



## OFFICE OF THE CITY CLERK

### BIANCA L. TIRADO, CITY CLERK

#### ZONING & ANNEXATION

JANUARY 13, 2025 5:00 P.M.

Committee Members Present:

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

Committee Members Absent:

None

Other Council Present:

Troy Warner, Sherry Bolden-Simpson,  
Rachel Tomas Morgan, Sharon McBride\*,  
Canneth Lee\*

Others Present:

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

Presenters:

Skip Morrell, Richard Nussbaum

Agenda:

Bill No. 63-24 – Annexation of Land South  
of Lafayette Falls Phase One Annexation  
Area and West of South US-31 Highway  
(*Substitute*)

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

**Please note the attached link for the meeting recording:**

<http://docs.southbendin.gov/WebLink/browse.aspx?dbid=0&mediaid=389810>

Committee Chair Dr. Oliver Davis called to order the Zoning and Annexation Committee meeting at 5:01 p.m.

#### **Bill No. 63-24 – Annexation of Land South of Lafayette Falls Phase One Annexation Area and West of South US-31 Highway (Substitute)**

Committee Chair Dr. Davis requested that the petitioner(s) state their name and address and share key points before the committee.

Skip Morrell, Principal Development Planner, with offices on the 14<sup>th</sup> floor of the County-City Building, stated that Substitute Bill No. 63-24 seeks to annex the Lafayette Falls Extension Annexation Area. The proposed annexation area is approximately forty-four (44) acres and meets

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Elivet Quijada-Navarro  
CHIEF OF STAFF / CHIEF DEPUTY CITY CLERK

Matthew Neal  
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the State law contiguity requirement. The Lafayette Falls Extension Annexation would be added to South Bend's fifth (5<sup>th</sup>) district. The plan is to sell the lots to a builder. Regional builder Allen Edwin has been in discussions regarding the purchasing of the lots.

Committee Member Karen White moved to accept Substitute Bill *No. 63-24*, which was seconded by Committee Vice Chair Sheila Niezgodski and carried via a vote by voice.

Richard Nussbaum, representative of Lafayette Falls LLC, 210 South Michigan Street, South Bend IN 46601, stated that the proposed land will include roughly one hundred to one hundred and ten (100-110) lots.

Councilmember Sherry Bolden-Simpson raised a question regarding fire department coverage for the new homes.

Richard Nussbaum stated that there have been conversations with the Centre Township Fire Department regarding a mutual aid agreement to help alleviate the extra burden.

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

With no further business, Committee Chair Dr. Oliver Davis adjourned the Zoning and Annexation Committee meeting at 5:09 p.m.

Respectfully Submitted,

A large, stylized handwritten signature in black ink, appearing to be "Dr. Oliver Davis".

Dr. Oliver Davis, Committee Chair

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