

Remonstrance Letter Basics—August 19TH DEADLINE

1. Label your letter with the Board of Zoning Appeals (BZA) Case Number: **BZA-2199**
2. Include your name & address & give a basic explanation of how close you are to the project.
3. Discuss any aspect of the project that concerns you:
 - a. Property value—ask the BZA to require a property value guarantee
 - b. Noise/lighting nuisance 24/7 365 days per year for 40 years
 - c. Emergency response risks (storms, fires, etc.)
 - d. Environmental concerns (wildlife, chemicals in panels, etc)
 - e. Drainage (flooding, tile damage, etc)
 - f. Will the project ever be decommissioned and removed?
 - g. What if the project is abandoned?
 - h. Why is the company/county in a rush—the company held only ONE public information session before applying and sent letters asking to talk to neighbors after applying. This was NOT a genuine effort to connect with neighbors.
 - i. Are local roads adequate for heavy construction traffic?
 - j. Will this project have any local benefit?
 - k. Where is the power going to be sold?
 - l. Does the County have any guarantee on tax revenue? What is the impact of SB1 on the tax situation?
 - m. Who is the final owner and operator of the project going to be?
 - n. Has the County considered alternative sites closer to industrial/commercial developments?
 - o. Will the County consider re-assessing our homes to reduce our property tax as adjacent owners?
 - p. Is the security instrument (the \$ guarantee) for decommissioning reliable?
 - q. Is the BZA confident the decommissioning plan accurately estimates the cost of decommissioning?
 - r. The folks who leased land for this are largely absent from the County. Is it appropriate to “prioritize” their land rights over ours when they don’t even live nearby and won’t have to put up with the project?
4. If you would like to include a photo showing how close the project will be to your property, or where from your home you will see it, this would be great.
5. **Submit the letter by NOON on August 19, 2025:**
 - a. On the APC Website, there is a “Public Comment Case Form” that you can use to electronically submit, it is at this web address, if you look about halfway down the page, there is a link titled “Public Comment Case Form”.
<https://www.tippecanoe.in.gov/378/Area-Plan-Commission-APC>
 - b. You can email your letter to apc@tippecanoe.in.gov
 - c. You can hand deliver your letter to the APC secretaries who are located in the Plan Commission Office in the basement of the County Building
 - d. You can mail your letter via USPS to 20 N. Third St., Lafayette IN, 47901