



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

September 18, 2023

Council Chambers, 4th Floor

4:00 p.m.

County-City Building, South Bend, IN

MEMBERS PRESENT:

Kara Boyles
Kyle Copelin
Scott Ford
Francisco Fotia
Jason Piontek
Caitlin Stevens

MEMBERS ABSENT:

John Martinez
Sheila Niezgodski

ALSO PRESENT:

Tim Corcoran
Kari Myers
Amani Morrell
Kate Bolze
Michael Divita
Tom Panowicz

PUBLIC HEARING - 4:00 P.M.

A. REZONINGS:

1. **A proposed ordinance of GREYSTONE DEVELOPERS LLC to zone from U1 Urban Neighborhood 1 to U2 Urban Neighborhood 2, property located at 1006 ST VINCENT ST, City of South Bend - PC# 0165-23.** *(Audio Position: 02:28)*

ACTION

After due consideration, the following action was taken:

Upon a motion by Francisco Fotia, being seconded by Kyle Copelin and unanimously carried, a proposed ordinance of GREYSTONE DEVELOPERS LLC to zone from U1 Urban Neighborhood 1 to U2 Urban Neighborhood 2, property located at 1006 ST VINCENT ST, City of South Bend is WITHDRAWN.

2. **A combined public hearing on a proposed ordinance of ST JOSEPH COUNTY AIRPORT AUTHORITY to zone from C Commercial (St. Joseph County) to I Industrial and seeking the following variance(s): 1) from the required sidewalk along all street frontages to none; 2) from the required bicycle parking to none, property located at 23114 US 20 Highway, City of South Bend - PC# 0172-23.** *(Audio Position: 03:06)*

STAFF REPORT

The staff report was presented by Michael Divita.

Analysis: The annexation and rezoning of the property to I Industrial will allow for the development of the site for a use and service associated with the adjacent

airport property. It is responsible development to assure that properties adjacent to the City limits are annexed and developed under City standards.

Staff Recommendation: Based on information available prior to the public hearing, the Staff recommends the Commission send the rezoning and annexation petition to the Common Council with a favorable recommendation. The Staff recommends the Commission approve variance #1 and deny variance #2.

PETITIONER

Ed Kowalczyk, Jones Petrie Rafinski, 325 S Lafayette Blvd, South Bend, IN
presented on behalf of 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 Kyle Copelin, being seconded by Jason Piontek and unanimously carried, a proposed ordinance of ST JOSEPH COUNTY AIRPORT AUTHORITY to annex and rezone from C Commercial (St. Joseph County) to I Industrial (City), property located at 23114 US 20 Highway (unincorporated St. Joseph County), City of South Bend, is sent to the Common Council with a FAVORABLE recommendation.

Upon a motion by Francisco Fotia, being seconded by Kara Boyles and unanimously carried, the variance 1) from the required sidewalk along all street frontages to none was approved, property located at 23114 US 20 Highway (unincorporated St. Joseph County), City of South Bend.

Upon a motion by Jason Piontek, being seconded by Kyle Copelin and unanimously carried, the variance 2) from the required bicycle rack to none was denied, property located at 23114 US 20 Highway (unincorporated St. Joseph County), City of South Bend.

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. ENDRES' HIDDEN CREEK – PC# 0170-23

(Audio Position: 10:37)

STAFF REPORT

The staff report was presented by Amani Morrell.

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 approval.

ACTION

After due consideration, the following action was taken:

Upon a motion by Francisco Fotia, being seconded by Kyle Copelin and unanimously carried, the Plan Commission finds the evidence adduced at this Plan Commission Hearing supports each element of the Staff Report, and ENDRES' HIDDEN CREEK 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 – August 21, 2023

(Audio Position: 11:29)


Upon a motion by Kyle Copelin, being seconded by Francisco Fotia and unanimously carried, the minutes from the August 21, 2023 Plan Commission meeting were approved.

D. UPDATES FROM STAFF

E. ADJOURNMENT – 4:12 PM



Scott Ford,
President



Tim Corcoran,
Interim Secretary of the Commission