261 S CR 125 E	1	1	1	CR 125 E	0	0	0	6/12/21	1	1
Williams, Jean	1	14261 S CR 125 E	1	1	1	CR 125 E	0	0	0	6/12/21	1	1
Wright, Kevin	1	Not noted in file	1	1	1	Wildwood	0	0	0	6/7/2021	1	1
	128		127	122			0	1			127	112

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Permit Number	Owner	Location	Permit(s)/License(s)
BP044112C <i>Inactive</i>	CLAYPOOL LIVESTOCK INC	CLAYPOOL LIVESTOCK INC APPOX 3 MILES N ON ST RD 15 SILVER LAKE, Indiana Kosciusko County Map	Boiler Pressure Vessel S-Stamp Status: Expired 01/01/1930 to 01/01/1930
BP044111C <i>Inactive</i>	CLAYPOOL LIVESTOCK INC	CLAYPOOL LIVESTOCK INC APPOX 3 MILES N ON ST RD 15 SILVER LAKE, Indiana Kosciusko County Map	Boiler Pressure Vessel S-Stamp Status: Expired 01/01/1930 to 01/01/1930
BP036281C <i>Inactive</i>	VIGO CO HISTORICAL SOCIETY MUSEUM	GLIDDEN FURNITURE INC 929 WABASH AVE TERRE HAUTE, Indiana 47807 Vigo County Map	Boiler Pressure Vessel H-Stamp 2 Year Status: Expired 10/31/2002 to 10/30/2004
AE90135C	Bluffton Free Street Fair 113 S Johnson Street Po Box 2 Bluffton, Indiana 46714 Map (260) 824-4351 OFFICE@BLUFFTONSTREETFAIR.CO M	BLUFFTON FREE STREET FAIR 113 S Johnson St Bluffton, Indiana 46714 Wells County Map	Amusement & Entertainment Status: Expired 01/09/2020 to 01/08/2021
AE6735721C	LIVESTOCK MUSIC FESTIVAL 2507 E US HWY 40 GREENCASTLE, Indiana 46135 Map (765) 719-2005 LIVESTOCKWTR@GMAIL.COM	LIVESTOCK MUSIC FESTIVAL 2507 E US HWY 40 GREENCASTLE, Indiana 46135 Putnam County Map	Amusement & Entertainment Status: Expired 09/27/2019 to 09/26/2020
AE5233C	Miami Cty 4-H Club-Livestock Assn County Extension Office 1029 W 200 N Peru, Indiana 46970 Map (765) 472-1921	MIAMI COUNTY MOTOR SPEEDWAY 1029 W C.R. 200 N Peru, Indiana 46970 Miami County Map	Amusement & Entertainment Status: Expired 04/06/2004 to 12/31/2004
AE5231979C	Miami County 4-H Club and Livestock Association, Inc.	MIAMI CO COMMUNITY BUILDING	Amusement & Entertainment

	1029 West 200 North Peru, Indiana 46970 Map (765) 472-1921 farmboy400d@hotmail.com	1029 W 200 N Peru, Indiana 46970 Miami County Map	Status: Active 06/07/2021 to 06/06/2022
AE523062C	Miami Cty 4-H Club-Livestock Assn County Extension Office 1029 W 200 N Peru, Indiana 46970 Map (765) 472-1921	MIAMI COUNTY 4-H FAIRGROUNDS 1029 W 200 N Peru, Indiana 46970 Miami County Map	Amusement & Entertainment Status: Expired 12/28/2006 to 12/31/2007
AE5223535C	Miami County 4-H Club and Livestock Association, Inc. 1029 West 200 North Peru, Indiana 46970 Map (765) 472-1921 farmboy400d@hotmail.com	MIAMI CO 4-H FAIRGROUNDS 1029 West 200 North Peru, Indiana 46970 Miami County Map	
AE3116832C-3	Harrison County 4-H Council (Livestock) 247 Atwood St Corydon, Indiana 47112 Map (812) 733-4236 donkeyuhl@hotmail.com	HARRISON COUNTY FAIRGROUNDS 341 S Capitol Ave Corydon, Indiana 47112 Harrison County Map	

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Permit Number	Owner	Location	Permit(s)/License(s)
AE106298	Joshua Willer 2507 E. US Hwy 40 Greencastle, Indiana 46135 Map (765) 719-2005 jwiller02@gmail.com	LIVEstock / Willer Timber Ridge 4342 S. CR 300 E Greencastle, Indiana 46135 Putnam County Map	

« « 1 2 3 4 » »

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**PUTNAM COUNTY BOARD OF ZONING APPEALS
MINUTES**

The Putnam County Board of Zoning Appeals met for its regular monthly meeting on May 10, 2021 at 7:00 p.m. in the Putnam County Courthouse, 1 West Washington Street, 1st Floor, Greencastle, IN 46135. Raymond McCloud called the meeting to order at 7:00 p.m. A roll call was taken to determine a quorum. The following members were present: Raymond McCloud, Kevin Scobee, Randy Bee, Ron Sutherlin, and Lora Scott. Also present were Jim Ensley, attorney; and Lisa Zeiner, Plan Director. Audience present see attached sign in sheet.

REVIEW OF MINUTES:

Raymond McCloud asked if there were any corrections or additions to the April 12, 2021 meeting minutes.

Lora Scott made a motion to approve the April 12 meeting minutes as presented.

Ron Sutherlin seconded the motion. The April 12, 2021 minutes were approved with all in favor

OLD BUSINESS:

UPDATE ON CEDAR CREST PROPERTY – parcel located at 3936 E US 40 Greencastle, Indiana and 4518 S CR 400 E Greencastle Indiana.

Lisa Zeiner stated that she had gone to the property. Mrs. Zeiner presented pictures of the property to the Board. Mrs. Zeiner explained that there was a brick/stone chimney, what appeared to be a burnt dwelling, and what appeared to be a greenhouse still standing on the property, along with various debris and trash. Mrs. Zeiner stated that the property looked better than in the past as the motel was complete demolished and the debris/trash had been removed. Mrs. Zeiner explained that in the area where the motel had been there was just a slab.

Jennifer Rewerts, property owner, approached the board. Ms. Rewerts stated that she was working with a contractor and that the remaining trash/debris would be cleaned up by the June meeting. Ms. Rewerts explained that the contractor could have the work completed in approximately thirty (30) days.

Ms. Rewerts stated that the contractor would be at the property on May 29th and should be done on the 30th of May. Ms. Rewerts future stated that she has paid the contractor \$3500 to finish the work.

Mrs. Scott made a motion to grant an extension to complete the cleanup of the property until the June meeting.

Mr. McCloud seconded the motion. The motion to grant to an extension of time to complete the cleanup was approved with all in favor.

NEW BUSINESS:

2021-BZA-15: MCCUTCHAN/WHITE – DEVELOPMENT STANDARS VARIANCE: to allow for a reduction in the required road frontage from 350 feet to 50 feet; Russell Township; 15&16/16N/5W; Zoned A1 (at the northeast corner of County Road 1125 North and CR 625 West Russellville).

Clint White, petitioner approached the Board. Mr. White stated that the owner of the property was wanting to split the wood from the farm. Mr. White explained that the owner wanted to keep as much tillable ground as possible.

Mrs. Scott explained that per the Zoning Ordinance in an A1 district, the requirement to split off ground is 350 feet with 5 acres. Mrs. Scott stated that 50 feet was out of bounds and that she could not support the request.

Kevin Scobee asked if the owner would be willing to do more than 50 feet.

Mr. White stated that the other option is an ingress/egress easement.

Mrs. Scott stated that other petitions have been denied because of lack of road frontage.

Mr. White stated that by having an ingress/egress easement to the wooded area, the wooded area would not have road frontage.

Randy Bee stated that 50 foot was not adequate. Mr. Bee further stated that he would like to see the road frontage increased to 200 feet with a recorded agreement for the area not used for a driveway be used by the farmer.

Mr. Sutherlin explained that the owner was trying to preserve farm ground. Mr. Sutherlin said he did not have a problem with the proposal.

Mrs. Zeiner stated that she had talked with the County Highway Department about the proposed location of the 50-foot strip to make sure there would be adequate site distance. Mrs. Zeiner explained that the Highway Superintendent did not have any concerns with the proposed location or width of the strip.

Mr. Bee asked if 200 feet would be an option.

Mr. White stated that he was not sure as that would take away tillable ground.

Mr. McCloud opened the public hearing portion of the meeting for this case. No one came forward. Mr. McCloud closed the public hearing portion for this case.

Kevin Scobee stated that he did not have a problem with the 50-foot road frontage to preserve farm ground.

Mrs. Scott stated that she understood preserving farm ground, but until the development standards change, she could not support the request.

Mr. Bee stated that there were other options.

Mr. White was not sure how the agreement would hold up or if his client would sell that much property. Mr. White asked about increasing the road frontage to 100 feet.

Mr. Bee stated that a recorded easement that was attached to the deed would allow the farmer the rights to farm the area.

Mr. Scobee asked what the board thought about 100-foot road frontage.

Mr. Bee stated 200 feet of road frontage would be better.

Mr. Scobee made a motion to approve the development standards request to a reduction in the road frontage to 100 feet.

Mr. Sutherlin seconded the motion.

The motion to approve the development standards request with 100 feet of road frontage passed with Mr. Scobee, Mr. Sutherlin, and Mr. McCloud in favor; Mrs. Scott and Mr. Bee opposed. (Motion carried 3 to 2).

2021-BZA-16: RDS HOLDINGS, LLC – SPECIAL EXCEPTION: to allow for a contractor's storage yard for a landscape business; Floyd Township; 244/15N/3W; Zoned A2 (8240 E CR 450 N Coatesville).

Ben Comer, attorney for the petitioner, approached the Board. Mr. Comer explained that the proposal in front of the board was for a contractor's storage yard. Mr. Comer stated that the parcel is currently 10 acres and that his client would be purchasing 5 acres to the west of the existing dwelling. Mr. Comer explained the five acres would be for landscape storage of mulch, stone, a trailer and equipment storage would be in proposed pole barn. Mr. Comer stated that his client serves the Hendricks County and Putnam County area allowing this storage area to be close to his customer base. Mr. Comer explained that surrounding area had mix uses of business, farms, and residents. Mr. Comer stated that this use would not generate any additional traffic and that no retail would be conducted from this site. Mr. Comer explained that no customers would be coming to the site, no sales would be done from the site and there would not be a nursery on the site. Mr. Comer stated that there is only one employee, the owner of the business.

Mrs. Scott asked for clarification on the zoning of the area.

Mrs. Zeiner stated that the property was zoned A2. Mrs. Zeiner explained that when the initial conversation with Mr. Comer took place, he was incorrectly told that the area was zoned A1. Mrs. Zeiner apologized for the confusion in the zoning.

Mrs. Scott asked if this property was included with the Heritage Lake properties as it appears to be on the map.

Mrs. Zeiner stated that it borders Heritage Lake but is not a part of Heritage Lake Community.

Mr. McCloud opened the public hearing portion for this case.

Sherry Prewitt stated that she was not notified by letter even though they have property that adjoins this parcel.

John Prewitt stated that his property was directly adjacent to this property and that this would be in his back yard. Mr. Prewitt explained that by the very nature a storage facility is chaos and very unsightly. Mr. Prewitt stated he did not see how this could be harmonious with the area. Mr. Prewitt showed pictures of area and submitted a letter in opposition. Mr. Prewitt stated the subject parcel was not in Heritage Lake, but that it did abut his property. Mr. Prewitt explained that if this special exception were passed it would affect the property values in the area. Mr. Prewitt was concerned that this would be a dumping yard for anything that the petitioner did not want in his yard. Mr. Prewitt asked that the petitioner look at other options in the area that his use would be more conducive with his neighbors.

Mrs. Zeiner stated that the Prewitt's were mailed a letter according to the proof of mailing that was submitted. Mrs. Zeiner explained that the letter was sent to the address that shows on the property card as being an Indianapolis address.

Eddie Felling, attorney for an adjoining property owner, approached the Board. Mr. Felling stated that the landowner to the west of the subject property were opposed to the proposal. Mr. Felling explained that for his clients to be in favor of the request the following stipulations were being requested: 1. No retail sales on the site, limit the use to landscape storage only; 2. All machinery be stored indoors; 3. No chemical storage on site; 4. Screening along the west and south side; 5. Building site to be pushed as far east as possible.

Mr. Sutherlin asked the petitioner if he would be willing to meet the proposed stipulations of the neighbors.

Mr. Comer stated that they were willing to accommodate all the proposed stipulations. Mr. Comer explained that the machinery would be kept inside the proposed building except for a trailer that will be stored outside due to the size. Mr. Comer stated that a four (4) foot berm will be constructed and arborvitae, evergreen trees will be planted on the berm for screening and fencing would be installed for security. Mr. Comer further stated that the building could be moved closer to the east property line, no retail will be at the site, no chemical storage on site. Mr. Comer explained that the trailer, mulch, and rock would be stored on the property. Mr. Comer asked what the setbacks were for this property.

Mrs. Zeiner stated that the side and rear setback in an A2 district is 30 feet

Andrew Stafford, petitioner approached the Board. Mr. Stafford stated that the mulch and rock would be in concrete bins, not just dumped on the ground in piles.

Mr. McCloud asked about the hours of operation.

Mr. Stafford stated that the hours would be 8:00 a.m. until 8:00 p.m. during the season. Mr. Stafford explained that he lived in the Heritage Lake area.

Mrs. Scott asked about lighting for the property.

Mr. Stafford stated that there would be security lights, no stadium lights, just low impact lighting.

John Gray asked if dumpsters would be stored on the property.

Mr. Stafford stated no dumpsters would be on site.

Mrs. Scott asked about signage.

Mr. Comer stated that if signage was allowed it could be installed.

Mrs. Zeiner stated that for a contractor storage yard, signage on the building was allowed, but not signs in the yard for the business.

Mr. Scobee asked about the berm on the west and south side of the storage area.

Mrs. Scott stated that berm and trees on the west and south side should be sufficient to screen the area especially if they were staggered.

Mr. Bee asked about any concerns with trees on top of the berm.

Mrs. Scott agreed that with a four (4) foot berm water runoff could cause drying and the trees to die.

Mr. Comer stated that the berm could be backed down if four (4) foot was too high.

Mrs. Scott suggested a two (2) foot berm.

Mr. Bee suggested not having a berm and moving the trees closer together for screening.

Mr. Stafford stated that placing the trees eight (8) foot spacing was better for growth. Mr. Stafford explained that the trees could be staggered. Mr. Stafford stated that the trees would be quick growing.

Mr. Felling asked if the Board could place minimum starting height requirement on the trees.

Mrs. Scott made a motion to approve the special exception for a contractor's storage yard for a landscaping supplies with the following conditions:

1. Storage yard for landscaping supplies, no retail
2. The special exception is nontransferable
3. Machinery is stored indoors, except items too large for the building
4. No chemicals stored onsite
5. Evergreen trees planted on the west and south side of the storage area border with the beginning size of the trees to be at least three (3) to four (4) feet in height
6. Hours of operation 8:00 a.m. to 8:00 p.m. during peak season
7. Lighting to be motion sensor lights
8. Signage to be four (4) feet by eight (8) not lighted
9. Building to be located as close to the east property line as possible while maintaining setback requirements and reserving an area for a drive lane.

Mr. Sutherlin seconded the motion. Motion carried with all in favor.

2021-BZA-17: SIDNEY & PATRICIA JOHNSON – DEVELOPMENT STANDARDS VARIANCE; to allow for a reduction in the setback requirements in an A2 district; Warren Township; 14/13N/4W Zoned A2 (6031 S US 231)

Scott Bieniek, agent for the petitioner, approached the Board. Mr. Bieniek stated that the subject parcel is 'L' shaped. Mr. Bieniek explained that the Johnson's are wanting to construct a steel garage at the southwest corner of their lot where an existing carport is located. Mr. Bieniek stated that the garage would be 42 feet by 48 feet. Mr. Bieniek explained that the parcel is non-conforming as it does not have the minimum road frontage required by the zoning ordinance. Mr. Bieniek stated that the configuration of the lot makes it difficult to place structures. Mr. Bieniek explained that with the locations of the septic field, well, natural gas line, placing the building at the required 30 feet set back would be difficult.

Mr. McCloud opened the public hearing portion for this case. No one came forward to speak on this case. Mr. McCloud closed the public hearing portion.

Mrs. Scott asked if the placement of the building would be an issue if State Road 231 was expanded.

Mr. Bieniek stated that the location of the proposed building is consistent with the surrounding parcels.

Mrs. Zeiner stated that INDOT was not contacted however, a visual inspection of the property was done. Mrs. Zeiner explained that the building site was on top of a hill and any widening of 231 should not be an issue for the proposed building site.

Mr. Scobee made a motion to approve the development standards request to allow the front and side setbacks to be 12 feet as presented.

Mr. McCloud seconded the motion. Motion carried with all in favor.

2021-BZA-18; VIASAT – SPECIAL EXCEPTION: to allow for a satellite dish facility in an A1 district for the purpose of providing fiber internet services; Marion Township; 23/14N/3W; Zoned A1 (1975 S CR 775 E)

Randy Jones, ViaSat, approached the Board. Mr. Jones stated that ViaSat was a publicly traded company that offers wireless broad band internet services to rural area. Mr. Jones explained that the proposal was to install one six (6) foot dish on supports, along with a 700 square foot building. Mr. Jones stated that this location was chosen due to the proximity of a fiber splice point across the road from the site.

Mrs. Scott asked about the service coverage area.

Mr. Jones stated that any dwelling and/or business that had a ViaSat dish would be covered. Mr. Jones explained that it was a network of satellites, there was not a coverage area like with cell phones. Mr. Jones stated that no generators would be needed at the location to power the satellite.

Mrs. Scott asked about the life of the dish.

Mr. Jones stated that the dish had a twenty-one (21) year life span that would be upgraded as needed. Mr. Jones further stated that the ground the dish would be located on will be leased from the owner for twenty-two (22) years.

Mrs. Scott asked who would bear the cost if the dish became obsolete.

Mr. Jones stated that ViaSat would be responsible to return the property to the way it was before the satellite was installed.

Mrs. Scott asked if it was a single user dish.

Mr. Jones stated that it would only be for ViaSat customers not a tower.

Mr. McCloud opened the public hearing portion for this case.

Troy Arnold asked about setbacks and fencing.

Mr. Jones stated that nothing would be constructed outside the fence. Mr. Jones explained the setback from State Road 240 was 120 feet and fifty (50) feet from County Road 775 East.

Mr. McCloud asked if there were anyone else that wanted to speak on this case. No one came forward. Mr. McCloud closed the public hearing portion for this case.

Mr. McCloud made a motion to approve the special exception for the satellite dish facility as presented.

Mr. Scobee seconded the motion. Motion carried with all in favor.

2021-BZA-19; CHAD & LISA OLIVER – SPECIAL EXCEPTION; to allow for the continuation of ATV races; Russell Township; 27 & 34/16N/5W; Zoned A1 (9040 N CR 525 W & 8954 N CR 500 W)

Lisa Oliver, petitioner, approached the Board. Mrs. Oliver explained that two (2) years ago approval was given to hold ATV races on the property. Mrs. Oliver stated that the request is to continue having these races on the property. Mrs. Oliver explained that there is only one race per year on the property.

