



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

MINUTES

June 21, 2021
4:00 p.m.

Council Chambers, 4th Floor
County-City Building, South Bend, IN
www.tinyurl.com/southbendplancommission

MEMBERS PRESENT:

Kara Boyles
Dan Brewer
Kyle Copelin
John Martinez
Sheila Niezgodski
Caitlin Stevens
Dr. Dave Varner

MEMBERS ABSENT:

Scott Ford

ALSO PRESENT:

Angela Smith
Joseph Molnar
Rachel Boyles

PUBLIC HEARING - 4:00 P.M.

A. REZONINGS:

1. A proposed ordinance of ALECSANDER WOODSON and CONTAINART COMMUNITY to zone from U1 Urban Neighborhood 1 to U2 Urban Neighborhood 2, property located at 237 PAGIN ST and 233 PAGIN ST, City of South Bend - PC# 0057-21.
(Audio Position: 03:47)

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. Allowing the rezoning increases the ability for housing to be built in a neighborhood which has seen severe population decline and a lack of new housing options.

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

Ella D'Amico, 323 W. Navarre St. South Bend, IN 46616, and Aleksander Woodson, presented as the petitioner.

SOUTH BEND **PLAN COMMISSION**

INTERESTED PARTIES

There was no one from the public to speak.

PUBLIC COMMENT

Richard Williams, 25853 Hospital St., Cassopolis, MI 49031, spoke in favor of the petition.

After due consideration, the following action was taken:

Upon a motion by Kara Boyles, being seconded by Kyle Copelin and unanimously carried, a proposed ordinance of ALECSANDER WOODSON and CONTAINART COMMUNITY to zone from U1 Urban Neighborhood 1 to U2 Urban Neighborhood 2, property located at 233 AND 237 PAGIN 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:

1. Curtis Products - Goodwill Minor Subdivision – PC# 0055-21 (*Audio Position: 18:11*)

STAFF REPORT

The staff report was presented by Joseph Molnar.

Staff Recommendation: The Staff has reviewed this subdivision and finds that if the conditions are met it complies with the requirements for Primary Approval as specified by the South Bend Subdivision Control Ordinance. The Staff therefore recommends that this subdivision be granted Primary Approval, subject to the following: 1) Accurately showing the municipal sewer and water easements as noted by Engineering

After due consideration, the following action was taken:

Upon a motion by Kara Boyles, 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 Curtis Products - Goodwill Minor Subdivision Subdivision therefore complies with the City of South Bend Subdivision Control Ordinance and is granted Primary Approval, subject to the following: 1) Accurately showing the municipal sewer and water easements as noted by Engineering.

SOUTH BEND **PLAN COMMISSION**

2. Zook's Clemens Street 2nd Minor Subdivision – PC# 0056-21

(Audio Position: 20:25)

STAFF REPORT

The staff report was presented by Joseph Molnar.

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

After due consideration, the following action was taken:

Upon a motion by Caitlin Stevens, being seconded by Kyle Copelin and unanimously carried, the Plan Commission finds the evidence adduced at this Plan Commission Hearing supports each element of the Staff Report, and Zook's Clemens Street 2nd Minor Subdivision Subdivision therefore complies with the City of South Bend Subdivision Control Ordinance and is granted Primary Approval.

B. FINDINGS OF FACT - None for consideration

C. UPDATES FROM STAFF

1 Virtual Meeting Update

(Audio Position: 22:20)

Upon a motion by Caitlin Stevens, being seconded by Kyle Copelin and unanimously carried, the Plan Commission approved Policy 1 as outlined by the State for future electronic participation during meetings.

2 Initiation of Text Amendments

(Audio Position: 52:30)

Upon a motion by John Martinez, being seconded by Kara Boyles and unanimously carried, the initiation of text amendments related to updating the Uses and Building Standards Article was approved.

D. MINUTES – May 17, 2021

(Audio Position: 58:36)

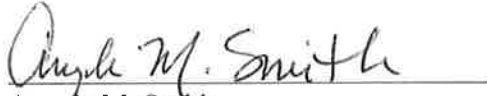
Upon a motion by Kyle Copelin, being seconded by Kara Boyles and unanimously carried, the Minutes from the May 17, 2021 Plan Commission meeting were approved.

E. ADJOURNMENT – 5:02 p.m.

SOUTH BEND **PLAN COMMISSION**

A handwritten signature in cursive script, appearing to read "Daniel Brewer", written over a horizontal line.

Daniel Brewer,
President

A handwritten signature in cursive script, appearing to read "Angela M. Smith", written over a horizontal line.

Angela M. Smith,
Secretary of the Commission