



# City of South Bend PLAN COMMISSION

City Hall  
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Blvd.  
Suite 500  
South Bend, IN 46601  
(574) 235-7627  
[www.southbendin.gov/zoning](http://www.southbendin.gov/zoning)

## MINUTES

March 16, 2026  
4:00 p.m.

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

### MEMBERS PRESENT:

Scott Ford- (virtual)  
Francisco Fotia  
Tyler Gillean  
John Martinez  
Maureen Miller  
Rebecca Plantz  
Caitlin Stevens

### MEMBERS ABSENT:

Dr. Oliver Davis  
Taylor Lewis

### ALSO PRESENT:

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

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

#### A. REZONINGS:

1. A proposed ordinance of FORSLUND EVAN to zone from NC Neighborhood Center to UF Urban Neighborhood Flex, property located at 911 LOGAN ST, City of South Bend -  
PC# 0295-26. *(Audio Position: 03:24)*

### STAFF REPORT

The staff report was presented by Mark Dellostritto.

Analysis: Although the forthcoming River Park neighborhood plan calls for this parcel to remain NC in the future zoning map, a rezoning to UF also makes sense. Converting the existing structure into a one or two-unit dwelling would require either a rezoning or a variance because NC does not allow for dwelling units in one and two-unit dwellings to be located directly along the street if the structure has previously housed a commercial use. In general, a one or two-unit dwelling in this structure is fitting given its residential appearance, that it faces Logan Street instead of Mishawaka Avenue, and the other low-density residential structures across the street and directly south of the property. For these reasons, a rezoning is preferable to a variance. Having this parcel as UF will create a step down in potential development intensity from the NC parcels along Mishawaka Avenue to the U1 parcels to the south on Logan Street, and make it easier to pursue purely residential uses on the property that would match the rest of Logan Street. However, it will still allow for some commercial uses if the petitioner or a future owner of the property chooses to pursue that.

## SOUTH BEND **PLAN COMMISSION**

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- Evan Forslund, petitioner, 66500 Oak Rd, appeared in person to present

### 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 Maureen Miller and unanimously carried, a proposed ordinance of FORSLUND EVAN to zone from NC Neighborhood Center to UF Urban Neighborhood Flex, property located at 911 LOGAN ST, City of South Bend, is sent to the Common Council with a FAVORABLE recommendation.

2. Downtown Neighborhood Plan Resolution - PC# 0291-26. *(Audio Position: 08:55)*

### STAFF REPORT

The staff report was presented by Mark Dellostritto.

Analysis:

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

PETITIONER- Tim Corcoran, Director of Planning for the City of South Bend, appeared in person to present

### INTERESTED PARTIES

There was no one from the public to speak.

### PUBLIC COMMENT

Willow Weatherall, Executive Director DTSB, appeared in person to speak in support of the DTSB 2045 Plan.

Tina Patton, 707 Sherman Ave, appeared in person to speak in support of the DTSB 2045 Plan

Beth Webber, 824 N St Peter St, appeared in person to speak in support of the DTSB 2045 Plan

## SOUTH BEND PLAN COMMISSION

Gwen O'Brien, Director of Community Relations at ND, appeared in person to speak in support of the DTSB 2045 Plan

Donnie Rogers, 508 ½ Washington St, appeared in person to speak in support of the DTSB 2045 Plan

Rachel Mospen, 1129 Riverside Dr, appeared in person to speak in support of the DTSB 2045 Plan

After due consideration, the following action was taken:

Upon a motion by Tyler Gillean, being seconded by Scott Ford and unanimously carried, a proposed development plan, the Downtown South Bend 2045 Plan, 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

A. MINOR SUBDIVISIONS - None for consideration

B. FINDINGS OF FACT - None for consideration

C. UPDATES FROM STAFF

D. MINUTES

5. ADJOURNMENT- 5:30pm

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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