



OFFICE OF THE CITY CLERK

BIANCA L. TIRADO, CITY CLERK

ZONING & ANNEXATION

APRIL 8, 2024 5:50 P.M.

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

Committee Members Absent: Sheila Niezgodski

Other Council Present: Canneth Lee, Rachel Tomas Morgan, Sherry Bolden-Simpson*, Sharon McBride*

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

Presenter(s): Skip Morrell

Agenda: Bill No. 17-24 — Special Exception at 922 E Colfax Avenue

Members marked with an asterisk (*) are in virtual attendance.

Please note the attached link for the meeting recording:

<https://docs.southbendin.gov/WebLink/browse.aspx?dbid=0&mediaid=381865>

Please note the attached link for the presentation:

<https://docs.southbendin.gov/WebLink/0/fol/381869/Row1.aspx>

Committee Chair Dr. Oliver Davis called to order the Zoning & Annexation Committee meeting at 5:50 p.m.

Bill No. 17-24 — Special Exception at 922 E Colfax Avenue

Skip Morrell, Zoning Specialist, with offices located on the 14th floor of the County-City Building, stated that Bill No. 17-24 would allow the petitioner to operate a non-licensed residential care home, also known as the Haven by the Bend, at 922 East Colfax Avenue. The home will offer ten (10) bedrooms, shared amenities, and twenty-four (24) hour care services.

Committee Chair Dr. Davis asked why the petitioner needed to come before the Zoning Board since the last tenant at the residence operated a similar business.

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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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Skip Morrell stated that the previous tenant was licensed, and therefore did not need to come to the Zoning Board.

Committee Member Karen L. White requested information regarding licensing.

Skip Morrell stated that licensing is done at a state level.

Kay Fernandez, petitioner, 51969 Lake Knoll Court, Granger IN 46530, stated that she and her sister, Ma Liza, have a combined fifty (50) years of experience working as healthcare professionals, and currently own two (2) successful care homes in the South Bend area.

Committee Vice Chair Ophelia Gooden-Rodgers requested clarification regarding the offered level of care.

Kay Fernandez stated that the care home will be targeted toward seniors and will offer services and support twenty-four (24) hours a day, seven (7) days a week.

Ma Liza Aquino, petitioner, 17647 Woodridge Court, South Bend IN 46635, stated that the care home will provide more personalized care compared to other larger agencies due to having a better client-to-staff ratio.

Committee Member White asked if there was any public input at the previous Zoning Board meeting.

Skip Morrell answered no.

Committee Chair Dr. Davis requested clarification regarding licensing.

Kay Fernandez stated that licensed residential care facilities can administer medicines, whereas unlicensed care facilities must outsource such duties to licensed care services.

Councilmember Sherry Bolden-Simpson requested information regarding Medicare.

Kay Fernandez stated that they are not taking Medicare at this time.

Committee Member Dr. Davis requested clarification regarding the targeted clientele.

Kay Fernandez stated that they are focusing on people that are sixty-five (65) years of age and older.

Councilmember Troy Warner requested information regarding the special exception.

Skip Morrell stated that the special exception will be tied to the property and apply to future owners of the property.

Councilmember Warner proposed there be an additional written commitment to have the special exception only apply for specific uses.

Skip Morrell stated that there was a proposed written commitment that would narrow the scope of the special exception. Skip Morrell stated that he would share the written agreement with the Council before the 7:00 p.m. meeting.



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Committee Vice Chair Gooden-Rodgers requested information regarding dietary standards.

Kay Fernandez stated that the care home will have a licensed dietitian.

Councilmember Tomas Morgan stated appreciation for the petition’s investment in South Bend and stated that the petitioners’ other care homes are of excellent quality.

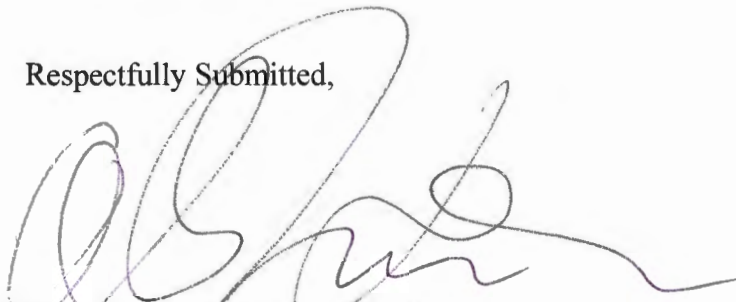
Committee Chair Dr. Davis held the public hearing, and nobody spoke.

Committee Member White motioned to send Bill No. 17-24, with the previously mentioned written commitments, to the Committee of the Whole with a favorable recommendation, which was seconded by Committee Vice Chair Gooden-Rodgers and carried by a vote of four (4) ayes with one (1) Committee Member absent.

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>Absent</i>
Committee Member Stacey Odom - <i>Aye</i>	

Committee Chair Dr. Davis adjourned the Zoning & Annexation Committee meeting at 6:09 p.m.

Respectfully Submitted,



Dr. Oliver Davis, Committee Chair

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