Mrs. Scott stated that Eric Oliver came before the board last year to renew their special exception. Mrs. Scott asked how far apart the races were on each property.

Mrs. Oliver stated that the races are held a month apart but not on any holidays.

Mrs. Scott asked if there had been any responses from neighbors about the races.

Mrs. Oliver stated that she has heard from neighbors. Mrs. Oliver explained that they have only held two races since getting the special exception two years ago. Mrs. Oliver stated that the races ended with no injuries or accidents.

Mr. McCloud opened the public hearing portion for this case. No one came forward. Mr. McCloud closed the public hearing portion for this case.

Mr. Scobee asked if the recommendation letter was what was previously approved.

Mrs. Zeiner stated that the recommendation was based off of the stipulations for the original approval.

Mrs. Scott made a motion to approve the special exception to hold ATV races with the following stipulations:

1. ATV Races are limited to two (2) racing weekends per year that will not occur on nationally recognized holiday weekend, races will be spread out thirty (30) days from each other, and races will occur prior to the State of Indiana's Firearms and Muzzleloader deer hunting seasons.
2. Notification of racing weekends to the general public will be published in the Banner Graphics at least sixty (60) days prior to the races.
3. Notification of racing weekends will be sent to surrounding property owners by written letter at least sixty (60) days prior to the races.
4. Traffic control will be maintained going forward as it has in the past with IXCR providing security with the assistance of Bainbridge and Russellville Fire Departments.
5. Races begin on Friday night and end Sunday night with races occurring Saturday and Sunday only, after 8:00 a.m. and endings before 8:00 p.m.
6. Sanitizing stations, porta-lets and dumpsters will be on site during this event as per IC 16-41-22-10.
7. Property boundaries are marked with purple paint every 100 feet to ensure there is no violation of property lines.
8. County roads, culverts, rights-of-way, and other property owned by Putnam County will not be utilized during the races.
9. Attendance will not be over 4,000 including participants, event/staff workers, and fans.

10. The Putnam County BZA will reassess in two (2) years from May 10, 20201.

Mr. McCloud seconded the motion. The motion carried with all in favor.

2021-BZA-20; RICHARD DANA BOYD – DEVELOPMENT STANDARDS VARIANCE: to split a 5-acre parcel into two (2) parcels being 1.8-acres with 370 feet of road frontage and 3.2-acres with 402 feet of road frontage; Cloverdale Township; 5/12N/4W; Zoned A1 (10497 S CR 190 W)

Greg Williams, ASA Land Surveying and agent for petitioner, approached the Board. Mr. Williams stated that the development standards request was for a reduction in the lot size only as there is plenty of road frontage for both proposed parcels.

Mr. Scobee asked why the lots were not being split in half making two (2) 2.5-acre parcels.

Mr. Williams stated that the owner wanted to use the existing pine tree as the dividing line. Mr. Williams explained that the eastern lot was wooded area and make that lot smaller would push the building site into the wooded area, something the owner was wanting to avoid.

Mr. McCloud opened the public hearing portion of the meeting.

Jayne Williams, neighbor, approached the Board. Mrs. Williams stated that Mr. Boyd does not live at the property. Mrs. Williams stated concerns with the size of the existing dwelling not being bigger than a two-car garage. Mrs. Williams explained that the dwelling was used as an air B and B. Mrs. Williams suggested enlarging the existing dwelling to make it bigger. Mrs. Williams asked about the plans for the proposed 3-acre parcel.

Mr. Williams stated that the owner was planning on building a dwelling on the 3-acre tract. Mr. Williams explained that the dwelling would be a Morton style building being two- or three-bedroom dwelling with an attached garage. Mr. Williams stated that the new dwelling would be a rental. Mr. Williams explained that the owner rents out the existing dwelling as an air B & B for long term, usually three (3) months or more.

Mr. Bee asked if a new septic would be installed and if water came from Cataract.

Mr. Williams stated that a new septic would be installed, and municipal water was available for the new parcel. Mr. Williams explained that the acreage could be revised so that one parcel was 2 acres and the other 3 acres.

Mrs. Scott asked about lot sizes per the zoning ordinance.

Mrs. Zeiner stated that for an A1 zoning district the minimum lot size is five (5) acres with at least 350 feet of road frontage. Mrs. Zeiner explained that per the zoning ordinance a homestead variance could be granted provided that the parcel with the existing dwelling as at least three (3) acres with at least 200 feet of road frontage and the remaining parcel was at least 5 acres with at least 350 feet of road frontage.

Mr. Scobee stated that he would prefer the parcels to be 2.5-acres each.

Mr. Williams stated that road frontage would be an issue if both parcels were 2.5-acres.

Mrs. Scott stated that she could not support the request as it goes against the zoning ordinance.

Mr. Bee stated that the parcel was five acres to begin with which complies with the ordinance.

Mr. McCloud stated that he would need to abstain from the vote because of a conflict of interest.

Mr. Williams requested that the request be tabled until the June meeting to allow time to explore options.

Mr. Scobee made a motion to table the development standards request until the June 14, 2021 meeting.

Mrs. Scott seconded the motion. The case as tabled with all in favor.

2021-BZA-21: WILLER TIMBER RIDGE – SPECIAL EXCEPTION: to allow a LIVEstock Music Festival and Agricultural Public Relations/Education events in an A1 District; Warren Township; 1/13N/4W (on the west side of CR 300 E approximately 424 feet north of US 40).

Ted Willer, petitioner approached the Board. Mr. Willer explained that this property is primary an agricultural business where angus cattle are raised. Mr. Willer stated that LIVEstock festival is a way to make a living to help keep the farm viable. Mr. Willer explained that LIVEstock will help with sustaining the farm for long term to generate cash. Mr. Willer stated that the event is community focused. Mr. Willer explained that LIVEstock Music Festival is a yearly event, not monthly. Mr. Willer stated that there are smaller 'Jam Sessions' held once a month in the garage only. Mr. Willer explained that they worked with the Health Department to get approval to hold the event last year. Mr. Willer stated that LIVEstock would be one weekend per year not twelve music festivals.

Mrs. Scott stated that the application appears to be asking to have LIVEstock and agricultural public relations education. Mrs. Scott asked if those were separate events that would require different special exceptions.

Mr. Willer explained that the LIVEstock festival is held in conjunction with the agricultural public relations education.

Mrs. Scott stated that the attendees were paying an entry fee for a concert.

Mr. Willer stated that the agricultural education was added into the event as presentations and booths set up. Mr. Willer explained the type of agricultural presentations at the events, examples being about cattle nutrition and how to prepare beef entrées.

Mrs. Scott stated that the primary event was the music festival.

Jim Ensley stated that the public notice did not get into the paper ten (10) days prior to the hearing. Mr. Ensley explained that the meeting could proceed tonight, but a motion could not be made since the statutory requirements were not met. Mr. Ensley stated discussion could continue giving those in attendance a chance to speak.

Mrs. Scott stated that a continuation of the public hearing would also be needed.

Mr. Ensley agreed that the public portion of the hearing would need to remain open.

Mrs. Zeiner stated that the notice was published in the Banner Graphic on Tuesday May 4, 2021 which is not ten (10) days prior to May 10, 2021. Mrs. Zeiner explained that the notice should have been publish on or before April 30, 2021 to meet the ten (10) days prior to the meeting requirement.

Mr. Willer asked if the Board could give a decision based on the discussion from tonight's meeting and hold a final decision until the notice requirements have been met.

Mr. Ensley explained that if the Board made a decision and someone disagreed and wanted to file a law suit the decision would be overturned because of lack of public notice. Mr. Ensley stated another public notice would need to be placed in the paper ten (10) days prior to the June meeting.

Mr. Willer asked if the notice was ten (10) days or less.

Mr. McCloud stated that the notice could be fifteen (15) days prior to the meeting, but not less than ten (10) days prior to the meeting.

Mr. Scobee asked if camping was allowed during the event weekend.

Mr. Willer stated that camping was a choice. Mr. Willer explained that the event was Friday, Saturday, and Sunday. Mr. Willer stated that food vendors were onsite as well as porta-lets, hand sanitizer, dumpsters, and an ATM.

Mr. Scobee asked if coolers of alcohol was allowed or if alcohol was sold at the event.

Josh Willer, event organizer, approached the board. Mr. Willer stated that there were vendors at the event that sold alcohol. Mr. Willer explained that there were six (6) different food vendors on the property. Mr. Willer stated that vendors included Taco Wapo, Moore's Bar, and others from out of county.

Mr. McCloud asked about hours of operation for the music festival.

Mr. Willer stated that on Friday the music started at 6:00 p.m. and ended at 4:00 a.m.; on Saturday the music started at noon and ended at 4:00 a.m. Mr. Willer further stated that for the event this year the music would end around 2:00 a.m.

Mrs. Scott asked what the plan going forward is, not what happen at previous events.

Mr. Willer explained that basically it would be recreation of last years event with a change in hours being 6:00 p.m. until 2:00 a.m. on Friday, Saturday would be 10 a.m. until 2:00 a.m. and no music on Sunday.

Mrs. Scott asked about the number of people that could be in attendance at the event.

Mr. Willer stated ten thousand. Mr. Willer further stated realistically three to four thousand would most likely attend.

Mr. McCloud asked if there was a charge for the event.

Mr. Willer stated that LIVEstock sales tickets to come to the event.

Mr. Ted Willer stated that the music is the venue with agricultural presentations added.

Mrs. Scott asked about admission fees.

Mr. Josh Willer stated that there are several options, including carpooling fees, individual fees, and weekend package fee.

Mrs. Scott asked about lighting.

Mr. Willer stated that there would be auxiliary lighting for walkways, vendors, and the stage.

Mr. McCloud asked about the number of food vendors.

Mr. Willer stated that there were six (6) food vendors.

Mrs. Scott asked if there was a single stage or multiple stages.

Mr. Willer stated there were four stages.

Mrs. Scott asked about the location of the event on the parcel.

Mrs. Zeiner presented a map showing the location of the area that was used last year. Mrs. Zeiner stated that the map was emailed a few days prior to the meeting from a remonstrator.

Mrs. Scott asked which direction the sound from the stages carry.

Mr. Willer stated that the sound is carried mostly north/northwest or south/southeast. Mr. Willer explained that for this year's event the stages would be set up the same with an east/west stage.

Mr. Ted Willer stated main director is south/southeast.

Mr. McCloud asked if the stages were portable.

Mr. Josh Willer state the stages were portable/temporary stages, not permanent structures.

Mr. Scobee asked about security.

Mr. Willer stated that off duty sheriff deputies were on site.

Mr. Scobee asked if law enforcement showed up at the event.

Mr. Willer stated that during the event there were no incidents. Mr. Willer explained that law enforcement showed up because of the fireworks.

Mr. Ted Willer stated that the sixty (60) calls to the sheriff's office was about noise, not safety issues.

Mr. Josh Willer stated that the fire department was also on site and there was a medical tent set up at the site.

Mrs. Scott explained that the public hearing portion will not be closed at the end of this meeting since the public notice was not adequate. Mrs. Scott stated that the Board would ask additional questions once the public hearing is closed. Mrs. Scott explained that a vote would not be made at this meeting and would not be completed tonight.

Mr. McCloud opened the public hearing portion of the meeting. Mr. McCloud stated that everyone would have three minutes to speak.

Mark Davidson approached the board. Mr. Davidson stated that he was a vendor from Montgomery County at the event last year. Mr. Davidson explained that he understood the nuisance to the neighbors. Mr. Davidson stated that this event does not lower property values, and it does not harm the neighbors.

Carter Black approached the Board. Mr. Black stated that he liked music and concerts. Mr. Black explained that the noise from the event last year was a problem. Mr. Black stated that the noise from

the event is completely different from the noise of tractors or combines. Mr. Black explained that his bedroom is on the second floor and the noise from the event shook the windows and made it difficult to sleep. Mr. Black stated that there are people in the area that work weekends or have other responsibilities on the weekends. Mr. Black suggested lessening the noise, hours or both.

Ter Lohman approached the Board. Ms. Lohman stated that she lives in the Deer Creek Subdivision. Ms. Lohman explained that the music was loud and lasted past 3:00 a.m. Ms. Lohman requested that the board set limits on the start and stop time and loudness.

Erika O'Rourke approached the Board. Mrs. O'Rourke stated that she lived in the Deer Creek Subdivision. Mrs. O'Rourke explained that the music kept waking up her babies. Mrs. O'Rourke stated that her property is the farthest away from the event, but the music could be heard clearly, and the music vibrated the windows. Mrs. O'Rourke requested consideration of noise and duration of the event.

Brandon Bennett approached the Board. Mr. Bennett stated that his property is two miles from the event. Mr. Bennett explained that last year GPS led several people to his property instead of the event property. Mr. Bennett stated that he had RVs and cars coming to his house at 5:30 p.m. to 6:00 p.m. Mr. Bennett explained that he parked a dump truck across the driveway to keep people off his property. Mr. Bennett stated that he talked to the Willer's about the issue and was assured it would be addressed. Mr. Bennett stated that he was still running people of the property at 4:00 a.m. Mr. Bennett further stated that fireworks were set off at 3:00 a.m.

Mrs. Scott asked Mr. Bennett who he spoke with.

Mr. Bennett stated he had spoken with Josh Willer.

Kent Suthard approached the Board. Mr. Suthard stated that he did not want to kill LIVEstock Music Festival, but he also did not want undesirable in the area. Mr. Suthard explained that when the event was going on it felt as if he was living on an airport landing strip. Mr. Suthard stated that the music volume needed to be turned down and be considerate of the neighbors. Mr. Suthard explained that there were nurses, control tower workers, doctors, EMS workers, etc. that live in the area that were reporting to work sleep deprived. Mr. Suthard stated he was all for a compromise.

John Null approached the Board. Mr. Null stated that his property adjoined the event property to the north. Mr. Null further stated that a festival map showing the location and layout of the festival would be nice. Mr. Null explained that boundary fencing for the campers would be good. Mr. Null stated that there is a plan now for yurt tents for next year. Mr. Null stated concerns about fires if there is a drought. Mr. Null asked about the location of the entrance of the event.

Alexandra Black approached the Board. Mrs. Black stated that she was not averse to the events. Mrs. Black explained that her property borders the field where the LIVEstock Festival is held. Mrs. Black stated that per the EPA act of 1972, people are legally required to respect noise ordinance protections. Mrs. Black explained that even after repeated request to lower the volume of the music the festival went on without changing the noise level. Mrs. Black stated the noise vibrated windows in all hours for several properties in the surrounding community. Mrs. Black explained that entertaining and enjoyment of their own property could not be done with the constant thumping and unreasonable volumes that could not only be heard but felt. Mrs. Black requested consideration for one annual event at a sound level that does not disturb the rights of those who live close, limited hours of operation ending at 11:00 p.m. and beginning no earlier than 8:00 a.m., approval for one

year at a time ensuring noise ordinance laws are followed. Mrs. Black explained that if the petition to hold month events through 2030 pass, mounting tension with the surrounding property owners will be exasperated.

Evan Petrotti approached the Board. Mr. Petrotti stated that he lived in the Woodland Hills Subdivision. Mr. Petrotti explained that he moved to the area for the peace and quiet. Mr. Petrotti stated that during last year's event, Senior Deputy Patrick had returned his call stated that another deputy had gone to the event the previous night due to similar complains of loud noise, music, and the lateness of the hour of occurrence. Mr. Petrotti stated that Deputy Patrick did an investigation and found that the event coordinator had shot off fireworks after midnight and that they had a permit to operate until 4:00 a.m. Mr. Petrotti explained that Homeland Security had only granted a permit for fire safety not for fireworks and that the permit did not contain hours of operation or noise compliance. Mr. Petrotti questioned if a permit for fireworks was issued and if the setting off of fireworks was done in a safe manner.

Mrs. Lohman asked to approach the Board.

Mr. McCloud granted permission if the statements were brief.

Mrs. Lohman explained that most jurisdictions issue waivers on a yearly or bi-yearly bases. Mrs. Lohman asked why the Willers were asking for a waiver until 2030, especially since Mrs. Zeiner told her no one has asked for waivers for the next nine years.

Karen Heavin, Warren Township Trustee, approached the Board. Mrs. Heavin stated that it was not her place to be for or against this particular event, but it is her place to make sure her constituency are represented. Mrs. Heavin gave a brief highlight of last years event. Mrs. Heavin explained that she received multiple phone calls about the noise, the only other complaint was about the parking issue that was address earlier this evening. Mrs. Heavin stated within the last five (5) days she has received multiple emails, phone calls, or people stopping her while working in her yard with their opinion on this case. Mrs. Heavin explained that all correspondence that was in writing was forwarded to the Planning Department to be made part of the record. Mrs. Heavin highlighted the emergency factor of this. Mrs. Heavin explained that calls were coming into the 911 dispatch center, which was concerning as these were non-emergency needs and the lack of a fireworks permit is a safety issue. Mrs. Heavin requested that the Board review the feedback from the Warren Township residence. Mrs. Heavin explained that there are 113 homes located in the Deer Creek Hills, Woodland Heights, Wildwood, Tall Oaks, and Whitetail Bluff. Mrs. Heavin stated that those residents are the voices what matters, whether for or against, in this case.

Lawrence Muncy approached the Board. Mr. Muncy stated that he lives on East Tall Oaks Lane. Mr. Muncy explained that his fifteen (15) year old grandkids complained about the loud music and had trouble sleeping. Mr. Muncy stated that the sound was unbelievable. Mr. Muncy explained that playing loud music until 4 a.m. was not acceptable. Mr. Muncy stated that last year was the first time in three (3) years that there was a sound problem. Mr. Muncy also stated concerns with the number of campers. Mr. Muncy requested that the board limit the number of people allowed at the jam sessions. Mr. Muncy stated concerns with the pollution and negative effects. Mr. Muncy asked that the Board put some controls on the event.

Bill Sweeny approached the Board. Mr. Sweeny stated that no one has effectively expressed the volume that the festival is generating. Mr. Sweeny compared the noise of the festival to the sounds

generated by the Indianapolis 500 Race. Mr. Sweeny explained that last year the LIVEstock festival generated Indy 500 noise levels blasting into six (6) adjacent subdivision housing real human beings who also value living in harmony with their environment. Mr. Sweeny stated that you do not blast Indy 500 noise levels directly into six (6) platted subdivision and you do not downscale something that is wrong. Mr. Sweeny explained that it would be awesome for Greencastle to have a music festival at the Fairgrounds, Putnam Park, etc. Mr. Sweeny stated that is special exception is not in character with the area. Mr. Sweeny explained that there is no buffer between the neighbors and LIVEstock. Mr. Sweeny stated that passing this exception would be a slap in the face to the neighbors.

Brian Black approached the Board. Dr. Black stated that the event organizers do not understand the amplification of the valley. Dr. Black stated that if they Willers understood the impact to the neighbors, they would not have the event at the volume or the duration of the event. Dr. Black explained that the way that the festival runs is not acceptable. Dr. Black stated that his dwelling is opposite the stage. Dr. Black explained that they hear distortion, and the windows vibrate. Dr. Black stated that he can also hear the race, which is impossible to do things outside. Dr. Black explained that having a thumping in the chest all night long from the LIVEstock event is completely different. Dr. Black asked for common sense and respect.

