



OFFICE OF THE CITY CLERK

BIANCA L. TIRADO, CITY CLERK

ZONING & ANNEXATION

MARCH 25, 2024 4:53 P.M.

Committee Members Present:

Dr. Oliver Davis, Ophelia Gooden-Rodgers, Sheila Niezgodski, Karen L. White, Stacey Odom

Committee Members Absent:

None

Other Council Present:

Canneth Lee, Rachel Tomas Morgan, Sherry Bolden-Simpson

Others Present:

Bianca L. Tirado, Elivet Quijada-Navarro, Danica Kulemeka, Matthew Neal, Bob Palmer

Presenter(s):

Angela Smith, Skip Morrell

Agenda:

Substitute Bill No. 02-24 – 711 Leland Ave Rezoning

Please note the attached link for the meeting recording:

<https://docs.southbendin.gov/WebLink/browse.aspx?dbid=0&mediaid=381559>

Committee Chair Dr. Oliver Davis called to order the Zoning & Annexation Committee meeting at 4:53 p.m.

Committee Member Sheila Niezgodski motioned to accept Substitute Bill No. 02-24, which was seconded by Committee Member Karen L. White and carried by a unanimous vote of acclimation.

***Substitute Bill No. 02-24* – 711 Leland Ave Rezoning**

Kary Myers, Department of Community Investment, with offices located on the 14th floor of the County-City Building, stated that Bill No. 02-24 would rezone 711 Leland Avenue from Urban Neighborhood Two (U2) to Urban Neighborhood Flex (UF). Bill No. 02-24 also creates a special exception for retail, service, and restaurant.

Angela Smith, Danch, Harner, and Associates, 1643 Commerce Drive, South Bend IN 46628, stated that the petitioner had a successful meeting with Pastor Washington on Saturday. The Church's concern was that they wanted to make sure their agreement regarding parking for the No.

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Danica Kulemeka
CHIEF DEPUTY / CHIEF OF STAFF

Elivet Quijada-Navarro
DEPUTY / DIRECTOR OF POLICY

Matthew Neal
DIRECTOR OF SPECIAL PROJECTS

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Six (6) restaurant would not be including the new restaurant as well. The petitioner told the Church that they would continue to work with them on formalizing an agreement regarding parking, and everyone left the meeting satisfied with this project moving forward.

Committee Chair Dr. Davis stated that he was aware that the meeting on Saturday went well.

Committee Member Karen L. White requested clarification regarding the parking agreement with the Church.

Angela Smith stated that there is not yet a formalized agreement, but that the petitioner is having those conversations with the Church.

Councilmember Sherry Bolden-Simpson stated that Pastor Washington told her the discussion on Saturday was fruitful and that he is comfortable seeing this project move forward.

Councilmember Canneth Lee thanked the petitioner for meeting with Pastor Washington and stated that he is excited to see a walkable breakfast restaurant in that neighborhood.

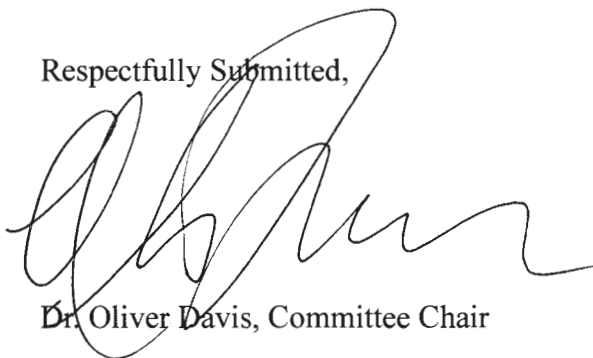
Committee Chair Dr. Davis held the public hearing, and nobody spoke.

Committee Member Niezgodski motioned to send Bill No. 02-24 to the Committee of the Whole with a favorable recommendation, which was seconded by Committee Member White and carried by a vote of five (5) ayes.

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

Committee Chair Dr. Davis adjourned the Zoning & Annexation Committee meeting at 5:03 p.m.

Respectfully Submitted,



Dr. Oliver Davis, Committee Chair

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