

ORDINANCE NO. 2026-08

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 north of and adjoining 11638 N 100 W, 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 RE (Residential Estate) (2.25 acres). A petition was filed by Casey Shull on February 4, 2026 under Case No. RZ 26-05, 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 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 "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 All ordinances and parts of ordinances in conflict with the specific amendment herein are hereby repealed.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

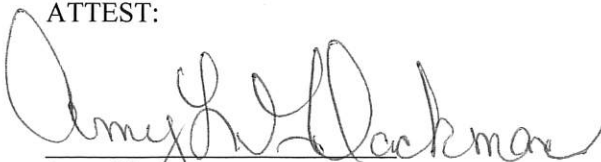


David Lawson, Member



Nathan Runnebohm, Member

ATTEST:



Amy Glackman
Shelby County, Indiana

EXHIBIT A

-New Description of Lot #1, being a 2.253 acre tract split from the above described Tract 1 being owned by Christine Shull & Amy Hasenkamp, recorded in Instrument 2025004546 per this survey.

A part of the Northwest Quarter of Section 6, Township 14 North, Range 7 East, in Van Buren Township, Shelby County, Indiana, being created from a survey (Job # 86-2025) by Jeffery Powell and more particularly described as follows:

Commencing at the Northwest corner of the Northwest Quarter of Section 6, Township 14 North, Range 7 East, said point being a Iron Pin set in concrete per the Shelby County Ties, thence South 00 degrees 26 minutes 23 seconds West (Bearings based on NAD 83, Indiana East, State plane Coordinates) along the West line of the said quarter section a distance of 2045.03 feet to a mag nail and said point being the point of beginning of the tract herein described; thence South 89 degrees 33 minutes 37 seconds East a distance of 440.00 feet to a Powell capped rebar; thence South 00 degrees 26 minutes 23 seconds West a distance of 223.00 feet to a Powell capped rebar; thence North 89 degrees 33 minutes 37 seconds West a distance of 440.00 feet to a mag nail set on the West line of the afore said quarter section and said point being 384.95 feet North 00 degrees 26 minutes 23 seconds East of a 5/8" rebar found marking the Southeast corner of the Northeast Quarter of Section 1, Township 14 North, Range 6 East; thence North 00 degrees 26 minutes 23 seconds East long the West line of the afore said Northwest Quarter of Section 6, Township 14 North, Range 7 East a distance of 223.00 feet to the point of beginning, containing 2.253 Acres more or less and being subject to any and all easements, right of ways and restrictions.

EXHIBIT B