Someone in the audience asked what the difference last year's festival was from the previous years.

Mr. Ted Willer stated that the stages were moved further north than where they were in previous years.

Lisa Pitts approached the Board. Ms. Pitts stated she has the same issues with noise and hours of operation. Ms. Pitts asked a question about the jam sessions since there is camping and tickets being sold, it sounds like it is another festival.

Anita Powell approached the Board. Ms. Powell asked what the jam session were. Ms. Powell stated that last year's event had her head and chest pounding because she could hear everything. Ms. Powell asked if the jam session would be in a garage as discussed or more like what is being advertised on Facebook as a weekend party.

Nick Ray approached the Board. Mr. Ray stated that he lives in Woodland Heights. Mr. Ray stated that if the music were cut out earlier a one-year event could be dealt with.

Brittany Brumfield approached the Board. Ms. Brumfield stated that she was the former COO of LIVEstock and helped organize last years event. Ms. Brumfield stated that the jam sessions are held in a different location on the farm than LIVEstock event. Ms. Brumfield stated that last year there were thirty-three (33) vendors at the event, of those 40% were from the Greencastle area.

Annie Richmond approached the Board. Mrs. Richmond stated that the music went to 4 a.m. because of the number of musicians at the event.

Mark Engler approached the Board. Mr. Engler explained that he lived 0.8 miles from the location of the festival. Mr. Engler stated that he did not hear the jam sessions. Mr. Engler explained that for the first two years the festival was held in the barn. Mr. Engler stated that is was not any different than when Greencastle closes down once a month for their music events.

Mr. McCloud asked if anyone else wanted to be heard. No one else came forward. Mr. McCloud stated that the public hearing would be tabled to wait on the publication in the Banner Graphic.

Mr. Scobee asked what the planned dates for this year's LIVEstock festival was.

Mr. Willer stated the festival is planned for September 17th, 18th, and 19th.

Mr. Sutherlin made a motion to table the meeting until the June meeting, including the public hearing portion of the meeting.

Mr. McCloud seconded the motion. Special exception was tabled until June 14, 2021 with all in favor.

There being no other business, Mr. Bee made a motion to adjourn the meeting.

Mrs. Scott seconded the motion.

Meeting adjourned at 10:20 p.m.

Minutes approved on the _____ day of _____ 2021.

Raymond McCloud, President

PUTNAM COUNTY BOARD OF ZONING APPEALS

May 10, 2021

SIGN IN SHEET

PLEASE PRINT CLEARLY

NAME	ADDRESS
Greg Williams	75 Spring St Greencastle
Sherry Prewitt	494 Gettysburg Coatesville
John Gray	493 Gettysburg Coatesville
John Prewitt	494 Gettysburg Coatesville
Randy S. Jones-Vinsant	Enslwood co 70112
Chad + Lisa Oliver	9040 N. Co Rd 525 W, Russellville, IN 46175
Karen Heavin	4055 S County Rd. 125 E, Greencastle, IN 46135
Alexandra Black	4423 S County Rd. 125 E Greencastle IN 46135
Carole Black	IN 46135

PUTNAM COUNTY BOARD OF ZONING APPEALS

May 10, 2021

SIGN IN SHEET

PLEASE PRINT CLEARLY

Kim Blair	2209 W. US. HWY. 40 FRZ Clayton IN 46118
AJ Stafford	359 Jefferson Vly Coatesville IN 46121
Ben Comer	71 W. Marion St. Denville, IN 46122
Scott BENTLEY	B E Franklin 60 46135
Sid + Patricia Johnson	6031 S US 231 60 46135
Craig Newby	165 Woodland HTS Greencastle
TRIA WILLER	4342 S CR 300 E Greencastle, IN 46135
Jayne Williams	1962 W, CR 1050 S Clorudale, IN 46120
Eddie Felling	12 N. Jackson St. Greencastle, IN 46135
Nick S. RAY	160 WOODLAND HTS. GREENCASTLE, IN 46135

PUTNAM COUNTY BOARD OF ZONING APPEALS

May 10, 2021

SIGN IN SHEET

PLEASE PRINT CLEARLY

BILL SHERBET	
Brandon Bennett	
Clint White	
MARK DAVIDSON	
James Gwilt	
Angie Weeks	
Anthony Pinter	
Anthony Hornfield	
Eike Oran	US Dem Create Jobs
LAWRENCE MUNCIE	

PUTNAM COUNTY BOARD OF ZONING APPEALS

May 10, 2021

SIGN IN SHEET

PLEASE PRINT CLEARLY

Marisa Rowell	Greencastle Dr
MAR H INGLET	GREENCASTLE FLD
Jimmy Scrubbs	Greencastle FN
Adam Vanderwall	Green castle TN
Kathy Jackson	
John Null	1010 LOCUST GREENCASTLE,
Brian Blunk	4423 S. CR 125 E. Greencastle TN
Sheila Holloway	1310 Deer Creek Dr Green castle TN
JULIE MEYER	106 TAYLOR RD. GREENCASTLE
EMAN BERTS TER LONNAN	WOODLAND HTS SUB-DIV "

PUTNAM COUNTY BOARD OF ZONING APPEALS

May 10, 2021

SIGN IN SHEET

PLEASE PRINT CLEARLY

NAME	ADDRESS
KEAT Sutherland	104 1/2 Deer Creek HLS
Michael Fisher	110 Deer Creek HLS

PUTNAM COUNTY BOARD OF ZONING APPEALS
1 Courthouse Square Room 46
GREENCASTLE, IN 46135
(765) 301-9108

DATE: MAY 10, 2021

TIME: 7:00 P.M.

PLACE: 1 W. WASHINGTON ST., 1ST FLOOR, GREENCASTLE

NEXT MEETING DATE: JUNE 14, 2021

AGENDA

- 1) **CALL TO ORDER**
- 2) **ROLL CALL DETERMINATION OF QUORUM**
- 3) **REVIEW OF MINUTES** – April 12, 2021 Meeting
- 4) **OLD BUSINESS**
 - a. **UPDATE ON CEDAR CREST PROPERTY**
- 5) **NEW BUSINESS**
 - a. **2021-BZA-15: MCCUTCHAN/WHITE – DEVELOPMENT STANDARDS**
VARIANCE: to allow for a reduction in the required road frontage from 350 feet to 50 feet; Russell Township; 15&16/16N/5W; Zoned A1 (At the north east corner of County Road 1125 North and CR 625 West Russellville).
 - b. **2021-BZA-16: RDS Holdings, LLC – SPECIAL EXCEPTION:** to allow for a contractor's storage yard for a landscape business; Floyd Township; 24/15N/3W; Zoned A1 (8240 E CR 450 N Coatesville)
 - c. **2021-BZA-17: SIDNEY & PATRICIA JOHNSON – DEVELOPMENT STANDARDS**
VARIANCE: to allow for a reduction in the setback requirements in an A2 district; Warren Township; 14/13N/4W; Zoned A2 (6031 S US 231)
 - d. **2021-BZA-18: VIASAT – SPECIAL EXCEPTION:** to allow for a satellite dish facility in an A1 district for the purpose of providing fiber internet services; Marion Township; 23/14N/3W; Zoned A1 (1975 S CR 775 E)
 - e. **2021-BZA-19: CHAD & LISA OLIVER – SPECIAL EXCEPTION:** to allow for the continuation of ATV Races; Russell Township; 27 & 34/16N/5W; Zoned A1 (9040 N CR 525 W & 8954 N CR 500 W)
 - f. **2021-BZA-20: RICHARD DANA BOYD – DEVELOPMENT STANDARDS:** to split a 5-acre parcel into two parcels being 1.8 acres with 370 feet of road frontage and 3.2 acres with 402 feet of road frontage; Cloverdale Township; 5/12N/4W; Zoned A1 (10497 S CR 190 W)

- g. **2021-BZA-21: WILLER TIMBER RIDGE – SPECIAL EXCEPTION:** to allow a LIVEstock Music Festival and Agricultural Public Relations/Education Events in an A1 District; Warren Township; 1/13N/4W (on the west side of 300 E approx. 424 feet north of US 40)

6) COMMUNICATION REPORT

- a. Monthly Report

7) ADJOURNMENT

CEDAR CREST PICTURES FROM 5/10/2021



Picture of structures still standing



Picture looking east showing dumpsters



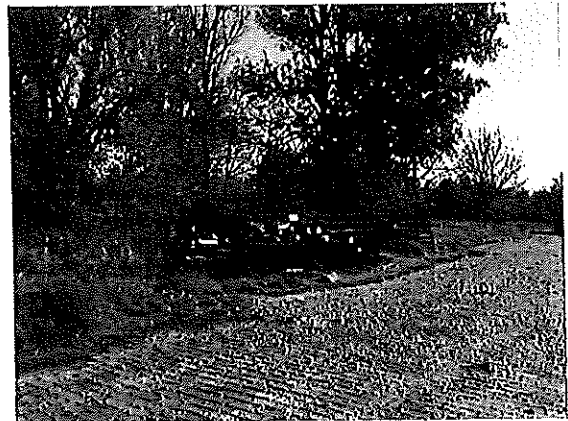
Picture of some of the remaining debris/trash



Close up of structures still standing



Picture of remaining debris/trash



Picture of trash/debris across from old motel area



Trash/Debris on property



**Putnam County
Building & Planning Department**

1 W Washington St, 4th Floor Room 46
Greencastle, IN 46135
(765) 301-9108

March 9, 2021

Timber Ridge Hemp Co./Livestock Music Festival
Attention: Josh Willer
4700 S CR 300 E
Greencastle, IN 46135

RE: 4700 S CR 300 E Greencastle, IN 46135 (Parcel #67-12-01-900-001.000-017)

Dear Mr. Willer,


We have received reports that the LIVESTOCK Music Fest Jam sessions are scheduled to occur at the above referenced location on the second weekend of every month. One purpose of this letter is to inquire whether these claims are true. If there is information you would like to share, please contact me at your earliest convenience.

As the property owner of 4700 S CR 300 E, Greencastle, you have not been granted a Special Exception to operate outdoor concerts at this location. In addition, you were informed on December 14, 2020, at a Special Exception would be required for future events. Consequently, any events held at this location would be in violation of Putnam County's Code of Ordinances and subject to various penalties and/or fines.

your property located at 4700 S CR 300 E is NOT in compliance with the Putnam County, Indiana, Zoning Ordinance.

If you would like to meet and discuss this issue, I would be more than happy to set up an appointment.

Respectfully,


Lisa L. Zeiner
Plan Director

CC: James W. Ensley, Attorney Putnam County BZA

~~3/23/2021 @ 1:05 PM
Wants to meet
3/24
3/25
3/26
(765) 719-2005~~



Putnam County Building & Planning Department

1 Courthouse Square 4th Floor Room 46
Greencastle, IN 46135
(765) 301-9108

Complaint # 52

Building or Zoning Complaint Form

TYPE OF COMPLAINT:

BUILDING

ZONING

UNSAFE BUILDING

TOWNSHIP: Warren

DATE: 10-2-20

COMPLAINANT:

Name: Karen Nelson Heavin

Address: 4255 S. CR 125 E.

Greencastle, IN 46135

Phone: 765-653-2518

PROPERTY OWNER:

Livestock Music Festival

Name: Josh Miller; Timber Ridge Hemp Co. ↑

Address: 4700 S. CR 300 E.

Greencastle, IN 46135

Phone: 765-721-0420; 765-653-2364

***TENANT OR LAND CONTRACT OWNER:**

Name: N/A

Address: _____

Phone: _____

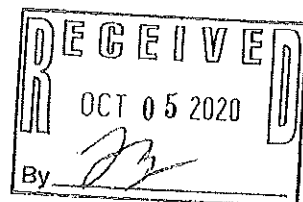
***IF THIS IS A RENTAL OR LAND CONTRACT
PROPERTY, PROVIDE THE INFORMATION OF THE
PERSON ACTUALLY LIVING IN THE DWELLING IN
THE SPACE PROVIDED**

EXPLANATION OF COMPLAINT (If more room is needed use the back of this form):

SEE ATTACHED LETTER

I BELIEVE THIS IS IN VIOLATION OF THE PUTNAM COUNTY COMPREHENSIVE PLAN.

Karen Nelson Heavin
Signature of Person Completing Form



Karen Nelson Heavin
Warren Township Trustee – Putnam County Indiana
4255 S County Road 125 E
Greencastle, IN 46135
765-653-2518; 765-720-5598
karennelsonheavin@yahoo.com

October 1, 2020

Lisa Zeiner
Putnam County Building & Planning Department
1 Courthouse Square; 4th Floor, Room 46
Greencastle, IN 46135

Dear Ms. Zeiner,

This document is a follow up to our telephone conversation held today and is a written complaint on behalf of the constituents of Warren Township about the Livestock Music Festival held by Josh Willer and the Timber Ridge Hemp Company on September 18, 19, & 20 at the location of 4700 South County Road 300 East; Greencastle, IN 46135.

That weekend I received several complaints from my constituents about the loud music from the festival. The event occurred off of Airport Road and the music could be heard to State Road 231. Music played from 4PM on Friday to 3:30AM on Sunday. After working with Chief Deputy Matt Demmings from the Putnam County Sherriff's Department, he was able to confirm there were a total of 20 calls that weekend to the Putnam County Dispatch via 911 complaining of the noise due to the festival. The 911 calls started at 9:03PM on Friday, September 18 and continued until 2:30AM on Sunday, September 20.

From the 911 calls, five written complaints were documented. Most of the written complaints were due to noise. One of the written complains documented that if something was not done to control the noise, the home owner planned to shoot off his gun in the direction of the festival until the noise ended. Another written complaint documented a constituent was upset as festival attendees were routed to his residence via GPS and were parking in his driveway and yard then trespassing on his private property believing the festival was held there.

I am still fielding complaints and inquires of what can be done in 2021 to ensure the noise of the event does not negatively impact residents in the area. I have reached out to the event organizer to chat about constituent concerns. However, he has not returned my call nor my voicemail message.

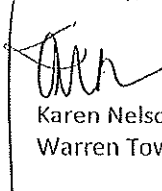
According to Rob Miller of the Indiana Fire Marshall's Office, he granted the event with an Indiana Homeland Security safety permit, Permit # AE6735721C, for fire safety. That permit had no authorization for noise volume nor hours of operation.

You mentioned in our telephone conversation the event organizer had failed to file the appropriate paper work with Putnam County Building & Planning Department for the last three years. It has yet to be determined if the Cloverdale Fire Department approved a permit for the event's large fireworks display

either. It should be noted that Warren Township purchases its fire protection from Cloverdale Fire Department.

On behalf of my constituents, I urge the Putnam County Building & Planning Board to ensure the event has all the needed paperwork in place before the event would occur again. Furthermore, the residents of Warren Township, and all residents of Putnam County, should not be exposed to excessively loud music, especially for an extended period of time. If events like this continue to be held, I would encourage you to limit such events to one day and the hours of operation to cease at midnight.

Sincerely,



Karen Nelson Heavin
Warren Township Trustee

cc: Chief Deputy Matt Demmings



Putnam County Building & Planning Department

1 Courthouse Square 4th Floor Room 46
Greencastle, IN 46135
(765) 301-9108

Complaint # _____

Building or Zoning Complaint Form

TYPE OF COMPLAINT:

BUILDING

ZONING

UNSAFE BUILDING

TOWNSHIP: Warren

DATE: 10/19/2020

COMPLAINANT:

Name: LAWRENCE MURKIE

Address: 1535 E. TALLOWACK LN
GREENCASTLE, IN 46135

Phone: H 765-653-6357
C 317-753-1221

PROPERTY OWNER: Livestock Music Festival

Name: Josh Willer; Timber Ridge Hemp Co.

Address: 4700 S. CR 300 E.
Greencastle, IN 46135

Phone: 765-721-0420

***TENANT OR LAND CONTRACT OWNER:**

Name: N/A

Address: _____

Phone: _____

*IF THIS IS A RENTAL OR LAND CONTRACT
PROPERTY, PROVIDE THE INFORMATION OF THE
PERSON ACTUALLY LIVING IN THE DWELLING IN
THE SPACE PROVIDED

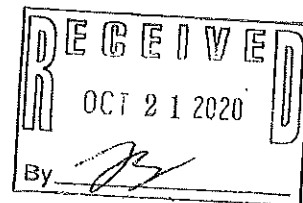
EXPLANATION OF COMPLAINT (if more room is needed use the back of this form):

UNACCEPTABLE NOISE FROM THE LIVESTOCK MUSIC FESTIVAL ON Sept 18, 19, 20 2020.

SEE ATTACHED LETTER

I BELIEVE THIS IS IN VIOLATION OF THE PUTNAM COUNTY COMPREHENSIVE PLAN.

Signature of Person Completing Form



Lisa Zeiner
Putnam County Building Department
1 Courthouse Square: 4th Floor, Room 46
Greencastle, IN 46135

October 18, 2020

Dear MS. Zeiner,

I am aware of and have read the letter you received from Karen Nelson Heavin, Warren Township Trustee. As Chairman of the Warren Township Advisory Board, I am giving my full agreement and support to all the items referenced in the letter dated October 1, 2020.

I have also received several complaints about the duration of and noise level of the Livestock Music Festival conducted September 18, 19 & 20, 2020. The main areas of concern brought to my attention, and they are my concern as well, are the hours of operation and excessive noise level.

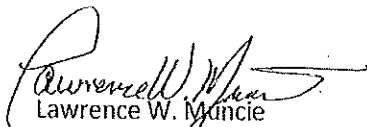
In addition:

1. How can event of this size be held at this time with all the State Covid 19 restrictions in place?
2. Was the State Excise Police aware of this event? Did they inspect the event ?
3. Did Indiana Homeland Security approve an event of this size ?
4. Did State or Local Fire Marshals inspect the event ?
5. Did the Putnam County Health Department inspect the event ?

It appears that this event has never applied for and received the appropriate permits to hold an event of this size or nature. From my research it appears that Putnam County does not have a formal noise or nuisance ordinance, I will stand corrected if one can be provided. I have lived in Putnam County for almost 50 years and never experienced a problem of this nature. It may be time to formally adopt a Noise and Nuisance Ordinance in Putnam County. This would help alleviate future problems that have been produced by the Livestock Music Festival and other events that may occur in the future.

On a more personal note, I had my twin 15 year old grand children visiting the weekend of the Livestock Music Festival. When you have teenagers complain about the noise level and that it is 3:00AM and they can't get to sleep, there is a serious problem.

I trust that you and the Building and Zoning Department will thoroughly look into this matter and put the appropriate safeguards in place to insure this problem does not occur in the future.


Lawrence W. Muncie
1535 E. Tall Oaks LN.
Greencastle, IN 46135

(H) 765-653-6357
(C) 317-753-1221

Call from Josh Willer

From: Yahoo (karennelsonheavin@yahoo.com)

To: pcplanning@yahoo.com

Date: Friday, October 2, 2020, 2:21 PM EDT

Lisa,

I did want to let you know that Josh Willer, the organizer of the Livestock Music Festival, did call me back just a few minutes ago. Our conversation went well. He was very polite. He did tell me he received "many" calls that weekend, and some since, complaining about the noise.

