

# Floyd County Plan Commission

## Minutes

The regular meeting of the Floyd County Plan Commission was held on March 9th, 2026 at 7:00pm at the following address:

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

### PLEDGE OF ALLEGIANCE

### ROLL CALL

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

**Absent:** None

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

### MINUTES

Minutes from the February 9, 2026 Meeting

**Motion:** Approve

**Moved by:** Jeremy Shumate

**Seconded by:** Frank Loop

**Motion passed 7-0, 1 Abstained.**

### NEW BUSINESS

#### **Agenda Item 1 – FC-02-26-05 & FC-02-26-06 – Zoning Map Amendment and Conservation**

**Subdivision** – Applicant is requesting a rezone from the Rural Residential (RR) to the Residential Suburban (RS) zoning district. Applicant is also requesting preliminary approval for a proposed 53 lot conservation subdivision. Discovery Developers, 6060 STATE ROAD 62, GEORGETOWN, IN (22-02-01-100-097.000-002) Georgetown Township.

Staff read off their report for both dockets at the same time with applicant approval to read at the same time. Discussion occurred regarding the traffic study requirements, of which one was not required for this application. The petitioner Jason Copperwaite came before the board and gave a presentation, which was submitted for the record. Discussion occurred on whether the sewer line connected to Woodbridge or was its own separate line, which is undetermined at the moment and the applicant will need to work with Georgetown Sewer to determine what impact that may have. Applicant confirmed that the road will be public. A discussion occurred regarding siding for the houses.

- An owner of the lot, David Ernstberger came forward in support to express that the family wanted a quality local builder to develop this site and that they were highly in favor of the

**Agenda Item 2 – FC-02-26-07 – Zoning Map Amendment** – Applicant is requesting a rezone from the Rural Residential (RR) to the Neighborhood Commercial (NC) zoning district for two adjoining properties. Renaissance Design Build, 5386 NAVILLETON ROAD (22-03-01-100-011.000-004) AND 5390 NAVILLETON ROAD (22-03-01-100-012.000-004).

Johnny Brinkworth recused himself, having previously done survey work on this site.

Staff read their report. The board confirmed that the conceptual plan is just a conceptual plan and that it does not meet current standards. A discussion occurred regarding the light at Navilleton Road, staff indicated that INDOT would need to do a study to update that light if needed. Discussion occurred confirming which exact lots were being rezoned and the logistics of connection to sewer and sight lines. Applicant Mr. Grimes came before the board and gave an overview of the application, confirming that the plan was just conceptual and that entrances and other items are not locked in as the proposal. This will be reviewed under the development plan when that comes forward. He indicated at least one of the existing houses on the site will need to be torn down. Applicant Troy Striegel came before the board. The board requested 30 foot of right of way for the centerline. Troy indicated he is fine with this and that he does not have a proposed use just yet.

Larry presented a ballot for FC-02-26-07 based on the arguments in the staff report with conditions that the conceptual plan be modified before submission as a development plan and that development will not occur without a sewer connection, with an added condition for a written commitment for 30' of right of way from the centerline of Navilleton Road.

**Motion:** Approval

**Moved by:** Larry Bibelhauser

**Seconded by:** Chris Welch

**Motion passed 7-0.**

A note was made by the board that there will be an update to the June meeting schedule.

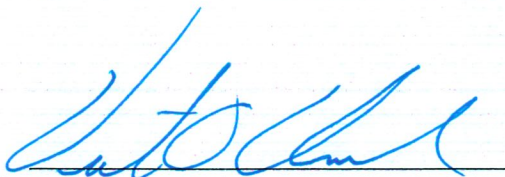
**Motion:** Adjourn


**Moved by:** Chris Welch

**Seconded by:** Jeremy Shumate

**Motion passed 7-0.**

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

  
Chairperson

  
Attest