



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

January 18, 2022
4:00 p.m.

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

MEMBERS PRESENT:

Kara Boyles (Virtual)
Scott Ford
John Martinez
Sheila Niezgodski
Jason Piontek (Virtual)

MEMBERS ABSENT:

Kyle Copelin
Caitlin Stevens
Dr. Dave Varner

ALSO PRESENT:

Angela Smith
Joseph Molnar
Rachel Boyles
Jenna Throw

ADMINISTRATIVE ITEMS:

A. ELECTION OF OFFICERS

(Audio Position: 3:02)

Upon a motion by Kara Boyles, being seconded by Sheila Niezgodski and unanimously carried by vote, Scott Ford was elected to serve as President of the Plan Commission.

Upon a motion by Kara Boyles, being seconded by Scott Ford and unanimously carried by vote, Sheila Niezgodski was elected to serve as Vice-President of the Plan Commission.

PUBLIC HEARING - 4:00 P.M.

A. REZONINGS:

1. A proposed ordinance of LEOPOLD EMMA 1/2 AND HANCZ SCOTT E & HANCZ ERIC J & BULLINGTON AMY L 1/2 INT to zone from S1 Suburban Neighborhood 1 to C Commercial and S2 Suburban Neighborhood 2, property located at 2430 W Prairie Ave, City of South Bend - PC# 0077-21. *(Audio Position: 6:40)*

STAFF REPORT

The staff report was presented by Joseph Molnar.

Analysis: Prairie Avenue has a history of small scale commercial throughout the corridor. The neighborhood, in its most recent planning process, in the fall of 2021 has indicated a desire for commercial uses that are compatible with the surrounding neighborhood without negatively impacting property values. Limiting commercial development to the area immediately adjacent to Prairie with medium density residential in the southern portion would help protect the residential character of the area.

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Staff Recommendation: Based on information available prior to the public hearing, the staff recommends the Plan Commission send the amended rezoning petition to the Common Council with an favorable recommendation, subject to the following: 1) limiting the commercial space to the northern 250'; 2) no commercial access to Locust; and 3) a subdivision to separate the two differently zoned portions.

PETITIONER

John Tiffany, 706 N. Eddy St. South Bend, IN 46617, spoke 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 Kara Boyles, being seconded by John Martinez to send the petition with a FAVORABLE recommendation to the Common Council failed due to a lack of majority vote.

Upon a motion by Sheila Niezgodski, being seconded by Jason Piontek and unanimously carried, a proposed ordinance of LEOPOLD EMMA 1/2 AND HANCZ SCOTT E & HANCZ ERIC J & BULLINGTON AMY L 1/2 INT to zone from S1 Suburban Neighborhood 1 to C Commercial and S2 Suburban Neighborhood 2, property located at 2430 W Prairie Ave, City of South Bend is TABLED.

2. A proposed ordinance of GEN4 PROPERTIES LLC to zone from S1 Suburban Neighborhood 1 to C Commercial, property located at the vacant land on the south side of Walter east of and adjacent to 340 Walter Street, City of South Bend - PC# 0081-22.

(Audio Position: 23:22)

STAFF REPORT

The staff report was presented by Joseph Molnar.

Analysis: Rezoning a small portion of the property to C Commercial will allow for this area to serve as drainage for the commercial use fronting Ireland Road, but protection of the character and use of Walter Street is critical. By limiting the rezoning portion to just the area needed for the retention area, the remainder of the lot will continue to serve as a buffer to the adjacent residential properties on Fellows.

Staff Recommendation: Based on information available prior to the public hearing, the staff recommends the petition be sent to the Common Council with a favorable

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recommendation, subject to the following: 1) subdividing the lots to match the zoning line established

PETITIONER

Mike Huber, 315 W. Jefferson Blvd. South Bend, IN 46601, 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 John Martinez, being seconded by Sheila Niezgodski and unanimously carried, a proposed ordinance of GEN4 PROPERTIES LLC to zone from S1 Suburban Neighborhood 1 to C Commercial, property located at the vacant land on the south side of Walter Street east of and adjacent to 340 Walter Street, City of South Bend, is sent to the Common Council with a FAVORABLE recommendation, subject to the following: 1) subdividing the lots to match the zoning line established.