Josh told me that in addition to expanding the event to multiple days he had moved the stage closer into the valley this year compared to the years before. He said he was trying to test the tolerance. I joked with him that he was an over-achiever as he well passed the tolerance level of the residents. I told him it would be appreciated if the volume and the longevity of the music could be curtailed next year. Although he did not tell me his plans for next year, he did say, he recognizes he needs to make some adjustments. I am hopeful your office will provide him with detailed adjustments that need to be made. :)

I was frank with him and let him know I was still fielding complaints this week, which motivated me to reach out to the Sherriff's Department and Chief Deputy Matt Demmings who has since compiled a report of the 911 calls for that weekend. Furthermore, I told him I had written you a letter of complaint on behalf of the constituents of Warren Township noting the specific details from Chief Deputy Demmings report.

When you read my letter that I put in the mail, it states he had not returned my calls. So I wanted you to know that he did call me back, it just took him several days.

I still hope you and your board will be able to officially "do something" to reign in the event so this kind of commotion does not occur in the future.

Your diligence is much appreciated!

Have a great weekend.

Karen

On Thursday, October 1, 2020, 10:00:08 AM EDT, PC Planning <pcplanning@yahoo.com> wrote:

Karen,

The address of the Livestock Music Festival should go in the owner section.
Tenant/Land Contract Owner is for places that are rented out.

Lisa Zeiner, Plan Director
Putnam County Building and Planning Department
1 Courthouse Square Room 46
Greencastle, IN 46135
phone:(765) 301-9108
fax (765) 301-9132

On Thursday, October 1, 2020, 9:40:14 AM EDT, Yahoo <karennelsonheavin@yahoo.com> wrote:

Lisa,

Thanks for the form! I do have a question . . . I am assuming the address of the Livestock Music Festival

should be provided in the section of Tenant or Land Contract Owner?
Karen

On Thursday, October 1, 2020, 09:08:49 AM EDT, PC Planning <pcplanning@yahoo.com> wrote:

Karen,

Attached is complaint form that needs to be completed for the complaints on the Live Stock Event.

Lisa Zeiner, Plan Director
Putnam County Building and Planning Department
1 Courthouse Square Room 46
Greencastle, IN 46135
phone:(765) 301-9108
fax (765) 301-9132

Fwd: IDHS received complaint re: LiveStock Music Festival

From: Matt Demmings (mdemmings@putnam-sheriff.org)

To: pcplanning@yahoo.com

Date: Tuesday, October 6, 2020, 9:10 AM EDT

Good Morning Lisa,

Our office received this from the IDHS this morning- I'm going to reply and also print a copy for our records here. Thought you might want a copy for your file- Matt

----- Forwarded message -----

From: Vova Johnson <vjohnson@putnam-sheriff.org>

Date: Tue, Oct 6, 2020 at 8:31 AM

Subject: Fwd: IDHS received complaint re: LiveStock Music Festival

To: Matt Demmings <mdemmings@putnam-sheriff.org>, Scott Stockton <sstockton@putnam-sheriff.org>, Tresha Clearwaters <tclearwaters@putnam-sheriff.org>, Dara Robinson <d Robinson@putnam-sheriff.org>

----- Forwarded message -----

From: Settle, Kristin <KSettle@dhs.in.gov>

Date: Mon, Oct 5, 2020 at 3:52 PM

Subject: IDHS received complaint re: LiveStock Music Festival

To: vjohnson@putnam-sheriff.org <vjohnson@putnam-sheriff.org>

Good afternoon,

I'm in receipt of multiple complaints from a neighbor(s) that resides around the event that took place on 9/26/2020 at 2507 E US HWY 40 GREENCASTLE, IN 46135. The complainant states that they called the Putnam County Sheriff's Department on 9/19/20 at 11:15 pm to lodge a complaint regarding the noise. The responding officer, Senior Deputy Patrick returned the call at 11:22 pm and indicated they had responded to a similar complaint and that they were allowed to have the event since the event had received a permit from IDHS.

While the event may have had a permit to operate, they are required to follow all Federal, State, and local ordinance laws in effect where the event is held. This would include any noise ordinances in place by the City/ County, or following any State Statutes designating 'quiet' hours. When customers apply for a permit from IDHS, the subsequent permit that is approved and issued does NOT list an operations time for the event(s). The Putnam County Sheriff's Office is allowed to enforce any laws or ordinances within their purview. The Sheriff's Department also has the ability to close an event if they so chose to, due illegal activity or public safety/ life safety issues. Attached is the permit that was issued for the event.

This email is to follow-up on the complaint. I will also be responding via USPS mail to the complainant with this same information so they understand our permits do not contain a beginning and end 'time',

only the date in which the event occurs.

Thank you.

Kristin Settle | CBI

Section Chief-Code Enforcement

Division of Fire & Building Safety

Office of the State Fire Marshal

Indiana Department of Homeland Security

302 W. Washington Street, Room E241

Indianapolis, IN 46204

Phone: 317-431-8359

Email: ksettle@dhs.in.gov

Web: www.in.gov/dhs



AE6735721C-20200929-093027AM (1).pdf
16.8kB



CAD Detail

Print Date: 30-Sep-20

Print Time: 12:52:27

User Name: dsimmons

Incident #2020-00027050

Hide Incident Log; Hide System Messages; Hide Media

Incident Location: 2256 E US HWY 40, GREENCASTLE

Inc Loc Info:

Building:

Community: GREENCASTLE

Municipality: GREENCASTLE

Caller Name: STEVEN MCMAINS

Caller Location: 1431 E US 40 - E,CLOVERDALE

Call Loc Info:

Phone: (765) 721-3070

Call Back Phone: (765) 721-3070

Incoming 911: 18-Sep-20 21:02:49

Create Date/Time: 18-Sep-20 21:02:49

Dispatch Date/Time: 18-Sep-20 21:13:47

Enroute Date/Time: *18-Sep-20 21:58:16

Onscene Date/Time:

Clear Date/Time: 18-Sep-20 21:58:16

Closed Date/Time: 18-Sep-20 21:58:16

Apt:

Latitude: 39.586165

Longitude: -86.808794

Disposition: C

Apt:

Building:

Source: 911

Created By: lbirt

Sent By: lbirt

Language:

Priority: 1

Event: DISTURBANCE

Remarks:

User Name	Date/Time	Remarks
lbirt	18-Sep-20 21:13:45	NO MAIL BOX AT THIS LOCATION / SHARES A DRIVEWAY WITH 2280 E US HWY 4 UPSET W/ ALL THE NOISE FROM THE PAVING COMPANY TODAY AND NOW LIVESTOCK MUSIC FESTIVAL IS TOO LOUD
lbirt	18-Sep-20 21:58:11	67-7 has a new remark: SPOKE W/ THE CALLER .

Unit Activity:

Unit	Employee	Department	Temporary Department	Status	Location/Remark/Case	Date/Time
67-7	RILEY HOUGHTON	PUTNAM COUNTY SHERIFF'S DEPARTMEN T		Dispatched		18-Sep-20 21:13:47
67-7	RILEY HOUGHTON	PUTNAM COUNTY SHERIFF'S		New Remark	SPOKE W/ THE CALLER	18-Sep-20 21:58:11

* Date/Time Is Backfilled

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Page 1 of 2

"Livestock" Event

From: Matt Demmings (mdemmings@putnam-sheriff.org)

To: pcplanning@yahoo.com

Date: Friday, October 2, 2020, 10:59 AM EDT

Hello Lisa,

I've attached the incident reports generated from this event. There are five of those, which just means that a Deputy was actually dispatched and sent on those particular complaints. Debra Simmons at the EOC said that there were 10 complaints on Friday evening into Saturday morning and 10 on Saturday evening into Sunday morning. She said that on Friday the 18th, the first complaint was received at 9:03 PM, and the last one for the night was received at 3:58 AM on Saturday the 19th. She said that on Saturday, one came in at approximately 4 PM, and then they started coming in again that evening at 7:12 PM and stopped at about 2:30 AM on the 20th.

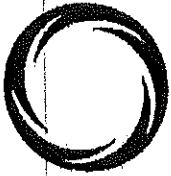
Karen Heavin, the Warren Township trustee, would like to be notified if there is a hearing in the future, so she can let some of her impacted constituents know about it- There were apparently many who are not adjacent neighbors to the property but were impacted negatively by the event. Karen's phone numbers are: Home: (765) 653-2518 Cell: (765) 720-5598

Thank you Lisa- Matt Demmings



Incident Reports.pdf

413.2kB



CAD Detail

Print Date: 30-Sep-20

Print Time: 12:52:28

User Name: dsimmons

Incident #2020-00027050

Hide Incident Log; Hide System Messages; Hide Media

Unit Activity:

Unit	Employee	Department	Temporary	Status	Location/Remark/Case	Date/Time
67-7	RILEY HOUGHTON	DEPARTMEN T PUTNAM COUNTY SHERIFF'S DEPARTMEN T		Available		18-Sep-20 21:58:15

Dispositions:

Incident Disposition	Remarks
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C - Incident processing has been completed

Service Request	Disposition	Unit Org	Count	Remarks
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COMPLETE-SR-SR Complete		PUTNAM COUNTY SHERIFF'S DEPARTMENT	1	
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* Date/Time is Backfilled

For Official Use Only



CAD Detail

Print Date: 30-Sep-20

Print Time: 12:54:52

User Name: dslmmons

Incident #2020-00027078

Hide Incident Log; Hide System Messages; Hide Media

Incident Location:	1658 E CO RD 225 S, GREENCASTLE	Apt:	
Inc Loc Info:		Latitude:	39.626541
Building:		Longitude:	-86.819725
Community:	GREENCASTLE	Disposition:	C
Municipality:	GREENCASTLE	Apt:	
Caller Name:		Building:	
Caller Location:	550 AND 700S - NW SECTOR, GREENCASTLE	Source:	911
Call Loc Info:		Created By:	lhelmer
Phone:	(317) 407-4369	Sent By:	lhelmer
Call Back Phone:	(317) 407-4369	Language:	
Incoming 911:	19-Sep-20 01:52:10	Priority:	1
Create Date/Time:	19-Sep-20 01:52:10	Event:	WEAPON
Dispatch Date/Time:	19-Sep-20 02:00:13		
Enroute Date/Time:	*19-Sep-20 02:14:42		
Onscene Date/Time:	19-Sep-20 02:14:43		
Clear Date/Time:	19-Sep-20 02:16:58		
Closed Date/Time:	19-Sep-20 02:16:58		

Remarks:

User Name	Date/Time	Remarks
lhelmer	19-Sep-20 02:00:08	CALLER TX 911 TO ADVISE HE IS FED UP WITH THE NOISE COMING FROM THE CONCERT AND HE PLANS TO SHOOT A WEAPON TOWARD THE NOISE UNTIL IT STOPS
tfitzpatrick	19-Sep-20 02:14:54	67-15 has a new remark: JUST ARRIVED OS / NO NOISE AT THIS TIME.
lhelmer	19-Sep-20 02:14:56	67-11 has a new remark: MADE CONTACT WITH RP.

Unit Activity:

Unit	Employee	Department	Temporary	Status	Location/Remark/Case	Date/Time
67-11	RANDY PATRICK	PUTNAM COUNTY SHERIFF'S DEPARTMENT		Dispatched		19-Sep-20 02:00:13
67-11	RANDY	PUTNAM		New Remark	MADE CONTACT WITH RP	19-Sep-20 02:14:56

* Date/Time Is Backfilled



CAD Detail

Print Date: 30-Sep-20

Print Time: 12:54:53

User Name: dslmmons

Incident #2020-00027078

Hide Incident Log; Hide System Messages; Hide Media

Unit Activity:

Unit	Employee	Department	Temporary Department	Status	Location/Remark/Case	Date/Time
67-11	PATRICK RANDY PATRICK	COUNTY SHERIFF'S DEPARTMEN T PUTNAM COUNTY SHERIFF'S DEPARTMEN T		Available		19-Sep-20 02:16:55
67-15	Robert Solleux	PUTNAM COUNTY SHERIFF'S DEPARTMEN T		Dispatched		*19-Sep-20 02:14:41
67-15	Robert Solleux	PUTNAM COUNTY SHERIFF'S DEPARTMEN T		En Route		*19-Sep-20 02:14:42
67-15	Robert Solleux	PUTNAM COUNTY SHERIFF'S DEPARTMEN T		On Scene		19-Sep-20 02:14:43
67-15	Robert Solleux	PUTNAM COUNTY SHERIFF'S DEPARTMEN T		New Remark	JUST ARRIVED OS / NO NOISE AT THIS TIME	19-Sep-20 02:14:54
67-15	Robert Solleux	PUTNAM COUNTY SHERIFF'S DEPARTMEN T		Available		19-Sep-20 02:16:53

Dispositions:

Incident Disposition	Remarks
C - Incident processing has been completed	

Service Request Disposition	Unit Org	Count	Remarks
COMPLETE-SR-SR Complete	PUTNAM COUNTY SHERIFF'S	1	

* Date/Time is Backfilled

For Official Use Only



CAD Detail

Print Date: 30-Sep-20

Print Time: 12:54:53

User Name: dslimmons

Incident #2020-00027078

Hide Incident Log; Hide System Messages; Hide Media

Service Request	Disposition	Unit Org	Count	Remarks
		DEPARTMENT		

* Date/Time Is Backfilled

For Official Use Only

Page 3 of 3



CAD Detail

Print Date: 30-Sep-20

Print Time: 12:54:25

User Name: dslimmons

Incident #2020-00027079

Hide Incident Log; Hide System Messages; Hide Media

Incident Location: 2717 FERNWOOD DR, GREENCASTLE

Apt:

Inc Loc Info:

Latitude: 39.594771

Building:

Longitude: -86.809128

Community: GREENCASTLE

Municipality: GREENCASTLE

Caller Name:

Disposition: C

Caller Location: 630 TENNESSEE ST - S SECTO
R, GREENCASTLE

Apt:

Call Loc Info:

Building:

Phone: (765) 721-7889

Source: 911

Call Back Phone: (765) 721-7889

Incoming 911: 19-Sep-20 02:24:11

Created By: lhelmer

Create Date/Time: 19-Sep-20 02:24:11

Sent By: lhelmer

Dispatch Date/Time: 19-Sep-20 02:29:38

Language:

Enroute Date/Time: *19-Sep-20 03:01:57

Priority: 15

Onscene Date/Time:

Event: PUBLIC SERVICE

Clear Date/Time: 19-Sep-20 03:01:57

Closed Date/Time: 19-Sep-20 03:01:57

Remarks:

User Name	Date/Time	Remarks
lhelmer	19-Sep-20 02:29:32	SUBJ TX 911 TO COMPLAIN ABOUT NOISE FROM CONCERT/ ADV'D WILL BE GOING OVER TO LOCATION TO TALK TO SOMEONE
flitzpatrick	19-Sep-20 03:01:49	67-11 has a new remark: ATTEMPTED NUMBER MULT TIMES / NO ANSWER.

Unit Activity:

Unit	Employee	Department	Temporary Department	Status	Location/Remark/Case	Date/Time
67-11	RANDY PATRICK	PUTNAM COUNTY SHERIFF'S DEPARTMENT		Dispatched		19-Sep-20 02:29:38
67-11	RANDY PATRICK	PUTNAM COUNTY SHERIFF'S		New Remark	ATTEMPTED NUMBER MULT TIMES / NO ANSWER	19-Sep-20 03:01:48

* Date/Time is Backfilled

For Official Use Only

Page 1 of 2



CAD Detail

Print Date: 30-Sep-20

Print Time: 12:54:25

User Name: dsimmons

Incident #2020-00027079

Hide Incident Log; Hide System Messages; Hide Media

Unit Activity:

Unit	Employee	Department	Temporary	Status	Location/Remark/Case	Date/Time
67-11	RANDY PATRICK	DEPARTMEN T PUTNAM COUNTY SHERIFF'S DEPARTMEN T		Available		19-Sep-20 03:01:57

Dispositions:

Incident Disposition	Remarks
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C - Incident processing has been completed

Service Request Disposition	Unit Org	Count	Remarks
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COMPLETE-SR-SR Complete

PUTNAM COUNTY SHERIFF'S
DEPARTMENT 1

* Date/Time Is Backfilled

For Official Use Only

Page 2 of 2



CAD Detail

Print Date: 30-Sep-20

Print Time: 12:53:45

User Name: dslmmons

Incident #2020-00027082

Hide Incident Log; Hide System Messages; Hide Media

Incident Location: 4411 E US HWY 40, GREENCASTLE

Apt:

Inc Loc Info:

Latitude: 39.605494

Building:

Longitude: -86.778676

Community: GREENCASTLE

Municipality: GREENCASTLE

Caller Name: BRANDON BENNETT

Disposition: C

Caller Location:

Apt:

Call Loc Info:

Building:

Phone: 765-720-0329

Source: ADMIN

Call Back Phone: 765-720-0329

Incoming 911: 19-Sep-20 02:52:21

Created By: lhelmer

Create Date/Time: 19-Sep-20 02:52:21

Sent By: lhelmer

Dispatch Date/Time: 19-Sep-20 02:56:19

Language: English

Enroute Date/Time: *19-Sep-20 04:16:12

Onscene Date/Time:

Priority: 1

Clear Date/Time: 19-Sep-20 04:16:12

Event: TRESPASSING

Closed Date/Time: 19-Sep-20 04:16:12

Remarks:

User Name	Date/Time	Remarks
lhelmer	19-Sep-20 02:54:30	SUBJECT ADV'D MULTIPLE VEHICLES HAVE PULLED ONTO HIS PROPERTY DU TO THEIR GPS SENDING THEM TO THE INCORRECT ADDRESS FOR THE CONCERT/ RP ALSO NOT HAPPY ABOUT THE EXCESSIVE NOISE// RP ADV'D HE HAS BEEN IN CONTACT WITH THE OWNER OF THE PROPERTY MULTIPLE TIME ABOUT THE VEHICLES AND NOISE
lhelmer	19-Sep-20 02:54:48	NO VEHICLES ON THE PROPERTY NOW// ASKED 2 VEHICLES TO LEAVE JUST BEFORE CALL TO DISPATCH
rsoilleux	19-Sep-20 04:04:30	PR HAS BEEN IN DIRECT CONTACT WITH JOSH WILLER, 765-719-2005, INDIVIDUAL HOLDING THE CONCERT, NUMEROUS TIMES TONIGHT CONCERNING THE EXCESSIVELY LOUD NOISE AND TRESPASSING CONCERT GOERS.
		MR. WILLER CLAIMED THAT HE WOULD TAKE MEASURE TO PREVENT TRESPASSER BUT HAS NOT.
		RP STATES ALL TRESPASSERS HAVE LEFT AND HE HAS NOT NOTICED ANY

* Date/Time is Backfilled

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Page 1 of 2



CAD Detail

Print Date: 30-Sep-20

Print Time: 12:53:45

User Name: dsimmons

Incident #2020-00027082

Hide Incident Log; Hide System Messages; Hide Media

Remarks:

User Name	Date/Time	Remarks
		DAMAGE AT THIS TIME.

