



OFFICE OF THE CITY CLERK

DAWN M. JONES, CITY CLERK

ZONING & ANNEXATION

JANUARY 24, 2022 5:15 P.M.

Committee Members Present: Lori K. Hamann, Sheila Niezgodski, Karen L. White

Committee Members Absent: Henry Davis Jr.

Other Council Present: Rachel Tomas Morgan, Eli Wax, Sharon L. McBride, Canneth Lee, Troy Warner

Other Council Absent: None

Others Present: Dawn Jones, Bianca Tirado, Rachael Coates, Elivet Navarro, Bob Palmer

Presenters: Joseph Molnar, Mike Huber

Agenda: *Bill No. 140-21* – Ordinance Amending Property Located 340 E Walter
Bill No. 141-21 – Ordinance Amending Property Located at Five Corners LLC

Committee Chair Lori K. Hamann called to order the Zoning & Annexation Committee meeting at 5:27 p.m.

Full audio dialogue of the meeting is available upon request from the City Clerk's Office.

Bill No. 140-21

Joseph Molnar, Zoning Specialist, with offices on the fourteenth (14th) floor of the County-City Building, presented *Bill No. 140-21*. Staff and the Plan Commission have provided a favorable recommendation, subject to subdividing the lots to match the zoning lines established in the petition.

Mike Huber, Abonmarche Consultants, 315 W Jefferson Blvd, South Bend, Indiana, stated that the change was driven by the decision to tear down the existing building and create a new one. The petitioner is in the process of a subdivision re-plot to separate the two (2) lots.

Committeemember Sheila Niezgodski stated that she would be updating the Committee as the Plan Commission receives updates from the petitioner. The petitioner is adding trees as buffers for the surrounding neighborhood.

EXCELLENCE | ACCOUNTABILITY | INNOVATION | INCLUSION | EMPOWERMENT



Councilmember Eli Wax stated that he is impressed by how the use of the property is being maximized and how the petitioner is being sensitive to neighbors' needs.

Committeemember Karen L. White made a motion to send Bill No. 140-21 to the Committee of the Whole with a favorable recommendation. Committeemember Sheila Niezgodski seconded the motion, which carried by a voice vote of three (3) ayes.

Bill No. 141-21

Mr. Molnar presented *Bill No. 141-21*.

Paul Phair, Holladay Properties, 3454 Douglas Road, South Bend, Indiana, presented the Updated January 2022 Plan for 5 Corners.

Chair Hamann asked Councilmember Troy Warner for reactions from his District.

Councilmember Troy Warner stated that Paul Phair has been very communicative and responsive to neighbors and took the size down by one (1) floor and reduced the number of units as a result. The area is zoned single-family homes, but nobody would build this type of residence there.

Chair Hamann asked about any plans to include affordable housing units.

Mr. Phair responded that there are efforts to make units within a size range that would be affordable, such as studio apartments. Adding units to the area grows supply and increases affordability, but technically affordable units are not part of the project's scope.

Chair Hamann asked about the potential usage of solar power.

Mr. Phair responded that this level of detail is not being discussed yet, as passing this resolution is needed to get into sustainable design and related elements.

Councilmember Rachel Tomas Morgan asked if infrastructure improvements will be needed for pedestrians, such as safety crossings.

Mr. Phair responded that there are signalized pedestrian intersections in the area. Along with the existing counting clock, the petitioner wishes to include beep/voice audio signals, and it is hoped that pedestrian refuges can be added to the walkways.

Councilmember Canneth Lee asked about the investment for the project.

Mr. Phair responded that it would be approximately twenty-three million dollars (\$23,000,000).

Alison Mynesberg, 2633 Arrowhead Drive, South Bend, Indiana, asked if the existing utilities for storm and wastewater could support this increased usage. If not, she wondered if assistance would be sought, such as tax financing and abatements. She hopes there will be smaller, affordable two (2) bedroom units for students and young professionals who have children.

Mr. Phair responded that storage tanks would have to be under the rear parking area for stormwater. The petitioner is working with Abonmarche on this, and it will not add to the combined sewer



overflow. Wastewater will go to the city system, but it should not be an issue. The petitioner will not be seeking TIF dollars but will likely seek a tax abatement.

Committeemember White stated that this is a model for developers, given that the petitioner has committed time and effort to civic engagement and adjusted accordingly.

Councilmember Lee stated it is refreshing to see this level of community engagement and high investment in an area that has not been used for many years.

Committeemember Niezgodski made a motion to send Bill *No. 141-21* to the Committee of the Whole with a favorable recommendation. Committeemember Karen L. White seconded the motion, which carried by a voice vote of three (3) ayes.

With no further business, Chair Lori K. Hamann adjourned the Zoning & Annexation meeting at 6:16 p.m.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Lori K. Hamann".

Lori K. Hamann, Committee Chair