



# 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

December 20, 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:

Kyle Copelin  
Scott Ford  
Sheila Niezgodski  
Jason Piontek  
Caitlin Stevens

### MEMBERS ABSENT:

Kara Boyles  
John Martinez  
Dr. Dave Varner

### ALSO PRESENT:

Joseph Molnar  
Rachel Boyles  
Jenna Throw

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

#### A. REZONINGS:

- 1.. A proposed ordinance of TORRES RIGOBERTO to zone from U1 Urban Neighborhood 1 to NC Neighborhood Center, property located at 446 CARLISLE ST, City of South Bend - PC# 0075-21. *(Audio Position: 00:00)*

### STAFF REPORT

The staff report was presented by Joseph Molnar.

Analysis: Rezoning the site to NC Neighborhood Center will allow for the growth of an existing neighborhood business while not drastically changing the established character. The proposed rezoning increases allows for the expansion of a business in a matter that conforms to the established development pattern.

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

Jose Santos, 450 S. Carlisle St. South Bend, IN 46619, served as the petitioner.

### INTERESTED PARTIES

Don Chambers, 2214 Huron St. Apt. A South Bend, IN 46619, spoke against this petition.

George Frison, 454 Philippa St. South Bend, IN 46619, spoke against this petition.

### PUBLIC COMMENT

**SOUTH BEND PLAN COMMISSION**

Michael Kruk, 449 S. Philippa St. South Bend, IN 46619, spoke against this petition.

REBUTTAL

Jose Santos, 450 S. Carlisle St. South Bend, IN 46619, gave a rebuttal.

After due consideration, the following action was taken:

Upon a motion by Sheila Niezgodski, being seconded by Jason Piontek and unanimously carried, a proposed ordinance of TORRES RIGOBERTO to zone from U1 Urban Neighborhood 1 to NC Neighborhood Center, property located at 446 CARLISLE ST., City of South Bend, is sent to the Common Council with NO RECOMMENDATION.

B. MAJOR SUBDIVISIONS - None for consideration

C. TEXT AMENDMENTS - None for consideration

ITEMS NOT REQUIRING A PUBLIC HEARING

A. MINOR SUBDIVISIONS:

1. DEV HT IRELAND ROAD MINOR SUBDIVISION – PC# 0073-21

*(Audio Position: 33:35)*

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 Kyle Copelin, being seconded by Sheila Niezgodski and unanimously carried, the Plan Commission finds the evidence adduced at this Plan Commission Hearing supports each element of the Staff Report, and DEV HT IRELAND ROAD 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 – None for consideration

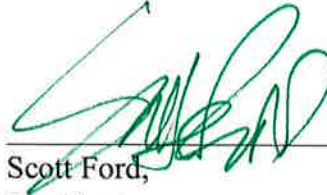
D. MINUTES – November 15, 2021

*(Audio Position: 35:08)*

**SOUTH BEND PLAN COMMISSION**

Upon a motion by Sheila Niezgodski, being seconded by Kyle Copelin and unanimously carried by vote the minutes from the November 15, 2021 Plan Commission meeting were approved.

E. ADJOURNMENT – 4:38 p.m.



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Scott Ford,  
President



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Angela M. Smith,  
Secretary of the Commission

