

Johnson County Board of Zoning Appeals

November 18, 2025 Meeting Minutes

The Johnson County Board of Zoning Appeals met on Tuesday, November 18, 2025 in the Johnson County Courthouse Annex Auditorium. The meeting was called to order at 7:00 PM by Chairman Chris Campbell.

I. ROLL CALL:

Present: Chris Campbell, Charlie Canary, Douglas Gray, Mike Hoffman, James Kaylor, Attorney Jacob Bowman (Legal Counsel – not voting), Michele Hansard (Director – not voting) and Angela Olson (Recording Secretary – not voting).

Absent: Roger Meyer (Alternate)

II. APPROVAL OF MEETING MINUTES:

Chairman Chris Campbell called for a motion to approve the October 28, 2025 Board of Zoning Appeals meeting minutes.

Motion: Approval of October 28, 2025 Board of Zoning Appeals meeting minutes. **Moved** by Mike Hoffman. **Seconded** by Charlie Canary. **Yes:** Campbell, Canary, Gray, Hoffman and Kaylor. **No:** None. **Motion approved 5-0.**

III. PUBLIC HEARINGS:

V-12-25; Vertical Bridge by Judd Chaille – Variance of Development Standards Request. 5530 W. 550 S.

Staff presented findings and facts to the board.

Petitioner Judd Chaille on behalf of Vertical Bridge (27136 Legion Rd., Sunman 47041) was present to speak and address concerns.

Board members asked questions and expressed concerns, which were addressed by the Petitioner and staff as follows:

- Q. Board member Mike Hoffman referred to last month's meeting and the coverage map that the Petitioner provided and inquired as to who produced the map?
 - A. Radio Frequency Engineers at Verizon.
- Q. Board member Mike Hoffman asked if anyone had done a coverage map of the area if the Petitioner were to add the antenna to the existing towers?
 - A. No.

- Q. Board member Mike Hoffman inquired as to whether or not Verticle Bridge owned any of the other existing towers?

A. No.

- Q. Board member Mike Hoffman referred to the statements that were made by both the Petitioner and staff last month that there had to be 1,000 feet all the way around so that tower could not fall on anything and that was the only piece of ground that could be found. Mr. Hoffman inquired as to how close to that property the engineers to the software pinpointed where they really wanted it?

A. Staff stated that the 1,000 feet was from residential use. It was for purposes of a fall but rather for separation for use.

Within 800 feet, the spot was across the county road to the south.

- Q. Board member James Kaylor asked why AT&T and Verizon can't merge together and be on the same tower?

A. One of the requirements that has to be satisfied to get your license from the Federal Communications Commission (FCC) to have your broadcast facility is that you must allow co-location at a fair reasonable market value. If AT&T and Verizon wanted to be on the same tower, there would be nothing stopping them.

Motion: To approve V-12-25 to allow for a communication tower that will exceed the height limitation of sixty (60) feet; an accessory equipment area up to 1,000 square feet, where only 350 square feet is permitted; without landscaping; without camouflaging features; with opaque screen fence and Petitioner's Findings of Fact. **Moved** by Charlie Canary. **Seconded** by Chris Campbell. **Yes:** Campbell, Canary, Gray. **No:** Hoffman and Kaylor. **Motion approved 3-2.**

IV. ADJOURNMENT:

Chairman Chris Campbell called for a motion to adjourn the meeting at 7:30 PM

Motion: Adjourn the meeting. **Moved** by Mike Hoffman. **Seconded** by Charlie Canary. **Yes:** Campbell, Canary, Gray, Hoffman and Kaylor. **No:** None. **Motion approved 5-0.**

Approved on: December 16, 2025

By:


Chris Campbell, Chairman

Attested By:


Charlie Canary, Secretary