

August 17, 2021

FILE

RECEIVED - PLANNING DIV

PUCO and The OPSB  
180 East Broad Street,  
Columbus, Ohio 43215

2021 AUG 19 PM 12: 14

**Subject:** AES planned substation and transmission powerlines proposed in Tipp City, Ohio

My family and I live at 2040 Ginghamburg-Frederick Road in Tipp City, Ohio. AES purchased the 80-acre property immediate to our east in June of 2021. In July, my husband contacted Claudius Walker of AES and Doug Briggs of BCS, LLC (a contractor for AES) to understand AES' future plans for the property. AES and BCS shared that AES' preliminary plan is to have 138kV transmission lines head south, on the western side of Bard Road to Ginghamburg-Frederick. The transmission lines will then run a short distance heading east along Ginghamburg-Frederick Road to access a substation they will build on the property next to ours. Then the transmission lines will exit the substation to the south. The result of their plan will put the transmission lines near the end of my driveway on the northern side of my property, as well as, a substation and 100+ft tall transmission powerlines along the entire length of my property's eastern side. The images contained herein are based on conversations and emails we've received from AES and BCS, LLC. The information below outlines our major concerns.



**Above Picture**

White=Substation; Red=Transmission Lines;  
Yellow= Our home and property.  
Rendering is an approximation based on the information provided to date. Substation size is smaller versus substation on Tipp Cowlesville Road, Tipp City.

**Left Picture**

Transmission Lines in Tipp City. Note the size of a standard telephone pole next to the transmission line tower.

**Below Picture**

Tipp substation on Tipp Cowlesville Rd, Tipp City.



**Health**

AES' plans will have my family living immediately next to transmission powerlines and a substation. We have major concerns about stray voltage, step potential, EMFs, and associated illness impacts on my husband and I, our children, and our animals. In a published medical article entitled, "Does our electricity distribution system pose a serious risk to public health?", written by D L Henshaw, the article mentions that with

elevated magnetic field exposure there are associated increased risks with breast cancer, skin cancer, lung cancer, childhood leukemia, other cancers, depression, suicide, and other illnesses. With the proximity of the transmission lines and substation, these risks, along with the emotional toll of the potential of these risks, must be a consideration that PUCO, OPSB, and the Miami County Commissioners need to take into account in opposition to AES' preliminary plan.

This is to certify that the images appearing are an accurate and complete reproduction of a case file document delivered in the regular course of business.  
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### **Emotional**

My husband and I invested a collective 50 years of our lives to have the ability build our current home. The design, the layout, every facet of our home was selected over a 7+-year period. The time, emotion, and care spent to create our sanctuary is part of the love for our home. Further, between gardening, marksman sports, riding quads, or just sitting on our back porch and enjoying the views, we spend a great deal of time outside. Our home is our sanctuary, AES will be upending that. With the land zoned agricultural, we never imagined that this could be an issue.

### **Financial**

If we consider the paper entitled, "Valuation Guidelines for Properties with Electric Transmission Lines", By: Kurt C. Kielisch, ASA, IFAS, SR/WA, R/W-AC, there are property valuation impacts up to - 75% for homes/land impacted by transmission lines. As our property will have a substation and 138kV transmission lines in front of and next to it, it's reasonable to assume that AES' plans will severely impact our property value. Our most valuable asset will turn into a nightmare of negative equity. If AES' preliminary plans go through, the devaluation of our property will significantly and negatively impact our financial legacy for our children and our family for generations to come. This just doesn't impact my family but many families in the area.

### **Alternate Route-Other Consideration**

AES and BCS have only shared that they're considering two routes heading south from the powerlines that cross Bard and Peters roads. As stated, the preliminary route runs south down Bard to Ginghamburg-Frederick Road to the property next to my home. The alternate route runs down Peters to Ginghamburg-Frederick Road to the property next to my home. The current preliminary route appears to impact ~30 homes. There are several potential routes to the south from the powerlines that cross Bard and Peters roads that are much less impactful to the home owners in the area. Further, there are several, less impactful, alternate substation sites near the airport where zoning is light industrial.

### **Community, Burying Transmission Lines**

It is our understanding that it's an appropriate step for transmission lines to be buried if they impact many homes or will be located near an airport. AES' property is less than 5,000ft from the airport. Both the old and new airport towers are visible from AES' property. Neither AES or BCS have mentioned burying transmission lines as an option. According to the RETA website, not only should burying the transmission lines be the course of action due to the airport, but there are several other benefits that include but are not limited to: reduction of negative health impacts, elimination of stray voltage, reduction of EMFs, and will not reduce property values as much as the alternative. The practice of burying transmission lines is not uncommon. To illustrate this and the various benefits of a power company taking this step, in July, 2021, PG&E announced that they will bury 10,000 miles of powerlines to prevent the sparking of wildfires.

### **Proximity To Dayton International**

Members of my family have studied, worked-in, and aspire to be involved in aerospace and aviation. We love the industry to the point that we wanted to move near the airport. The Dayton Airshow is an event that we look



forward to every year and every year several plane fly over our property, through AES' property, and on to the spectators at the Airport. The Dayton International Airport is within 5,000 feet of AES' property. Due to the proximity of the Airport and the near 50-year tradition of the Dayton Air Show, Under F.A.R. Title 14, Part 77, we will be contacting the FAA and request that they make a Determination of Hazard for the prospective transmission lines.

#### **Buffer and Vegetative Screen**

If the substation and lines must be our neighbor, AES could center the substation on the property, bury the transmission lines, build beauty mounds, build vegetative screening surrounding the site, and put the land in a trust with the purpose of the land being maintained and not developed on any further. These steps would not fix all the issues associated with AES' prospective project, but it would help. Nothing that's been shared with my family shows that they intend to take these steps.

#### **Our Family's Goal**

Our primary goal is to have AES move the location of their proposed substation to a more southern-different / commercial industrial property location and if transmission lines need to come from the northern Bard to Peters transmission lines, then the lines should be buried. If the first goal cannot be achieved, we will seek a secondary goal of full restitution concerning the emotional, health, and financial impacts of AES' plans.

My husband provided both AES and BCS a candid and factual view of my family's position of AES' proposed utilization of the property immediately to my north and east. To date, AES has not answered several requests to find out what they intend to do in terms of addressing the health, emotional, and financial toll my family will suffer from. Although the preliminary plan is for the transmission lines to be in front of and the entire length of my property, with a substation, the response he gets is that they cannot share anything with us until the BCS' survey is complete.

If this letter has not demonstrated the depth of my anxiety and alarm, please know that the impact on my family from AES' prospective project has been very difficult to say the least. Thank you for the time and consideration.

Respectfully,



Dr. Angela Davis

CC: Miami County Commissioners



**This foregoing document was electronically filed with the Public Utilities  
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Summary: Public Comment of Dr. Angela Davis, via website, electronically filed by  
Docketing Staff on behalf of Docketing