

ORDINANCE NO. 2025 - 12

ZONING ORDINANCE AMENDMENT

THIS IS AN ORDINANCE for the purpose of amending and changing the zoning ordinance of the County of Shelby as it relates to a certain tract of property located at south of and adjoining 5386 W 1100 N, Fountaintown, Moral Township. Specifically amending the Shelby County, Indiana Zoning Ordinance adopted by the Board of Commissioners of Shelby County, Indiana on September 18, 2008, which became effective on October 18, 2008, including and incorporating therein Township Zoning Maps dated September 18, 2008 as amended, showing the boundary lines of certain Zoning Districts thereon.

BE IT ORDAINED by the Board of Commissioners of Shelby County Indiana, as follows:

Section 1: Purpose. The purpose of this Ordinance shall be to amend the Zoning Map of Moral Township of the Shelby County Code and the zoning ordinances thereunder as it relates to the real estate specifically described in Section 2 of this Ordinance to change the designation of said real estate from being zoned A1 (Conservation Agricultural) to A2 (Agricultural) (13.231 acres). A petition was filed by Natalie Price on May 19, 2025 under Case No. RZ 25-07, to amend the zoning map of Shelby County, Indiana to change the zoning of said real estate.

Section 2: Amendment. Shelby County, Indiana Zoning Ordinance adopted by the Board of Commissioners of Shelby County, Indiana on September 18, 2008, which became effective on October 18, 2008, including and incorporating therein Township Zoning Maps dated September 18, 2008, as amended, showing the boundary lines of certain Zoning Districts thereon, are hereby amended by adding the following sub-section:

Land rezoned from "A1," Conservation Agricultural, to "A2" Agricultural:

The parcel of land and real estate located in Moral Township, Shelby County, Indiana and particularly described by the attached legal description Exhibit "A" and shown on the

attached map, Exhibit "B", being formerly zoned and shown on the Moral Township Zoning District Map as lying in an "A1" Conservation Agricultural District is hereby rezoned to "A2" Agricultural.

Section 3: Effective Date. This ordinance shall be in full force and effect from and after its adoption by the Board of Commissioners of Shelby County, Indiana.

Section 4: Repealable Provisions. All ordinances and parts of ordinances in conflict with the specific amendment herein are hereby repealed.

ADOPTED this 14th day of July, 2025 by a vote of 2 ayes and 0 nays of members of the Board of Commissioners of Shelby County, Indiana.

Jason Abel, President



David Lawson, Member



Nathan Runnebohm, Member

ATTEST:



Amy Glackman
Shelby County, Indiana

EXHIBIT A

New Description For Lot 1:

A part of the West Half of the Southeast Quarter of Section 5, Township 14 North, Range 6 East in Moral Township, Shelby County, Indiana, being described in a survey dated March 31, 2025, certified by Philip D. Going, Professional Surveyor LS29400003 under Accura Land Surveying Job Number 03-25-2579, and further being more particularly described as follows:

BEGINNING at a rebar marking the Southwest corner of said Southeast Quarter Section; thence North 89 degrees 16 minutes 11 seconds East (North American Datum of 1983, Indiana East Zone) along the South line of said Quarter Section 537.86 feet to a mag spike; thence North 00 degrees 13 minutes 58 seconds East parallel with the West line of said Quarter Section 95.00 feet to a capped 5/8-inch rebar (Accura); thence North 89 degrees 16 minutes 11 seconds East parallel with the South line of said Quarter Section 90.00 feet to a capped 5/8-inch rebar (Accura); thence North 00 degrees 13 minutes 58 seconds East parallel with the West line of said Quarter Section 830.58 feet to a capped 5/8-inch rebar (Accura); thence North 89 degrees 36 minutes 51 seconds West 627.77 feet to a capped 5/8-inch rebar (Accura) on the West line of said Quarter Section; thence South 00 degrees 13 minutes 58 seconds West along said West line 937.81 feet to the Point of Beginning, containing 13.231 acres, more or less.

Subject, however, to all legal highways, rights of way, easements and restrictions of record.

EXHIBIT B

