



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

July 19, 2021
4:00 p.m.

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

MEMBERS PRESENT:

Dan Brewer
Kyle Copelin
Scott Ford
John Martinez
Sheila Niezgodski
Caitlin Stevens
Dr. Dave Varner

MEMBERS ABSENT:

Kara Boyles

ALSO PRESENT:

Angela Smith
Joseph Molnar
Rachel Boyles

PUBLIC HEARING - 4:00 P.M.

- A. REZONINGS - None for consideration
- B. MAJOR SUBDIVISIONS - None for consideration
- C. TEXT AMENDMENTS - None for consideration
- D. DEVELOPMENTAL PLANS – None for consideration

ITEMS NOT REQUIRING A PUBLIC HEARING

A. MINOR SUBDIVISIONS:

1. CUNNINGHAM JEFFERSON BOULEVARD MINOR SUBDIVISION – PC# 0061-21
(Audio Position: 2:50)

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:

SOUTH BEND **PLAN COMMISSION**

Upon a motion by Dr. Dave Varner, 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 CUNNINGHAM JEFFERSON BOULEVARD MINOR SUBDIVISION therefore complies with the City of South Bend Subdivision Control Ordinance and is granted Primary Approval.

B. DISCUSSION – Angela Smith presented information related to the fence regulations and requests for variances since January 1, 2020. The staff also presented information on increasing the height limit in certain districts. The Commission discussed the various avenues for the change.

C. FINDINGS OF FACT - None for consideration


D. UPDATES FROM STAFF

E. MINUTES – June 21, 2021


(Audio Position:1:03:35)

Upon a motion by Kyle Copelin, being seconded by Caitlin Stevens and unanimously carried, the Minutes from June 21, 2021 Plan Commission meeting were approved.

5. ADJOURNMENT – 5:01 p.m.



Scott Ford,
Vice President



Angela M. Smith,
Secretary of the Commission