- 3.. A combined public hearing on a proposed ordinance of FIVE CORNERS LLC to zone from U1 Urban Neighborhood 1 to NC Neighborhood Center and seeking the following variance(s): 1) From the 120' maximum building length to 253' on the north and 270' on the west; 2) From the 5' minimum side setback to 3' along the east/west alley; 3) From the requirement that all off-street parking areas be located in the established rear yard; 4) From the 12' maximum corner setback to 250'; 5) From the minimum 75% of a podium building with ground-floor parking lot to be comprised of occupied liner space to 45%; 6) , property located at EAST SIDE OF SOUTH BEND AVE BETWEEN CORBY BLVD AND CAMPEAU ST, City of South Bend - PC# 0082-22. *(Audio Position: 33:47)*

STAFF REPORT

The staff report was presented by Joseph Molnar.

Analysis: The Northeast Neighborhood has seen significant investment and growth over the past decade. This investment has produced a significant demand and interest in more housing units. The State's rerouting of State Road 23 lead to the property in question being no longer suitable for single family housing as the majority of lots lack true street frontage. Large utility easements in the area also contribute to building difficulties. The site sits at a highly trafficked intersection that is becoming a neighborhood node for the area. The rezoning to Neighborhood Center will allow for multi-family and commercial, which will help provide needed housing units to the area and redevelop a currently vacant and non-productive property.

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Staff Recommendation: Based on information provided prior to the public hearing, the Staff recommends that the Commission sends the rezoning to the Common Council with a favorable recommendation. The staff recommends that the Commission approve the variances subject to the following: 1) parking areas shall be a minimum of 5' behind the building line; and 2) the podium parking structure along Campeau be designed in such a way that at least 75% of the frontage appears to be occupied space.

PETITIONER

John Phair, 3454 Douglas Rd Suite 250 South Bend, IN 46635, 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 John Martinez, being seconded by Jason Piontek and unanimously carried, a proposed ordinance of FIVE CORNERS LLC to zone from U1 Urban Neighborhood 1 to NC Neighborhood Center, property located at EAST SIDE OF SOUTH BEND AVE BETWEEN CORBY BLVD AND CAMPEAU ST, City of South Bend, is sent to the Common Council with a FAVORABLE recommendation.

Upon a motion by Sheila Niezgodski, being seconded by Jason Piontek and unanimously carried, the variance(s) 1) From the 120' maximum building length to 253' on the north and 270' on the west; 2) From the 5' minimum side setback to 3' along the east/west alley; 3) From the requirement that all off-street parking areas be located in the established rear yard; 4) From the 12' maximum corner setback to 250'; 5) From the minimum 75% of a podium building with ground-floor parking lot to be comprised of occupied liner space to 45% and 6) From the 40' minimum setback for the portion of a building in excess of 40' or 3 stories when adjacent to a U1 District to 14' property located at EAST SIDE OF SOUTH BEND AVE BETWEEN CORBY BLVD AND CAMPEAU ST, City of South Bend, were/was approved subject to to the following: 1) parking areas shall be a minimum of 5' behind the building line; and 2) the podium parking structure along Campeau be designed in such a way that at least 75% of the frontage appears to be occupied space.

B. MAJOR SUBDIVISIONS - None for consideration

C. TEXT AMENDMENTS - None for consideration

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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 – December 20, 2021

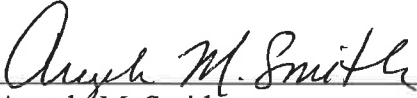
(Audio Position: 52:18)

Upon a motion by Sheila Niezgodski, being seconded by John Martinez and unanimously carried by vote the minutes from the December 20, 2021 Plan Commission meeting were approved.

E. ADJOURNMENT – 5:54 p.m.



Scott Ford,
President



Angela M. Smith,
Secretary of the Commission