



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

March 21, 2022
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
Jason Piontek
Caitlin Stevens

MEMBERS ABSENT:

John Martinez
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 HOMELAND VILLIAGE LLC to zone from S1 Suburban Neighborhood 1 to C Commercial, property located at 2413 PRAIRIE AVE, City of South Bend - PC# 0091-22. *(Audio Position: 2:27)*

STAFF REPORT

The staff report was presented by Joseph Molnar.

Analysis: Rezoning the multiple lots to C Commercial would allow for the current expansion of Prairie Avenue as a retail corridor. As the lot sits at the intersection of two busy streets, it is reasonable development to establish commercial activity on the site if proper precautions are taken to protect the surrounding single family properties.

In recent planning process (fall of 2021), the neighborhood has indicated a desire for commercial uses that are compatible with the surrounding neighborhood without negatively impacting property values.

Staff Recommendation: Based on the 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

There was no one present to speak at 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 Kyle Copelin and unanimously carried, a proposed ordinance of HOMELAND VILLIAGE LLC to zone from S1 Suburban Neighborhood 1 to C Commercial, property located at 2413 PRAIRIE AVE, City of South Bend is TABLED.

B. MAJOR SUBDIVISIONS - None for consideration

C. TEXT AMENDMENTS - None for consideration

D. DEVELOPMENT PLANS

E. COMBINED HEARING FOR MINOR SUBDIVISION

1. QUEEN AND PORTAGE MINOR SUBDIVISION – PC# 0090-22

(Audio Position: 2:53)

STAFF REPORT

The staff report was presented by Joseph Molnar.

Staff Recommendation: The Staff has reviewed this subdivision and finds that if the conditions are met it complies with the requirements for Primary Approval as specified by the South Bend Subdivision Control Ordinance. The Staff therefore recommends that this subdivision be granted Primary Approval, subject to the following: 1) Separating the utility connections for each lot

PETITIONER

Greg Shearon, 1643 Commerce Dr. South Bend, IN 46628, 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 Kyle Copelin, being seconded by Sheila Niezgodski and unanimously carried, the variance(s) 1) from the minimum 60' lot depth to Lot A a minimum of 30' and

Lot B a minimum of 47' and 2) from the required 5' minimum side/rear setback to 0' property located at 1520 PORTAGE AVE, City of South Bend, were\was approved.

Upon a motion by Kyle Copelin, being seconded by Jason Piontek and unanimously carried, the Plan Commission finds the evidence adduced at this Plan Commission Hearing supports each element of the Staff Report, and QUEEN AND PORTAGE MINOR SUBDIVISION Subdivision therefore complies with the City of South Bend Subdivision Control Ordinance and is granted Primary Approval, subject to the following: 1) Separating the utility connections for each lot

ITEMS NOT REQUIRING A PUBLIC HEARING

A. MINOR SUBDIVISIONS – None for consideration

B. FINDINGS OF FACT - None for consideration

C. UPDATES FROM STAFF – None for consideration

D. MINUTES – February 21, 2022

(Audio Position: 15:31)

Upon a motion by Sheila Niezgodski, being seconded by Jason Piontek and unanimously carried by vote the minutes from the February 21, 2022 Plan Commission meeting were approved.

E. ADJOURNMENT – 4:20 P.M.



Scott Ford,
President



Angela M. Smith,
Secretary of the Commission