

ORDINANCE NO. 2026 - 04

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 southwest of and adjoining 3190 S 25 E, Shelbyville, Shelby 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 Shelby 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) (6 acres). A petition was filed by James D Kolkmeier on January 6, 2026 under Case No. RZ 26-01, 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 Shelby 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 Shelby 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 All ordinances and parts of ordinances in conflict with the specific amendment herein are hereby repealed.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 9th day of March, 2026 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

New description of Lot 1 per this subdivision being a 6.000 acre tract split from the 21.178 acre remainder tract owned by James D. Kolkmeier, recorded in Instrument 2015006933.

A part of the Southwest quarter of Section 17, Township 12 North, Range 7 East, Shelby Township, Shelby County, Indiana, and being contained within the lands described in Instrument 2015006933 and being created from a survey (Job # 80-2025) by Jeffery Powell and being more particularly described as follows: Beginning at the Southeast corner of the said Southwest quarter of Section 17, Township 12 North, Range 7 East; thence North 89 degrees 49 minutes 54 seconds West (bearings per this description are based on State Plane Coordinates NAD 83, Indiana East), along the South line of the said quarter section a distance of 660.00 feet to a Powell capped rebar found at the Southwest corner of a 4 acre tract described as an exception per Deed Record Book 324, Page 213, said point being the point of beginning of the tract herein described; thence continuing along the said line North 89 degrees 49 minutes 54 seconds West a distance of 666.51 feet to a mag nail with a Powell washer at the Southwest corner of the East half of the said quarter section; thence North 00 degrees 44 minutes 52 seconds West along the West line of the said half-quarter section a distance of 122.65 feet to mag nail with a Powell washer at the intersection of the projected centerline of County Road 25 East and the said half-quarter section; thence North 09 degrees 53 minutes 37 seconds West, along the center of the said road a distance of 222.96 feet to a mag nail with a Powell washer set per this survey; thence South 89 degrees 49 minutes 54 Seconds East parallel to the South line of the said quarter section a distance of 1082.06 feet to a Powell capped rebar set on the West line of a 5.704 Acre tract described in Instrument 2020007086; thence South 00 degrees 44 minutes 02 Seconds West a distance of 73.25 feet to the Southwest corner of the said 5.704 Acre tract, said point also being a point on the North line of the said 4 acre tract; thence North 89 degrees 49 minutes 54 Seconds West along the North line of the said 4 acre tract a distance of 380.00 feet to a Powell capped rebar found at the Northwest corner of the said 4 acre tract; thence South 01 degrees 09 minutes 50 Seconds East along the West line of the said 4 acre tract a distance of 264.00 feet to the point of beginning, containing 6.000 Acres more or less and being subject to any and all easements, right of ways and restrictions.

EXHIBIT B

