



OFFICE OF THE CITY CLERK

DAWN M. JONES, CITY CLERK

ZONING & ANNEXATION

FEBRUARY 28, 2022 4:55 P.M.

Committee Members Present: Lori K. Hamann, Henry Davis Jr., Sheila Niezgodski, Karen L. White, James Snodgrass (Citizen Member)

Committee Members Absent: None

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, Victoria Trujillo, Bob Palmer

Presenters: Joseph Molnar, John Tiffany, Mike Danch, Debra Hughes

Agenda: Substitute Bill No. 133-21 – Amending the Zoning Ordinance for Property Located at 2430 Prairie Ave
Bill No. 04-22 – 2122 & 2123 South Bend Ave Amendment for Zoning
Bill No. 05-22 – Amending Zoning Ordinance for Property Located at 2240 Prairie

Committee Chair Lori K. Hamann called to order the Zoning & Annexation Committee meeting at 4:55 p.m.

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

Substitute Bill No. 133-21

Committeemember Karen L. White made a motion to accept the Substitute version of Bill No. 133-21. Committeemember Henry Davis Jr. seconded the motion, which carried by a voice vote of five (5) ayes.

Joseph Molnar, Zoning Specialist, with offices on the fourteenth (14th) floor of the County-City Building, presented Substitute Bill No. 133-21.

John Tiffany, 706 N Eddy Street, South Bend, Indiana, stated that the project is a multi-tenant shopping center. Once rezoning is approved, the neighborhood will be asked for feedback, and a design will be created.

Chair Lori K. Hamann asked what is meant by subdivision between lots.

Joseph Molnar responded that it is all one (1) lot currently, and if the rezoning is approved, the land would be split-zoned between Commercial and S2 Neighborhood.

Committeemember Karen L. White asked when the traffic study would be undertaken.

Joseph Molnar responded that the engineer was to do a traffic study when the whole area was commercial. One of the staff recommendations is that no retail access be granted off Locust Street, so limiting the commercial to Prairie Street addresses this.

Angela Smith, Zoning Administrator, with offices on the fourteenth (14th) floor of the County-City Building, added that a traffic study might be required when the southern portion develops. It depends on the extent and size of the development and would happen during the commercial plan review process.

Committeemember Henry Davis Jr. asked about affordable housing within the multi-family units.

John Tiffany responded that the parcel would be split with commercial in the front and multi-family in the back. The housing is Phase 2 and would likely be townhouses. Low income has not been considered, but he is open to it.

Citizen Member James Snodgrass asked if Locust Street access would be used for entry for the Phase 2 multi-family part of the project.

John Tiffany confirmed.

Jason Piontek, 2201 Riverside Drive, South Bend, Indiana, asked if the petitioner had spoken to residents in the area.

John Tiffany responded that he reached out to members from the neighborhood following the planning hearing and communicated with them via email. He will also attend the March 9, 2022, Rum Village meeting.

Committeemember Sheila Niezgodski added that John Tiffany has communicated with the Rum Village Association more than once, and the Association feels this meets the neighborhood plan.

Committeemember Karen L. White made a motion to send Substitute Bill *No. 133-21* to the Committee of the Whole with a favorable recommendation. Committeemember Sheila Niezgodski seconded the motion, which carried by a voice vote of five (5) ayes.

Bill No. 04-22

Joseph Molnar, Zoning Specialist, with offices on the fourteenth (14th) floor of the County-City Building, presented Bill *No. 04-22*.

Mike Danch, Danch Harner & Associates, 1643 Commerce Drive, South Bend, Indiana, stated that Insomnia Cookies would remain, and the other building will be raised for the lube center for

Drive and Shine. The property will hook up to city sewer and water, and drainage will be handled on-site.

Committeemember Henry Davis Jr. asked if there is another access point to the location outside of the driveway.

Mike Danch responded that there is a property to the east, and there is access between that property and this one out to Ironwood Drive.

Committeemember Sheila Niezgodski made a motion to send Bill No. 03-22 to the Committee of the Whole with a favorable recommendation. Committeemember Karen L. White seconded the motion, which carried by a voice vote of five (5) ayes.

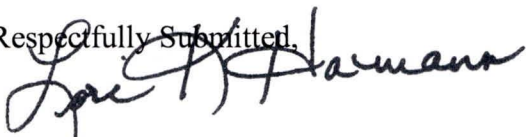
Bill No. 05-22

Joseph Molnar, Zoning Specialist, with offices on the fourteenth (14th) floor of the County-City Building, presented Bill No. 05-22.

Debra Hughes, 3220 Southview Drive, Elkhart, Indiana, stated the property has two (2) zones but is one (1) parcel. The petitioner hopes that the entire parcel can be zoned commercial.

Committeemember Sheila Niezgodski made a motion to send Bill No. 05-22 to the Committee of the Whole with a favorable recommendation. Committeemember Karen L. White seconded the motion, which carried by a voice vote of five (5) ayes.

With no further business, Chair Lori K. Hamann adjourned the Zoning & Annexation meeting at 5:20 p.m.

Respectfully Submitted,

Lori K. Hamann, Committee Chair

