

**ORDINANCE NO. 2025 - 23**

**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 8599 N 500 W, Fairland, 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) (15.494-acres). A petition was filed by Brandon Anderson on September 8, 2025 under Case No. RZ 25-12, 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Provisions.** All ordinances and parts of ordinances in conflict with the specific amendment herein are hereby repealed.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 6<sup>th</sup> day of October, 2025 by a vote of 2 ayes and 0 nays of members of the Board of Commissioners of Shelby County, Indiana.

 ABSTAIN

Jason Abel, President



David Lawson, Member



Nathan Runnebohm, Member

ATTEST:



Amy Glackman  
Shelby County, Indiana

## EXHIBIT A

### Description of Lot #1 split per this subdivision.

A part of the South half of the Northeast Quarter of Section 20, Township 14 North, Range 6 East, Moral Township, Shelby County, Indiana, being created from a survey (Job # 29-2024), dated 3-31-2024 by Jeffery Powell and being more particularly described as follows:

Commencing at the Southeast corner of said half-quarter section, said point being a railroad spike per the Shelby County ties, thence North 00 degrees 01 minutes 25 seconds West (Bearings based on NAD 83, Indiana East, State plane Coordinates) along the East line of said quarter section a distance of 30.00 feet to a mag nail with a Powell washer, said point being the point of beginning of the tract herein described; thence South 89 degrees 17 minutes 59 Seconds West a distance of 1010.73 feet to a Powell capped rebar; thence North 00 degrees 01 minutes 25 Seconds West a distance of 431.00 feet to a Powell capped rebar; thence North 89 degrees 17 minutes 59 Seconds East a distance of 467.38 feet to a Powell capped rebar; thence South 00 degrees 01 minutes 25 Seconds East a distance of 401.00 feet to a Powell capped rebar; thence North 89 degrees 17 minutes 59 Seconds East a distance of 543.15 feet to a mag nail with a Powell washer set on the East line of the quarter section; thence South 00 degrees 01 minutes 25 Seconds East along the East line of the said quarter section a distance of 30.00 feet to the point of beginning of the tract herein described, containing 5.000 Acres more or less and being subject to any and all easements, right of ways and restrictions.

### Description of Lot #2 split per this subdivision.

A part of the South half of the Northeast Quarter of Section 20, Township 14 North, Range 6 East, Moral Township, Shelby County, Indiana, being created from a survey (Job # 29-2024), dated 3-31-2024 by Jeffery Powell and being more particularly described as follows:

Commencing at the Southeast corner of said half-quarter section, said point being a railroad spike per the Shelby County ties, thence North 00 degrees 01 minutes 25 seconds West (Bearings based on NAD 83, Indiana East, State plane Coordinates) along the East line of said quarter section a distance of 60.00 feet to a mag nail with a Powell washer, said point being the point of beginning of the tract herein described; thence South 89 degrees 17 minutes 59 Seconds West a distance of 543.15 feet to a Powell capped rebar; thence North 00 degrees 01 minutes 25 Seconds West a distance of 401.00 feet to a Powell capped rebar; thence North 89 degrees 17 minutes 59 Seconds East a distance of 543.15 feet to a mag nail with a Powell washer set on the East line of the quarter section; thence South 00 degrees 01 minutes 25 Seconds East along the East line of the said quarter section a distance of 401.00 feet to the point of beginning of the tract herein described, containing 5.000 Acres more or less and being subject to any and all easements, right of ways and restrictions.

### Description of Lot #3 split per this subdivision.

A part of the South half of the Northeast Quarter of Section 20, Township 14 North, Range 6 East, Moral Township, Shelby County, Indiana, being created from a survey (Job # 29-2024), dated 3-31-2024 by Jeffery Powell and being more particularly described as follows:

Commencing at the Southeast corner of said half-quarter section, said point being a railroad spike per the Shelby County ties, thence North 00 degrees 01 minutes 25 seconds West (Bearings based on NAD 83, Indiana East, State plane Coordinates) along the East line of said quarter section a distance of 461.00 feet to a mag nail with a Powell washer, said point being the point of beginning of the tract herein described; thence South 89 degrees 17 minutes 59 Seconds West a distance of 543.15 feet to a Powell capped rebar; thence North 00 degrees 01 minutes 25 Seconds West a distance of 401.05 feet to a Powell capped rebar; thence North 89 degrees 18 minutes 07 Seconds East a distance of 543.15 feet to a mag nail with a Powell washer set on the East line of the quarter section; thence South 00 degrees 01 minutes 25 Seconds East along the East line of the said quarter section a distance of 401.03 feet to the point of beginning of the tract herein described, containing 5.000 Acres more or less and being subject to any and all easements, right of ways and restrictions.

EXHIBIT B

