

Meeting Minutes
Floyd County Board of Commissioners
2524 Corydon Pike Suite 204
New Albany IN 47150
March 18, 2025
6:00 P.M.

Al Knable called the meeting to order and led the *Pledge of Allegiance*

Present: President, Al Knable; Vice President, Jason Sharp and Frank Loop

Also Present: Attorneys, Kristi Fox and Rick Fox; Auditor, Diana Topping; Chief Deputy Auditor, Gloria Jones; Sheriff, Steve Bush and Councilman, Dale Bagshaw.

Al Knable led a moment of silence for prayer, meditation, or reflection

Motion to add 5c, with unanimous consent, Support letter for Community Corrections. Moved by Jason Sharp. Seconded by Frank Loop. Motion passed unanimously.

New Business:

1. Director of Building and Development Services-Nick Creevy

Attorney, Kristi Fox, said the two zoning changes come from the Planning Commission. The Planning Commission had a public hearing on February 10, 2025. FCO 2025-08 came with a no recommendation with a 5-3 vote. FCO 2025-09 came with a no recommendation with a 6-2 vote. Since there was no recommendation, the Commissioners have 90 days to accept or reject the proposal. If they choose to accept the proposal, they will adopt both ordinances.

Nick Creevy said this project is a Planned Unit Development for mixed-use, multifamily residential and commercial use. He described the buildings that are planned and their uses.

John Kraft of Young, Lind, Endris and Kraft law firm, spoke on behalf of the applicant. They are asking to changing the zoning from General Commercial to Multifamily and then subsequently with that adopting a PUD ordinance that restricts the use relating to what that development plan would be. He said by right the current zoning could be a big box store or a number of commercial developments. The Strand Group put together a traffic study on this property where there is going to be 146 apartments plus the development of commercial. It was then reduced to 125 units of single-family apartments and within that, a bank, fast food restaurant, fast casual restaurant, medical, dental office building. In the study it was found that the trips could more than double if it remains General Commercial.

Public

Mike Brennan, 7008 Creekside Court, spoke against the rezoning. He asked if the additional homes being built in the Arbor Homes project was taken into consideration on the traffic study. Mr. Copperwaite said they were.

Morgan Beatty, 9466 Arthur Coffman Road, is opposed to this project but not opposed to developing the area. She said the State recommendation of student -teacher ratio is 18-1. Floyd County Schools are currently 20-1. The schools are already overcrowded. There is a petition with over 1,900 signatures that are opposed to this project but not the commercial development.

Aaron Jones, 8047 Schrieber Road, spoke in opposition of the zoning change. His primary concern is the lack of meaningful transition which harms the existing community. It is not smart growth.

Jerry Ulrich, 3012 Laura Drive, said he is concerned with density.

Diane Dukes, 311 Tuscany Drive, said she doesn't understand how they could approve apartments within a quiet, residential, safe community of people 55 and older. She is not against apartments in the proper appropriate areas.

Whitley Byrne, 6120 Longview Drive, a sixth grader at Highland Hills Middle School said she does not think the apartments would be good for the school and community. Highland Hills is already extremely crowded and these apartments will add more kids to the schools and buses.

Colin Receveur, 5926 West Duffy Road, wrote an article that the zoning request should be conditioned on the five statutory requirements that are put forth by the state. First was the comprehensive plan. Next is the rezoning being responsible growth and development.

Chandler Stumler, 315 Ellen Court, said, as a young professional, he is favor of the multi-family mixed use project. A workout center, fitness center and clubhouse are what young professionals are looking for.

Theresa Temple, 325 Tuscany Drive, thinks it would be better to build more patio homes for 55 and older because there would be less cars and kids.

Janet Riggs, 4807 Elaine Drive, agreed with most everyone else that had spoken. As a retired appraiser, she said that apartment buildings tend to devalue surrounding homes.

