



# City of South Bend PLAN COMMISSION

County-City Building  
227 W. Jefferson Blvd. 1400S  
South Bend, IN 46601  
(574) 235-7627  
[www.southbendin.gov/zoning](http://www.southbendin.gov/zoning)

## MINUTES

May 17, 2021  
4:00 p.m.

Council Chambers, 4th Floor  
County-City Building, South Bend, IN  
[www.tinyurl.com/southbendplancommission](http://www.tinyurl.com/southbendplancommission)

### MEMBERS PRESENT:

Kara Boyles (virtual)  
Dan Brewer  
Kyle Copelin  
Scott Ford  
John Martinez (virtual)

### MEMBERS ABSENT:

Sheila Niezgodski  
Caitlin Stevens  
Dr. Dave Varner

### ALSO PRESENT:

Angela Smith  
Joseph Molnar  
Rachel Boyles

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

#### A. REZONINGS:

1. A proposed ordinance of AVNIS LLC to zone from U1 Urban Neighborhood 1 to U2 Urban Neighborhood 2, property located at 617 CUSHING ST, City of South Bend - PC# 0047-21. *(Audio Position: 00:30)*

### STAFF REPORT

The staff report was presented by Joseph Molnar.

Analysis: Rezoning the site to U2 Urban Neighborhood 2 will allow for residential growth and increased housing options in the neighborhood while not drastically changing the established character. Rezoning to U2 will also allow for the property to be used in its originally intended 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

Reid Comstock, 409 Wakewa Ave. South Bend, IN 46617, spoke as the petitioner.

### INTERESTED PARTIES

There was no one present to speak on this petition.

### PUBLIC COMMENT

There was no one present to speak on this petition.

SOUTH BEND **PLAN COMMISSION**

After due consideration, the following action was taken:

Upon a motion by Scott Ford, being seconded by Kyle Copelin and unanimously carried, a proposed ordinance of AVNIS LLC to zone from U1 Urban Neighborhood 1 to U2 Urban Neighborhood 2, property located at 617 CUSHING ST, City of South Bend, is sent to the Common Council with a FAVORABLE recommendation.

B. MAJOR SUBDIVISIONS - None for consideration

C. TEXT AMENDMENTS - None for consideration

D. DEVELOPMENT PLANS – 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

1. Virtual Meeting Update

*(Audio Position: 1:54)*

Jenna Throw updated the commission on the hybrid procedures for future meetings.

2. Initiation of Text Amendments

*(Audio Position: 15:39)*

Upon a motion by Scott Ford, being seconded by Kyle Copelin and unanimously carried, the initiation of text amendments was approved.

D. MINUTES – April 19, 2021

*(Audio Position: 20:00)*

Upon a motion by Kyle Copelin, being seconded by Scott Ford and unanimously carried, the Minutes from the April 19, 2021 Plan Commission meeting were approved.

5. ADJOURNMENT – 4:32 p.m.



Daniel Brewer,  
President



Angela M. Smith,  
Secretary of the Commission