Unit Activity:

Unit	Employee	Department	Temporary Department	Status	Location/Remark/Case	Date/Time
67-15	Robert Soilleux	PUTNAM COUNTY SHERIFF'S DEPARTMENT		Dispatched		19-Sep-20 02:56:19
67-15	Robert Soilleux	PUTNAM COUNTY SHERIFF'S DEPARTMENT		Available		19-Sep-20 04:06:05

Dispositions:

Incident Disposition	Remarks
C - Incident processing has been completed	

C - Incident processing has been completed

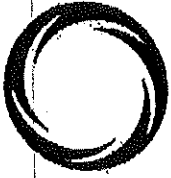
Service Request Disposition	Unit Org	Count	Remarks
COMPLETE-SR-SR Complete	PUTNAM COUNTY SHERIFF'S DEPARTMENT	1	10-8

COMPLETE-SR-SR Complete PUTNAM COUNTY SHERIFF'S DEPARTMENT 1 10-8

* Date/Time is Backfilled

For Official Use Only

Page 2 of 2



CAD Detail

Print Date: 30-Sep-20
Print Time: 12:57:09
User Name: dsimmons

Incident #2020-00027166

Hide Incident Log; Hide System Messages; Hide Media

Incident Location: PUTNAM COUNTY

Inc Loc Info:

Building:

Community:

Municipality:

Caller Name: EVAN PETROTTI

Caller Location:

Call Loc Info:

Phone: 805-275-9894

Call Back Phone:

Incoming 911: 19-Sep-20 23:18:47

Create Date/Time: 19-Sep-20 23:18:47

Dispatch Date/Time: 19-Sep-20 23:20:14

Enroute Date/Time: *20-Sep-20 03:25:22

Onscene Date/Time:

Clear Date/Time: 20-Sep-20 00:31:37

Closed Date/Time: 20-Sep-20 03:25:22

Apt:

Latitude:

Longitude:

Disposition: C

Apt:

Building:

Source: ADMIN

Created By: tfitzpatrick

Sent By: tfitzpatrick

Language:

Priority: 15

Event: ADMIN

Remarks:

User Name	Date/Time	Remarks
tfitzpatrick	19-Sep-20 23:20:11	REQ MOST SENIOR DEPUTY ON DUTY TX REF MUSIC FEST NOISE COMPLAINT CALLER WAS PROVIDED DHS AMUSEMENT PERMIT NUMBER
rpatrick	20-Sep-20 03:17:47	ADVISED CALLER OF EVENT PERMIT # AND INDIANA DEPARTMENT OF HOMELAND SECURITY
rpatrick	20-Sep-20 03:18:28	10-8

Unit Activity:

Unit	Employee	Department	Temporary	Status	Location/Remark/Case	Date/Time
67-11	RANDY PATRICK	PUTNAM COUNTY SHERIFF'S DEPARTMENT		Dispatched		19-Sep-20 23:20:14
67-11	RANDY PATRICK	PUTNAM COUNTY SHERIFF'S DEPARTMENT		Available		20-Sep-20 00:31:37

* Date/Time is Backfilled

For Official Use Only



CAD Detail

Print Date: 30-Sep-20

Print Time: 12:57:09

User Name: dsimmons

Incident #2020-00027166

Hide Incident Log; Hide System Messages; Hide Media

Unit Activity:

Unit	Employee	Department	Temporary	Status	Location/Remark/Case	Date/Time
67-11	PATRICK	COUNTY SHERIFF'S DEPARTMENT				
67-11	RANDY PATRICK	PUTNAM COUNTY SHERIFF'S DEPARTMENT		Dispatched		20-Sep-20 03:05:20
67-11	RANDY PATRICK	PUTNAM COUNTY SHERIFF'S DEPARTMENT		Available		20-Sep-20 03:18:28
67-11	RANDY PATRICK	PUTNAM COUNTY SHERIFF'S DEPARTMENT		New Remark	10-8	20-Sep-20 03:18:28

Dispositions:

Incident Disposition	Remarks
C - Incident processing has been completed	10-8

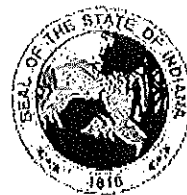
Service Request Disposition	Unit Org	Count	Remarks
COMPLETE-SR-SR Complete	PUTNAM COUNTY SHERIFF'S DEPARTMENT	1	10-8

* Date/Time is Backfilled

For Official Use Only



INDIANA HOMELAND SECURITY



Amusement & Entertainment

LIVESTOCK MUSIC FESTIVAL
2507 E US HWY 40
GREENCASTLE, INDIANA 46135

STATE/PERMIT #
AE6735721C

ISSUE
9/26/2019

EXPIRATION
9/26/2020

should be provided in the section of Tenant or Land Contract Owner?
Karen

On Thursday, October 1, 2020, 09:08:49 AM EDT, PC Planning <pcplanning@yahoo.com> wrote:

Karen,

Attached is complaint form that needs to be completed for the complaints on the Live Stock Event.

Lisa Zeiner, Plan Director
Putnam County Building and Planning Department
1 Courthouse Square Room 46
Greencastle, IN 46135
phone:(765) 301-9108
fax (765) 301-9132

2020-DS-10-01

GARY WALTERS – S SIDE OF CR

800 N



**Putnam County
Building & Planning Department**

1 Courthouse Square 4th Floor Room 46
Greencastle, IN 46135
(765) 301-9108

November 16, 2020

Theodore & Kathryn Willer
Josh Willer
4342 S CR 300 E
Greencastle, IN 46135

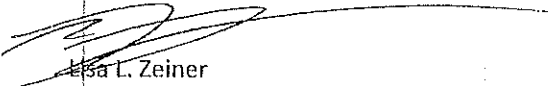
RE: Timber Ridge Hemp Co., 4700 S CR 300 E -- Parcel # 67-12-01-900-001.000-017 -- LIVestock Music Festival

Dear Mr. & Mrs. Willer and Mr. Josh Willer

The Putnam County Plan Commission and Putnam County Board of Zoning Appeals have received numerous complaints about that a music festival at the above referenced property. The property in question is currently located in an Agricultural Zoning District (A2) and "music festivals" are not permitted in this zoning district.

If a music festival did occur, or if similar-type events are planned in the future, specific zoning procedures exist that must be followed for such events to be in compliance with the Putnam County zoning requirements. You are hereby requested to be present at the Putnam County Board of Zoning Appeals meeting on December 14, 2020 at 7:00 p.m. The BZA meeting will be held at the Putnam County Court House, 1st floor Commissioner's Meeting Room. The Courthouse is located at 1 West Washington Street Greencastle.

Sincerely,


Lisa L. Zeiner
Plan Director

Fwd: IDHS received complaint re: LiveStock Music Festival

From: Matt Demmings (mdemmings@putnam-sheriff.org)

To: pcplanning@yahoo.com

Date: Tuesday, October 6, 2020, 9:10 AM EDT

Good Morning Lisa,

Our office received this from the IDHS this morning- I'm going to reply and also print a copy for our records here. Thought you might want a copy for your file- Matt

----- Forwarded message -----

From: Vova Johnson <vjohnson@putnam-sheriff.org>

Date: Tue, Oct 6, 2020 at 8:31 AM

Subject: Fwd: IDHS received complaint re: LiveStock Music Festival

To: Matt Demmings <mdemmings@putnam-sheriff.org>, Scott Stockton <ssstockton@putnam-sheriff.org>, Tresha Clearwaters <tclearwaters@putnam-sheriff.org>, Dara Robinson <drobenson@putnam-sheriff.org>

----- Forwarded message -----

From: Settle, Kristin <KSettle@dhs.in.gov>

Date: Mon, Oct 5, 2020 at 3:52 PM

Subject: IDHS received complaint re: LiveStock Music Festival

To: vjohnson@putnam-sheriff.org <vjohnson@putnam-sheriff.org>

Good afternoon,

I'm in receipt of multiple complaints from a neighbor(s) that resides around the event that took place on 9/26/2020 at 2507 E US HWY 40 GREENCASTLE, IN 46135. The complainant states that they called the Putnam County Sheriff's Department on 9/19/20 at 11:15 pm to lodge a complaint regarding the noise. The responding officer, Senior Deputy Patrick returned the call at 11:22 pm and indicated they had responded to a similar complaint and that they were allowed to have the event since the event had received a permit from IDHS.

While the event may have had a permit to operate, they are required to follow all Federal, State, and local ordinance laws in effect where the event is held. This would include any noise ordinances in place by the City/ County, or following any State Statutes designating 'quiet' hours. When customers apply for a permit from IDHS, the subsequent permit that is approved and issued does NOT list an operations time for the event(s). The Putnam County Sheriff's Office is allowed to enforce any laws or ordinances within their purview. The Sheriff's Department also has the ability to close an event if they so chose to, due illegal activity or public safety/ life safety issues. Attached is the permit that was issued for the event.

This email is to follow-up on the complaint. I will also be responding via USPS mail to the complainant

Call from Josh Willer

From: Yahoo (karenelsonheavin@yahoo.com)
To: pcplanning@yahoo.com
Date: Friday, October 2, 2020, 2:21 PM EDT

Lisa,

I did want to let you know that Josh Willer, the organizer of the Livestock Music Festival, did call me back just a few minutes ago. Our conversation went well. He was very polite. He did tell me he received "many" calls that weekend, and some since, complaining about the noise.

Josh told me that in addition to expanding the event to multiple days he had moved the stage closer into the valley this year compared to the years before. He said he was trying to test the tolerance. I joked with him that he was an over-achiever as he well passed the tolerance level of the residents. I told him it would be appreciated if the volume and the longevity of the music could be curtailed next year. Although he did not tell me his plans for next year, he did say, he recognizes he needs to make some adjustments. I am hopeful your office will provide him with detailed adjustments that need to be made. :)

I was frank with him and let him know I was still fielding complaints this week, which motivated me to reach out to the Sherriff's Department and Chief Deputy Matt Demmings who has since compiled a report of the 911 calls for that weekend. Furthermore, I told him I had written you a letter of complaint on behalf of the constituents of Warren Township noting the specific details from Chief Deputy Demmings report.

When you read my letter that I put in the mail, it states he had not returned my calls. So I wanted you to know that he did call me back, it just took him several days.

I still hope you and your board will be able to officially "do something" to reign in the event so this kind of commotion does not occur in the future.

Your diligence is much appreciated!

Have a great weekend.

Karen

On Thursday, October 1, 2020, 10:00:08 AM EDT, PC Planning <pcplanning@yahoo.com> wrote:

Karen,

The address of the Livestock Music Festival should go in the owner section. Tenant/Land Contract Owner is for places that are rented out.

Lisa Zeiner, Plan Director
Putnam County Building and Planning Department
1 Courthouse Square Room 46
Greencastle, IN 46135
phone:(765) 301-9108
fax (765) 301-9132

On Thursday, October 1, 2020, 9:40:14 AM EDT, Yahoo <karenelsonheavin@yahoo.com> wrote:

Lisa,

Thanks for the form! I do have a question . . . I am assuming the address of the Livestock Music Festival

only the date in which the event occurs.

Thank you.

Kristin Settle | CBI

Section Chief-Code Enforcement

Division of Fire & Building Safety

Office of the State Fire Marshal

Indiana Department of Homeland Security

302 W. Washington Street, Room E241

Indianapolis, IN 46204

Phone: 317-431-8359

Email: ksettle@dhs.in.gov

Web: www.in.gov/dhs



AE6735721C-20200929-093027AM (1).pdf
16.8kB

Call from Josh Willer

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To: pcplanning@yahoo.com

Date: Friday, October 2, 2020, 2:21 PM EDT

Lisa,

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Lisa Zeiner, Plan Director
Putnam County Building and Planning Department
1 Courthouse Square Room 46
Greencastle, IN 46135
phone:(765) 301-9108
fax (765) 301-9132

On Thursday, October 1, 2020, 9:40:14 AM EDT, Yahoo <karennelsonheavin@yahoo.com> wrote:

Lisa,

Thanks for the form! I do have a question . . . I am assuming the address of the Livestock Music Festival

should be provided in the section of Tenant or Land Contract Owner?

Karen

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Karen,

Attached is complaint form that needs to be completed for the complaints on the Live Stock Event.

Lisa Zeiner, Plan Director
Putnam County Building and Planning Department
1 Courthouse Square Room 46
Greencastle, IN 46135
phone:(765) 301-9108
fax (765) 301-9132



Putnam County Building & Planning Department

1 Courthouse Square 4th Floor Room 46
Greencastle, IN 46135
(765) 301-9108

Complaint # _____

Building or Zoning Complaint Form

TYPE OF COMPLAINT:

BUILDING

ZONING

UNSAFE BUILDING

TOWNSHIP: Warren

DATE: 10/2/2020

COMPLAINANT:

Name: LAWRENCE MUSCLE

Address: 1535 E TALL OAKS LN
GREENCASTLE, IN 46135

Phone: H 765-653-6357
C 317-753-1221

PROPERTY OWNER: Livestock Music Festival

Name: Josh Miller; Timber Ridge Hemp Co.

Address: 4700 S. CR 300 E.
Greencastle, IN 46135

Phone: 765-721-0420

***TENANT OR LAND CONTRACT OWNER:**

Name: N/A

Address: _____

Phone: _____

***IF THIS IS A RENTAL OR LAND CONTRACT
PROPERTY, PROVIDE THE INFORMATION OF THE
PERSON ACTUALLY LIVING IN THE DWELLING IN
THE SPACE PROVIDED**

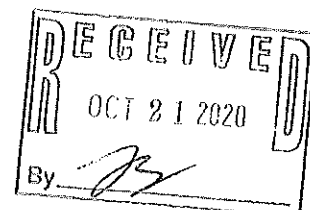
EXPLANATION OF COMPLAINT (If more room is needed use the back of this form):

UNACCEPTABLE NOISE FROM THE LIVESTOCK MUSIC FESTIVAL ON SEPT. 18, 19, 20 2020.

SEE ATTACHED LETTER

I BELIEVE THIS IS IN VIOLATION OF THE PUTNAM COUNTY COMPREHENSIVE PLAN.

Lawrence W. Muscle
Signature of Person Completing Form



Lisa Zeiner
Putnam County Building Department
1 Courthouse Square: 4th Floor, Room 46
Greencastle, IN 46135

October 18, 2020

Dear MS. Zeiner,

I am aware of and have read the letter you received from Karen Nelson Heavin, Warren Township Trustee. As Chairman of the Warren Township Advisory Board, I am giving my full agreement and support to all the items referenced in the letter dated October 1, 2020.

I have also received several complaints about the duration of and noise level of the Livestock Music Festival conducted September 18, 19 & 20, 2020. The main areas of concern brought to my attention, and they are my concern as well, are the hours of operation and excessive noise level.

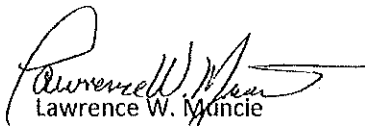
In addition:

1. How can event of this size be held at this time with all the State Covid 19 restrictions in place?
2. Was the State Excise Police aware of this event? Did they inspect the event ?
3. Did Indiana Homeland Security approve an event of this size ?
4. Did State or Local Fire Marshals inspect the event ?
5. Did the Putnam County Health Department inspect the event ?

It appears that this event has never applied for and received the appropriate permits to hold an event of this size or nature. From my research it appears that Putnam County does not have a formal noise or nuisance ordinance, I will stand corrected if one can be provided. I have lived in Putnam County for almost 50 years and never experienced a problem of this nature. It may be time to formally adopt a Noise and Nuisance Ordinance in Putnam County. This would help alleviate future problems that have been produced by the Livestock Music Festival and other events that may occur in the future.

On a more personal note, I had my twin 15 year old grand children visiting the weekend of the Livestock Music Festival. When you have teenagers complain about the noise level and that it is 3:00AM and they can't get to sleep, there is a serious problem.

I trust that you and the Building and Zoning Department will thoroughly look into this matter and put the appropriate safeguards in place to insure this problem does not occur in the future.


Lawrence W. Muncie
1535 E. Tall Oaks LN.
Greencastle, IN 46135

(H) 765-653-6357

(C) 317-753-1221



Putnam County Building & Planning Department

1 Courthouse Square 4th Floor Room 46
Greencastle, IN 46135
(765) 301-9108

Complaint # 52

Building or Zoning Complaint Form

TYPE OF COMPLAINT:

BUILDING

ZONING

UNSAFE BUILDING

TOWNSHIP: Warren

DATE: 10-2-20

COMPLAINANT:

Name: Karen Nelson Heavin

Address: 4255 S. CR 125 E.

Greencastle, IN 46135

Phone: 765-653-2518

PROPERTY OWNER: Livestock Music Festival

Name: Josh Willer; Timber Ridge Hemp Co. ↑

Address: 4700 S. CR 300 E.

Greencastle, IN 46135

Phone: 765-721-0420; 765-653-2364

*TENANT OR LAND CONTRACT OWNER:

Name: N/A

Address: _____

Phone: _____

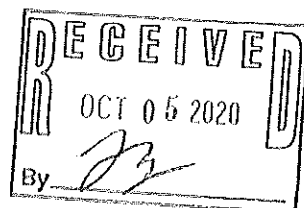
*IF THIS IS A RENTAL OR LAND CONTRACT
PROPERTY, PROVIDE THE INFORMATION OF THE
PERSON ACTUALLY LIVING IN THE DWELLING IN
THE SPACE PROVIDED

EXPLANATION OF COMPLAINT (If more room is needed use the back of this form):

SEE Attached Letter

I BELIEVE THIS IS IN VIOLATION OF THE PUTNAM COUNTY COMPREHENSIVE PLAN.

Karen Nelson Heavin
Signature of Person Completing Form



Karen Nelson Heavin
Warren Township Trustee – Putnam County Indiana
4255 S County Road 125 E
Greencastle, IN 46135
765-653-2518; 765-720-5598
karennelsonheavin@yahoo.com

October 1, 2020

Lisa Zeiner
Putnam County Building & Planning Department
1 Courthouse Square; 4th Floor, Room 46
Greencastle, IN 46135

Dear Ms. Zeiner,

This document is a follow up to our telephone conversation held today and is a written complaint on behalf of the constituents of Warren Township about the Livestock Music Festival held by Josh Willer and the Timber Ridge Hemp Company on September 18, 19, & 20 at the location of 4700 South County Road 300 East; Greencastle, IN 46135.

That weekend I received several complaints from my constituents about the loud music from the festival. The event occurred off of Airport Road and the music could be heard to State Road 231. Music played from 4PM on Friday to 3:30AM on Sunday. After working with Chief Deputy Matt Demmings from the Putnam County Sherriff's Department, he was able to confirm there were a total of 20 calls that weekend to the Putnam County Dispatch via 911 complaining of the noise due to the festival. The 911 calls started at 9:03PM on Friday, September 18 and continued until 2:30AM on Sunday, September 20.

From the 911 calls, five written complaints were documented. Most of the written complaints were due to noise. One of the written complains documented that if something was not done to control the noise, the home owner planned to shoot off his gun in the direction of the festival until the noise ended. Another written complaint documented a constituent was upset as festival attendees were routed to his residence via GPS and were parking in his driveway and yard then trespassing on his private property believing the festival was held there.

