



OFFICE OF THE CITY CLERK

DAWN M. JONES, CITY CLERK

Zoning and Annexation

May 23, 2022 4:00 P.M.

Committee Members Present:

Lori Hamann, Karen White, Sheila Niezgodski

Committee Members Absent:

Henry Davis Jr.

Other Council Present:

Canneth Lee, Sharon L. McBride, Troy Warner, Eli Wax
Rachel Tomas Morgan

Other Council Absent:

Others Present:

Dawn Jones, James Snodgrass

Presenters:

Joe Molnar, Mike Danch

Agenda:

Bill No. 19-22- Amending the Zoning Ordinance for Property located at NW Corner of Corby

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

Committee Chair Lori Hamman called to order the Zoning and Annexation meeting at 4:00 p.m., requested roll call.

Roll call inaudible.

Bill No. 19-22

Committee Chair Lori Hamann requested petitioner.

Mike Danch, Danch Hanner Associates, 1643 Commerce Dr, South Bend, IN 46628, representing the petitioner. Petitioner is requesting a rezoning from the NC district to a S-2 suburban district for a memory care facility and to down zone the property to allow more protection for McKinley Terrace neighbors subdivision to the west and south of the site. The facility will have forty (40) rooms and petitioner is asking for variances to move building close to Hickory Rd. to provide a buffering space between the single-family residents and the west of the site. The site will be connected to city utilities. The contingent purchasers sent a notice for a meeting to inform residents of the rezoning at local church. Danch stated there were no concerns from the residents. Danch stated he has not heard any concerns from the planning committee and requests rezoning from Council to allow for the facility.



Committee Chair Hamann requested questions from committee members.

Committee Member Sheila Niezgodski inquired of the number on variances of the property.

Angela Smith, City Engineer, offices located on the 14th floor stated the Council doesn't vote on variances because they stop at the plan level; all variances were approved by the Planning Commission subject to rezoning. If property gets rezoned, then variances follow.

Committee Member Rachel Tomas Morgan stated it is helpful for the Plan Commission Report be included in petition.

Angela Smith responded that the information is sent to the Clerk's Office with recertification letter.

Committee Chair Hamann requested for anyone from the public wishing to speak in favor or in opposition of Bill No. 19-22.

Clerk Dawn Jones responded no one is wishing to speak.

Committee Chair Hamann requested preference of the committee on Bill No. 19-22.

Committee Member Niezgodski motioned for Bill No. 19-22 be sent to the Committee of the Whole with a favorable recommendation.

Committee Member Karen White Seconded.

Committee Chair Hamann requested roll call.

Clerk Jones responded with three (3) ayes.

Committee Chair Hamann stated Bill No. 19-22 will be sent to the Committee of the Whole with a favorable recommendation.

Adjourned.

Respectfully Submitted,



Lori Hamann, Committee Chair