



OFFICE OF THE CITY CLERK

BIANCA L. TIRADO, CITY CLERK

ZONING & ANNEXATION

FEBRUARY 26, 2024 5:44 P.M.

Committee Members Present: Dr. Oliver Davis, Ophelia Gooden-Rodgers, Sheila Niezgodski, Karen L. White

Committee Members Absent: None

Other Council Present: Canneth Lee, Troy Warner, Rachel Tomas Morgan, Sherry Bolden-Simpson

Other Council Absent: Sharon L. McBride

Others Present: Bianca L. Tirado, Elivet Quijada-Navarro, Danica Kulemeka, Victoria Stowell, Matthew Neal, Bob Palmer

Presenter(s): Angela Smith, Kari Myers, Skip Morrell

Agenda: Bill No. 01-24 – 3931 Portage Road and Vacant Lot Adjacent to and West of 3931 Portage Road Rezoning

Bill No. 02-24 – 711 Leland Ave Rezoning

Bill No. 03-24 – 734 S. Walnut Street Rezoning

Bill No. 04-24 – 1610 and 1612 Hilde Court Rezoning

Please note the attached link for the meeting recording:

<http://docs.southbendin.gov/WebLink/browse.aspx?dbid=0&mediaid=380844>

Committee Chair Dr. Oliver Davis called to order the Zoning & Annexation Committee meeting at 5:44 p.m.

Committee Chair Dr. Davis welcomed the presenters for Bill No. 01-24.

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Danica Kulemeka
CHIEF DEPUTY / CHIEF OF STAFF

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Kari Myers, of the Department of Community Investment, with offices on the 14th floor of the County-City Building, presented Bill No. 01-24, which seeks to rezone 3931 Portage Road and the adjacent lot to the west from Suburban Neighborhood Two (2) to Commercial. The lot is currently zoned Suburban Neighborhood Two (2) for a proposed self-storage facility. The proposed storage facility includes four (4) smaller self-storage buildings on the northern side of the property, as well as two (2) larger storage units on the southern side of the property. The northern portion of the property runs along Portage Avenue, which is historically commercial in nature, so the building of a storage facility would not be inconsistent. The rezoning of the western lot adjacent to 3931 Portage Road would allow for cohesive site development.

Angela Smith, of Danc Harner and Associates, with offices located at 1643 Commerce Drive, South Bend IN 46628. The petitioner has made sure to meet the commercial standards for their building design. The area being discussed is already partially zoned Commercial, and this ordinance just seeks to bring the back half of the property into conformance.

Committee Chair Dr. Davis asked about what has been done at the property.

Angela Smith stated that the property has not been utilized and has been awaiting a user for quite some time.

Councilmember Canneth Lee stated that the owner of the property owns much of the surrounding area as well.

Committee Chair Dr. Davis asked if any of the other neighbors had commented on the plans.

Angela Smith stated that there were no concerns or comments stated by the other neighbors at the planning meeting.

Committee Chair Dr. Davis held the public hearing and no members of the public spoke.

Committee Member Karen L. White motioned to send Bill No. 01-24 to the Committee of the Whole with a favorable recommendation, which was seconded by Committee Member Sheila Niezgodski and carried by a vote of four (4) ayes.

Committee Chair Dr. Oliver Davis - <i>Aye</i>	Committee Vice Chair Ophelia Gooden-Rodgers - <i>Aye</i>
Committee Member Sheila Niezgodski - <i>Aye</i>	Committee Member Karen L. White - <i>Aye</i>

Committee Chair Dr. Davis welcomed the presenters for Bill No. 02-24.

Kari Myers, of the Department of Community Investment, with offices on the 14th floor of the County-City Building, requested Bill No. 02-24 be tabled until the March 11, 2024 meeting. To rewrite the language of the ordinance.

Committee Member Sheila Niezgodski motioned to table Bill No. 02-24 until March 11, 2024, which was seconded by Committee Member Karen L. White and carried by a vote of four (4) ayes.

Committee Chair Dr. Oliver Davis - <i>Aye</i>	Committee Vice Chair Ophelia Gooden-Rodgers - <i>Aye</i>
Committee Member Sheila Niezgodski - <i>Aye</i>	Committee Member Karen L. White - <i>Aye</i>



Committee Chair Dr. Davis welcomed the presenters for Bill No. 03-24.

Skip Morrell, zoning specialist, with offices on the 14th floor of the County-City Building. The petitioner, Rosa Arevalo, is seeking to rezone the parcel at 734 Walnut Street from Urban Neighborhood One (1) to Neighborhood Center to tie it to the parcel to the south. A house was demolished on the parcel nine (9) years ago, and the parking pad that is on the parcel now was constructed sometime between 2016 and 2017. This rezoning would allow the building on the southern parcel, Jenny’s Bakery, to utilize 734 South Walnut Street to expand their capacities and serve the neighborhood.

Committee Chair Dr. Davis held the public hearing and no members of the public spoke.

Committee Member Sheila Niezgodski motioned to send Bill No. 03-24 to the Committee of the Whole with a favorable recommendation, which was seconded by Committee Vice Chair Ophelia Gooden-Rodgers and carried by a vote of four (4) ayes.

Committee Chair Dr. Oliver Davis - <i>Aye</i>	Committee Vice Chair Ophelia Gooden-Rodgers - <i>Aye</i>
Committee Member Sheila Niezgodski - <i>Aye</i>	Committee Member Karen L. White - <i>Aye</i>

Committee Chair Dr. Davis welcomed the presenters for Bill No. 04-24.

Skip Morrell, zoning specialist, with offices on the 14th floor of the County-City Building. Bill No. 04-24 seeks to rezone 1610 1612 Hilde Court from Urban Neighborhood One (1) to Urban Neighborhood Flex. This rezoning will legalize the parking lots that already exist at the location. The southern parking lot has existed for forty (40) years, and the northern parking lot has existed for fifteen (15) years. Bill No. 04-24 comes with a favorable recommendation from the Planning Commission.

Angela Smith, of Danc Harner and Associates, with offices located at 1643 Commerce Drive, South Bend IN 46628. The property owner was unaware of the illegal zoning of the two parcels until they tried to sell the property.

Committee Chair Dr. Davis held the public hearing and no members of the public spoke.

Committee Member Sheila Niezgodski motioned to send Bill No. 04-24 to the Committee of the Whole with a favorable recommendation, which was seconded by Committee Member Karen L. White and carried by a vote of four (4) ayes.

Committee Chair Dr. Oliver Davis - <i>Aye</i>	Committee Vice Chair Ophelia Gooden-Rodgers - <i>Aye</i>
Committee Member Sheila Niezgodski - <i>Aye</i>	Committee Member Karen L. White - <i>Aye</i>

Committee Chair Dr. Davis adjourned the Zoning & Annexation Committee meeting at 6:02 p.m.

Respectfully Submitted,



CITY OF SOUTH BEND | OFFICE OF THE CLERK

A handwritten signature in black ink, appearing to read "Dr. Oliver Davis".

Dr. Oliver Davis, Committee Chair

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