Taylor Phelps, 7200 Navilleton Road, said at the last meeting concerning the traffic study that the rating was an F on a scale of A-F. She is not opposed to growth but an apartment complex is the worst idea. She would like to see something that brings jobs, something for kids to do after school or a gym. The schools are already packed.

Ashley Jones, 3456 Old Vincennes Road, said you would need a monthly income of \$4,950.00 or \$59,400.00 yearly income to afford a one-bedroom apartment at \$1,500.00 a month. That is more than the median in our area. She is concerned of the water displacement.

Attorney, John Kraft, addressed the traffic issues that were brought up. There would be doubling of the traffic if left commercial.

Jason Copperwaite, said there will be less water leaving from this site post development than pre-development. He lives in this community and wants his children to live here but the average housing starts at over \$400,000.00. This development would be an opportunity for them to live here.

Al Knable said there have been some requests to keep the property as a meadow. He said there will be either apartments or commercial. He said his research show that an apartment complex of 125 and at that income should probably put 30-35 students into the school system. He complimented everyone on their demeanor.

- a. FCO 2025-08 Map Amendments to Floyd County Zoning Ordinance
General Commercial (GC) to Multi-Family Residential (MF) – Knob Landing

Motion to take under advisement and bring back up at the first meeting of April. Moved by Frank Loop. Seconded by Jason Sharp. Motion passed unanimously.

- b. FCO 2025-09 Map Amendments to Floyd County Zoning Ordinance
Multi-Family Residential (MF) to Planned Unit Development-Multi-Family
(PD-MF) – Knob Landing

Motion to take under advisement and bring back up at the first meeting of April. Moved by Frank Loop. Seconded by Jason Sharp. Motion passed unanimously.

- c. Joint Use and Maintenance Agreement with INDOT

Nick Creevy said the agreement is for the traffic signal for Corydon Pike and State Road 62.

Motion to approve. Moved by Jason Sharp. Seconded by Frank Loop. Motion passed unanimously.

- d. Contract Employee-Contract

Nick Creevy said this is a renewal for an Administrative Assistant for Director of Operations. The contract is for \$25,000.00 for up to 1,000 hours.

Motion to accept. Moved by Frank Loop. Seconded by Jason Sharp. Motion passed unanimously.

2. Stormwater Director-Chris Moore

- a. 2024 Annual Report

Chris Moore said their rules and regulations from IDEM and EPA requires them to submit their annual report once a year.

Motion to accept the report. Moved by Frank Loop. Seconded by Jason Sharp. Motion passed unanimously.

3. Highlander Fire District -Reuben Cummings

- a. Petition to Max Levy Increase-Highlander Fire Protection District

Michael Bloom, vice president of Highlander Fire Board, asked for an increase to their tax levy. He said they do not use the entirety of the tax levy they currently receive, close to 50%. But due to population growth, they are eligible to apply for an increase to that levy, so it's available if they need to use it.

Frank Loop said it isn't an issue with him because they are not using the full levy now and can ask again next year, if needed. He said he doesn't want to approve another tax increase for another municipal agency.

Jason Sharp said he warned the previous board they bit off more than they could chew with the ambulance deal. He said he agrees with Mr. Loop.

No motion was made.

4. County Attorney-Fox Law Office

- a. FCR 2025-06 Resolution Approving the Issuance of General Obligation Bond of the County and the Issuance of Bond Anticipation Notes

Attorney, Rick Fox said this resolution pertains to the Health Department Building on Grant Line Road.

Al Knable said some of the County's other offices will move into the second floor. The goal is to consolidate and put the Pineview building on the market.

Motion to approve FCR 2025-06. Moved by Frank Loop. Seconded by Jason Sharp. Motion passed unanimously.

- b. FCO 2025- 10 Establishing the H5N1 Supplement Fund #8116

This fund is for the Health Department for a grant for flu vaccines and billboards.

Motion to approve FCO 2025-10, by unanimous consent. Moved by Frank Loop. Seconded by Jason Sharp. Motion passed unanimously.

