

Floyd County Board of Zoning Appeals Meeting

Minutes

This regular meeting was held on September 14th, 2026 at 5:00 PM at the address:

Judicial Center (County Building) 3rd Floor Assembly Room

311 Hauss Square

New Albany, IN 47150

Roll Call

Present: Guy Heitkemper, Mark Lawrence, Vic Unruh, Larry Bibelhauser, Bill White

Absent: n/a

Other: Franklin Walden, Kristi Fox, Andrew Doane

Minutes

Minutes from the June 22, 2026 Meeting

Motion: Approve with no corrections

Moved by: Victor Unruh

Seconded by: Guy Heitkemper

Motion passed 4-0.

Bill White Abstains

Old Business:

No old business.

New Business

Agenda Item 1: FC-07-26-34 – Special Exception (Variance of Use standards) – Applicant Catherine Bell is requesting to remove conditions of a previous special exception that converted a gym into a single-family residence, with intent to convert the building back into a commercial gym.

- Catherine Bell explains their personal connection to their business and how the business will operate.
- Victor Unruh asks what the operating hours will be, if the parking will be adequate for the location, and what the square footage of the building is.
- It will currently be open to 8:00 or 9:00pm. The applicant says they have sufficient parking. The square footage of the building is 11,691sqft
- Mark Lawrence asks if the business will remain as a basketball gym or if it will expand into other sports.

- The applicant says they will get into other sports in the future.
- Nobody comes forward in opposition.
- Sadie Houth 1512 Northfield Dr Georgetown says the addition of the business will be good for the community and children.
- The property owner Mr. Sprigler 5166 Scottsville rd consents to the variance being granted.

Larry Bibelhauser presented a ballot for FC-05-26-34 with the following conditions:

1. The applicant must verify that all state codes are followed prior to operation.

Motion: Approve with conditions

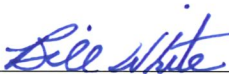
Moved by: Larry Bibelhauser

Seconded by: Guy Heitkemper

Motion passed 5-0

Agenda Item 2: Board Training- Updates regarding recent state legislation, including SEA 179 Shooting Ranges, HEA 1210 Owner Occupancy and Short term Rentals, and HEA 1001 Housing Matters. Updates on creation of the Unified Development Code

Adopted this 14th day of October 2026.



Chairperson



Attest