



# OFFICE OF THE CITY CLERK

## BIANCA L. TIRADO, CITY CLERK

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### ZONING & ANNEXATION

NOVEMBER 10, 2025, 4:50 P.M.

Committee Members Present:

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

Committee Members Absent:

Rachel Tomas Morgan, Henry Davis Jr.

Other Council Members Present:

Canneth Lee, Ophelia Gooden-Rodgers\*, Sherry Bolden-Simpson\*

Others Present:

Matthew Neal, Jasmine Jackson, Lari'onna Green, Veronica Pitt-Payne, Bob Palmer

Presenters:

Tim Staub, Mike Danch, Sam Lima, Mark Dellostritto, Kemplair Touloute, Ivan Lopez

Agenda:

Bill No. 45-25 - Annexation of Properties located at the Southeast Corner of Willis Avenue and Dunn Road

Bill No. 25-40 - Adopting a Written Fiscal Plan and Establishing a Policy for the Provision of Services to the Willis Dunn Annexation Area in Clay Township

Bill No. 70-25 - Special Exception at 1417 West Indiana Avenue

Bill No. 71-25 - Special Exception at 1409 West Indiana Avenue

Bill No. 72-25 - Special Exception at 1101 Elliott Street

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=401426>

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Committee Chair Dr. Oliver Davis called to order the Zoning and Annexation Committee meeting at 4:53 P.M.

**Bill No. 45-25 - Annexation of Properties located at the Southeast Corner of Willis Avenue and Dunn Road**

Tim Staub, Zoning Specialist, with offices on the fifth (5<sup>th</sup>) floor of City Hall, South Bend, IN 46601, gave a PowerPoint presentation on the proposed annexation of seven (7) parcels of land to the City of South Bend. He showed a site plan and design renderings for the planned development.

Mike Danch, Danch Harner & Associates, 1643 Commerce Drive, South Bend, IN 46628, spoke about the plan for five (5) new multi-unit residential buildings on the site. He gave a detailed explanation of the needed utility work. He explained how the annexed County roads will be brought up to City standards, including sidewalks, lighting, drainage, and signage.

Committee Member Troy Warner asked about sidewalks.

Mike Danch said they will put in sidewalks all the way to the edge of the property line.

Committee Member Warner asked about the construction timeline and cost.

Mike Danch said construction will begin in the spring, and the estimated cost is one-hundred-ten-million dollars (\$110,000,000).

Committee Member Karen L. White asked about the rooftop space.

Sam Lima, Kil Architecture & Planning, 1126 Lincolnway East, South Bend, IN 46601, said there will be community space on the rooftops. He said this will not be enclosed inhabitable space because the buildings are already at the four (4) story maximum.

Committee Chair Dr. Davis entertained a motion to hold a joint public hearing for Bill No. 45-25 and Bill No. 25-40, which pertain to the same annexation.

Committee Member Warner moved to hold the public hearing for Bill Nos. 45-25 and 25-40 jointly, which was seconded by Committee Member White and carried via a vote by voice.

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

Committee Member Warner moved to send Bill No. 45-25 to the Committee of the Whole with a favorable recommendation, which was seconded by Committee Member White and carried by a vote of four (4) ayes with one (1) Committee Member and one (1) Citizen Member absent.

Committee Chair Dr. Oliver Davis – <i>Aye</i>	Committee Vice Chair Rachel Tomas Morgan – <i>Absent</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. 25-40 - Adopting a Written Fiscal Plan and Establishing a Policy for the Provision of Services to the Willis Dunn Annexation Area in Clay Township**



Committee Member Warner moved to send Bill No. 25-40 to the Committee of the Whole with a favorable recommendation, which was seconded by Committee Member White and carried by a vote of four (4) ayes with one (1) Committee Member and one (1) Citizen Member absent.

Committee Chair Dr. Oliver Davis – <i>Aye</i>	Committee Vice Chair Rachel Tomas Morgan – <i>Absent</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. 70-25 - Special Exception at 1417 West Indiana Avenue**

Mark Dellostritto, Zoning Specialist, with offices on the fifth (5<sup>th</sup>) floor of City Hall, South Bend, IN 46601, gave a PowerPoint presentation about the petitioner’s plan to build a duplex on the vacant lot. He said the bill comes with a favorable recommendation from the Board of Zoning Appeals.

Keclair Touloute, Real Estate Manager with KT Solutions LLC, 2630 Pittsburg Street, Fort Wayne, IN 46803, said he wants to build to duplex to create more affordable housing.

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

Committee Member White moved to send Bill No. 70-25 to the Committee of the Whole with a favorable recommendation, which was seconded by Committee Member Warner and carried by a vote of four (4) ayes with one (1) Committee Member and one (1) Citizen Member absent.

Committee Chair Dr. Oliver Davis – <i>Aye</i>	Committee Vice Chair Rachel Tomas Morgan – <i>Absent</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. 71-25 - Special Exception at 1409 West Indiana Avenue**

Mark Dellostritto gave a PowerPoint presentation on the bill. He said the same petitioner from Bill No. 70-25 is seeking approval to build another duplex on an adjacent lot, and this bill also comes with a favorable recommendation from the Board of Zoning Appeals.

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

Committee Member White moved to send Bill No. 71-25 to the Committee of the Whole with a favorable recommendation, which was seconded by Committee Member Warner and carried by a vote of four (4) ayes with one (1) Committee Member and one (1) Citizen Member absent.

Committee Chair Dr. Oliver Davis – <i>Aye</i>	Committee Vice Chair Rachel Tomas Morgan – <i>Absent</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. 72-25 - Special Exception at 1101 Elliott Street**

Tim Staub gave a PowerPoint presentation on the bill. He said the property is currently considered a one (1) unit dwelling with a detached ancillary dwelling, and the petitioner wants to reclassify



it as a two (2) unit dwelling. He said the bill comes with a favorable recommendation from the Board of Zoning Appeals.

Ivan Lopez, Property Owner, 2355 Bundoran Drive, Grovetown, GA 30813, said he wants to divide the property into two (2) units so his daughter and her friend can have separate homes.

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

Committee Member Warner moved to send Bill No. 72-25 to the Committee of the Whole with a favorable recommendation, which was seconded by Committee Member White and carried by a vote of four (4) ayes with one (1) Committee Member and one (1) Citizen Member absent.

Committee Chair Dr. Oliver Davis – <i>Aye</i>	Committee Vice Chair Rachel Tomas Morgan – <i>Absent</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>

With no further business, Committee Chair Dr. Davis adjourned the Zoning and Annexation Committee meeting at 5:34 P.M.

Respectfully Submitted,

Dr. Oliver Davis, Committee Chair

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