



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

June 15, 2026
4:00 p.m.

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

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

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

PUBLIC HEARING - 4:00 P.M.

A. REZONINGS:

1. A proposed ordinance of CIVIL CITY OF SOUTH BEND to zone from Unzoned to OS Open Space, property located at Common address of 1274 N WOODWARD AVE for five city parcels with ID# 018-1094-3937, City of South Bend - PC# 0307-26.

(Audio Position: 04:19)

STAFF REPORT

The staff report was presented by Mark Dellostritto .

Analysis: Every property in the city should be assigned a zoning district. These properties contain most of the current Coal Line Trail, a publicly accessible recreational space owned and operated by the City of South Bend. Therefore, assigning the OS district to these properties makes the most sense.

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- Chris Dressel, 215 Dr. Martin Luther King Jr Blvd, 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 Scott Ford and unanimously carried, a proposed ordinance of CIVIL CITY OF SOUTH BEND to zone from Unzoned to OS Open Space, property located at Common address of 1241 RIVERSIDE DR for five city parcels with ID# 018-1094-3937, City of South Bend, is sent to the Common Council with a FAVORABLE recommendation.

2. A proposed ordinance of DEBUYSSER RIC ALAN & JANET ALICE REVOCABLE TRUST & AS TRUSTEES to zone from S1 Suburban Neighborhood 1 to C Commercial, property located at 4101 MAIN ST and 4115 MAIN ST, City of South Bend - PC# 0310-26. *(Audio Position: 08:25)*

STAFF REPORT

The staff report was presented by Tim Staub.

Analysis: Commercial is the appropriate zoning district for these properties. Since both of them are currently vacant -- meaning that there is no existing use to guide their zoning -- it makes sense to look to adjacent properties and the local context for the right zone. All of the properties surrounding the site are already zoned Commercial because their layout and use align within the district's intent to provide a location for auto-oriented commercial development. Therefore, it makes sense to align the zoning of these two properties with those surrounding them, especially since the proposed development would similarly be an auto-oriented commercial use.

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- Nathan, Wightman, appeared in person to present 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 Caitlin Stevens, being seconded by John Martinez and unanimously carried, a proposed ordinance of DEBUYSSER RIC ALAN & JANET ALICE REVOCABLE TRUST & AS TRUSTEES to zone from S1 Suburban Neighborhood 1 to C Commercial, property located at 4101 MAIN ST and 4115 MAIN ST, City of South Bend, is sent to the Common Council with a FAVORABLE recommendation.

3. A proposed ordinance of SOUTH BEND HERITAGE FOUNDATION to zone from U1 Urban Neighborhood 1 to U2 Urban Neighborhood 2, property located at 223 S. SCOTT ST, 227 S. SCOTT ST, 705 W. WAYNE ST, 711 W. WAYNE ST, 713 W. WAYNE ST, 717 W. WAYNE ST, 723 W. WAYNE ST, 725 W. WAYNE ST, 729 W. WAYNE ST, and 710 HOOSE CT, City of South Bend - PC# 0311-26. *(Audio Position: 14:24)*

STAFF REPORT

The staff report was presented by Tim Staub.

Analysis: Rezoning these properties to U2 aligns with the future zoning map and a specific project idea from the 2022 Near West Side neighborhood plan. The duplexes being proposed, and the ones that have already been built, match the scale and character of the surrounding neighborhood while activating vacant lots and providing additional housing units close to downtown.

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- Chris Godlewski, Abonmarche, appeared in person to present on behalf of the petitioner

INTERESTED PARTIES

Elizabeth Noble, 733 W Wayne St, appeared in person in opposition of the petition.

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 carried, a proposed ordinance of SOUTH BEND HERITAGE FOUNDATION to zone from U1 Urban Neighborhood 1 to U2 Urban Neighborhood 2, property located at 223 SCOTT ST, 227 SCOTT ST, 705 W. WAYNE ST, 711 W. WAYNE ST, 713 W. WAYNE ST, 717 W. WAYNE ST, 723 W. WAYNE ST, 725 W. WAYNE ST, 729 W. WAYNE ST, and 710 HOOSE CT, City of South Bend, is sent to the Common Council with a FAVORABLE recommendation.

4. A combined public hearing on a proposed ordinance of Benedict XVI, LLC C/O Nicole Primrose, President for Benedict XVI Minor Subdivision seeking the following variance(s): From Section 21.03.07(d) to allow a side setback from 0', or minimum 5' if side setback provided, to 2.5' for Lot 2.; From Section 21.03.07(d) to allow a lot depth of 50' from the required 60' for Lot 3, property located at 1801 MICHIGAN ST, City of South Bend. - PC# 0308-26. *(Audio Position: 50:21)*

STAFF REPORT

The staff report was presented by Tim Staub.

Analysis: This minor subdivision is creating three lots from one, each with an existing primary structure. Subdividing the lots will allow for future sale of each lot individually. Granting the side setback (Lot 1) and lot width (Lot 3) variances allow the lot to be legally subdivided. These variances, if granted, will be the minimum necessary.

Staff Recommendation: Based on information available prior to the public hearing, the staff recommends the Plan Commission approve the variance.

PETITIONER- Nathan, Wightman, appeared in person to present 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 Caitlin Stevens, being seconded by Scott Ford and unanimously carried, the variance(s) From Section 21-03.07(d) to allow a side setback from 0', or minimum 5' if side setback provided, to 2.5' for Lot 2. and From Section 21-03.07(d) to allow a lot depth of 50' from the required 60' for Lot 3. property located at 1801 MICHIGAN ST, City of South Bend, were approved.

B. MAJOR SUBDIVISIONS - None for consideration

C. TEXT AMENDMENTS - None for consideration

ITEMS NOT REQUIRING A PUBLIC HEARING

A. MINOR SUBDIVISIONS:

- 1 Benedict XVI Minor Subdivision – PC# 0308-26

STAFF REPORT

The staff report was presented by Tim Staub.

Staff Recommendation: Subject to the granting of the side setback and lot width variances, 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 John Martinez and unanimously carried, the Plan Commission finds the evidence adduced at this Plan Commission Hearing supports each element of the Staff Report, and Benedict XVI Minor Subdivision Subdivision therefore complies with the City of South Bend Subdivision Control Ordinance and is granted Approval.

2 Ironwood Plaza, LLC Minor Subdivision – PC# 0319-26

(Audio Position: 57:52)

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 John Martinez, being seconded by Caitlin Stevens and unanimously carried, the Plan Commission finds the evidence adduced at this Plan Commission Hearing supports each element of the Staff Report, and Ironwood Plaza, LLC 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

D. MINUTES- Upon a motion by Dr Oliver Davis and seconded by Tyler Gillean and unanimously carried, the minutes from the March 16, 2026 Plan Commission meeting were approved.

Upon a motion by Mo Miller and seconded by Tyler Gillean and unanimously carried, the minutes from the May 18, 2026 Plan Commission meeting were approved.

5. ADJOURNMENT- 5:01pm

Francisco Fotia,
President

Brian Killen,
Secretary of the Commission