



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

March 20, 2023
4:00 p.m.

Council Chambers, 4th Floor
County-City Building, South Bend, IN

MEMBERS PRESENT:

Kara Boyles
Kyle Copelin
Scott Ford
Francisco Fotia
John Martinez
Sheila Niezgodski
Jason Piontek

MEMBERS ABSENT:

Caitlin Stevens

ALSO PRESENT:

Angela Smith
Kari Myers
Rachel Boyles
Kate Bolze
Tom Panowicz

PUBLIC HEARING - 4:00 P.M.

A. REZONINGS:

- 1. A proposed ordinance of UNIVERSITY OF NOTRE DAME DU LAC to zone from U1 Urban Neighborhood 1 to NC Neighborhood Center, property located at 1007 and 1011 HOWARD ST, City of South Bend - PC# 0141-23. (Audio Position: 02:08)**

STAFF REPORT

The staff report was presented by Angela Smith.

Analysis: Rezoning the property to NC Neighborhood Center will allow for a smaller scale development that provides a buffer between the residential neighborhood to the west from the large scale development of Eddy Street Commons to the east.

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

PETITIONER

Wayne Richardson, Bertsch Frank & Associates, 811 Lawrence Dr, Fort Wayne, IN presented in person.

INTERESTED PARTIES

Richard Kettler, 1015 N Frances St, South Bend, IN spoke in support of the petitioner with reservations and appeared in person.

SOUTH BEND **PLAN COMMISSION**

PUBLIC COMMENT

Pat Matthews, Seven Diamonds, 1130 South Bend Ave, Suite 350, South Bend, IN spoke in support of the petition and appeared in person.

ACTION

After due consideration, the following action was taken:

Upon a motion by Jason Piontek, being seconded by Kyle Copelin, with Scott Ford recused, Kara Boyles abstained, and unanimously carried, a proposed ordinance of UNIVERSITY OF NOTRE DAME DU LAC to zone from U1 Urban Neighborhood 1 to NC Neighborhood Center, property located at 1007 and 1011 HOWARD ST, 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

ITEMS NOT REQUIRING A PUBLIC HEARING

A. MINOR SUBDIVISIONS:

1. NUFER LLC WILLIAMS STREET MINOR SUBDIVISION – PC# 0138-23

(Audio Position: 24:10)

STAFF REPORT

The staff report was presented by Angela Smith.

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 Kyle Copelin, being seconded by Sheila Niezgodski and unanimously carried, the Plan Commission finds the evidence adduced at this Plan Commission Hearing supports each element of the Staff Report, and NUFER LLC WILLIAMS STREET 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

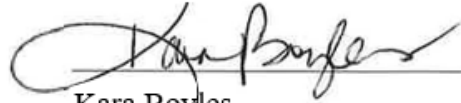
SOUTH BEND PLAN COMMISSION

C. MINUTES – February 20, 2023

Upon a motion by Kara Boyles, being seconded by Sheila Niezgodski, and unanimously carried, the minutes from the February 20, 2023 Plan Commission meeting are approved.

D. UPDATES FROM STAFF

E. ADJOURNMENT – 4:25


Kara Boyles
Vice President


Angela M. Smith
Secretary of the Commission