

Anna Will

From: Jaime Theisen <jaime.theisen@gmail.com>
Sent: Monday, February 23, 2026 10:05 AM
To: Planning Contact
Subject: Case SU25-0007

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To the Honorable Members of the Planning Commission,

I am writing to express my opposition to the proposed monopole at 151st and Redbird. I live in the neighborhood directly across from the proposed structure and will be approximately 1,025ft from the proposed tower. While I understand the importance of telecommunication infrastructure, there is substantial research demonstrating that proximity to visible cell towers can negatively affect residential property values. This is not speculative- it is documented in multiple empirical studies using actual sales data.

One of the many studies, published in 2018 in The Journal of Real Estate Finance and Economics, found that properties located within 2,362 feet of a cell tower decline an average of 2.46% up to 9.78% when the tower was visible from the home. The visibility factor is important as the proposed monopole would be directly across from established residential homes.

Beyond academic studies, recent market research from January 2026 found that 55% of buyers would not pay full market value for a home with a visible 5G tower, and 23% would refuse to buy such a property altogether, resulting in measurable price reductions in affected neighborhoods (Daily Telegraph).

Even a conservative reduction of 2-3% represents a significant financial loss for homeowners. For a \$400,000 home (less than many in our neighborhood), that equates to \$8,000-\$12,000 in diminished value. At higher valuation levels, the losses increase proportionately.

Our homes are our largest financial investment. Introducing a highly visible industrial monopole into a residential streetscape imposes a documented financial risk on property owners who purchased homes under existing neighborhood conditions.

In addition to the negative impacts on real estate, there is reason to be concerned about the potential long-term health effects associated with constant exposure to radiofrequency emissions. While regulatory agencies may deem these installations compliant, uncertainty and ongoing public debate regarding cumulative exposure effects create understandable anxiety for families living within immediate proximity. In fact, many states have added restrictions (at city and county levels) prohibiting cell towers near residences and/or schools. Some of these states are: Hawaii, New York, California, Tennessee, Oklahoma, Maine, New Hampshire, Ohio, Texas, and Michigan.

In conclusion, we oppose the proposed cell tower construction mentioned in SU25-0007. We ask that the voices of the residents most directly affected be given strong consideration in this decision. Protecting neighborhood character, homeowner investment, and resident well-being should remain a priority in land-use planning decisions.

Sincerely,
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Anna Will

From: Dustin Taylor <dustintaylorpsychnp@gmail.com>
Sent: Monday, February 23, 2026 1:51 PM
To: Planning Contact
Subject: Cell Phone Tower Concerns (151st and Redbird)
Attachments: CellTowerResources.docx

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To the Honorable Members of the City Planning Commission,

I am writing to strongly oppose the proposed installation of a 5G cell phone tower in close proximity to our residential neighborhood. As a resident of Olathe, Kansas, I am deeply concerned about the potential adverse impacts on public health, property values, environmental quality, and the overall character of our community. While the benefits of enhanced connectivity are undeniable, they should not come at the expense of residents' well-being and economic security. Below, I outline key arguments against this placement, supported by scientific studies, real estate research, and expert analyses.

First and foremost, the health risks associated with prolonged exposure to radiofrequency (RF) radiation from 5G towers cannot be ignored. Numerous studies have linked living near cell phone base stations to a range of health issues, including radiofrequency sickness (characterized by headaches, fatigue, sleep disturbances, and memory problems), increased cancer risk, and biochemical changes in the body. A comprehensive review of 38 global studies found that 73.6% demonstrated adverse effects, such as elevated rates of cancer and neurological symptoms, particularly among populations exposed to RF radiation from nearby towers. In one Egyptian study, residents near mobile phone base stations reported higher incidences of headaches, dizziness, and depression. More alarmingly, the first peer-reviewed study specifically on 5G exposure documented immediate ill health effects, including anxiety and inflammatory issues, after 5G activation in residential areas. Research from India similarly connected higher RF levels in homes near towers to symptoms like joint pain and memory loss, with younger residents (under 40) experiencing more severe inflammatory responses. Even studies on chromosomal changes in residents near towers raise concerns about long-term genetic damage. Although some regulatory bodies maintain that emissions below certain limits are safe, the growing body of evidence—including from firefighters' unions and independent researchers—supports invoking the precautionary principle to protect vulnerable populations, such as children and the elderly, who may be more susceptible. Placing a tower near homes would expose families to unnecessary and potentially harmful radiation 24/7, without their consent.

Beyond health, the economic repercussions on property values are substantial and well-documented. Proximity to cell towers can diminish home values by up to 20%, as buyers perceive them as visual blights and health hazards, leading to reduced marketability and longer selling times. Recent research published in the International Journal of Housing Markets and Analysis confirmed a significant negative impact, with properties closest to towers selling at discounts of up to 9.78%. A study in Florida found an average 2% drop in prices after tower installation, escalating to 15% for homes in direct proximity. Realtors consistently report that over 90% of buyers would pay less or avoid homes near towers altogether. The U.S. Department of Housing and Urban Development even classifies cell towers as a "Hazard and Nuisance," requiring appraisers to adjust valuations downward due to impaired

marketability. In our neighborhood, this could translate to millions in lost equity for homeowners, eroding the tax base and community stability. Why risk devaluing hard-earned investments when alternative sites exist?