I am still fielding complaints and inquires of what can be done in 2021 to ensure the noise of the event does not negatively impact residents in the area. I have reached out to the event organizer to chat about constituent concerns. However, he has not returned my call nor my voicemail message.

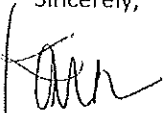
According to Rob Miller of the Indiana Fire Marshall's Office, he granted the event with an Indiana Homeland Security safety permit, Permit # AE6735721C, for fire safety. That permit had no authorization for noise volume nor hours of operation.

You mentioned in our telephone conversation the event organizer had failed to file the appropriate paper work with Putnam County Building & Planning Department for the last three years. It has yet to be determined if the Cloverdale Fire Department approved a permit for the event's large fireworks display

either. It should be noted that Warren Township purchases its fire protection from Cloverdale Fire Department.

On behalf of my constituents, I urge the Putnam County Building & Planning Board to ensure the event has all the needed paperwork in place before the event would occur again. Furthermore, the residents of Warren Township, and all residents of Putnam County, should not be exposed to excessively loud music, especially for an extended period of time. If events like this continue to be held, I would encourage you to limit such events to one day and the hours of operation to cease at midnight.

Sincerely,



Karen Nelson Heavin
Warren Township Trustee

cc: Chief Deputy Matt Demmings

"Livestock" Event

From: Matt Demmings (mdemmings@putnam-sheriff.org)

To: pcplanning@yahoo.com

Date: Friday, October 2, 2020, 10:59 AM EDT

Hello Lisa,

I've attached the incident reports generated from this event. There are five of those, which just means that a Deputy was actually dispatched and sent on those particular complaints. Debra Simmons at the EOC said that there were 10 complaints on Friday evening into Saturday morning and 10 on Saturday evening into Sunday morning. She said that on Friday the 18th, the first complaint was received at 9:03 PM, and the last one for the night was received at 3:58 AM on Saturday the 19th. She said that on Saturday, one came in at approximately 4 PM, and then they started coming in again that evening at 7:12 PM and stopped at about 2:30 AM on the 20th.

Karen Heavin, the Warren Township trustee, would like to be notified if there is a hearing in the future, so she can let some of her impacted constituents know about it- There were apparently many who are not adjacent neighbors to the property but were impacted negatively by the event. Karen's phone numbers are: Home: (765) 653-2518 Cell: (765) 720-5598

Thank you Lisa- Matt Demmings



Incident Reports.pdf
413.2kB



CAD Detail

Print Date: 30-Sep-20
 Print Time: 12:52:27
 User Name: dsimmons

Incident #2020-00027050

Hide Incident Log; Hide System Messages; Hide Media

Incident Location:	2256 E US HWY 40, GREENCASTLE	Apt:	
Inc Loc Info:		Latitude:	39.586165
Building:		Longitude:	-86.808794
Community:	GREENCASTLE		
Municipality:	GREENCASTLE		
Caller Name:	STEVEN MCMAINS	Disposition:	C
Caller Location:	1431 E US 40 - E, CLOVERDALE	Apt:	
Call Loc Info:		Building:	
Phone:	(765) 721-3070	Source:	911
Call Back Phone:	(765) 721-3070		
Incoming 911:	18-Sep-20 21:02:49	Created By:	lbirt
Create Date/Time:	18-Sep-20 21:02:49	Sent By:	lbirt
Dispatch Date/Time:	18-Sep-20 21:13:47	Language:	
Enroute Date/Time:	*18-Sep-20 21:58:16		
Onscene Date/Time:		Priority:	1
Clear Date/Time:	18-Sep-20 21:58:16	Event:	DISTURBANCE
Closed Date/Time:	18-Sep-20 21:58:16		

Remarks:

User Name	Date/Time	Remarks
lbirt	18-Sep-20 21:13:45	NO MAILBOX AT THIS LOCATION / SHARES A DRIVEWAY WITH 2280 E US HWY 40 UPSET W/ ALL THE NOISE FROM THE PAVING COMPANY TODAY AND NOW LIVESTOCK MUSIC FESTIVAL IS TOO LOUD
lbirt	18-Sep-20 21:58:11	67-7 has a new remark: SPOKE W/ THE CALLER .

Unit Activity:

Unit	Employee	Department	Temporary Department	Status	Location/Remark/Case	Date/Time
67-7	RILEY HOUGHTON	PUTNAM COUNTY SHERIFF'S DEPARTMENT		Dispatched		18-Sep-20 21:13:47
67-7	RILEY HOUGHTON	PUTNAM COUNTY SHERIFF'S		New Remark	SPOKE W/ THE CALLER	18-Sep-20 21:58:11

* Date/Time is Backfilled



CAD Detail

Print Date: 30-Sep-20

Print Time: 12:52:28

User Name: dsimmons

Incident #2020-00027050

Hide Incident Log; Hide System Messages; Hide Media

Unit Activity:

Unit	Employee	Department	Temporary Department	Status	Location/Remark/Case	Date/Time
67-7	RILEY HOUGHTON	DEPARTMEN T PUTNAM COUNTY SHERIFF'S DEPARTMEN T		Available		18-Sep-20 21:58:15

Dispositions:

Incident Disposition	Remarks
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C - Incident processing has been completed

Service Request Disposition	Unit Org	Count	Remarks
-----------------------------	----------	-------	---------

COMPLETE-SR-SR Complete

PUTNAM COUNTY SHERIFF'S
DEPARTMENT

1

* Date/Time Is Backfilled

For Official Use Only



CAD Detail

Print Date: 30-Sep-20
 Print Time: 12:54:52
 User Name: dsimmons

Incident #2020-00027078

Hide Incident Log; Hide System Messages; Hide Media

Incident Location:	1658 E CO RD 225 S, GREENCASTLE	Apt:	
Inc Loc Info:		Latitude:	39.626541
Building:		Longitude:	-86.819725
Community:	GREENCASTLE		
Municipality:	GREENCASTLE		
Caller Name:		Disposition:	C
Caller Location:	550 AND 700S - NW SECTOR, GREENCASTLE	Apt:	
Call Loc Info:		Building:	
Phone:	(317) 407-4369	Source:	911
Call Back Phone:	(317) 407-4369		
Incoming 911:	19-Sep-20 01:52:10	Created By:	lhelmer
Create Date/Time:	19-Sep-20 01:52:10	Sent By:	lhelmer
Dispatch Date/Time:	19-Sep-20 02:00:13	Language:	
Enroute Date/Time:	*19-Sep-20 02:14:42		
Onscene Date/Time:	19-Sep-20 02:14:43	Priority:	1
Clear Date/Time:	19-Sep-20 02:16:58	Event:	WEAPON
Closed Date/Time:	19-Sep-20 02:16:58		

Remarks:

User Name	Date/Time	Remarks
lhelmer	19-Sep-20 02:00:08	CALLER TX 911 TO ADVISE HE IS FED UP WITH THE NOISE COMING FROM THE CONCERT AND HE PLANS TO SHOOT A WEAPON TOWARD THE NOISE UNTIL IT STOPS
ffitzpatrick	19-Sep-20 02:14:54	67-15 has a new remark: JUST ARRIVED OS / NO NOISE AT THIS TIME.
lhelmer	19-Sep-20 02:14:56	67-11 has a new remark: MADE CONTACT WITH RP.

Unit Activity:

Unit	Employee	Department	Temporary Department	Status	Location/Remark/Case	Date/Time
67-11	RANDY PATRICK	PUTNAM COUNTY SHERIFF'S DEPARTMENT		Dispatched		19-Sep-20 02:00:13
67-11	RANDY	PUTNAM		New Remark	MADE CONTACT WITH RP	19-Sep-20 02:14:56

* Date/Time is Backfilled

For Official Use Only

Page 1 of 3



CAD Detail

Print Date: 30-Sep-20

Print Time: 12:54:53

User Name: dslimmons

Incident #2020-00027078

Hide Incident Log; Hide System Messages; Hide Media

Unit Activity:

Unit	Employee	Department	Temporary Department	Status	Location/Remark/Case	Date/Time
67-11	PATRICK	COUNTY SHERIFF'S DEPARTMENT		Available		19-Sep-20 02:16:55
67-15	RANDY PATRICK	PUTNAM COUNTY SHERIFF'S DEPARTMENT		Dispatched		*19-Sep-20 02:14:41
67-15	Robert Solleux	PUTNAM COUNTY SHERIFF'S DEPARTMENT		En Route		*19-Sep-20 02:14:42
67-15	Robert Solleux	PUTNAM COUNTY SHERIFF'S DEPARTMENT		On Scene		19-Sep-20 02:14:43
67-15	Robert Solleux	PUTNAM COUNTY SHERIFF'S DEPARTMENT		New Remark	JUST ARRIVED OS / NO NOISE AT THIS TIME	19-Sep-20 02:14:54
67-15	Robert Solleux	PUTNAM COUNTY SHERIFF'S DEPARTMENT		Available		19-Sep-20 02:16:53

Dispositions:

Incident Disposition

Remarks

C - Incident processing has been completed

Service Request

Disposition

Unit Org

Count Remarks

COMPLETE-SR-SR Complete

PUTNAM COUNTY SHERIFF'S

1

* Date/Time Is Backfilled

For Official Use Only



CAD Detail

Print Date: 30-Sep-20

Print Time: 12:54:53

User Name: dslmmons

Incident #2020-00027078

Hide Incident Log; Hide System Messages; Hide Media

Service Request Disposition	Unit Org	Count	Remarks
	DEPARTMENT		

* Date/Time is Backfilled

For Official Use Only

Page 3 of 3



CAD Detail

Print Date: 30-Sep-20

Print Time: 12:54:25

User Name: dslmmons

Incident #2020-00027079

Hide Incident Log; Hide System Messages; Hide Media

Incident Location:	2717 FERNWOOD DR, GREENCASTLE	Apt:	
Inc Loc Info:		Latitude:	39.594771
Building:		Longitude:	-86.809128
Community:	GREENCASTLE	Disposition:	C
Municipality:	GREENCASTLE	Apt:	
Caller Name:		Building:	
Caller Location:	630 TENNESSEE ST - S SECTO R, GREENCASTLE	Source:	911
Call Loc Info:		Created By:	lhelmer
Phone:	(765) 721-7889	Sent By:	lhelmer
Call Back Phone:	(765) 721-7889	Language:	
Incoming 911:	19-Sep-20 02:24:11	Priority:	15
Create Date/Time:	19-Sep-20 02:24:11	Event:	PUBLIC SERVICE
Dispatch Date/Time:	19-Sep-20 02:29:38		
Enroute Date/Time:	*19-Sep-20 03:01:57		
Onscene Date/Time:			
Clear Date/Time:	19-Sep-20 03:01:57		
Closed Date/Time:	19-Sep-20 03:01:57		

Remarks:

User Name	Date/Time	Remarks
lhelmer	19-Sep-20 02:29:32	SUBJ TX 911 TO COMPLAIN ABOUT NOISE FROM CONCERT/ ADV'D WILL BE GOING OVER TO LOCATION TO TALK TO SOMEONE
tlitzpatrick	19-Sep-20 03:01:49	67-11 has a new remark: ATTEMPTED NUMBER MULT TIMES / NO ANSWER.

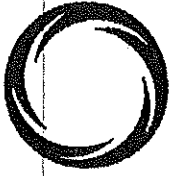
Unit Activity:

Unit	Employee	Department	Temporary Department	Status	Location/Remark/Case	Date/Time
67-11	RANDY PATRICK	PUTNAM COUNTY SHERIFF'S DEPARTMENT		Dispatched		19-Sep-20 02:29:38
67-11	RANDY PATRICK	PUTNAM COUNTY SHERIFF'S		New Remark	ATTEMPTED NUMBER MULT TIMES / NO ANSWER	19-Sep-20 03:01:48

* Date/Time is Backfilled

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Page 1 of 2



CAD Detail

Print Date: 30-Sep-20

Print Time: 12:54:25

User Name: dsimmons

Incident #2020-00027079

Hide Incident Log; Hide System Messages; Hide Media

Unit Activity:

Unit	Employee	Department	Temporary Department	Status	Location/Remark/Case	Date/Time
67-11	RANDY PATRICK	DEPARTMENT PUTNAM COUNTY SHERIFF'S DEPARTMENT		Available		19-Sep-20 03:01:57

Dispositions:

Incident Disposition	Remarks
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C - Incident processing has been completed

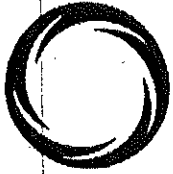
Service Request Disposition	Unit Org	Count	Remarks
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COMPLETE-SR-SR Complete	PUTNAM COUNTY SHERIFF'S DEPARTMENT	1	
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* Date/Time Is Backfilled

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Page 2 of 2



CAD Detail

Print Date: 30-Sep-20
 Print Time: 12:53:45
 User Name: dsimmons

Incident #2020-00027082

Hide Incident Log; Hide System Messages; Hide Media

Incident Location:	4411 E US HWY 40, GREENCASTLE	Apt:	
Inc Loc Info:		Latitude:	39.605494
Building:		Longitude:	-86.778676
Community:	GREENCASTLE	Disposition:	C
Municipality:	GREENCASTLE	Apt:	
Caller Name:	BRANDON BENNETT	Building:	
Caller Location:		Source:	ADMIN
Call Loc Info:		Created By:	lhelmer
Phone:	765-720-0329	Sent By:	lhelmer
Call Back Phone:	765-720-0329	Language:	English
Incoming 911:	19-Sep-20 02:52:21	Priority:	1
Create Date/Time:	19-Sep-20 02:52:21	Event:	TRESPASSING
Dispatch Date/Time:	19-Sep-20 02:56:19		
Enroute Date/Time:	*19-Sep-20 04:16:12		
Onscene Date/Time:			
Clear Date/Time:	19-Sep-20 04:16:12		
Closed Date/Time:	19-Sep-20 04:16:12		

Remarks:

User Name	Date/Time	Remarks
lhelmer	19-Sep-20 02:54:30	SUBJECT ADV'D MULTIPLE VEHICLES HAVE PULLED ONTO HIS PROPERTY DUE TO THEIR GPS SENDING THEM TO THE INCORRECT ADDRESS FOR THE CONCERT/ RP ALSO NOT HAPPY ABOUT THE EXCESSIVE NOISE// RP ADV'D HE HAS BEEN IN CONTACT WITH THE OWNER OF THE PROPERTY MULTIPLE TIMES ABOUT THE VEHICLES AND NOISE
lhelmer	19-Sep-20 02:54:48	NO VEHICLES ON THE PROPERTY NOW/// ASKED 2 VEHICLES TO LEAVE JUST BEFORE CALL TO DISPATCH
rsolileux	19-Sep-20 04:04:30	PR HAS BEEN IN DIRECT CONTACT WITH JOSH WILLER, 765-719-2005, INDIVIDUAL HOLDING THE CONCERT, NUMEROUS TIMES TONIGHT CONCERNING THE EXCESSIVELY LOUD NOISE AND TRESPASSING CONCERT GOERS.
		MR. WILLER CLAIMED THAT HE WOULD TAKE MEASURE TO PREVENT TRESPASSER BUT HAS NOT.
		RP STATES ALL TRESPASSERS HAVE LEFT AND HE HAS NOT NOTICED ANY

* Date/Time is Backfilled



CAD Detail

Print Date: 30-Sep-20
Print Time: 12:53:45
User Name: dsimmons

Incident #2020-00027082

Hide Incident Log; Hide System Messages; Hide Media

Remarks:

User Name	Date/Time	Remarks
		DAMAGE AT THIS TIME.

Unit Activity:

Unit	Employee	Department	Temporary Department	Status	Location/Remark/Case	Date/Time
67-15	Robert Solleux	PUTNAM COUNTY SHERIFF'S DEPARTMENT		Dispatched		19-Sep-20 02:56:19
67-15	Robert Solleux	PUTNAM COUNTY SHERIFF'S DEPARTMENT		Available		19-Sep-20 04:06:05

Dispositions:

Incident Disposition	Remarks
C - Incident processing has been completed	

Service Request Disposition	Unit Org	Count	Remarks
COMPLETE-SR-SR Complete	PUTNAM COUNTY SHERIFF'S DEPARTMENT	1	10-8

* Date/Time is Backfilled

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Page 2 of 2



CAD Detail

Print Date: 30-Sep-20
 Print Time: 12:57:09
 User Name: dsimmons

Incident #2020-00027166

Hide Incident Log; Hide System Messages; Hide Media

Incident Location: PUTNAM COUNTY
 Inc Loc Info:
 Building:
 Community:
 Municipality:
 Caller Name: EVAN PETROTTI
 Caller Location:
 Call Loc Info:
 Phone: 805-275-9894
 Call Back Phone:
 Incoming 911: 19-Sep-20 23:18:47
 Create Date/Time: 19-Sep-20 23:18:47
 Dispatch Date/Time: 19-Sep-20 23:20:14
 Enroute Date/Time: *20-Sep-20 03:25:22
 Onscene Date/Time:
 Clear Date/Time: 20-Sep-20 00:31:37
 Closed Date/Time: 20-Sep-20 03:25:22

Apt:
 Latitude:
 Longitude:
 Disposition: C
 Apt:
 Building:
 Source: ADMIN
 Created By: tfitzpatrick
 Sent By: tfitzpatrick
 Language:
 Priority: 15
 Event: ADMIN

Remarks:

User Name	Date/Time	Remarks
tfitzpatrick	19-Sep-20 23:20:11	REQ MOST SENIOR DEPUTY ON DUTY TX REF MUSIC FEST NOISE COMPLAINT / CALLER WAS PROVIDED DHS AMUSEMENT PERMIT NUMBER
rpatrick	20-Sep-20 03:17:47	ADVISED CALLER OF EVENT PERMIT # AND INDIANA DEPARTMENT OF HOMELAND SECURITY
rpatrick	20-Sep-20 03:18:28	10-8

Unit Activity:

Unit	Employee	Department	Temporary Department	Status	Location/Remark/Case	Date/Time
67-11	RANDY PATRICK	PUTNAM COUNTY SHERIFF'S DEPARTMENT		Dispatched		19-Sep-20 23:20:14
67-11	RANDY PATRICK	PUTNAM COUNTY SHERIFF'S DEPARTMENT		Available		20-Sep-20 00:31:37

* Date/Time Is Backfilled

For Official Use Only



CAD Detail

Print Date: 30-Sep-20

Print Time: 12:57:09

User Name: dsimmons

Incident #2020-00027166

Hide Incident Log; Hide System Messages; Hide Media

Unit Activity:

Unit	Employee	Department	Temporary Department	Status	Location/Remark/Case	Date/Time
67-11	PATRICK	COUNTY SHERIFF'S DEPARTMENT				
67-11	RANDY PATRICK	PUTNAM COUNTY SHERIFF'S DEPARTMENT		Dispatched		20-Sep-20 03:05:20
67-11	RANDY PATRICK	PUTNAM COUNTY SHERIFF'S DEPARTMENT		Available		20-Sep-20 03:18:28
67-11	RANDY PATRICK	PUTNAM COUNTY SHERIFF'S DEPARTMENT		New Remark	10-8	20-Sep-20 03:18:28

Dispositions:

Incident Disposition	Remarks
C - Incident processing has been completed	10-8

Service Request Disposition	Unit Org	Count	Remarks
COMPLETE-SR-SR Complete	PUTNAM COUNTY SHERIFF'S DEPARTMENT	1	10-8

