

ORDINANCE NO. 2026 - 11

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 9928 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 RE (Residential Estate) to R1 (Single-Family Residential) (1.24 acres). A petition was filed by Keith Abernathy on March 3, 2026 under Case No. RZ 26-07, 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 "RE," Residential Estate, 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 "RE" Residential Estate 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 All ordinances and parts of ordinances in conflict with the specific amendment herein are hereby repealed.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 13th day of April, 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

LEGAL DESCRIPTION LOT 1

Part of the west half of the northwest quarter of Section Eighteen (18), Township Fourteen (14) North, Range Seven (7) East, Van Buren Township, Shelby County, Indiana, being part of a 5.06 acre tract as described in Instrument Number 2013005115, recorded July 23, 2013 in the Office of the Shelby County Recorder and being part of survey Job #14N7E18-26-010 by Scott T. Sumerford, RLS#29800017, certified March 24, 2026 and being more particularly described as follows:

Beginning at the northwest corner of the west half of the northwest quarter of said section 18-14-7, said point being referenced by a 5/8" rebar over a stone lying 0.3 feet west of the Range Line; thence along the north line of the west half of said northwest quarter, North 89°09'04" East (basis of bearings being Indiana State Plane East Zone) 245.00 feet to a magnail and washer stamped "S. Sumerford 9800017"; thence parallel with the west line of said west half, South 00°02'03" East 220.00 feet to a capped rebar stamped "S. Sumerford 29800017"; thence parallel to the north line of said west half, South 89°09'04" West 245.00 feet to a magnail and washer stamped "S. Sumerford 9800017" on the west line of said west half; thence along said west line, North 00°02'03" West 220.00 feet to the point of beginning, containing 1.237 acres.

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