Environmental and aesthetic concerns further compound the case against this proposal. 5G towers operate at higher frequencies, potentially disrupting local ecosystems. Studies have linked millimeter-wave exposure to leaf damage in plants, behavioral changes in birds and bees, and broader harm to wildlife, which could affect biodiversity in our area. Visually, these structures are intrusive, altering the residential character of neighborhoods and contributing to "visual pollution" that residents across the country have fought against. In 2025, community pushback against such installations has grown, with residents citing these multifaceted risks as reasons to relocate towers to commercial or industrial zones.

In conclusion, approving this 5G tower near residences would prioritize corporate interests over community welfare, ignoring substantial evidence of health hazards, economic losses, and environmental degradation. I urge the Commission to deny this proposal and explore less intrusive alternatives, such as co-locating on existing infrastructure in non-residential areas. Our neighborhood deserves protection from these avoidable risks.

Respectfully submitted,

Dustin Taylor
Olathe, Kansas

Please see attachment for resources.

Resources

Science is mounting on the health effects of cell towers near homes and schools.

<https://ehsciences.org/are-cell-towers-safe/>

ECFS – Filing Details. <https://www.fcc.gov/ecfs/search/search-filings/filing/1061860178192>

Limiting liability with positioning to minimize negative health effects of cellular phone towers.

J.M. Pearce. <https://www.sciencedirect.com/science/article/abs/pii/S0013935119306425>

Evidence for a health risk by RF on humans living around mobile phone base stations: From radiofrequency sickness to cancer. A. Balmori.

<https://www.sciencedirect.com/science/article/abs/pii/S0013935122011781>

The Hidden Health Dangers of Wireless Radiation: A Closer Look at 5G.

<https://www.environmentenergyleader.com/stories/the-hidden-health-dangers-of-wireless-radiation-a-closer-look-at-5g,45027>

5G mobile networks and health—a state-of-the-science review of the research into low-level RF fields above 6 GHz. <https://pmc.ncbi.nlm.nih.gov/articles/PMC8263336>

Science is mounting on the health effects of cell towers near homes and schools.

<https://ehsciences.org/are-cell-towers-safe>

Summary of seven Swedish case reports on the microwave syndrome associated with 5G

radiofrequency radiation. Lennart Hardell and Mona Nilsson. <https://ehtrust.org/the-first-study-in-the-world-on-5g-health-risks-published/>

Cell tower radiation linked to higher reports of health issues, study finds.

<https://www.ehn.org/cell-tower-india-health-issues>

New study finds chromosomal changes in residents living near cell phone towers. Katherine

McMahon and Sarah Howard. <https://www.ehn.org/cell-phone-tower-chromosomes>

Cell Tower Radiation Health Effects. <https://www.iaff.org/cell-tower-radiation>

Moskowitz: Cellphone radiation is harmful, but few want to believe it.

<https://news.berkeley.edu/2021/07/01/health-risks-of-cell-phone-radiation>

New research: Cell towers near homes drop property values. <https://ehtrust.org/new-research-cell-towers-near-homes-drop-property-values>

Cell Towers. <https://areahub.com/knowledge-center/infrastructure/cell-towers>

Testimony Submitted to the Montgomery County Council Showing Property Value Will Drop from ZTA 22-01 by Zena Carmel-Jessup, Silver Spring Maryland.

<https://www.montgomerycountymd.gov/COUNCIL/Resources/Files/agenda/col/2022/20220913/testimony/item7-ZenaCarmelJessup.pdf>

Cell Phone Towers. <https://www.nar.realtor/cell-phone-towers>

Cell Towers Drop Property Values. <https://ehsciences.org/cell-towers-drop-property-value>

The Effect of Distance to Cell Phone Towers on House Prices in Florida. https://portal.ct.gov/-/media/csc/1_dockets-medialibrary/media_do400-499/do488/baldhillneighborsubmissions/huntertestimony71620/hunter-exhibit-a-attachment-1.pdf

How Cell Towers Impact Property Value. <https://wirelessequity.com/investing/cell-towers-effect-on-property-value>

Environmental Impacts of 5G – European Parliament.

[https://www.europarl.europa.eu/RegData/etudes/STUD/2021/690021/EPRS_STU\(2021\)690021_EN.pdf](https://www.europarl.europa.eu/RegData/etudes/STUD/2021/690021/EPRS_STU(2021)690021_EN.pdf)

Commercial Real Estate Environmental Risk. <https://www.lee-associates.com/orange/commercial-real-estate-environmental-risks>

The FCC Is Supposed to Protect the Environment. It Doesn't.

<https://www.propublica.org/article/fcc-environment-cell-towers-failures>

Community Pushback Against Cell Tower Installations: A Growing Trend in 2025. By Nick G. Foster. <https://airwaveadvisors.com/blog/community-cell-tower-pushback>