* Date/Time is Backfilled

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Page 2 of 2



INDIANA HOMELAND SECURITY



Amusement & Entertainment

LIVESTOCK MUSIC FESTIVAL
2507 E US HWY 40
GREENCASTLE, INDIANA 46135

STATE/PERMIT #
AE6735721C

ISSUE
9/26/2019

EXPIRATION
9/26/2020

[Type here]

The undersigned, sworn upon his oath, says that the above information and attached exhibits, to my knowledge, are true and correct:

Theodore M. Willer

Signature of applicant

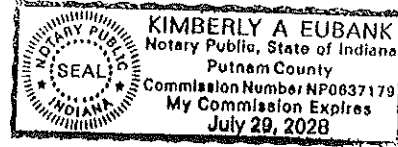
April 16, 2021

Date

State of Indiana)

) SS:

Putnam County)



Subscribed and sworn to before me this 16 day of April, 2021

Kimberly A. Eubank

Notary Public

My Commission Expires: 7-29-2028

County of Residence: Putnam

AFFIDAVIT AND CONSENT OF PROPERTY OWNER(S), IF DIFFERENT THAN THE APPLICANT

I/We Theodore M. Willer after being first duly sworn, depose and say:

1. That I/We are the owner(s) of the above-described real estate
2. That I/We have read and examined the Application for Special Exception or Variance of the Putnam County Zoning Ordinance, and are familiar with its contents
3. That I/We have no objections to, and consent to such request as set forth in the application

Theodore M. Willer

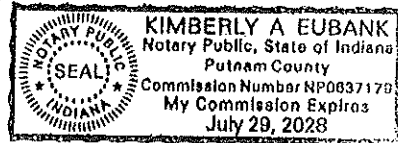
Signature of Property Owner

Signature of Property Owner

State of Indiana)

) SS:

Putnam County)



Subscribed and sworn to before me this 16 day of April, 2021

Kimberly A. Eubank

Notary Public

My Commission Expires: 7-29-2028

County of Residence: Putnam

RECEIPT

Approved by State Board of Accounts for Putnam County, 2001

Putnam County Planning & Zoning
Greencastle, Indiana

Date: 16-April-2021

NO. 35768

On Account Of: 1 SPECIAL EXCEPTION
Certificate #s 2021-BZA-21

150.00

Payment Type and Amount					
Cash Amount	Checks/Draft Amount	MO Amount	Credit Card / Bank Card Amount	EFT Amount	Other
	\$150.00 Ck# 3065				

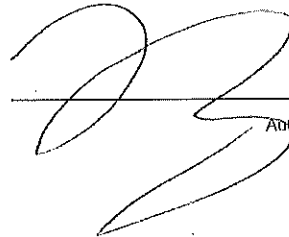
Received From:

WTR ENTERPRISES LP

\$150.00

The Sum Of:

ONE HUNDRED FIFTY AND XX / 100 DOLLARS



Authorized Signature

should be provided in the section of Tenant or Land Contract Owner?
Karen

On Thursday, October 1, 2020, 09:08:49 AM EDT, PC Planning <pcplanning@yahoo.com> wrote:

Karen,

Attached is complaint form that needs to be completed for the complaints on the Live Stock Event.

Lisa Zeiner, Plan Director
Putnam County Building and Planning Department
1 Courthouse Square Room 46
Greencastle, IN 46135
phone:(765) 301-9108
fax (765) 301-9132

2020-DS-10-01

GARY WALTERS – S SIDE OF CR

800 N



**Putnam County
Building & Planning Department**

1 Courthouse Square 4th Floor Room 46

Greencastle, IN 46135

(765) 301-9108

November 16, 2020

Theodore & Kathryn Willer
Josh Willer
4342 S CR 300 E
Greencastle, IN 46135

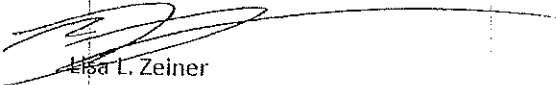
RE: Timber Ridge Hemp Co., 4700 S CR 300 E – Parcel # 67-12-01-900-001.000-017 – LIVEstock Music Festival

Dear Mr. & Mrs. Willer and Mr. Josh Willer

The Putnam County Plan Commission and Putnam County Board of Zoning Appeals have received numerous complaints about that a music festival at the above referenced property. The property in question is currently located in an Agricultural Zoning District (A2) and "music festivals" are not permitted in this zoning district.

If a music festival did occur, or if similar-type events are planned in the future, specific zoning procedures exist that must be followed for such events to be in compliance with the Putnam County zoning requirements. You are hereby requested to be present at the Putnam County Board of Zoning Appeals meeting on December 14, 2020 at 7:00 p.m. The BZA meeting will be held at the Putnam County Court House, 1st floor Commissioner's Meeting Room. The Courthouse is located at 1 West Washington Street Greencastle.

Sincerely,


Lisa L. Zeiner
Plan Director

Fwd: IDHS received complaint re: LiveStock Music Festival

From: Matt Demmings (mdemmings@putnam-sheriff.org)

To: pcplanning@yahoo.com

Date: Tuesday, October 6, 2020, 9:10 AM EDT

Good Morning Lisa,

Our office received this from the IDHS this morning- I'm going to reply and also print a copy for our records here. Thought you might want a copy for your file- Matt

----- Forwarded message -----

From: Vova Johnson <vjohanson@putnam-sheriff.org>

Date: Tue, Oct 6, 2020 at 8:31 AM

Subject: Fwd: IDHS received complaint re: LiveStock Music Festival

To: Matt Demmings <mdemmings@putnam-sheriff.org>, Scott Stockton <sstockton@putnam-sheriff.org>, Tresha Clearwaters <tclearwaters@putnam-sheriff.org>, Dara Robinson <drobenson@putnam-sheriff.org>

----- Forwarded message -----

From: Settle, Kristin <KSettle@dhs.in.gov>

Date: Mon, Oct 5, 2020 at 3:52 PM

Subject: IDHS received complaint re: LiveStock Music Festival

To: vjohanson@putnam-sheriff.org <vjohanson@putnam-sheriff.org>

Good afternoon,

I'm in receipt of multiple complaints from a neighbor(s) that resides around the event that took place on 9/26/2020 at 2507 E US HWY 40 GREENCASTLE, IN 46135. The complainant states that they called the Putnam County Sheriff's Department on 9/19/20 at 11:15 pm to lodge a complaint regarding the noise. The responding officer, Senior Deputy Patrick returned the call at 11:22 pm and indicated they had responded to a similar complaint and that they were allowed to have the event since the event had received a permit from IDHS.

While the event may have had a permit to operate, they are required to follow all Federal, State, and local ordinance laws in effect where the event is held. This would include any noise ordinances in place by the City/ County, or following any State Statutes designating 'quiet' hours. When customers apply for a permit from IDHS, the subsequent permit that is approved and issued does NOT list an operations time for the event(s). The Putnam County Sheriff's Office is allowed to enforce any laws or ordinances within their purview. The Sheriff's Department also has the ability to close an event if they so chose to, due illegal activity or public safety/ life safety issues. Attached is the permit that was issued for the event.

This email is to follow-up on the complaint. I will also be responding via USPS mail to the complainant with this same information so they understand our permits do not contain a beginning and end 'time',

TRANSCRIPTION OF 8/26/2020 DACOTA MUCKEY PODCAST WITH JOSH MILLER

Dacota: Hello, friends. It's good to see you again. It's Wednesday, and we've got another awesome episode of the Dakota Muckey Podcast coming to you right now. This week's episode is Josh Willer. He's a promoter out of Greencastle, Indiana. He owns a big hemp farm and he's throwing a dope-ass music festival on it in just a couple weeks. It's called LIVEstock Music Festival. Dakota Muckey & The Trip will be playing there. We're Saturday night. Our set is at 7:30 p.m. And we've also got a lot of friends playing there, like Hyryder, Philia, Audiodacity... It's going to be a straight-up family reunion. If you're in Indiana, you want to be there, and we want to see you there. We're going to have some cool new merch for sale. And, even if you're not, this podcast still has a lot of value. It's just cool to talk to people that are throwing big events like this, and learn the ins and outs and pick their brain, and Josh is a really cool guy to get to know. So I hope you enjoy this conversation as much as I enjoyed having it. Without further ado... Josh Willer. All right, Josh. We made it happen. The audio and the video.
(Laughs)

Josh: Sounds a lot more than I thought it was going to be.

Dacota: Yeah. Sometimes Zoom does get weird. I've had several issues of meetings with people. I think as soon as quarantine hit, everybody tried to Zoom at the same time and the websites couldn't hand it.

Josh: Right.

Dacota: So you're saying you live in Greencastle and you have a hemp farm?

Josh: Yeah. Just... we're about 45 miles west of Indy, right off US 40, and this year we started a hemp operation.

Dacota: Nice. What do you do with the hemp? Sell it to retailers, or do you... are you making anything yourself with it?

Josh: Yeah, we're doing a little bit of both. We're selling to some white labels out there that are looking for some extra product, and then there's a couple markets that we're going to be targeting here that I don't think anybody's tapped into, and pushing our own line of stuff. A little bit more higher end, not the gas station type CBD...

Dacota: Yeah.

Josh: But more like a medicinal side and higher quality.

Dacota: Beautiful. So is that the property that you have the hemp farm? Is that where the property is, or is it a different property in Greencastle?

Josh: It's all on the same property. So my family has a cattle ranch, and the hemp farm takes off just a percentage of it. This year to get to the festival you'll be driving by one of our hemp fields...

Dacota: Nice.

Josh: And then continue on back into where all the fun's going to be happening, with the concert, so there will be a good chance to see our operation a little bit, and hopefully it will be a good educational tool this year for everybody, as well.

Dacota: Are you selling any hemp at the festival?

Josh: We don't have... We won't have anything up and ready for the festival. I wish that was happening. That was the goal. But we do have a lot of CBD and hemp vendors coming out, you know, for educational... And giving away products and selling products there.

Dacota: Nice. Yeah, eventually if you had some LIVEstock merch that was made out of hemp from the LIVEstock Festival property, that would be so cool.

Josh: That'd be great. You know, hopefully maybe like T-shirts, hats, you know...

Dacota: Yeah.

Josh: Stuff like that.

Dacota: Yeah. And it's just like more durable, and it's weird that we don't already use it for almost anything.

Josh: Yeah. I think there's a reason for that. (Both laugh)

Dacota: Is it Onslinger, Anslinger, Hanslinger? Is that the guy... Am I saying the right guy's last name? As the story goes, it's like the guy who owned a lumber business saw him as a threat to him, so he basically demonized it and associated it with like Mexicans smoking marijuana, and marijuana was actually a wild tobacco... It wasn't even cannabis.

Josh: Yes, yes.

Dacota: And through all of that, there was no more hemp...

Josh: And now you have the big oil companies on there too, because everything petroleum does, you know, and hemp can also do...

Dacota: Oh, wow.

Josh: And all sorts of businesses out there that are trying to push against it cause it's evil.

Dacota: That's so weird to me. You would think... you would think if you have like a resource that was, like, dying out, and then you could, like, find something

renewable that you could then switch to... and you have all of that money... You would think the idea would be to switch and reinvest, and then make more money, but...

Josh: Right. I think it'll happen. You know, I think some of these industries are a little bit behind the times, and they've just been riding the wave for so long they don't know how to transition, and...

Dacota: Yeah.

Josh: I'm sure it will happen in the near future.

Dacota: Yeah. There's something about CBD buds. I've just been getting into it recently. It's like... I'll smoke... you know, I live in Colorado... I smoke weed here and there throughout the day, but I'm not a big... I can't sit and just smoke a joint by myself, especially with the weed out here. I wouldn't get anything done.

Josh: (Laughs)

Dakota: But I like to smoke. I used to be like a vaper, and luckily I got off of that. But it's good to just, like, go get the CBD joints from the store, and then, like, when you're out and about, smoke a CBD joint. It feels so good, and you don't get, like, that crazy THC high that just kind of lays you out.

Josh: Yeah. There's actually... I mean, just like I was saying, there's a huge niche market with that now, for that exact purpose. You know, kind of pushes big tobacco as well. You know, people who want to get some of that CBD value that don't want to get stoned to the bone and, you know, listen to your hair grow for the next two hours.

Dacota: Uh-huh... Well, is there something... You could probably answer on this pretty well... like, I didn't smoke weed for about a year and a half, and then I started getting, like, vape juice that was CBD. And I was hitting.. I thought it would help with my seizures. So I was, like, hitting a CBD and I hadn't smoked in so long, and it's from a vape store, and I 100% got stoned.

Josh: (Laughs)

Dacota: Like, nobody could tell me any different. I was eating bowls of cereal all night. I was like, shit... I was like, I guess if you don't smoke weed at all, I feel like... Does CBD get you high? Was it all placebo?

Josh: It could be placebo. It could just be, you know, like you... you know, first time smoking a cigarette you get that nicotine buzz, or anything like that. That's probably more of what you're experiencing, because it also could be... if you know you're out in Colorado, they don't have the limits on the THC levels, maybe, in their CBD. I don't know. Here in Indiana and some of the other states it has to be below a certain percentage in order to be sellable.

Dacota: What's the percentage?

Josh: 0.3%.

Dacota: Damn.

Josh: Yeah. It's getting thin.

Dacota: You could... you could smoke a lot. Well, it's now weed is, like... I just got this weed today that said 15% on the label.

Josh: Oh, yeah.

Dacota: It's way too high.

Josh: It's outrageous. 15, 22... some of those companies out there just slinging it.

Dacota: Would you sell actual cannabis if it was legal there, to grow it?

Josh: (Laughs) Absolutely. I mean, that's... A big reason we got into this is for the medicinal side of the plant itself, and just all the health benefits. I mean, you know, both marijuana and help they carry, and you talked about the big companies out there maybe putting a pushback on everything. You know, big pharma's probably another one of those companies that are pushing back on this whole help thing, cannabis thing because of the medical value. You talked about your seizures, and it's been proven time and time again that it greatly reduces the effects of, you know, epilepsy and stuff like that.

Dacota: Yeah.

Josh: Along with so many... Parkinson's and multiple sclerosis, and all these other elements that affect people every day.

Dacota: Yeah. Have you ever had any experience with Rick Simpson Oil?

Josh: No, I have not.

Dacota: Have you heard of it?

Josh: Yes, I have.

Dacota: It's pretty cool. I mean I think there's some guy named Rick Simpson, I think is the story, who had cancer. And he made this concoction. I'm not really sure what it's like... with weed and some other stuff...

Josh: (Laughs)

Dacota: And it usually comes, like, really waxy in a syringe. It almost looks like bad oil, like Dabs. But you consume it... You eat it, and you digest it. And, like, cancer patients across the world just abide by it. And I saw a lot of it a few years ago, and it was in dispensaries, and it was on, like, the dark web and stuff, but I don't

see it at dispensaries anymore. Maybe they have it in medical places, but it was crazy. Like a tiny bit of it on a chip which would...

Josh: Wow. I'm going to look into something like that... that sounds fun.

Dacota: Right? (Both laugh) It's like I don't have cancer, but... (Laughs)

Josh: It's a preventative. (Laughs)

Dacota: I'm telling you, judge, just trying to prevent it. Yeah, man. So how is it throwing a festival, you know, in the middle of all this? Are there a lot of restrictions that you had to adhere to?

Josh: Yeah, some. It's sort of the festival in general is a lot more than I thought it was going to be when I first opened this up to the public two years ago. This is my third year open to the public. And, you know, planning this year... You know, I threw some feelers out there of what was going to happen, and what kind of bands, and what kind of, you know, vibe I was wanting to get of the artists that we were hiring. And it was kind of on a good upward slope, and all of a sudden this thing happened and everybody was not allowed to do anything anymore. And, you know, just... I didn't want to cancel. You know, it's like it's way in September. I'm thinking it'll pass, this will pass, this will pass... and it just wasn't passing, and it wasn't passing. And it kept on sneaking back up, and you know finally they started lifting some of the restrictions, and then... you know, as we were trying to buckle down a headliner for the show, you know, we had to talk to some pretty good artists, and some of the artists were recommending doing this drive-in style, which is... You know, there's a lot of big artists on the west coast doing such things. I know... I actually got the idea from Sublime and his team. They're doing shows all up and down California right now, just drive-in style. So I was like, OK, maybe we can give this a go. I've never done it. I think I have it mapped out, so it should work out just fine, but this will be a first for all of us with the LIVEstock team trying the drive-in style, but I think we'll be able to pull it off in adherence with all the board of health recommendations and, you know, the safety of everybody, and still be able to provide a good show and, you know, good vibes for everyone.

Dacota: Nice. Yeah. There's a band called Sunsquabi that... Maybe it was.... Maybe... I think they were not the headlining band. It wasn't their festival... There's this festival in Colorado that they did a drive-in festival not too long ago, and they had something where you could, like, actually tune in on your car like you could for a movie.

Josh: Sure. We will be having that one. My production guy has that technology, so we will be able to have... people will be able to tune in on an FM channel.

Dacota: That's so cool...

Josh: The bands that will be playing on the stage...

Dacota: Who's the production company? Who's running sound?

Josh: We have two production companies coming out this year. One is Sizzling Sounds out of Crawfordsville, Indiana, and the other one is GAS Productions... I believe they're right here in Greencastle.

Dacota: Yeah, I know GAS Productions.

Josh: Very good. I hope it's good. (Laughs)

Dacota: Well, Mark and I... 800lb Gorilla, I actually run sound for them, so...

Josh: Oh, OK.

Dacota: I wonder if we'll be doing any work with that, but... Yeah, and the guy who owns that... I was talking... My grandpa works in Greencastle. He works with my grandpa, so they're good friends.

Josh: Sure, sure, that's great. Small world stuff.

Dacota: It always is, right? (Laughs) So, what's the vibe like? So someone pulls off and then they have an area outside their car that they can chill without a mask on and have a drink or whatever, and watch the bands, but you could also go dance in front of the stage, just with a mask on? Is that right?

Josh: Yeah, so we're trying to divide up the sections. You know, people are not front to back, but more side to side. You know, if you're just going to drive in and drive out, you know, both days you'll be in a certain section. Campers... tent campers will be in another section, so you can drive in and actually put your tent up right by the car and hang out by your area and watch the stage. And obviously a place for RVs. Every car that's parked there will be a certain area, it's about a 12 by 12 section, and you can just kind of hang out, tailgate if you will, feel free to just, you know, be unmasked if you will, and then there will be an area close up to the stage so if you want to go get close to the stage you can go, but you know masks will be recommended. And then walking to and from the vendor areas or the bathrooms, food, bar areas... high-traffic areas will all be recommended that a mask be worn.

Dacota: Nice. So there's camping, right?

Josh: Yes, sir.

Dacota: So if you're parked facing the stage, and that's where your car is going to sit for the weekend, what do you... take your tent out of your car and you just walk the property and find somewhere to camp from there?

Josh: You know, I've had some people talk about that. I thought, you know, maybe we'd try like you know music festival style where you just throw your tent up by

your car. That way you can have, you know, your vehicle there, your tent's there. All your supplies. But there is enough area that... I guess people if they really want to go and throw a tent up somewhere more secluded, that could be an option. I just have to wrap my head around it a little bit more...

