

ORDINANCE NO. 2026 -05

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 7757 W 700 N, 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 RE (Residential Estate) (3 acres). A petition was filed by Lisa Wojihoski-Schaler on January 6, 2026 under Case No. RZ 26-02, 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 "RE" Residential Estate:

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 "RE" Residential Estate.

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 All ordinances and parts of ordinances in conflict with the specific amendment herein are hereby repealed.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

Description of Lot 1 per this subdivision being a 3.000 acre tract split from the parent 50 acre tract owned by Lisa L. Wojihoski-Schaler, described and recorded in Deed Record Book 315, Page 451.

A part of the West half of the Northwest quarter of Section 36, Township 14 North, Range 5 East, Moral Township, Shelby County, Indiana, and being created from a survey (Job # 71-2025) by Jeffery Powell and being more particularly described as follows:

Beginning at the Northwest corner of the said Northwest quarter of Section 36, Township 14 North, Range 5 East said point being a Railroad spike, thence North 88 degrees 46 minutes 28 seconds East (bearings per this description are based on State Plane Coordinates NAD 83, Indiana East), along the North line of the said quarter section a distance of 381.61 feet to a mag nail with a Powell washer, thence South 00 degrees 18 minutes 27 Seconds East parallel to the West line of the said quarter section a distance of 356.76 feet to a Powell capped rebar, said point being the point of beginning of the tract herein described; thence North 88 degrees 46 minutes 28 Seconds East parallel to the North line of the said quarter section a distance of 205.25 feet to a Powell capped rebar; thence South 00 degrees 18 minutes 27 Seconds East parallel to the West line of the said quarter section a distance of 302.72 feet to a Powell capped rebar; thence South 82 degrees 52 minutes 00 Seconds West a distance of 490.25 feet to a Powell capped rebar; thence North 00 degrees 18 minutes 27 Seconds West parallel to the West line of the said quarter section a distance of 230.73 feet to a Powell capped rebar; thence North 88 degrees 46 minutes 28 Seconds East parallel to the North line of the said quarter section a distance of 191.30 feet to a Powell capped rebar; thence North 35 degrees 46 minutes 19 Seconds East a distance of 153.31 feet to the point of beginning of the tract herein described, containing 3.000 Acres more or less and being subject to any and all easements, right of ways and restrictions.

EXHIBIT B

