



City of South Bend PLAN COMMISSION

City Hall
215 S Dr. Martin Luther King Jr Blvd
Suite 500
South Bend, IN 46601
(574) 235-7627
www.southbendin.gov/zoning

MINUTES

November 17, 2025
4:00 p.m.

Council Chambers, 3rd Floor
City Hall, South Bend, IN

MEMBERS PRESENT:

Sarah Barber
Dr. Oliver Davis (Virtual)
Scott Ford
Francisco Fotia
Tyler Gillean
Taylor Lewis
John Martinez
Maureen Miller
Caitlin Stevens

ALSO PRESENT:

Tim Corcoran
Michael Divita
Brian Killen
Tim Staub
Mark Dellostritto
Tom Panowicz
Kelly Meehan

PUBLIC HEARING - 4:00 P.M.

A. REZONINGS:

1. A proposed ordinance of CIVIL CITY OF SOUTH BEND to zone from Unzoned to U1 Urban Neighborhood 1, property located at 725 W LASALLE AVE, City of South Bend - PC# 0270-25. *(Audio Position: 05:40)*

STAFF REPORT

The staff report was presented by Tim Staub.

Analysis: This lot was created when the city performed right-of-way vacation along Charles Martin Sr. Drive. The resulting lot was left unzoned. It is surrounded by U1 parcels; the proposed rezoning will be consistent with neighboring parcels.

Staff Recommendation: Based on information available prior to the public hearing, the staff recommends the Plan Commission send the rezoning petition to the Common Council with a favorable recommendation.

PETITIONER – There was no one from the city to speak.

INTERESTED PARTIES

There was no one from the public to speak.

PUBLIC COMMENT

SOUTH BEND PLAN COMMISSION

There was no one from the public to speak.

After due consideration, the following action was taken:

Upon a motion by Dr Oliver Davis, being seconded by Scott Ford and unanimously carried, a proposed ordinance of CIVIL CITY OF SOUTH BEND to zone from Unzoned to U1 Urban Neighborhood 1, property located at 725 W LASALLE AVE, City of South Bend, is sent to the Common Council with a FAVORABLE recommendation.

2. A proposed ordinance of UNIVERSITY OF NOTRE DAME DU LAC to zone from NC Neighborhood Center to U1 Urban Neighborhood 1, property located at 1011 HOWARD ST, City of South Bend - PC# 0286-25. *(Audio Position: 09:35)*

STAFF REPORT

The staff report was presented by Tim Staub.

Analysis: Rezoning the site to U1 will allow for residential growth and increased housing options in the neighborhood while not drastically changing the established character.

Staff Recommendation: Based on information available prior to the public hearing, the Staff recommends the Plan Commission send the rezoning petition to the Common Council with a favorable recommendation.

PETITIONER – Angela Smith, JPR, 325 S Lafayette, appeared in person to present on behalf of the petition

INTERESTED PARTIES

There was no one from the public to speak.

PUBLIC COMMENT

There was no one from the public to speak.

After due consideration, the following action was taken:

Upon a motion by Caitlin Stevens, being seconded by Tyler Gillean and unanimously carried, Scott Ford was recused from the petition, a proposed ordinance of UNIVERSITY OF NOTRE DAME DU LAC to zone from NC Neighborhood Center to U1 Urban Neighborhood 1, property located at 1011 HOWARD ST, City of South Bend, is sent to the Common Council with a FAVORABLE recommendation.

B. MAJOR SUBDIVISIONS - None for consideration

C. TEXT AMENDMENTS - None for consideration

ITEMS NOT REQUIRING A PUBLIC HEARING

SOUTH BEND PLAN COMMISSION

A. MINOR SUBDIVISIONS - None for consideration

B. FINDINGS OF FACT - Upon a motion by Sarah Barber, being seconded by Tyler Gillean, and unanimously carried, the findings of fact from the October 20, 2025, meeting were approved

C. UPDATES FROM STAFF

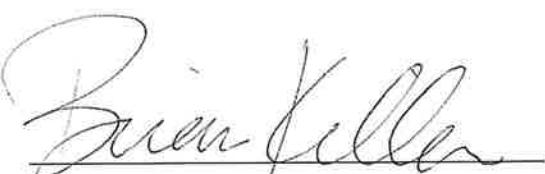
1 Zoning Ordinance Amendment Package Review

D. MINUTES - Upon a motion by Caitlin Stevens, being seconded by Tyler Gillean, and unanimously carried, the minutes from the October 20, 2025, meeting were approved

5. ADJOURNMENT- 4:39pm



Francisco Fotia,
President



Brian Killen,

Secretary of the Commission