Dacota: Yeah.

Josh: See what we can do on that level.

Dacota: Is that what you've done in the past, like, more camp by car kind of vibes?

Josh: Yeah, so usually... this is a new location for us as well as... I have a smaller field up closer to my house where we just kind of have a stage and vendor area. It's kind of a gathering grounds if you will, and people just park and camp out, you know, in other areas, and they have to walk to and from, similar to, you know, a bigger festival style. With this whole drive-in thing, since it's new to us, the stage and the cars will be all right there together. I'll look into that a little bit more, and maybe... go check out the property and throw up a tent somewhere.

[Background music plays]

Dacota: Hey, guys, I just want to quickly interrupt this podcast and tell you about the best place to watch live music from the comfort of your own home online. It's called StageIt and it literally takes less than 60 seconds to make an account. I mean, I did it earlier and it was, no joke, easier than buying a ticket to a show online. As an independent artist I've used a lot of live-streaming services, and frankly sometimes it's hard to get in touch with a real person. StageIt really takes their customer service seriously, and they just take everything seriously. I mean, look at the platform of their website and how it's laid out. You can really find some great artists to enjoy any night of the week. So whether you're an independent musician who wants to do a live-stream on this platform, or if you're a fan who wants to join some of these shows and have an intimate experience with one of your favorite artists, you need to be on StageIt. So go ahead and sign up right now at StageIt.com, and I'll see you there.

[Background music plays]

Dacota: Yeah, dude, I'm so, so excited. I really.. I can't think you enough for throwing a goddamn music festival right now. Every festival that we've been supposed to play, especially the ones that have been hopeful, cause it kind of depends on state to state, so...

Josh: Yeah.

Dacota: It'd be like two weeks before, "Yeah, we're still good," and then they canceled last minute. So I don't know if the state stepped in and said something, or what exactly happened. But, yeah... So we're just hoping... You know, I'm out in

Colorado and I'm in contact with musicians all the time, and Indiana is definitely the only state that I know of that still having, like, HI-FI Annex shows, and...

Josh: Sure, sure...

Dacota: And Mousetrap's doing stuff outside. Out here it's, like, just forbidden. (Laughs)

Josh: Nothin'.

Dacota: Nothin'.

Josh: Yeah, some... I think that Indiana's going to be holding strong here on, you know, where... where they're at as far as concerns go. All the data shows that everything is dropping drastically, and, you know, I think that's just a positive sign. And you know just make sure we curtail the board of health and just try to keep everybody safe, you know... Mainly concerned about keeping a positive environment, is what we're looking at. And to keep... having everybody come in there with a mindset of this is going to be a great thing, great for everybody, and experience the higher vibrations that's going to be happening out here in the middle of... you know, it's a gorgeous set-up. My... When I started to discuss where we're having it this year, was like my end goal, you know, it has the ability to host 100,000 people where we're going to be having this. Obviously, we're not going to be touching that this year, you know, COVID has forced me into a new atmosphere of where we're going to be hosting it. And it's just a gorgeous layout, you know, nice rolling hills surrounded by trees and secluded, and it's just real peaceful, and I hope everybody's experiencing some positive stuff from it.

Dacota: Yeah, it's incredible. I think people have been cooped up for too damn long, man. I don't think it's healthy for people. I think it's good for people's... Like, when your mental health is not stable, and you're not getting good exercise and good rest, that's when you get sick.

Josh: Yeah, exactly.

Dacota: I think it's good, especially in an outdoor setting. I think a lot of studies came out recently that said the UV light kills the virus, like, almost instantly. So, like, in the middle of the day outside, as far as I know, there's almost no worry. But I'm also not at all a doctor, and spend most of my time plucking away at a guitar, so...

Josh: Maybe we'll hook up some tanning beds or something to get... (Laughs)

Dacota: Feeling under the weather?

Josh: Yeah.

Dacota: Tanning beds this way. Take a little CBD, have a little 20-minute tan, so more COVID.

Josh: There you go.

Dacota: Hey, we find a cure at your festival, and then you become famous forever.

Josh: It's strange you talk about that. You know, Israel... the country of Israel is actually the leader of, you know, science on cannabis and... the cannabis plant, THC, CBD and all that. And it does show some extremely positive signs of treating and resisting the COVID.

Dacota: Hey, that's probably why I'm good, man. (Both laugh)

Josh: I know, right? Everybody I know that does recreational whatever you want have stayed pretty healthy during this whole time.

Dacota: Yeah. I didn't even know it, but I've just been fighting off this disease the entire time.

Josh: Right? We were planning for it all along.

Dacota: Right? Israel... Israel's always got the answers. Shout out Israel.

Josh: Shout out Israel.

Dacota: (Laughs) Respect to the Israelis.

Josh: (Laughs)

Dacota: I bet you're excited, man. So, like, what are... What's the kind of music you normally listen to? Did you book, you know, just like your style, or were you like I want to get a little bit of this vibe for late night and this vibe for, you know, the morning?

Josh: Yeah, so it's always been... Every year kind of a theme with the music. Like last year there was a little more of a blues feel to the lineup. The first year was probably a little more rock-induced. This year there's going to be more like jam-band vibe, you know, psychedelic rock, some hip-hop, there's going to be a lot of reggae vibes will be introduced... And we're actually extending our hours of music that's going to be playing. So we're going to late night to maybe 3 or 4 a.m. And we're got some cool DJ sets coming in and some good light shows. Lighting engineers to really have a cool experience.

Dacota: Yeah, man. I'll be... I'm sitting in with Dan Philia, so that'll be a good light...

Josh: Yeah, yeah... They're one of the bands on the ticket. And I saw them at the HI-FI Annex when they just played, and it was a really great show, and I'm really looking forward to having those guys out...

Dacota: Yeah.

Josh: Being outside, I think everybody thinks... being where we'll be playing, we can play really loud and, you know, we don't have to worry about any sound ordinances or anything like that, so we're going to be pushing this stuff.

Dacota: Mmmm. Nice. Well, shit, I just got this Zoom... I think since you joined on the phone at the beginning that we have three people for some reason, so it's going to make us end our conversation in 9 minutes.

Josh: Yeah, I see that.

Dacota: That's no fun. Well, damn it! Yeah, I mean, let's just keep chatting, keep it natural if we're still feeling it... They usually last a bit longer than that. I'll just slice them together and post...

Josh: Cool...

Dacota: But, yeah, man. I still have... I still have a good amount of questions. What's going on here? There you go. Sometimes Zoom is just a big hassle. Dude, I'm so excited. So are you... your late night... Have you got any... Like, how many acres do you have?

Josh: We're just under 700 acres.

Dacota: Jesus!

Josh: Yeah, my family has an Angus cattle ranch, and I think we're like the third largest Angus cattle ranch in the State of Indiana.

Dacota: Wow.

Josh: And my dad's throwing me a bone and letting me have this big concert on the property, but he's been having fun with... he's coming out and listening to the music, and staring at all the interesting people who come out. Like, and twirl and stand and jump and...

Dacota: (Laughs)

Josh: Hula hoop and all those special [inaudible].

Dacota: He's like, is that hula hoop lighting up right there?

Josh: (Laughs) I think it's a good thing... You know, I moved back to Indiana about five years ago, and, you know, I had LIVEstock Music Festival again, kind of like a small party, and I had a really good friend from the Caribbean that was in town, and I was like, "Hey, man, I'm going to throw you a rock and roll show." Like, in the Caribbean you don't get to hear too much rock and roll, and I got a buddy who's in a rock band and we'll just set up some loudspeakers and have a [inaudible]. And I was like, this is it? I got to keep on going. So that was 2014... yeah, 2014... 2015, something like that. 2018... 2017... Anyway, it was a couple of years ago. And we've just been pushing. We've gotten some good traction. We tried to do it organically. This year we're doing a lot more in our marketing and our marketing push, and really reaching out to the music community and the festival community, and so far we're getting some really good

tractions in viewership, and then, like you said, I think everybody's really dying to get outside and experience something like this. And I'm very blessed and fortunate to be able to provide such a space that we can have a drive-in style and do something like this.

Dacota: Yeah, well, I mean, dude... You've really got a killer lineup. I mean Hyryder's really going to bring out their crowd, and then just everybody else on the lineup, and I was like damn... this is the banger of the season, and yeah... there's not too many people doing it, and so if you want to get out and go to a festival this year, this is... this is like the one. Who do you... GAS Productions, they don't mess around. They're going to kill it. Who's doing your lights?

Josh: Alex 'Herm' Schneider.

Dacota: Oh, my god. So you've got the best.

Josh: Yeah... Some... I can't remember who told me to hit him up, but they dropped his name, so I looked into him and saw some of the work he's done, and I was, like, wow... this guy... this guy can put on a show. So I...

Dacota: Yeah, we've worked with him a lot. I think _____ [Inaudible] emailed me and asked about... like someone who does liquid lights and show lights and I mentioned him. But, yeah, we've done a good amount of work with Herm. And Herm actually... he does lights on tour for Twiddle.

Josh: Yes. Yeah.

Dacota: He kicks ass, man.

Josh: I'm excited. You know, he and I just chatted today, and coming up with ideas and everything that needed to get done in a quick future, but it seems like... it really seems like everybody that's involved this year is really excited just to be able to do something, and not that... you know, it's not that I'm looking for any type of recognition for this at all, but there's a lot of people and musicians and production companies that are just out of work all year long, and I guess I'm just... I'm happy that I could have something like this to get people back to doing what they love, and being able to express and share with people, you know, music and...

Dacota: Yeah. I know everyone's grateful, man. And, I mean not to just keep kissing all their asses, but that really makes a festival so when you say you've got Herm and you've got GAS Productions and all of that. I'm just like, "Hell, yes!" Good sound, good lights, in Indiana around all my friends and family, and you're going to get... I can imagine you're going to get a lot of special energy and passion from the musicians that maybe wouldn't have been there if it was just a regular old year. I mean, like, you know we're all like starving for the stage. I know I'm going to just like it's going to take over me, like let it all out at once.

Josh: (Laughs)

Dacota: My body's just not used to having music for this long, so I think you're going to get some very special performances because everybody's just had to chill and not do anything.

Josh: Yeah, we're super-excited about that, definitely. I was told when I first started this was like things you don't want to skimp on are your bands, sound and lights. And I was just like – all right – I've got to get bands, I've got to get good sound, and I've got to get good lights. So those are the main things I really focused on, and I think fortunately we've had some really great sounds the past couple of years. And like I said it's loud, and we're going to turn it up, and we're going to push it. And I've had, we call them... out here in the country, we call them neighbors, but people ten miles away so they can hear the concert no problem, but don't come. So if you're looking to play loud and turn it to 11, we're going to let you do it.

Dacota: Nice. I'm so stoked, man. I really can't even say it enough. I wish it was a little sooner.

Josh: I'm glad it's not. I got a couple more things I've got to do.

Dacota: Yeah... Are you worried about, like, is it?... well, I'm not even going to put that into existence.

Josh: There you go. I appreciate that one.

Dacota: I was going to talk about rain and stuff.

Josh: Nah...

Dacota: What are the other concerts you've been to? Have you been out to Stable Studios for anything?

Josh: I have not. I have been there, just to chat with those guys. I have not been there for a show. I've seen pictures. It's a beautiful location. I'm not sure what they're doing this year, if anything. A lot of people don't have the ability to do a drive-in to curtail to the board of health.

Dacota: Yeah. That's so cool that you're blasting into the radios like that. So that people can just tune in and jam. That's amazing.

Josh: Yeah.

Dacota: You said you have the capacity of 100,000? Is that the whole property, with the plans and everything on it?

Josh: Yeah, that's... you know, that's... you know, people... I can fit 100,000 people into this main field that we're doing on a non-COVID year. But, you know, there's plenty of fields around for parking, if it ever gets to that level. Yeah, I

visualize this... It's been a dream of mine since I was like 20 years old, and I said to myself "One of these days I'm going to have a huge freakin' rock and roll concert out here." And I started it a couple years ago, and we're going to keep on doing it till I get to that point.

Dacota: Nice. Cool, man. We're so excited to be a part of it. I think it's probably going to shut us off in the middle of this, but if you want real quick we can fit it in. Where can people find information on LIVEstock, get their tickets, and what all do they need to know, real quick.

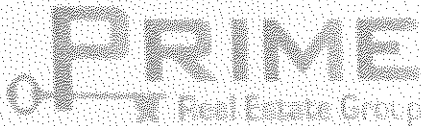
Josh: Yeah, we're trying to get everyone to the website. There's a ticket link there at livestockmusicfest.com. We also have social media, Facebook, Instagram... we just kind of see updates all the time, but we try to send people to the website for tickets. There's FAQs there, as well, and what's allowed, and what's not allowed, and all that jazz, so...

Dacota: Awesome. Well, hey, man, it was really great to finally chat with you face-to-face and get to know you a little bit. I'm excited about all the hemp stuff, as much as the music stuff, and I just can't wait to come to your property and shake your hand and play some music, and I'm sure this extends to all the music community, but just a lot of gratitude to you and your team and everyone making this happen.

[Background music begins]

Josh: I appreciate you having us on, and we are looking forward to having everybody out and have a great show and vibrate into higher vibrations for everybody.

Dacota: OK, you guys, that's Josh Willer of LIVEstock Music Festival. You can purchase your tickets now, and make sure to see our set Saturday night at 7:30 p.m., along with all of the amazing artists that are going to be there that weekend. We have really just been waiting to play live music, and we can't wait. Don't forget about my StageIt live-stream that is happening on September 10th. You can get tickets to that, and watch it from anywhere in the world right on your catch. Just chilling in your underwear, eating Cheetos, smelling bad, or good... I don't know... but I love you guys, and I can't wait to see you again next Wednesday, at 4:20. As always, stay... What's my saying? Am I going to make a saying right now? Yeah... Stay awesome. Yeah, I like that. Stay awesome. Love you guys. Peace.



25 E. Franklin Street
Greencastle, IN 46135
765-653-HOME

June 8, 2021

Whitetail Bluff Subdivision
S. County Road 125 E.
Greencastle, IN 46135

To Whom It May Concern,

I was contacted by representatives of the Whitetail Bluff Subdivision in Greencastle, IN to provide a professional opinion to questions posed by members, as well as provide some market data regarding homes near the Ruoff Music Center as a comparable property value study. I understand these questions are in regards to a neighbor desiring to have a music festival or venue within earshot to the subdivision and concerns that the noise and traffic may have negative impacts on property value, if not only property enjoyment.

In regards to how the Ruoff Music Center has impacted neighboring properties, here is what we found:

1. Homes near the Music Center had an average sold price of \$276,137 and a median sold price of \$244,450; compared to an average sold price of \$370,801 and a median sold price of \$320,000 for all homes (including the homes near the Music Center) in the same school districts.
2. The maximum sold price in the last six months for homes near the Music Center was \$549,195, while the maximum sold price in the same period for all homes in the same school districts was \$6,000,000. This shows that the more expensive homes in those school districts are not located within close proximity to the Music Center.
3. The most positive data for homes near the Music Center vs. the total market sample was that the average days on market of 12 days (near the Music Center) vs. 20 days (total market sample). A primary contributing factor to why these homes are selling slightly faster and still have desirability is that they are a more affordable price.
4. In summary, there did seem to be a correlation to home values being lower in areas near the Music Center. This certainly could give neighboring subdivisions cause for concern if a music venue were to be located near them, especially since there has already been significant investment in homes and property on the part of these homeowners and they did not purchase their property knowing about a potential music venue or ongoing events.

The full data sets are included as Attachment A and Attachment B for anyone wishing to examine the data.

Other questions posed by the subdivision residents included concerns about whether or not home values might go down even if there were only annual events or if there would be an impact to values over time as an event might grow in size or have disruptive noise in the early morning hours. Though this data is difficult to show until the impact has been made, it is my general opinion that most events that create high traffic counts, loud noise, and noise beyond normal waking hours would pull property values down compared to others with similar attributes not near such an event, unless there are other

economic incentives for property owners (ability to park cars in yards or sell booth space, etc.). However, this most certainly changes the fabric of a neighborhood and such events could drive away segments of the buying market, such as families and retirees. It is a generally accepted opinion that ongoing loud noises coming from a venue at night into early morning hours would be a detriment to property values and enjoyment of property by its owners. The less frequent and more restricted the noise, the less impact it would likely have on property values, especially those at the higher end of the price spectrum.

If you have any questions, don't hesitate to reach out to me. I can be reached at the office number above.

Sincerely,

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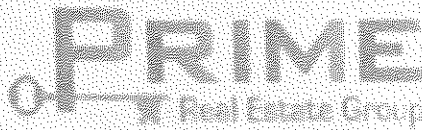
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3. The most positive data for homes near the Music Center vs. the total market sample was that the average days on market of 12 days (near the Music Center) vs. 20 days (total market sample). A primary contributing factor to why these homes are selling slightly faster and still have desirability is that they are a more affordable price.
4. In summary, there did seem to be a correlation to home values being lower in areas near the Music Center. This certainly could give neighboring subdivisions cause for concern if a music venue were to be located near them, especially since there has already been significant investment in homes and property on the part of these homeowners and they did not purchase their property knowing about a potential music venue or ongoing events.

The full data sets are included as Attachment A and Attachment B for anyone wishing to examine the data.

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economic incentives for property owners (ability to park cars in yards or sell booth space, etc.). However, this most certainly changes the fabric of a neighborhood and such events could drive away segments of the buying market, such as families and retirees. It is a generally accepted opinion that ongoing loud noises coming from a venue at night into early morning hours would be a detriment to property values and enjoyment of property by its owners. The less frequent and more restricted the noise, the less impact it would likely have on property values, especially those at the higher end of the price spectrum.

If you have any questions, don't hesitate to reach out to me. I can be reached at the office number above.

Sincerely,

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Eric Wolfe
Managing Broker/Owner

June 8, 2021

Whitetail Bluff Subdivision
S. County Road 125 E.
Greencastle, IN 46135

To Whom It May Concern,

I was contacted by representatives of the Whitetail Bluff Subdivision in Greencastle, IN to provide a professional opinion to questions posed by members, as well as provide some market data regarding homes near the Ruoff Music Center as a comparable property value study. I understand these questions are in regards to a neighbor desiring to have a music festival or venue within earshot to the subdivision and concerns that the noise and traffic may have negative impacts on property value, if not only property enjoyment.

In regards to how the Ruoff Music Center has impacted neighboring properties, here is what we found:

1. Homes near the Music Center had an average sold price of \$276,137 and a median sold price of \$244,450; compared to an average sold price of \$370,801 and a median sold price of \$320,000 for all homes (including the homes near the Music Center) in the same school districts.
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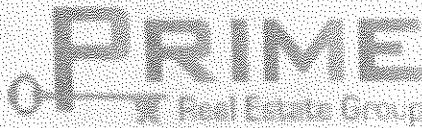
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25 E. Franklin Street
Greencastle, IN 46135
765-653-HOME

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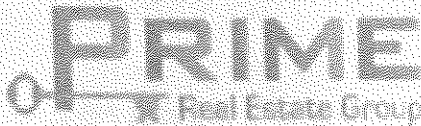
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