

ORDINANCE NO. 2025 -25

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 9583 N Division Rd, Fountaintown, Van Buren 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 Van Buren 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) (1.209 acres). A petition was filed by David & Linda Conner on October 6, 2025 under Case No. RZ 25-14, 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 Van Buren 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 Van Buren 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 All ordinances and parts of ordinances in conflict with the specific amendment herein are hereby repealed.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 10th day of November, 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

LEGAL DESCRIPTION LOT 1

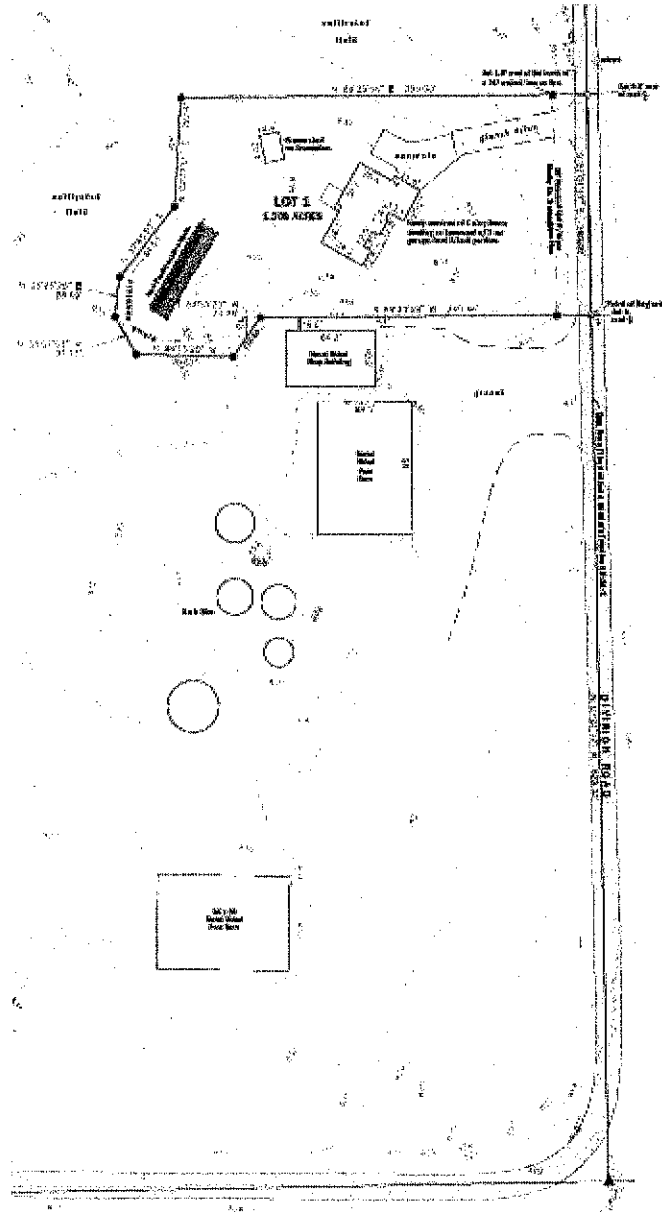
Part of the south half of the northeast quarter of Section Eighteen (18), Township Fourteen (14) North, Range Seven (7) East, Van Buren Township, Shelby County, Indiana, being part of survey Job #14N7E18-25-051 by Scott T. Sumerford, RLS#29800017, certified October 28, 2025 and being more particularly described as follows:

Commencing at the southeast corner of the northeast quarter of said section 18-14-7, said point being marked by a Shelby County Surveyor Monument; thence along the east line of said quarter, North 01°01'17" East (basis of bearings being Indiana State Plane East Zone) 629.43 feet to a magnail and washer stamped "S. Sumerford 9800017" at the point of beginning of the herein described tract;

Thence South 89°33'58" West 240.48 feet to a capped rebar stamped "S. Sumerford 29800017", said monument being hereinafter referred to as a capped rebar; thence South 34°51'20" West 34.76 feet to a capped rebar; thence North 88°13'20" West 70.62 feet to a capped rebar; thence North 28°07'53" West 31.13 feet to a capped rebar; thence North 06°23'25" East 28.69 feet to a capped rebar; thence North 37°45'53" East 64.63 feet to a capped rebar; thence North 03°37'01" East 78.99 feet to a capped rebar; thence North 89°33'58" East 295.00 feet to a magnail and washer stamped "S. Sumerford 9800017" on the east line of said quarter; thence along said line, South 01°01'17" East 160.00 feet to the point of beginning, containing 1.209 acres.

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

EXHIBIT B



SOUTH EAST CORNER OF THE SUBDIVISION
 SQUARES OR ALIQUOT PARTS
 SHERIDAN COUNTY SURVEY MARKET AND RANGE AS SHOWN

DETAIL
 1/4" = 50'