

ORDINANCE NO. 2025 - 20

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 6076 E 850 S, Saint Paul, Nobel 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 Nobel 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 R1 (Single-Family Residential) (1.476 acres). A petition was filed by Noah Hinkle on September 4, 2025 under Case No. RZ 25-11, 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 "R1" Single-Family

Residential:

The parcel of land and real estate located in Nobel 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 Nobel Township Zoning District Map as lying in an "A1" Conservation Agricultural District is hereby rezoned to "R1" Single-Family Residential.

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 All ordinances and parts of ordinances in conflict with the specific amendment herein are hereby repealed.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 6th day of October, 2025 by a vote of 3 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

LEGAL DESCRIPTION LOT 1

Part of the southwest quarter of the northwest quarter of Section Seventeen (17), Township Eleven (11) North, Range Eight (8) East, Noble Township, Shelby County, Indiana, being part of survey Job #11N8E17-25-048 by Scott T. Sumerford, RLS#29800017, certified September 23, 2025 and being more particularly described as follows:

Commencing at the southwest corner of the southwest quarter of the northwest quarter of said section 17-11-8, said point being marked by a magnail and washer stamped "S. Sumerford 9800017"; thence along the south line of said quarter quarter, North 89° 56' 19" East (basis of bearings being Indiana State Plane East Zone) 621.00 feet to a magnail and washer stamped "S. Sumerford 9800017" at the point of beginning of the herein described tract;

Thence at right angles, North 00° 03' 41" West 88.00 feet to a capped rebar stamped "S. Sumerford 29800017", said monument being hereinafter referred to as a capped rebar; thence North 59° 34' 08" West 108.80 feet to a capped rebar; thence North 05° 55' 26" East 210.09 feet to a capped rebar; thence South 60° 54' 16" East 281.52 feet to a capped rebar; thence at right angles to the south line of said quarter quarter, South 00° 03' 41" East 215.00 feet to a magnail and washer stamped "S. Sumerford 9800017" on said south line; thence along said line, South 89° 56' 19" West 174.00 feet to the point of beginning, containing 1.476 acres.

Subject to all easements, restrictions and right-of-ways of record.

EXHIBIT B

