



# 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

January 17, 2023  
4:00 p.m.

Commissioner's Conference Room, 7th Floor  
County-City Building, South Bend, IN

### MEMBERS PRESENT:

Scott Ford  
Francisco Fotia  
John Martinez  
Jason Piontek  
Caitlin Stevens

### MEMBERS ABSENT:

Kara Boyles  
Kyle Copelin  
Sheila Niezgodski

### ALSO PRESENT:

Angela Smith  
Rachel Boyles  
Kate Bolze  
Tom Panowicz

### ADMINISTRATIVE ITEMS – 4:00 P.M.

#### A. ELECTION OF OFFICERS:

*(Audio Position: 00:28)*

After careful consideration, the following actions were taken:

Upon a motion by Jason Piontek, being seconded by Francisco Fotia, and unanimously carried, Scott Ford is nominated for and elected President of the Plan Commission.

Upon a motion by Caitlin Stevens, being seconded by John Martinez, and unanimously carried, Kara Boyles is nominated for and elected Vice President of the Plan Commission.

### PUBLIC HEARING

#### A. REZONINGS:

1. A proposed ordinance of FIVE CORNERS LLC to zone from U1 Urban Neighborhood 1 to NC Neighborhood Center, property located at 1144 CORBY BLVD, City of South Bend - PC# 0130-23.

*(Audio Position: 03:49)*

### STAFF REPORT

The staff report was presented by Rachel Boyles.

Analysis: Rezoning the property to NC Neighborhood Center will allow for a cohesive lot for development. The Northeast Neighborhood has seen significant investment and growth over the past decade. This investment has produced a significant demand and interest in more housing units. The site is an additional lot to accommodate more green space and parking from the Five Corners rezoning previously approved in January 2022.

## SOUTH BEND **PLAN COMMISSION**

Staff Recommendation: Based on information provided prior to the public hearing, the Staff recommends the Commission send the rezoning to the Common Council with a favorable recommendation.

### PETITIONER

James Randolph, 3454 Douglas Rd, South Bend, IN represented and presented for the petitioner.

### INTERESTED PARTIES

There was no one from the public to speak.

### PUBLIC COMMENT

There was no one from the public to speak.

### ACTION

After due consideration, the following action was taken:

Upon a motion by Jason Piontek, being seconded by Caitlin Stevens and unanimously carried, a proposed ordinance of FIVE CORNERS LLC to zone from U1 Urban Neighborhood 1 to NC Neighborhood Center, property located at 1144 CORBY BLVD, City of South Bend, is sent to the Common Council with a FAVORABLE recommendation.

B. MAJOR SUBDIVISIONS - None for consideration

C. TEXT AMENDMENTS - None for consideration

D. DEVELOPMENT PLANS - None for consideration

### ITEMS NOT REQUIRING A PUBLIC HEARING

A. MINOR SUBDIVISIONS:

- 1 RUSH STREET MINOR SUBDIVISION – PC# 0129-23 *(Audio Position: 08:54)*

### STAFF REPORT

The staff report was presented by Rachel Boyles.

Staff Recommendation: The Staff has reviewed this subdivision and finds it complies with the requirements for Primary Approval as specified by the South Bend Subdivision Control Ordinance. The Staff therefore recommends that this subdivision be granted Primary Approval.

### ACTION

After due consideration, the following action was taken:

**SOUTH BEND PLAN COMMISSION**

Upon a motion by Francisco Fotia, being seconded by Caitlin Stevens and unanimously carried, the Plan Commission finds the evidence adduced at this Plan Commission Hearing supports each element of the Staff Report, and RUSH STREET MINOR SUBDIVISION Subdivision therefore complies with the City of South Bend Subdivision Control Ordinance and is granted Primary Approval.

2 OLIVE AND PRAIRIE MINOR SUBDIVISION – PC# 0131-23 (*Audio Position: 10:07*)

STAFF REPORT

The staff report was presented by Rachel Boyles.

Staff Recommendation: The Staff has reviewed this subdivision and finds it complies with the requirements for Primary Approval as specified by the South Bend Subdivision Control Ordinance. The Staff therefore recommends that this subdivision be granted Primary Approval.

ACTION

After due consideration, the following action was taken:

Upon a motion by Francisco Fotia, being seconded by John Martinez and unanimously carried, the Plan Commission finds the evidence adduced at this Plan Commission Hearing supports each element of the Staff Report, and OLIVE AND PRAIRIE MINOR SUBDIVISION Subdivision therefore complies with the City of South Bend Subdivision Control Ordinance and is granted Primary Approval.

B. FINDINGS OF FACT - None for consideration

C. MINUTES – December 19, 2022

(*Audio Position: 11:02*)

Upon a motion by Francisco Fotia, being seconded by John Martinez and unanimously carried by vote, the minutes from the December 19, 2022 Plan Commission meeting were approved.

D. UPDATES FROM STAFF

E. ADJOURNMENT – 4:12



Scott Ford,  
President



Angela M. Smith,  
Secretary of the Commission