

Floyd County Board of Zoning Appeals Meeting

Minutes

This regular meeting was held on June 22nd, 2026 at 5:00 PM at the address:

Pineview Government Center Assembly Room 104

2524 Corydon Pike

New Albany, IN, 47150

Roll Call

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

Absent: Bill White

Other: Franklin Walden, Kristi Fox, Andrew Doane

Minutes

Minutes from the May 11, 2026 Meeting

Motion: Approve with no corrections

Moved by: Larry Bibelhauser

Seconded by: Mark Lawrence

Motion passed 4-0.

Old Business:

No old business.

New Business

Agenda Item 1: FC-05-26-26 – Conditional Use Permit – Applicant New Albany Floyd County School, representative Cole Cooper BRCJ, is proposing to place a softball field in the Floyd Central school complex as a conditionally allowed use in the rural residential zoning district. An employee or administrator from the school was not present.

- Cole Cooper states that they have received approval from the Storm Water Department for the project and that there is an existing parking lot on site that will be resurfaced to meet ADA requirements.
- Jerry Nowicki 6644 Old Vincennes Rd states he has concerns about the excessive light from the existing sports fields and asks if there will be any method used to block light coming from the new field.
- James Duffy 3124 Brazil Lake Pkwy has concerns about the loudness of the speakers at an existing sports field, claiming that the speakers would reach 105 decibels and was concerned about the lighting

- Kelly Roggenkamp 3136 Brazil Lake Pkwy Pkwy also says he measured 105 decibels in his home and that there is no control over who can use the speaker system and recounts inappropriate music being played on the field.
- The applicant returns to answer questions and state that there is no plans to add screening to prevent light from reaching nearby houses. He refers to their light plan and shows that excess light will not be an issue with the field. The applicant cannot speak for how the speaker system will be used.

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

1. Speakers on the softball field cannot exceed 85 decibels
2. Lights must be switched off by one hour after the conclusion of any event

Motion: Approve with conditions

Moved by: Larry Bibelhauser

Seconded by: Victor Unruh

Motion passed 4-0

Agenda Item 2 – FC-05-26-28 – Conditional Use Permit – Applicant Melvin A Posey is proposing a home occupation specialty trade contractor shop as a conditionally allowed use in the rural residential zoning district and being located at their primary residence.

- Both Melvin Posey and Melvin Posey Jr 3025 Waterwood Ln approach the board. They state that the business will be used for the storage of empty waste containers. The containers will be held inside an enclosed building on his property.
- Melvin Posey Jr says there will be very little noise from the business as they will be using a Ford 250 Truck which he assures the board is quiet.
- Stacy Lupin 5741 Hillside Circle is concerned that entering and exiting the property could be dangerous to drivers on Highway 62.
- Melvin Posey says this issue can be solved by entering the property from the right side and exiting on the left which avoids having to back onto the highway.

Larry Bibelhauser presented a ballot for FC-05-26-28 with the following conditions:

1. No truck tractors or vehicles with two or more rear axles will operate on site as part of this business.
2. All business equipment (including bins and trailer) will be stored in the enclosed structure (as it exists, any expansion will require an additional conditional use application).
3. Dumpsters are only permitted on site when empty.
4. The conditional use permit expires upon any transfer of ownership of the property.

Motion: Approve

Moved by: Larry Bibelhauser

Seconded by: Guy Heitkemper

Motion passed 4-0

Agenda Item 3 – FC-05-26-29 – Development Standards Variance – Applicant Donna Hillegas, representative Jason Rufing, is requesting a development standards variance from Section 4.19 Residential Suburban District development standards to allow an addition to encroach into the 60 ft front yard setback by 7 feet.

- Donna Hillegas come forward and thanks the staff and the board for their help
- Nobody comes forward for or against

Guy Heitkemper presented a ballot for FC-05-26-29 with no conditions.

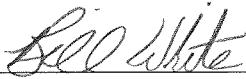
Motion: Approve

Moved by: Guy Heitkemper

Seconded by: Larry Bibelhauser

Motion passed 4-0

Adopted this 14th day of Sept. 2026.


Chairperson


Attest