

ORDINANCE NO. 2025 - 13

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 4141 E 400 N, Shelbyville, Union 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 Union 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) (20.738 acres). A petition was filed by Thomas Sundvall on June 4, 2025 under Case No. RZ 25-08, 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 Union 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 Union 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 All ordinances and parts of ordinances in conflict with the specific amendment herein are hereby repealed.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

Description of Lot #1 being a 10.000 acre tract split from the lands owned by Sharon D. Mays, recorded in DR Bk 320, Pg 480 and being a new building lot per this survey.

A part of the West Half of the Southwest Quarter of Section 12, in Township 13 North, Range 7 East, in Union Township, Shelby County, Indiana, being created from a survey (Job # 31-2025) by Jeffery Powell and being more particularly described as follows:

Beginning at the Southwest corner of the West Half of the Southwest Quarter of the said Section 12, being marked by a 5/8" rebar set over a stone per the Shelby County ties and said point being the Point of Beginning of the tract herein described; thence North 00 degrees 37 minutes 08 Seconds West (Bearings based on NAD 83, Indiana East, State plane Coordinates) along the West line of the said half-quarter section a distance of 698.91 feet to a mag nail with a Powell washer set at the approximate centerline intersection of County Road 400 East and 400 North; thence South 89 degrees 11 minutes 39 Seconds East along the approximate centerline of County Road 400 North a distance of 622.83 feet to a mag nail with a Powell washer; thence South 00 degrees 37 minutes 08 Seconds East a distance of 700.32 feet to a Powell capped rebar set on the South line of the said half-quarter section; thence North 89 degrees 03 minutes 53 Seconds West along the South line of the said half-quarter section a distance of 622.87 feet to the point of beginning, containing 10.000 Acres more or less and being subject to any and all easements, right of ways and restrictions.

Description of Lot #2 being a 10.738 acre tract being the remainder the lands owned by Sharon D. Mays, recorded in DR Bk 320, Pg 480 being the remainder and the existing homestead per this survey.

A part of the West Half of the Southwest Quarter of Section 12, in Township 13 North, Range 7 East, in Union Township, Shelby County, Indiana, being created from a survey (Job # 31-2025) by Jeffery Powell and being more particularly described as follows:

Commencing at the Southwest corner of the West Half of the Southwest Quarter of the said Section 12, being marked by a 5/8" rebar set over a stone per the Shelby County ties; thence South 89 degrees 03 minutes 53 Seconds East (Bearings based on NAD 83, Indiana East, State plane Coordinates) along the South line of the said half-quarter section a distance of 622.87 feet to a Powell capped rebar being the point of beginning of the tract herein described; thence North 00 degrees 37 minutes 08 Seconds West a distance of 700.32 feet to a mag nail with a Powell washer set in the approximate centerline of the County Road 400 North; thence South 89 degrees 11 minutes 39 Seconds East along the approximate centerline of County Road 400 North a distance of 667.97 feet to a mag nail with a Powell washer set on the East line of the said half-quarter section; thence South 00 degrees 31 minutes 35 Seconds East along the East line of the said half-quarter section a distance of 701.80 feet to the Southeast corner of the said half-quarter section, being marked by a found 3/4" iron rod; thence North 89 degrees 03 minutes 53 Seconds West along the South line of the said half-quarter section a distance of 666.88 feet to the point of beginning, containing 10.738 Acres more or less and being subject to any and all easements, right of ways and restrictions.

EXHIBIT B

