

# Floyd County Board of Zoning Appeals

## Minutes

The regular meeting of the Floyd County Board of Zoning Appeals was held on March 9th, 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, Scott Whalen, Bill White, Victor Unruh, Guy Heitkemper

**Absent:** None

**Other:** Kristi Fox, Nick Creevy, Franklin Walden

### MINUTES

Minutes from the February 9th, 2026 Meeting

**Motion:** Approve with no corrections

**Moved by:** Guy Heitkemper

**Seconded by:** Scott Whalen

**Motion passed 3-0.** Vic Unruh Abstained due to absence at February 9<sup>th</sup> Meeting.

### OLD BUSINESS:

**Agenda Item 1 – Tabled from February Meeting – FC-01-26-01: Development Standards Variance**  
– Applicant is requesting a variance for less than the minimum of 950 square feet of floor area required for a primary residential structure. Terry Elliot, 6370 BLUNK KNOB RD ELIZABETH IN 47117 (22-01-03-500-056.000-001). Section 35, Township 3 South, Range 5 East.

Staff read the report. Applicant Terry Elliot came before the board, no support or opposition stepped forward to speak. Larry created docket FC-01-26-01 to approve the variance based on the arguments in the staff report.

**Motion:** Approve

**Moved by:** Larry Bibelhauser

**Seconded by:** Scott Whalen

**Motion passed 4-0.**

### NEW BUSINESS:

Due to an error made by staff with proper notification of the neighbors, the board was required to table the hearing for Agenda item 3, but allowed the applicant to make requests of the board. Mark Philips

and Joe Crea as representatives of The Sporting Club at the Farm requested that their expert witnesses be able to zoom in at the next hearing and that the required maximum of 500 people be lifted for the Total Archery Challenge event to be hosted March 27th, 28th, and 29th. The board deliberated on this and created a ballot with conditions that a report be filed showing the count of attendees, shooters, and maximum number of people. Representatives of the applicant indicated that there would be a hard cap of 500 participants at the shooting event, not counting spectators and vendors. Deliberations occurred regarding the number of marshals that would be present and whether that would be adequate.

Before voting on the ballot, the board opened up the floor for public comment, noting that this was not a public hearing, just public comment for an item on the table. Fifteen minutes were allotted for all public comments.

- Neighbor Paul Reilly requested the attendance cap be kept and the rest of the case be examined before making a determination, clarifying with the board that the 300 yard buffer would not be included in the waived conditions for the proposed ballot. He also indicated that he had previously had to table a hearing and did not receive a special circumstance, that the applicant should have to wait until their hearing for this ballot.
- Resident Frank Loop submitted that St Mary's Fish Fry had 650 attendees in three hours and such events are common.
- Neighbor Andrew Loesch believed that the applicant had already been granted too many tests, that arrows were found on his property from a previous shoot, and that attendance can not be compared to Knob Fest or the fish fry because the attendees of those events are not armed with bows and arrows.
- Resident Peggy Nelson expressed that none of these people live in their neighborhood.
- Resident Morgan Ott indicated that her son has chosen archery as his sport and that she thinks the Farm has had to jump through extra hoops, further, that these events bring in more money to the community.
- Lead reclamation contractor Arjean expressed that he supports young people getting involved with archery rather than being on their gadgets.
- Resident Vicki Milback expressed that she was a former intermediate archery coach that attended many statewide events. For her students, she had roughly one certified instructor per four students. She also expressed concern over the repeated changes to the original conditions created by the boards and believes that the applicant should create a better business model if they are unable to operate without so many alterations.
- Neighbor Andrew Loesch wanted to reiterate that there are five different archery courses.
- Resident Kathy Smock questioned how many spectators and shoppers will be pulled by the vendors and what their impact may be.
- Applicant representative and resident Brook Hollis wanted to clarify that the TAC has been doing this for over 14 years with one accident, which is 250,000 archery shooters and millions of arrows, but only one accident. The TAC team has a mountain crew, 8 marshals on site. She indicated that she has walked the courses herself and that she would not risk her own personal safety and takes the safety of the event seriously. Further, the archers attending are largely experienced.
- Neighbor Paul Reilly clarified that in the accident Brook references, the young archer was very experienced and took an arrow to the head, changing his life. Further, in previous years targets were set up in the wrong location and that's how arrows were found on the other side of the property line.
- Resident Gabrielle Adams indicated that nothing should be heard at all since they didn't send out the notification and feels the applicant is receiving special treatment. She feels this event

was scheduled months in advance and that all of this paperwork should have been taken care of in advance. Further, the applicant has still not marked the boundaries of the property as requested in January.

- Applicant Lawyer Mark Phillips indicates that the January requirement was simply that the borders be marked before the event. He indicated that the prior purpose of the marshals was to make sure that people were staying where they should be instead of being responsible for everyone's safety.
- Applicant representative and resident Brook Hollis indicated that the previously wounded archer has stated that he was in the wrong place at the wrong time and that the incident influenced TAC procedures.
- Resident Chris Welch doesn't feel like this is cowboys and Indians, that more people are likely to get hurt on a golf course and that we should let the applicant start earning.

