

Floyd County Plan Commission

Minutes

The regular meeting of the Floyd County Plan Commission was held on May 11, 2026 at 7:00pm at the following address:

Pineview Government Center Assembly Room

104 2524 Corydon Pike

New Albany, IN 47150

PLEDGE OF ALLEGIANCE

ROLL CALL

Present: Gina Anderson, Larry Bibelhauser, Chris Welch, Dale Bagshaw, Connie Moon, Frank Loop, Victor Unruh, John Brinkworth

Absent: Jeremy Shumate

Other: Kristi Fox, Nick Creevy (Program Director), Franklin Walden (County Planner)

MINUTES

Minutes from the April 13th, 2026 Meeting

Motion: Approve

Moved by: Dale Bagshaw

Seconded by: Frank Loop

Motion passed 7-0

NEW BUSINESS

Agenda Item 1 - Docket FC-04-26-22 – Development Standards Variance

Applicant is requesting a development standards variance from plat 948, known as Spring Creek subdivision, as approved by the Plan Commission, to allow an accessory structure to encroach upon the build limit line. Applicant- Dennis Lopez Jr, Site- 2001 Spring Creek Drive, Floyds Knobs, IN 47119, Parcel ID# 22-04-03-000-148.000-006 – **Withdrawn by applicant**

Agenda Item 2 - Docket FC-04-26-24 – Zoning Map Amendment

Applicant is requesting a zoning map amendment from Neighborhood Commercial NC to Multifamily MF for a proposed senior patio home community. Applicant- Jason Naville, Site- 3674 Scottsville Road, Floyds Knobs, IN 47119, Parcel ID# 22-04-02-000-093.000-006

- Staff gave their report and the representative for the applicant comes forward.
- John Kraft 126 West Spring St New Albany - The representative confirms the accuracy of the staff report, briefly provides an overview of the project, and reads a letter from a supportive member of the public.
- Jason Naville 5511 Moser Knob Rd Floyd Knobs – Mr. Naville gives a presentation on history of the property and his connection to it.
- Vic Unruh asks if a condition can be added for the building to be made of brick; the applicant agrees to the condition.
- Larry Book 3584 Scottsville Rd – Comes forward to speak in favor of the project and provide a positive character witness for the applicant.
- Joe Stanley 3610 Lafayette Parkway – Comes forward with questions about the board and its purpose.
- Linda Lapilusa 3603 Lafayette Pkwy – Comes forward in opposition on the grounds that the project would increase traffic and reduce the rural charm of Floyd County.
- Barbra Bridgewater 3729 Scottsville Rd - Comes forward to ask the board if the zoning of her property will be changed by the ruling of the board. They also had concerns about possible erosion of pathways on the property sending debris onto the abutting properties.
- Shelly Stevenson 3703 Scottsvilles Rd – Comes forward with concerns about the added traffic that will come with project. They suggest that there should be multiple exits to reduce congestion in the area.
- John Kraft comes forward to answer questions for the public and reiterates that the purpose of the meeting is to discuss the rezoning, and not what is built on the property.
- Victor Unruh asks the applicant if the applicant would agree to a written commitment for all of the building to be all brick and for all builds to be single story no apartments. The applicant agrees to these terms.

Frank Loop presents a ballot for FC-04-26-24

Motion: Approve with conditions

Moved by: Chris Welch

Seconded by: Larry Bibelhauser

Motion passed 6-0

Agenda Item 3 - Docket FC-11-25-35 – Primary Approval of an Administrative Subdivision-Replat

Applicant is seeking primary approval for an administrative subdivision as a replat of Lot 233 of Major Subdivision known as Legacy Springs. Applicant- James Senn, Representative- Jason Copperwaite, Site- 1105 Beechwood Drive, Lanesville, IN 47136, Parcel ID# 22-02-00-900-042.013-002

- James Senn 5512 Scotville-Navililton Rd – Comes forward to inform the board that issues from the previous hearing of his case have been resolved through correspondence with the Core of Engineers.
- No one comes forward in support or opposition

Larry Bibelhauser presents a ballot for FC-11-25-35

Motion: Approve

Moved by: Larry Bibelhauser

Seconded by: Chris Welch

Motion passed 7-0

Adopted this _____ day of _____ 2026.

Chairperson

Attest