



# OFFICE OF THE CITY CLERK

## BIANCA L. TIRADO, CITY CLERK

### ZONING & ANNEXATION

APRIL 22, 2024 4:35 P.M.

Committee Members Present:

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

Committee Members Absent:

None

Others Present:

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

Presenter(s):

Kari Myers, Todd Zeiger

Agenda:

Bill No. 19-24 — 402 W. Navarre Street Rezoning

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=382166>

Please note the attached link for the presentation(s):

<https://docs.southbendin.gov/WebLink/0/fol/382151/Row1.aspx>

Committee Chair Dr. Oliver Davis called to order the Zoning & Annexation Committee meeting at 4:35 p.m.

### **Bill No. 19-24 — 402 W. Navarre Street Rezoning**

Kari Myers, Department of Community Investment, with offices on the 14<sup>th</sup> floor of the County-City Building, stated that Bill No. 19-24 seeks to rezone 402 Navarre Avenue from Neighborhood Center (NC) to Urban Neighborhood One (U1). Historic Landmarks Foundation of Indiana is requesting to rezone the property to allow for the move of the Poledor House from 211 West Marion Street to 402 Navarre Avenue within the Chapin Park Historic District.

Todd Zeiger, Historic Landmarks Foundation of Indiana, 801 West Washington Street, South Bend IN 46601, stated that once the Poledor House is moved they will seed the ground at 211 West Marion Street and put the Poledor House up for sale as a single-family home.

INTEGRITY | SERVICE | ACCESSIBILITY

**Danica Kulemeka**  
CHIEF DEPUTY/ CHIEF OF STAFF

**Elivet Quijada-Navarro**  
DEPUTY/ DIRECTOR OF POLICY

**Matthew Neal**  
DIRECTOR OF SPECIAL PROJECTS

EXCELLENCE | ACCOUNTABILITY | INNOVATION | INCLUSION | EMPOWERMENT

455 County-City Building | 227 W. Jefferson Blvd. | South Bend, Indiana 46601 | p. 574.235.9221 | f. 574.235.9173 | www.southbendin.gov



Committee Member Karen L. White requested information regarding what the project will entail and the timeframe in which the project will be completed.

Todd Zeiger stated that the goal for the move is June 2024. The move will entail a new foundation, a new full basement, sewer connections, water lines, etc. Once the house has been moved, the land at 211 West Marion Street will be seeded.

Committee Vice Chair Ophelia Gooden-Rodgers requested clarification regarding a garage.

Todd Zeiger stated that the plans show a potential placement for a garage that a future owner could pursue.

Councilmember Rachel Tomas Morgan asked if the Historic Landmarks Foundation of Indiana currently owns the land the Poledor House currently sits on.

Todd Zeiger answered no and stated that the developer owns the land at 211 West Marion Street.

Councilmember Canneth Lee requested information regarding the land at 211 West Marion Street.

Todd Zeiger stated that the land at 211 West Marion Street will be seeded once the house and foundation are removed.

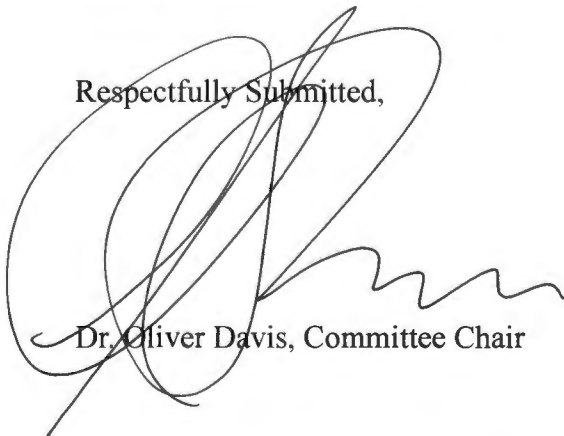
Committee Chair Dr. Davis held the public hearing, and nobody spoke.

Committee Member Sheila Niezgodski motioned to send Bill *No. 19-24* 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 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>Ayes</i>
Citizen Member Stacey Odom - <i>Aye</i>	

Committee Chair Dr. Davis adjourned the Zoning & Annexation Committee meeting at 4:46 p.m.

Respectfully Submitted,



Dr. Oliver Davis, Committee Chair

**NOTICE FOR HEARING AND SIGHT IMPAIRED PERSONS**  
 Auxiliary Aid or Other Services may be Available upon Request at No Charge.  
 Please give Reasonable Advance Request when Possible