



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

May 16, 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
John Martinez
Sheila Niezgodski
Jason Piontek
Caitlin Stevens
Dr. Dave Varner

ALSO PRESENT:

Angela Smith
Rachel Boyles
Jenna Throw

PUBLIC HEARING - 4:00 P.M.

A. REZONINGS:

1. COMMITMENTS MODIFYING OR TERMINATING EXISTING COMMITMENTS CONCERNING THE USE OR DEVELOPMENT OF REAL ESTATE MADE IN CONNECTION WITH A ZONE MAP CHANGE, property located at 3400 NORTHSIDE BLVD , City of South Bend - PC# 0095-22. *(Audio Malfunction)*

Upon a motion by Jason Piontek, being seconded by Kyle Copelin and unanimously carried, a proposed ordinance of THE RIVER GARDENS LLC to zone from to , property located at 3400 NORTHSIDE BLVD , City of South Bend is TABLED INDEFINITELY.

2. A combined public hearing on a proposed ordinance of BENTON SQUARE LLC to zone from NC Neighborhood Center to S2 Suburban Neighborhood 2 and seeking the following variance(s): 1) from the minimum 25 ft. parking setback in the front yard to 15 ft.; 2) from the 200' maximum building width for a stacked flat to 270'; 3) from the 2 story minimum building height to 1 story, property located at NW CORNER OF CORBY BLVD AND HICKORY RD, City of South Bend - PC# 0098-22. *(Audio Position: Audio Malfunction- 05:55)*

STAFF REPORT

The staff report was presented by Angela Smith.

SOUTH BEND PLAN COMMISSION

Analysis: Rezoning the property the S2 Suburban Neighborhood 2 will allow for the development of a parcel that has been vacant for approx. 25 years. The S2 District is designed for suburban style multifamily, which will serve as a buffer between the office and retail uses on the east side of Hickory and the single-family residential to the west. Staff Recommendation: Based on the information available prior to the public hearing, the Staff recommends to the Commission forward this petition to the Common Council with a favorable recommendation. The Staff recommends the Commission approve the variances, as presented.

PETITIONER

Mike Danch, 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 Dr. Dave Varner, being seconded by Kara Boyles and unanimously carried, a proposed ordinance of BENTON SQUARE LLC to zone from NC Neighborhood Center to S2 Suburban Neighborhood 2, property located at NW CORNER OF CORBY BLVD AND HICKORY RD, City of South Bend, is sent to the Common Council with a FAVORABLE recommendation.

Upon a motion by Dr. Dave Varner, being seconded by Kara Boyles and unanimously carried, the variance(s) 1) from the minimum 25 ft. parking setback in the front yard to 15 ft.; 2) from the 200' maximum building width for a stacked flat to 270' and 3) from the 2 story minimum building height to 1 story property located at NW CORNER OF CORBY BLVD AND HICKORY RD, City of South Bend, were\was approved.

B. MAJOR SUBDIVISIONS - None for consideration

C. TEXT AMENDMENTS - 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

SOUTH BEND **PLAN COMMISSION**

D. MINUTES – April 18, 2022

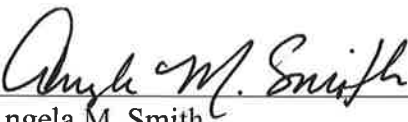
(Audio Position: 16:14)

Upon a motion by Jason Piontek, being seconded by Sheila Niezgodski and unanimously carried by vote, the minutes from the April 18, 2022 Plan Commission meeting were approved.

E. ADJOURNMENT – 4:18 p.m.



Scott Ford,
President



Angela M. Smith,
Secretary of the Commission