



# 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](http://www.southbendin.gov/zoning)

## MINUTES

November 15, 2021  
4:00 p.m.

Council Chambers, 4th Floor  
County-City Building, South Bend, IN  
[www.tinyurl.com/southbendplancommission](http://www.tinyurl.com/southbendplancommission)

### MEMBERS PRESENT:

Kyle Copelin  
Scott Ford  
John Martinez  
Jason Piontek  
Caitlin Stevens

### MEMBERS ABSENT:

Kara Boyles  
Sheila Niezgodski  
Dr. Dave Varner

### ALSO PRESENT:

Angela Smith  
Joseph Molnar  
Rachel Boyles  
Jenna Throw

### PUBLIC HEARING - 4:00 P.M.

#### A. REZONINGS:

1. A proposed ordinance of INDIANA #602 LAND TRUST to zone from U1 Urban Neighborhood 1 to U2 Urban Neighborhood 2, property located at 602 Dayton, City of South Bend - PC# 0074-21. *(Audio Position: 10:25)*

### STAFF REPORT

The staff report was presented by Joseph Molnar.

Analysis: Rezoning the site to U2 Urban Neighborhood 2 District will allow for the structure to continue to be used as a multi-unit dwelling, which will provide increased housing options while not drastically changing the established character of the neighborhood.

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, subject to acquiring a Certificate of Rental Safety from Code Enforcement.

### PETITIONER

David Leffel, 25790 Stanton Rd. North Liberty, IN 46554, served as the petitioner.

### INTERESTED PARTIES

There was no one from the public to speak.

### PUBLIC COMMENT

There was no one from the public to speak.

After due consideration, the following action was taken:

Upon a motion by Caitlin Stevens, being seconded by Kyle Copelin and unanimously carried, a proposed ordinance of INDIANA #602 LAND TRUST to zone from U1 Urban Neighborhood 1 to U2 Urban Neighborhood 2, property located at 602 Dayton, City of South Bend, is sent to the Common Council with a FAVORABLE recommendation, subject to acquiring a Certificate of Rental Safety from Code Enforcement.

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 - October 18, 2021

*(Audio Position: 15:49)*

Upon a motion by Kyle Copelin, being seconded by Caitlin Stevens and unanimously carried by vote the findings of fact from the October 18, 2021 Plan Commission meeting were approved.

C. UPDATES FROM STAFF

D. MINUTES - October 18, 2021

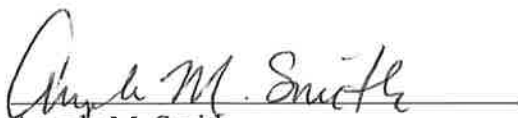
*(Audio Position: 20:36)*

Upon a motion by Kyle Copelin, being seconded by John Martinez and unanimously carried by vote the minutes from the October 18, 2021 Plan Commission meeting were approved.

E. ADJOURNMENT – 4:16 p.m.



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Scott Ford,  
President



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Angela M. Smith,  
Secretary of the Commission