The board added a further condition that an independent third party professional give a report on the compliance with conditions. The ballot of a one time alleviation of the number of attendees for the event to occur on March 27<sup>th</sup>-29<sup>th</sup> was approved with conditions for an independent party to create a report and give said report in April. Larry proposed the ballot, Seconded by Scott Whalen.

Vic Unruh motioned to table Agenda Item 3 to April 13<sup>th</sup> at 5pm. Seconded by Scott Whalen.

*\*Staff's Post Script note: A special hearing was heard March 26<sup>th</sup> for Agenda Item 3, FC-02-26-08  
-full notice was sent out to neighboring properties, signs posted, and an ad placed in the paper*

**Agenda Item 2 – FC-02-26-03 and FC-02-26-04: Development Standards Variance** – Applicant is requesting a variance to allow an accessory structure in front of the primary structure on a corner lot as well as a variance to allow the accessory structure to encroach into the 60 foot front yard setback. William Brown, 8551 STRAWBERRY MEADOWS LANE, BORDEN (22-03-02-700-089.000-004). Greenville Township. Section 27, Township 1 South, Range 5 East

Staff gave their report for both of these variances. A discussion was had about the second driveway, which would not require a permit, just review by the county engineer. The applicant, Mr. Brown came before the board, no support or opposition came forward to speak. Larry presented a ballot for FC-02-26-03 based on the arguments in the staff report, including conditions to keep or replace existing landscaping.

**Motion:** Approve

**Moved by:** Larry Bibelhauser

**Seconded by:** Vic Unruh

**Motion passed 4-0.**

Larry presented a ballot for FC-02-26-04 based on the arguments in the staff report, including conditions to keep or replace existing landscaping.

**Motion:** Approve

**Moved by:** Larry Bibelhauser

**Seconded by:** Guy Heitkemper

**Motion passed 4-0.**

**Agenda Item 4 – FC-02-26-09: Conditional Use** - Applicant is requesting to replace an existing private school with a new private school building as a conditionally allowed use in the rural residential zoning district. Variances are requested from the minimum sign square footage of 50 square feet to allow 96 square feet and the maximum building height of 35' to allow 50'. St Mary of the Knobs Catholic Church, 3500 MARTIN ROAD (22-04-00-800-029.000-006) Lafayette Township. Section 8, Township 2 South, Range 6 East.

**FC-02-26-10: Development Standards Variance (Height)** - Applicant is requesting to replace an existing private school with a new private school building as a conditionally allowed use in the rural residential zoning district. Variances are requested from the minimum sign square footage of 50 square feet to allow 96 square feet and the maximum building height of 35' to allow 50'. St Mary of the Knobs Catholic Church, 3500 MARTIN ROAD (22-04-00-800-029.000-006) Lafayette Township. Section 8, Township 2 South, Range 6 East.

**FC-02-26-11: Development Standards Variance (Sign)** – Applicant is requesting to replace an existing private school with a new private school building as a conditionally allowed use in the rural residential zoning district. Variances are requested from the minimum sign square footage of 50 square feet to allow 96 square feet and the maximum building height of 35' to allow 50'. St Mary of the Knobs Catholic Church, 3500 MARTIN ROAD (22-04-00-800-029.000-006) Lafayette Township. Section 8, Township 2 South, Range 6 East.

Staff presented the reports for FC-02-26-09, FC-02-26-10, and FC-02-26-11 together with approval from the applicant. Jason Copperwaite came before the board as the representative and gave a presentation that was submitted for the record and indicated the staff present from Saint Mary's of the Knobs. A discussion occurred regarding the exact height of the building and the two basements, which are side by side and not connected, not above and below. No support or opposition came forward to speak.

Larry presented the ballot for FC-02-26-09 based on the arguments of the staff report. Conditions were proposed based on a technical review committee that meets the sections of the Floyd county ordinance listed in the staff report.

**Motion:** Approve

**Moved by:** Larry Bibelhauser

**Seconded by:** Vic Unruh

**Motion passed 4-0.**

Larry presented the ballot for FC-02-26-10 based on the arguments of the staff report.

**Motion:** Approve

**Moved by:** Larry Bibelhauser

**Seconded by:** Guy Heitkemper

**Motion passed 4-0.**

Larry presented the ballot for FC-02-26-11 based on the arguments of the staff report.

**Motion:** Approve

**Moved by:** Larry Bibelhauser

**Seconded by:** Scott Whalen

**Motion passed 4-0.**

A discussion was had to discuss rescheduling for the June meeting, which will be organized by staff over email.

**Motion:** Adjourn

**Moved by:** Victor Unruh

**Seconded by:** Larry Bibelhauser

**Motion passed 4-0.**

Adopted this 13<sup>th</sup> day of April 2026.

Bell White  
Chairperson

Knutts  
Attest