



OFFICE OF THE CITY CLERK

BIANCA L. TIRADO, CITY CLERK

ZONING & ANNEXATION

SEPTEMBER 8, 2025, 5:00 P.M.

Committee Members Present:

Rachel Tomas Morgan, Karen L. White, Troy Warner, Stacey Odom, Dr. Oliver Davis

Committee Members Absent:

Henry Davis Jr.

Other Council Members Present:

Ophelia Gooden-Rodgers

Others Present:

Bianca L. Tirado, Matthew Neal, Veronica Pitt-Payne, Lari'onna Green, Bob Palmer

Presenters:

Timothy Staub

Agenda:

Bill No. 39-25 - Special Exception at 1039 Lincoln Way West (*Substitute*)

Bill No. 52-25 - Special Exception at 1133 Harvey Street & 522 Blaine 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=399427>

Committee Chair Dr. Oliver Davis called to order the Zoning and Annexation Committee meeting at 5:00 P.M.

Committee Member Karen L. White moved to hear Substitute Bill No. 39-25, which was seconded by Citizen Member Stacey Odom and carried by a vote of five (5) ayes with one (1) Citizen Member absent.

Committee Chair Dr. Oliver Davis – <i>Aye</i>	Committee Vice Chair Rachel Tomas Morgan – <i>Aye</i>
Committee Member Troy Warner – <i>Aye</i>	Committee Member Karen L. White – <i>Aye</i>
Citizen Member Stacey Odom – <i>Aye</i>	Citizen Member Henry Davis Jr. – <i>Absent</i>

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Jasmine Jackson
CHIEF DEPUTY CITY CLERK / CHIEF OF STAFF

Matthew Neal
DEPUTY CITY CLERK / DIRECTOR OF POLICY

Margaret Gotsch
DIRECTOR OF SPECIAL PROJECTS

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Bill No. 39-25 – Special Exception at 1039 Lincoln Way West (Substitute)

Timothy Staub, Zoning Specialist, with offices on the fourteenth (14th) floor of the County-City Building, South Bend, IN 46601, stated that the petitioner is not present and asked Committee Chair Dr. Davis how he would like to proceed.

Committee Chair Dr. Davis replied that the practice has been to move the bill forward with no recommendation when the petitioner is absent.

Committee Member Troy Warner stated that Substitute Bill No. 39-25 has been read before the Committee and tabled twice before.

Committee Member Warner moved to send Substitute Bill No. 39-25 to the Committee of the Whole with an unfavorable recommendation, which was seconded by Committee Vice Chair Rachel Tomas Morgan and carried by a vote of five (5) ayes with one (1) Citizen Member absent.

Committee Chair Dr. Oliver Davis – <i>Aye</i>	Committee Vice Chair Rachel Tomas Morgan – <i>Aye</i>
Committee Member Troy Warner – <i>Aye</i>	Committee Member Karen L. White – <i>Aye</i>
Citizen Member Stacey Odom – <i>Aye</i>	Citizen Member Henry Davis Jr. – <i>Absent</i>

Bill No. 52-25 – Special Exception at 1133 Harvey Street & 522 Blaine Avenue

Committee Chair Dr. Davis stated that Bill No. 52-25 has been tabled by the Board of Zoning Appeals until October 6, 2025 and entertained a motion for the Committee to table the bill until October 13, 2025.

Committee Member Warner moved to table Bill No. 52-25 until October 13, 2025, which was seconded by Committee Vice Chair Tomas Morgan and carried by a vote of five (5) ayes with one (1) Citizen Member absent.

Committee Chair Dr. Oliver Davis – <i>Aye</i>	Committee Vice Chair Rachel Tomas Morgan – <i>Aye</i>
Committee Member Troy Warner – <i>Aye</i>	Committee Member Karen L. White – <i>Aye</i>
Citizen Member Stacey Odom – <i>Aye</i>	Citizen Member Henry Davis Jr. – <i>Absent</i>

Committee Chair Dr. Davis thanked Committee Vice Chair Tomas Morgan for chairing the previous Committee meeting in his absence and recognized Citizen Member Odom for her consistent attendance of Committee Meetings.

With no further business, Committee Chair Dr. Davis adjourned the Zoning and Annexation Committee meeting at 5:05 P.M.

Respectfully Submitted,

Dr. Oliver Davis, Committee Chair



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IMPAIRED PERSONS

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upon Request at No Charge.**

**Please give Reasonable Advance Request
when Possible**