

# Floyd County Plan Commission

## Minutes

The regular meeting of the Floyd County Plan Commission was held on April 13, 2026 at 7:00pm at the following 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, Dale Bagshaw, Connie Moon, Frank Loop, Victor Unruh

**Absent:** John Brinkworth, Jeremy Shumate

**Other:** Kristi Fox, Nick Creevy (Program Director), Franklin Walden (County Planner)

### MINUTES

Minutes from the March 9, 2026 Meeting

**Motion:** Approve

**Moved by:** Dale Bagshaw

**Seconded by:** Frank Loop

**Motion passed 7-0**

### NEW BUSINESS

**Agenda Item 1 - Docket FC-02-26-12 – Development Plan** – Applicant is submitting a development plan in the General Commercial (GC) Zoning District and within the Highlander Point Overlay District for a Bigby's Coffee. Application is accompanied by three development standards variance requests that are heard before the April 13<sup>th</sup> 5p.m. Board of Zoning Appeals. Applicant- TTCJ Properties, LLC, Site- 4865 Old Vincennes Road, Floyd Knobs, IN 47119, Parcel ID# 22-04-03-000-336.000-006

- Staff gave their report and the applicant is called forward for questions. The applicant confirms the accuracy of the report and move to receive questions from the commission.
- Larry Bibelhauser asks what the square footage of the building is. The applicant confirms it is 440'

- Gina Anderson states that the trees will be too large for the property and requires that the applicant works with the staff to resolve the issue.
- Nobody comes forward to speak for or in opposition to the project.
- The applicant waives the right to address the commission after comments.

**Motion:** Approve with conditions

**Moved by:** Larry Bibelhauser

**Seconded by:** Frank Loop

**Motion passed 7-0**

The landscaping needs to be reviewed by the staff

**Agenda Item 2 - Docket FC-03-26-16 – Modification of Subdivision Standards** – Applicant is requesting a modification from the Subdivision Control Ordinance requirement for a maximum 10% grade for public roadways, previous approval from 2021 has expired. The full subdivision proposal is covered under Agenda Item 3. Applicant- Spring Hill Holdings, LLC, Site- 2778 W Luther Road, Floyds Knobs, IN 47119, Parcel ID# 22-02-02-500-010.000-002 & 22-02-02-500-083.000-002

**Agenda Item 3 - Docket FC-03-26-17 – Primary Approval of a Major Subdivision** – Applicant is seeking primary approval for a subdivision to be known as Spring Hill. The proposal will consolidate 2 parcels totaling 46.317 acres into 71 lots with three common areas, and a gross density of 1.64. Previous approval from 2021 has expired. Applicant- Spring Hill Holdings, LLC, Site- 2778 W Luther Road, Floyds Knobs, IN 47119, Parcel ID# 22-02-02-500-010.000-002 & 22-02-02-500-083.000-002

- Agenda Items 2 and 3 were heard together
- Staff gives their report and the applicant comes forward to address the commission. The applicant states they have no problems with any of the staff recommendations but has concerns with the access easement. After meeting with Mr. Fentress (abutting property owner) it was agreed that the access easement should not be made a common area. It also stated by Frank Walden that no recommendation was made by the staff in regards to making the easement a common area. After which the commission begins questions.
- Frank loop asks if High View Circle Road will be connecting to another subdivision, the applicant confirms that the road will connect to The Highlands.
- Chris Welch asks what the housing prices will be in the subdivision, the applicant did not provide any specific prices for housing but expects them to be over 400,000.
- Bill Amerson 339 Tuscany Dr. Floyds Knobs IN 47119 comes forward in favor of the project. Mr. Amerson believes that the builder will provide high quality homes for the area.

- Tim Fentress 2740 N Luther Rd comes forward in opposition to the project and lists requests for its construction. Mr. Fentress requests “cedars” to be added to the buffer near his home because they will cut down on noise and lime dust. He also requests that the developer waives any right to use the easement and would like it closed to the public. A letter was provided by Mr. Fentress that goes into the specifics of his requests.
- The applicant return to address Mr. Fentress’s concerns and proposes that the lots would own the land under the easement but nobody will be able to interfere with Mr. Fentress’s access to the easement.

Chris Welch presents a ballot for FC-03-26-16

**Motion:** Approve

**Moved by:** Chris Welch

**Seconded by:** Dale Bradshaw

**Motion passed 7-0**

Chris Welch presents a ballot for FC-03-26-17

**Motion:** Approve with conditions

**Moved by:** Chris Welch

**Seconded by:** Larry Bibelhauser

**Motion passed 7-0**

The applicant must agree to include a document with the HOA that states that agricultural activity will occur nearby their property and that no home owner may inhibit or reduce access to the easement.

**Agenda 4 - Docket FC-03-26-18 – Primary Approval of a Major Subdivision** – Applicant is seeking primary approval for a commercial subdivision to be known as Summit Ridge Commons. The proposal covers 17.6 acres to be split into 6 lots with a common area lot and a gross density of 2.93 units per acre. Application is accompanied by two development standards variance requests that are heard before the April 13<sup>th</sup> 5 p.m. Board of Zoning Appeals. Applicant- Prime Property Development Co. LLC, Site – unaddressed location south of E Luther Road, north of Lawrence Banet Road, and east of Hwy 150, Parcel ID # 22-04-01-900-083.000-006

- The applicant comes forward and confirms the accuracy of the staff report. They stated that if there was an alternative access point found for the subdivision, that would also be acceptable.
- Steve 3953 Lafollette Pkw comes forward in favor of the project. He wanted to state that the streets in Lafollette are privately owned and wanted to know how the developer would handle maintenance.

- There was no opposition
- The applicant confirms that Lafollette Dr is a private drive that is owned by a lot owners association. He says it is their desire to make that a public road maintained by the county. For this to occur, all parties would have to agree to it including all members of the lot association and the county.

A ballot is presented by Larry BibelHauser

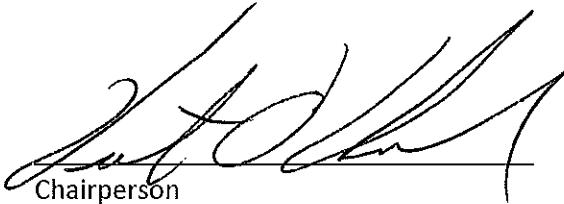
**Motion:** Approve


**Moved by:** Larry Bibelhauser

**Seconded by:** Frank Loop

**Motion passed 7-0**

Adopted this 11 day of May 2026.

  
Chairperson

  
Attest