



OFFICE OF THE CITY CLERK

DAWN M. JONES, CITY CLERK

ZONING & ANNEXATION

FEBRUARY 14, 2022 4:00 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, Elivet Navarro, Bob Palmer

Presenters: Joseph Molnar, David Njoroge

Agenda: Bill No. 132-21 – Ordinance Amending the Zoning Ordinance for Property Located at 446 South Carlisle Street
Bill No. 03-22 – Ordinance for the Proposed Special Exemption for 1701 Kendall Street

Committee Chair Lori K. Hamann called to order the Zoning & Annexation Committee meeting at 4:00 p.m.

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

Bill No. 132-21

Committeemember Sheila Niezgodski made a motion to table Bill No. 132-21 indefinitely. Committeemember Karen L. White seconded the motion, which carried by a voice vote of three (3) ayes.

Committeemember Karen L. White offered her condolences to the developer, as one of the petitioners passed away.

Joseph Molnar, Zoning Specialist, with offices on the fourteenth (14th) floor of the County-City Building, stated that the petitioner's wife is a co-owner of the business and will have the opportunity to continue the zoning process in the future if she so wishes.



Bill No. 03-22

Joseph Molnar, Zoning Specialist, with offices on the fourteenth (14th) floor of the County-City Building, presented Bill No. 03-22.

David Njoroge, 3131 Springbrook Drive, South Bend, Indiana, stated that the project would be an excellent addition to the neighborhood, and the design will consider surrounding existing structures.

Chair Lori K. Hamann asked if this would be a single-story side-by-side duplex.

Joseph Molnar responded that this was proposed, but the petitioner would not be bound by this site plan. The petitioner has not requested any variances from the U1 setback standards.

Committeemember Sheila Niezgodski stated that duplexes are a highly regarded solution for housing in Rum Village, and she thanked the petitioner and Joseph Molnar for presenting this project.

Committeemember Karen L. White made a motion to send Bill No. 03-22 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.

With no further business, Chair Lori K. Hamann adjourned the Zoning & Annexation meeting at 4:10 p.m.

Respectfully Submitted,


Lori K. Hamann, Committee Chair