

Floyd County Board of Zoning Appeals

Minutes

The special meeting of the Floyd County Board of Zoning Appeals was held on March 26th, 2026 at 5pm at the following address:

**Pineview Government Center Assembly Room 104
2524 Corydon Pike
New Albany, IN 47150**

ROLL CALL

Present: Larry Bibelhauser, Victor Unruh, Adam Roberts

Absent: Guy Heitkemper, Bill White

Other: Lawyer- Kristi Fox, Plan Commission Director- Nick Creevy, County Planner- Franklin Walden

MINUTES

OLD BUSINESS:

NEW BUSINESS:

Director Nick Creevy announced that Scott Whalen resigned from the Board of Zoning Appeals, that Guy Heitkemper had recused himself, and that Adam Roberts had been appointed to fill in for Guy Heitkemper.

Since board president Bill White was absent, Vic Unruh was voted to act as president for this meeting.

Motion: For Vic Unruh to serve as president for this hearing

Moved by: Adam Roberts

Seconded by: Larry Bibelhauser

Motion passed 3-0.

Agenda Item 3 – FC-02-26-08 – Special Exception – Applicant is requesting an amendment to conditions to alter shooting boundaries, headcount requirements, hours of operations, and lead reclamation schedule. The Sporting Club at The Farm, 4939 HIGHWAY 111 (22-01-02-900-001.000-001) Franklin Township. Section 27, Township 1 South, Range 5 East

Staff read out their report. The board discussed allowing more time than normal for public comment. Applicant Joe Crea and Mark Philips spoke on behalf of their application, indicating that reclamation should be on a ten year timeline or longer, referencing their lead reclamation expert who indicated a twenty year timeline would be more appropriate. Further, Mark Philips spoke about how each of the

conditions would be met and that there were various specialists or experts brought for the board to question.

Rob Solinsky spoke as a representative of the Total Archery Challenge event, indicating that they do 13 events over the last year and have shot 25 million arrows over the last 14 years with one injury that they were not liable for. The board asked about the monitoring of participants. Rob indicated that groups of 16 are released every 30 minutes with two to four staff members on staff at all times to check safety and remove participants that break rules. A safety video stating rules and behavior with a signed waiver are required for all participants.

Frank Degas spoke as the third party safety evaluator picked by the board to observe the event. He indicated that targets are all placed correctly, the safety video is thorough, and that he would report any issues at the event to The Farm and to county staff.

Arjun van Muel spoke as the reclamation expert. The board requested information on his background, which is environmental remediation which transferred into lead reclamation for gun ranges over the last twenty years. He indicated that for many ranges, if there is enough lead, he will do the reclamation for free, but that for this site there was not enough lead to pay for the cost of the service. He indicated that if a specific area had a higher density of lead, then you could reclamation sooner than the 10 year standard. Further, he believes this to be a zero risk site because of the lack of steep slopes for lead to move off site. The board asked questions about the process.

The board opened up the hearing for public comments in favor of the proposal, nobody stepped forward.

The board opened up the hearing for public comments in opposition to the proposal. Opposition lawyer John Hughes stepped forward with his presentation. He indicated with

- Exhibit A that in videos of the event posted on youtube, archers were often not shooting parallel and that they were shooting near the neighboring properties.
- Exhibit B indicates comments from a Chris Abel who is certified with heavy metals and their removal, with a recommendation that staff consult with this individual to create a dedicated reclamation plan specific to this site.
- Exhibit C detailed a history of the boundary landscape, calling out that the applicant had previously asked for the current boundaries and that they had stated they wouldn't need to move these boundaries again.
- Exhibit D showcased the archery target locations, including where arrows were found on neighboring properties previously
- Exhibit E indicated minutes from 2021
- Exhibit F included three elements that the applicant has not met. He indicated that this is not an unnecessary hardship, that the boundary problem is self imposed, and that he believes people will be harmed by moving shooting closer to the property line. He indicated that this site is zoned for agricultural uses and this is expanding a commercial use.

John Hughes continued with a recommendation of tweaks to the staff report. The opposition believes that the boundary needs to be 300 yards for the shotgun, including the upland hunting. The

opposition would prefer a clear boundary where shooting is not allowed rather than an area with no shot fall allowed, for both shotguns and archery. He presented an updated buffer/boundary map. The opposition requested that landscaping follow buffering for commercial uses since parking is occurring next to the neighboring properties, and requests 10 foot tall trees since a berm seems to be unreasonable in this location and requests evergreen trees to help mitigate stray arrows. He presented imagery of the size of the parking on the site when it occurs. They also reinforced the support for a larger buffer. John indicates support for the fact that Staff did not mention the glow shoots and reinforced that shooting buffers should be no shot in no shot out. He requested a temporary removal of the event population cap just for this event and then to make a decision from there.

Neighbor Paul Riley came up to speak about how a berm would be appropriate along his property since the applicant already has a berm along the highway. The board indicated that a powerline runs across the property borders and how that may impact landscaping. Mr. Riley indicated that there were many campers in too.

Staff clarified that their recommendation was in favor of the glow shoots being permitted on Friday nights.

David Wright came forward to speak as a neighbor and a board member of the Edwardsville Water Board and as a licensed water treatment operator. He expressed a concern of the water being contaminated. Currently, the water board shows that they have one part per million as lead with six parts per million as the unsafe level, which the board requested follow up on to request a report be given to the farm and to the county based on the lead testing with the water. At the boards inquiry, Mr. Wright indicated that in the last 6 years of the applicant's operation, the lead in the water has not changed.

In the applicant's rebuttal, they indicated that the landscaping berm would not be great for erosion, that the landscaping requirements would be an exorbitant fee, and that it was unreasonable to not be able to shoot from within the shotfall boundary. The board asked a clarification question about the number of shots fired, which the applicant stated was around 750 thousand to one million shots fired per year.

After a period of deliberation, the board presented a ballot with staff conditions amended for landscaping only to be to the north of the Riley property and with an alteration to the reclamation timeline condition.

Motion: Approve with amended conditions

Moved by: Larry Bibelhauser

Seconded by: Adam Roberts

Motion passed 3-0.

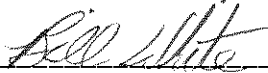
Motion: Adjourn

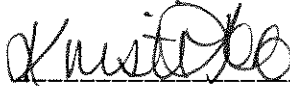
Moved by: Adam Roberts

Seconded by: Larry Bibelhauser

Motion passed 3-0.

Adopted this 11 day of May 2026.


Chairperson


Attest