

Floyd County Plan Commission

Minutes

The regular meeting was held on July 13th, 2026 at 5:00pm at the address:

Pineview Government Center Assembly Room 104

2524 Corydon Pike

New Albany, IN 47150

PLEDGE OF ALLEGIENCE

ROLL CALL

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

Absent: none

Other: Kristi Fox, Franklin Walden, Andrew Doane

MINUTES

Minutes from the June 22nd, 2026 Meeting

Motion: Approve

Moved by: Chris Welch

Seconded by: Connie Moon

Motion passed 9-0

OLD BUSINESS

No old business.

NEW BUSINESS

Agenda Item 1 – Docket FC-06-26-30 – Administrative Subdivision Replat

Applicant Wanda Vance, with Representatives Bill McCarty and Eric Wise, is requesting a split of 19.922 acre lot 3A of the Sundown Farms administrative subdivision into two lots at 4 acres and 15.922 remaining acres. The property is zoned rural residential and meets the lot standards for that zoning district.

Staff presented their report, indicating that prior subdivisions had occurred on this site in 2010, 2021, and 2025. Normally with a replat of an existing lot, this type of administrative plat would be approvable by the plat review committee without a public hearing, but since a split was recently approved, this was required to go before the plan commission.

- The representative stated that the purpose of the replat is to sell off excess property that the owner can no longer maintain.
- George Burkhal 8072 Beacon Rd Greenville, states that four acres of the property are 83% eroded according to USDA surface water management maps. This erosion creates a

natural funnel that has water and runoff flow to his property. Mr. Burkhal would like the runoff issues addressed with the replat.

- The representative accuses Mr. Burkhal of illegally splitting his parcel into a 2.8 and 12 acre in 2018.
- Victor Unruh stated there is no requirement in the ordinance to have a flood study completed for an administrative subdivision replat.

Frank Loop presents a ballot for FC-06-26-30 with no conditions.

Motion: Approve

Moved by: Frank Loop

Seconded by: Dale Bagshaw

Motion passed 8-1

Agenda Item 2 – Docket FC-06-26-31 – Development Standards Variance

Applicant Ellis Construction is requesting a development standards variance from Section 4.14 of the Floyd County Zoning Ordinance to encroach into a front yard setback in the rural residential zoning district by 21' feet with a request that the platted build line, approved by the Floyd County Plan Commission, be waived by 41' feet for an addition sitting 19' back from the front property line. Existing structure is nonconforming, sitting approximately 31.5' from the front property line, according to the county's geographic information system. The subject lot sits at the northeast portion of Wakefield Drive, being lot 32 and part of lot 33 of Plat 835.

Proposed addition and remodel covers 2,378 square feet on the ground floor and an additional 885 square feet for the basement. The full addition is 24' x 38' with an additional bump out of 9' x 15'.

Site plan submitted with staff report was determined insufficient by the board to clarify the location of the right of way and the proposed structure

- Denzel Keller 1602 Wakefield Dr says that he supports the expansion because the road is a dead end and sees little traffic.

Larry Bibelhauser presents a ballot for FC-06-26-31 with the following condition:

1. A survey is required to verify the right of way location.

Motion: Approve with conditions

Moved by: Larry Bibelhauser

Seconded by: Dale Bagshaw

Motion passed 9-0

Agenda Item 3 – Docket FC-06-26-32- Primary Approval of an Administrative Plat

Heard with item 4

Applicant Loftus & Romeo Development, LLC, Represented by Jason Copperwaite of Paul Primavera Engineering, is requesting a split of approximately 8.2 acres into 4 lots for the proposed Springfield administrative subdivision, being the northern portion of what was formerly the Love family farm and being located just south of the Farmington platted subdivision (plat 857). The

proposed administrative subdivision meets all of the technical requirements for approval by the plat review committee, except for a modification to waive the shared driveway requirement.

Agenda Item 4 – Docket FC-06-26-33 – Modification for an Administrative Plat

Applicant Loftus & Romeo Development, LLC, Represented by Jason Copperwaite of Paul Primavera Engineering, is requesting a modification to waive the shared driveway requirement as part of a split of approximately 8.2 acres into 4 lots for the proposed Springfield administrative subdivision.

- The applicant states that they are requesting for the combined driveway requirement be waived so that 3 driveways can be created for the separate homes.
- Nobody comes forward for or against the proposal
- John Brinkworth asks Frank Walden if there is an issue with the road frontage on lot 4 being 96 feet. Frank Walden says that as this is on a cul-de-sac, there is a provision in the subdivision control ordinance that allows measuring the width from the front yard setback.

Frank Loop presents a ballot for FC-06-26-32 with the following condition:

1. Approval contingent upon approval of Agenda Item 4, FC-06-26-33.

Motion: Approve with condition

Moved by: Frank Loop

Seconded by: Chris Welch

Motion passed 9-0

Frank Loop presents a ballot for FC-06-26-33

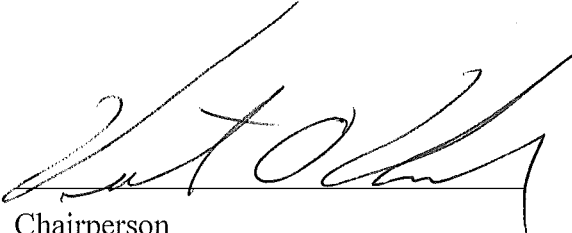
Motion: Approve

Moved by: Frank Loop

Seconded by: Chris Welch

Motion passed 9-0

Adopted this 14th day of Sept. 2026.


Chairperson


Attest