



# City of South Bend PLAN COMMISSION

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

## MINUTES

February 16, 2026  
4:00 p.m.

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

### MEMBERS PRESENT:

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

### ALSO PRESENT:

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

### PUBLIC HEARING - 4:00 P.M.

A. REZONINGS- None for consideration

B. MAJOR SUBDIVISIONS – None for consideration

C. MINOR SUBDIVISIONS w/waivers

1. **Name:** East Bank Minor Subdivision

**Location:** 403 E Madison St

**Waiver :** from every lot shall abut on a public street

PC# 0295-26  
(Audio Position: 03:07)

### STAFF REPORT

The staff report was presented by Brian Killen.

Staff Recommendation: The Staff has reviewed this subdivision and finds that if the waivers are granted, it complies with the requirements for Approval as specified by the South Bend Subdivision Control Ordinance. The Staff therefore recommends that this subdivision be granted Approval.

After due consideration, the following action was taken:

Upon a motion by Maureen Miller, being seconded by Dr. Oliver Davis and unanimously carried, the waivers from Section 21-11.01(c)(2) Every lot shall abut on a public street. were approved.

Upon a motion by Maureen Miller, being seconded by Dr. Oliver Davis and unanimously carried, the Plan Commission finds the evidence adduced at this Plan Commission Hearing supports each element of the Staff Report, and East Bank Minor Subdivision Subdivision therefore complies with the City of South Bend Subdivision Control Ordinance and is granted Approval.

**D. DEVELOPMENT PLANS**

1. PC# 0291-26. A RESOLUTION OF THE PLAN COMMISSION OF THE CITY OF SOUTH BEND, INDIANA, APPROVING AND ADOPTING THE DOWNTOWN 2045 PLAN *(Audio Position: 02:23)*

**STAFF REPORT**

The staff report was presented by Brian Killen.

Staff Recommendation: Based on the information available prior to the public hearing, the staff recommends the Commission adopt the Resolution.

**PETITIONER**

Brief given by staff.

**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 Dr. Oliver Davis, being seconded by Taylor Lewis and unanimously carried, a proposed resolution, property located at Downtown 2045 Plan, City of South Bend is TABLED.

**ITEMS NOT REQUIRING A PUBLIC HEARING**

**E. DEVELOPMENT PLANS**

1. PC# 0290-26 - A RESOLUTION OF THE PLAN COMMISSION OF THE CITY OF SOUTH BEND, INDIANA, APPROVING AND ADOPTING THE LASALLE PARK NEIGHBORHOOD PLAN (SUBSTITUTE)

*(Audio Position: 14:35)*

STAFF REPORT

The staff report was presented by Brian Killen.

Staff Recommendation: Based on the information available prior to the meeting, the staff recommends the Commission approve the Resolution as amended by Council.

PETITIONER

Brief given by staff.

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 Dr. Oliver Davis and unanimously carried, a proposed resolution, LaSalle Park Neighborhood Plan (Substitute), City of South Bend, is sent to the Common Council with a FAVORABLE recommendation.

F. FINDINGS OF FACT - None for consideration

F. UPDATES FROM STAFF- Text amendments were finalized and now available on the City of South Bend Zoning Website.

H. MINUTES-

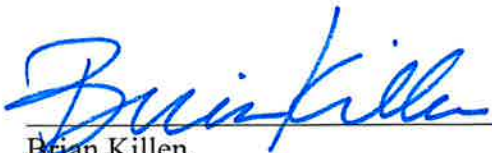
Upon a motion by Taylor Lewis and seconded by John Martinez and unanimously carried, the minutes from the January 26, 2026 Plan Commission meeting were approved.

I. ADJOURNMENT- 4:13PM



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Francisco Fotia,  
President



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Brian Killen,  
Secretary of the Commission

RESOLUTION NO. 26-2

**A RESOLUTION OF THE PLAN COMMISSION OF THE CITY OF SOUTH BEND, INDIANA,  
APPROVING AND ADOPTING THE DOWNTOWN 2045 PLAN**

**WHEREAS**, the City of South Bend, Indiana, recognizes the need to improve and revitalize Downtown through strategic planning; and

**WHEREAS**, the South Bend Plan Commission is empowered to prepare, approve, and certify a Comprehensive Plan for its area of jurisdiction by the provisions of Indiana Code, Section 36-7-4-500 *et. seq.* entitled “500 Series – Comprehensive Plan”; and

**WHEREAS**, in 2006, City Plan, the Comprehensive Plan for South Bend, was adopted by the Area Plan Commission of South Bend-St. Joseph County and the Common Council of the City of South Bend pursuant to the provisions of Indiana Code 36-7-4-500 *et. seq.* as a statement of policy for the land use development of the jurisdiction; and

**WHEREAS**, Policy LU 1.1 of City Plan is to pursue the development of area-specific plans; and

**WHEREAS**, the Downtown 2045 Plan is a strategic revitalization plan that was created with input from a variety of stakeholders, including residents and property owners, and area businesses and other organizations; and

**WHEREAS**, the Downtown 2045 Plan contains revitalization strategies, detailed land use and zoning plans for the development of the area, and a strategic implementation matrix, all with public and private sector investment opportunities; and

**WHEREAS**, the South Bend Plan Commission and the legislative body in preparing and considering land use proposals are tasked under Indiana Code 36-7-4-603 to pay reasonable regard to: (1) the comprehensive plan; (2) current conditions and the character of current structures and uses in each district; (3) the most desirable use for which the land in each district is adapted; (4) the conservation of property values throughout the jurisdiction; and (5) responsible development and growth; and

**WHEREAS**, the South Bend Plan Commission has reviewed the land use development and potential future development of Downtown as defined by the Downtown 2045 Plan.

**NOW, THEREFORE, BE IT RESOLVED** by the South Bend Plan Commission as follows:

1. That the Downtown 2045 Plan, which is attached to and made a part of this Resolution, is approved as the land use policy for the future land use development of the area considered and is submitted to the South Bend Common Council for their consideration and action.
2. That the Downtown 2045 Plan conforms to the plan of development for the City.
3. That the Downtown 2045 Plan is in all respects approved, certified, ratified and confirmed.
4. That the Secretary of the Plan Commission is hereby directed to file a copy of the Plan with the minutes of this public meeting.
5. That this Resolution shall be in full force and effect from and after its adoption by the South Bend Plan Commission.

Passed by the South Bend Plan Commission this 16th day of March, 2026.



Francisco Fotia, President  
South Bend Plan Commission

ATTEST:



Brian Killen  
Secretary  
South Bend Plan Commission