



City of South Bend PLAN COMMISSION

County-City Building
227 W. Jefferson Blvd. 1400S
South Bend, IN 46601
(574) 235-7627
www.southbendin.gov/zoning

MINUTES

August 16, 2021
4:00 p.m.

Council Chambers, 4th Floor
County-City Building, South Bend, IN
www.tinyurl.com/southbendplancommission

MEMBERS PRESENT:

Kara Boyles
Kyle Copelin
Scott Ford
Sheila Niezgodski
Caitlin Stevens
Dr. Dave Varner

MEMBERS ABSENT:

Dan Brewer
John Martinez

ALSO PRESENT:

Angela Smith
Rachel Boyles
Jenna Throw

PUBLIC HEARING - 4:00 P.M.

A. REZONINGS:

1. A proposed ordinance of 2010 INVESTMENT GROUP to zone from U1 Urban Neighborhood 1 to U3 Urban Neighborhood 3, property located at 906, 912, 914, and 918 DUBAIL AVE and 1703, 1705, 1711, 1715, and 1717 DALE AVE , City of South Bend - PC# 0065-21. *(Audio Position: 52:40)*

After due consideration, the following action was taken:

Upon a motion by Dave Varner, being seconded by Kara Boyles and unanimously carried, a proposed ordinance of 2010 INVESTMENT GROUP to zone from U1 Urban Neighborhood 1 to U3 Urban Neighborhood 3, property located at 906, 912, 914, and 918 DUBAIL AVE and 1703, 1705, 1711, 1715, and 1717 DALE AVE , City of South Bend is TABLED to the September 20, 2021 Plan Commission meeting.

2. A proposed ordinance of SCHOOL CITY OF SOUTH BEND to zone from U1 Urban Neighborhood 1 to U3 Urban Neighborhood 3, property located at 1905 COLLEGE ST, City of South Bend - PC# 0066-21. *(Audio Position: 4:39)*

STAFF REPORT

The staff report was presented by Joseph Molnar.

Analysis: Rezoning the site to U3 Urban Neighborhood 3 would allow for residential growth and increased housing options in the neighborhood. The vacant former school is a

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risk to future growth in the neighborhood, as well as a negative pressure on current housing values. As a protected landmark, there are limited possibilities for the reuse of the building. By adaptively reusing the building for housing, a local landmark would find a new life without drastically changing the established character of the neighborhood. Because the building is under the protection of the Historic Preservation Commission, the risk of a multifamily in any other form than the existing building would be minimal. Staff Recommendation: Based on information available prior to the public hearing, the staff recommends the Plan Commission send the rezoning petition to the Common Council with a favorable recommendation

PETITIONER

John Anderson, 214 E Main St. Brownsburg, IN 46112, served as the petitioner.

INTERESTED PARTIES

Geoffrey Cress, 1851 College St. South Bend, IN 46628, spoke against this petition.
Karl Merkner, 1862 College St. South Bend, IN 46628, spoke against this petition.
Kathy Strykul, 2026 N College St. South Bend, IN 46628, spoke against this petition.
Ivan Kinney, 1715 Hamilton St. South Bend, IN 46628, spoke against this petition.
James Champer, 1708 N Adams St. South Bend, IN 46628, spoke against this petition.
Kerry Flanagan, 1858 N Adams St. South Bend, IN 46628, spoke against this petition.
Christopher Huff, 1831 College St. South Bend, IN 46628, spoke against this petition.
Anthony and Helen Mersits, 1948 N College St. South Bend, IN 46628, sent a letter in against this petition.
Theresa Kinney, 1933 Portage Ave. South Bend, IN 46628, sent a letter in against this petition.
Property Owner, 1915 Johnson St. South Bend, IN 46628, spoke on a phone message against this petition.

PUBLIC COMMENT

Rahman Johnson spoke on behalf of the South Bend School Corporation in favor of this petition.
Todd Zieger, 801 W Washington St. South Bend, IN 46601, spoke in favor of this petition.

REBUTTAL

John Anderson provided a rebuttal.

After due consideration, the following action was taken:

Upon a motion by Kyle Copelin, being seconded by Kara Boyles and unanimously carried, a proposed ordinance of SOUTH BEND SCHOOL CORPORATION to zone from U1 Urban Neighborhood 1 to U3 Urban Neighborhood 3, property located at 1905

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COLLEGE ST, City of South Bend, is sent to the Common Council with a FAVORABLE recommendation.

B. MAJOR SUBDIVISIONS - None for consideration

C. TEXT AMENDMENTS - None for consideration

D. DEVELOPMENT PLANS - None for consideration

ITEMS NOT REQUIRING A PUBLIC HEARING

A. MINOR SUBDIVISIONS - None for consideration

B. FINDINGS OF FACT - None for consideration

C. UPDATES FROM STAFF

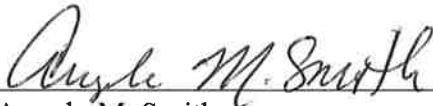
D. MINUTES – July, 19 2021

Upon a motion by Sheila Niezgodski, being seconded by Kyle Copelin and unanimously carried, the minutes from July 19, 2021 Plan Commission meeting were approved.

E. ADJOURNMENT – 4:54 p.m.



Scott Ford,
Vice President



Angela M. Smith,
Secretary of the Commission

