



City of South Bend PLAN COMMISSION

City Hall
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MINUTES

City of South Bend Plan Commission Meeting Minutes
May 18, 2026 at 4:00 p.m.
Council Chambers, 3rd Floor, City Hall, South Bend, IN

MEMBERS PRESENT: Dr. Oliver Davis, Scott Ford, Francisco Fotia, Tyler Gillean, Taylor Lewis, John Martinez, Maureen Miller, Maureen Miller, Rebecca Plantz, Caitlin Stevens

ALSO PRESENT: Tim Corcoran, Michael Divita, Brian Killen, Tim Staub, Mark Dellostritto, Kelly Meehan, Tom Panowicz

PUBLIC HEARING - 4:00 P.M.

A. REZONINGS:

1. A proposed ordinance of DEPARTMENT OF REDEVELOPMENT OF THE CITY OF SOUTH BEND to zone from U1 Urban Neighborhood 1 to U2 Urban Neighborhood 2, property located at 604 SCOTT ST and 606 SCOTT ST and 616 SCOTT ST and 618 SCOTT ST and 620 SCOTT ST, City of South Bend - PC# 0303-26.

(Audio Position: 03:35)

STAFF REPORT

The staff report was presented by Mark Dellostritto.

Analysis: Although the Near Northwest Neighborhood plan calls for these parcels to remain U1 in the future zoning map, a rezoning to U2 also makes sense. They are bordered by U2 parcels to the east and south, and they are in close proximity to two major corridors in Lincoln Way West and Portage Avenue. Additionally, the townhomes being proposed will match the scale and character of the surrounding neighborhood, including neighboring one- and two-unit dwellings in U1.

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- Kathy Schuth, Executive Director of NNN, appeared in person to speak

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 Scott Ford and unanimously carried, a proposed ordinance of DEPARTMENT OF REDEVELOPMENT OF THE CITY OF SOUTH BEND to zone from U1 Urban Neighborhood 1 to U2 Urban Neighborhood 2, property located at 604 SCOTT ST and 606 SCOTT ST and 616 SCOTT ST and 618 SCOTT ST and 620 SCOTT ST, City of South Bend, is sent to the Common Council with a FAVORABLE recommendation.

2. A proposed ordinance of CITY OF SOUTH BEND INDIANA FOR DEPARTMENT OF PUBLIC PARKS to zone from S1 Suburban Neighborhood 1 to OS Open Space, property located at 0 GLEN and 0 GLEN and 0 DOROTHY and 0 GLEN and 0 GERTRUDE ST, City of South Bend - PC# 0302-26. *(Audio Position: 13:27)*

STAFF REPORT

The staff report was presented by Mark Dellostritto.

Analysis: Although the Rum Village neighborhood plan calls for these properties to remain S1 in the future zoning map, a rezoning to OS also makes sense. These properties are part of the city-owned Rum Village Park and will be staying as such. Also, the rest of the park is already zoned as OS. Therefore, it makes sense to bring these properties under the same zoning designation as the rest of the park.

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 – Bob Hayden, JPR, appeared in person on behalf of the petitioner

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 Caitlin Stevens and unanimously carried, a proposed ordinance of CITY OF SOUTH BEND INDIANA FOR DEPARTMENT OF PUBLIC PARKS to zone from S1 Suburban Neighborhood 1 to OS Open Space, property located at 0 GLEN and 0 GLEN and 0 DOROTHY and 0 GLEN

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and 0 GERTRUDE ST, City of South Bend, is sent to the Common Council with a FAVORABLE recommendation.

B. MAJOR SUBDIVISIONS : None for consideration

C. TEXT AMENDMENTS :

AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, AMENDING CHAPTER 21 OF THE SOUTH BEND MUNICIPAL CODE TO MAKE MISCELLANEOUS CHANGES FOR CLARIFICATION AND CONSISTENCY TO SIMPLIFY DEVELOPMENT PROCESS AND TO ACHIEVE HIGHER QUALITY DEVELOPMENT. (FIRST SUBSTITUTE) - PC# 0304-26.

(Audio Position: 17:40)

STAFF REPORT

The staff report was presented by Brian Killen.

Analysis: Continuing to monitor and improve the Zoning Ordinance is vital to maintaining growth and development in a way that helps support economic growth and revitalizes neighborhoods. Since the last update to the zoning ordinance, various rules within it have been identified as overly restrictive, or as outdated and in need of modernization. For these reasons, staff recommends changing the ordinance to help streamline the development process and provide greater flexibility for developers; reduce the need for unnecessary variances from the code while not impacting the quality of development; and provide a number of updates that will bring the code up to date with current development trends. Additionally, there have been a number of typographical errors identified in the ordinance, as well as areas where further clarification is needed. Fixing these issues will improve understanding for users of the code.

The ordinance version approved by the Common Council on April 27, 2026, differed from the version recommended by the Plan Commission at its April 20, 2026, meeting. All text changes related to removing the Special Exception requirement for Restaurants under 2,000 sf in the UF district have been removed. Also, the distance any accessory parking lot can be from a primary use was reduced from 250 feet to 150 feet. Because state law requires that the Plan Commission and Common Council adopt identical language, the ordinance has returned to the Plan Commission for its ratification.

Staff Recommendation: Based on the information available prior to the public hearing, the staff recommends the text amendment be approved as amended by Council.

PETITIONER

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 John Martinez and unanimously carried, a proposed ordinance of to zone from AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, AMENDING CHAPTER 21 OF THE SOUTH BEND MUNICIPAL CODE TO MAKE MISCELLANEOUS CHANGES FOR CLARIFICATION AND CONSISTENCY TO SIMPLIFY DEVELOPMENT PROCESS AND TO ACHIEVE HIGHER QUALITY DEVELOPMENT to , property located at Text Amendment #8 First Substitute Certification, City of South Bend, is sent to the Common Council with a FAVORABLE recommendation.

ITEMS NOT REQUIRING A PUBLIC HEARING

A. MINOR SUBDIVISIONS:

Rum Village Park - Gertrude Street Minor Subdivision – PC# 0302-26

(Audio Position: 21:37)

STAFF REPORT

The staff report was presented by Brian Killen.

Staff Recommendation: The Staff has reviewed this subdivision and finds 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 Caitlin Stevens, being seconded by Scott Ford and unanimously carried, the Plan Commission finds the evidence adduced at this Plan Commission Hearing supports each element of the Staff Report, and Rum Village Park - Gertrude Street Minor Subdivision Subdivision therefore complies with the City of South Bend Subdivision Control Ordinance and is granted Approval.

B. FINDINGS OF FACT : None for consideration

C. UPDATES FROM STAFF- Staff requested Plan Commission approval to start work on an amendment for Chapter 21 regarding Short Term Rentals, no date has been set for the amendment

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D. MINUTES- Upon a motion by John Martinez and seconded by Scott Ford and unanimously carried, the minutes from the April 20, 2026 Plan Commission meeting were approved.

5. ADJOURNMENT- 4:23PM

Francisco Fotia,
President

Brian Killen,
Secretary of the Commission