5. Approval of Road Blocks:

- a. American Legion-May 10th from 9:00 a.m. to 2:00 p.m. Paoli Pike & Scottsville Rd.

Motion to approve. Moved by Jason Sharp. Seconded by Frank Loop. Motion passed unanimously.

- b. Kentuckiana Young Marines-May 24th from 9:00 a.m. to 1:00 p.m. W. Knable & State Road 64

Motion to approve. Moved by Jason Sharp. Seconded by Frank Loop. Motion passed unanimously.

- c. Community Corrections Letter of Support

The letter of support is the Community Correction's partnership with Floyd County Probation and Floyd County Sheriff's office for a grant application for the 2026 fiscal year to the Indiana Department of Corrections.

Motion to approve. Moved by Jason Sharp. Seconded by Frank Loop. Motion passed unanimously.

6. Board & Committee Reports

Jason Sharp

- 3/6 – met with Leah Pezzarossi from Open Door Youth Services. Discussed their mission and services.
- 3/11 – Teamsters Contract discussions for Road Department
- 3/10 – Attended Georgetown-New Albany Township Fire Territory Public Meeting. He said the fire coverage for the Budd Road area is coming from Charlestown Road and County Line Road. The territory allows for the staffing of that area immediately. For Georgetown residents, the current staffing model is not sustainable. Without the territory, the firehouse in downtown Georgetown would likely not be able to be staffed 24/7, if at all. The cost of emergency services has gone through the roof and it takes money to provide these services. He supports their initiatives.

Frank Loop

- He has talked daily about fire territories and apartments. He encourages people to come to the meetings to get the real information and not rely on social media.
- He has been asked to be a speaker on April 9 at Hubers for the Southern Indiana Building and Development Organization.

Al Knable

- 3/6 – Administrative meeting
- 3/7 – Took media up Old Vincennes Road and showed them the work that's underway
- 3/7 – Met with County Building Administrative officials
- 3/7 – spoke at a bipartisan forum for politics held by Phi Beta Kappa at the Highlands in Louisville.
- 3/11- met with Envoy representative

- Attended Caesars Foundation meeting
- 3/14 – met with the new CEO of Lifespan
- Attended Redevelopment Workshop
- Went over our Annual Health Insurance Reports
- Conversation with a contractor about the Blackiston Mill project

- Approval of the Commissioners Meeting Minutes for March 4, 2025

Motion to approve. Moved by Jason Sharp. Seconded by Frank Loop. Motion passed unanimously.

- Approval of Payroll and Claims

Motion to approve. Moved by Jason Sharp. Seconded by Frank Loop. Motion passed unanimously.

Next Commissioners Meeting:

Tuesday, April 1, 2025 @ 6:00 p.m.

Dale Bagshaw, County Council, said, in his opinion, we don't have 6,000 acres at River Ridge so why can't we be the best bedroom community in three states. He spoke of living by apartments the last 14 years in the wealthiest zip codes in Kentucky.

Public

Shawn Kravitz, 8038 Schrieber Road, said the proposed apartments fail every single smart growth principle for the Floyds Knobs area.

Dale Mann, Henriott Road, asked where the youth Shelter will go if the building is sold. He asked if they need an ordinance to remove a stop sign. He was referring to the stop sign on Buttontown Road and Hamby Road. Frank Loop said he will put it on his list.

Closing Comments

Jason Sharp said it seems like anytime there's any kind of development, people come to the meetings upset. As Commissioners, they can't determine who sells their land and how much they sell it for. When you sell property for prices that only developers can afford, what do you think will happen. He encouraged those that have large tracts of land, who do not want further development, to put covenants on their land so it cannot be developed.

Motion to adjourn. Moved by Jason Sharp. Seconded by Frank Loop. Motion passed unanimously.

Approved on April 1, 2025.

BOARD OF COMMISSIONERS

Al Knable, President

Jason Sharp, Vice President

Frank Loop, Commissioner

Attest: Diana M. Topping, Auditor