



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

February 21, 2022
4:00 p.m.

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

MEMBERS PRESENT:

Kyle Copelin
Scott Ford
John Martinez
Sheila Niezgodski
Jason Piontek

MEMBERS ABSENT:

Kara Boyles
Caitlin Stevens
Dr. Dave Varner

ALSO PRESENT:

Angela Smith
Joseph Molnar
Rachel Boyles
Jenna Throw

PUBLIC HEARING - 4:00 P.M.

A. REZONINGS:

1. A proposed ordinance of LEOPOLD EMMA 1/2 AND HANCZ SCOTT E & HANCZ ERIC J & BULLINGTON AMY L 1/2 INT to zone from S1 Suburban Neighborhood 1 to C Commercial and S2 Suburban Neighborhood 2, property located at 2430 W Prairie Ave, City of South Bend - PC# 0077-21. *(Audio Position: 02:35)*

STAFF REPORT

The staff report was presented by Angela Smith.

Analysis: Prairie Avenue has a history of small scale commercial throughout the corridor. The neighborhood, in its most recent planning process, in the fall of 2021 has indicated a desire for commercial uses that are compatible with the surrounding neighborhood without negatively impacting property values. Limiting commercial development to the area immediately adjacent to Prairie with medium density residential in the southern portion would help protect the residential character of the area.

Staff Recommendation: Based on information available prior to the public hearing, the staff recommends the Plan Commission send the amended rezoning petition to the Common Council with an favorable recommendation, subject to the following: 1) limiting the commercial space to the northern 250'; 2) no commercial access to Locust; and 3) a subdivision to separate the two differently zoned portions.

PETITIONER

John Tiffany, 706 N. Eddy St. South Bend, IN 46617, spoke as the petitioner.

INTERESTED PARTIES

SOUTH BEND **PLAN COMMISSION**

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 Jason Piontek, being seconded by Kyle Copelin and unanimously carried, a proposed ordinance of LEOPOLD EMMA 1/2 AND HANCZ SCOTT E & HANCZ ERIC J & BULLINGTON AMY L 1/2 INT to zone from S1 Suburban Neighborhood 1 to C Commercial and S2 Suburban Neighborhood 2, property located at 2430 W Prairie Ave, City of South Bend, is sent to the Common Council with a FAVORABLE recommendation, subject to 1) limiting the commercial space to the northern 250'; 2) no commercial access to Locust; and 3) a subdivision to separate the two differently zoned portions.

2. A proposed ordinance of RMD REAL ESTATE LLC to zone from S1 Suburban Neighborhood 1 to C Commercial, property located at 2240 PRAIRIE AVE, City of South Bend - PC# 0086-22. *(Audio Position: 20:44)*

STAFF REPORT

The staff report was presented by Angela Smith.

Analysis: Rezoning the southern portion of the site to C Commercial will allow for a cohesive development site along a heavily traveled commercial corridor. The northern portion of the parcel is already zoned C Commercial. Prairie Avenue has a history of small scale commercial throughout the corridor. In recent planning process (fall of 2021), the neighborhood has indicated a desire for commercial uses that are compatible with the surrounding neighborhood without negatively impacting property values.

Staff Recommendation: Based on the 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

Debra Hughes, 3220 Southview Dr. Elkhart, IN 46514, spoke as 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 Kyle Copelin, being seconded by John Martinez and unanimously carried, a proposed ordinance of RMD REAL ESTATE LLC to zone from S1 Suburban Neighborhood 1 to C Commercial, property located at 2240 PRAIRIE AVE, City of South Bend, is sent to the Common Council with a FAVORABLE recommendation.

3. A proposed ordinance of NORTHERN INDIANA HISTORICAL SOCIETY INC to zone from U1 Urban Neighborhood 1 to NC Neighborhood Center, property located at 239 CHAPIN ST, City of South Bend - PC# 0087-22. *(Audio Position: 27:10)*

STAFF REPORT

The staff report was presented by Joseph Molnar.

Analysis: Rezoning the property which already is partially zoned NC Neighborhood Center will allow for the logical extension of the History Museum activities. The entire block south of the alley is currently vacant except the History Museum storage facility. The rezoning will give the History Museum more options in expanding and investing in the neighborhood.

Staff Recommendation: Based on information available to the public hearing, the staff recommends the Commission forward the petition to the Common Council with a favorable recommendation.

PETITIONER

There was no petitioner present to speak.

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 John Martinez, being seconded by Jason Piontek and unanimously carried, a proposed ordinance of NORTHERN INDIANA HISTORICAL SOCIETY INC to zone from U1 Urban Neighborhood 1 to NC Neighborhood Center, property located at 239 CHAPIN ST, City of South Bend is TABLED INDEFINITELY.

4. A proposed ordinance of DEV 2122 28 SR 23 LLC to zone from NC Neighborhood Center to C Commercial, property located at 2122 and 2128 SOUTH BEND AVE, City of South Bend - PC# 0088-22. *(Audio Position: 28:21)*

STAFF REPORT

The staff report was presented by Joseph Molnar.

SOUTH BEND PLAN COMMISSION

Analysis: Rezoning the site to C Commercial will allow for the redevelopment of an area along a major corridor into the City. This site's location on a heavily traveled State highway near the intersection with Ironwood support the request for a more auto-oriented land use.

Staff Recommendation: Based on information available prior to the public hearing, the staff recommends the rezoning petition be sent to the Common Council with a favorable recommendation.

PETITIONER

Mike Danch, 1643 Commerce Dr. South Bend, IN 46628, spoke as 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 Sheila Niezgodski, being seconded by John Martinez and unanimously carried, a proposed ordinance of DEV 2122 28 SR 23 LLC to zone from NC Neighborhood Center to C Commercial, property located at 2122 and 2128 SOUTH BEND AVE, City of South Bend, is sent to the Common Council with a FAVORABLE recommendation, subject to a subdivision to match the zoning line established.

B. MAJOR SUBDIVISIONS - None for consideration

C. TEXT AMENDMENTS - None for consideration

ITEMS NOT REQUIRING A PUBLIC HEARING

A. MINOR SUBDIVISIONS:

Campus View Redevelopment Minor Subdivision – PC# 0085-22

(Audio Position: 36:10)

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) Approval of a Utility Master Plan by Engineering, and 2) Showing all appropriate easements on the plat

SOUTH BEND PLAN COMMISSION

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 Campus View Redevelopment Minor Subdivision Subdivision therefore complies with the City of South Bend Subdivision Control Ordinance and is granted Primary Approval, subject to the following: 1) Approval of a Utility Master Plan by Engineering, and 2) Showing all appropriate easements on the plat

B. FINDINGS OF FACT – January 18, 2022

(Audio Position: 38:35)

Upon a motion by Jason Piontek, being seconded by John Martinez and unanimously carried by vote the findings of fact from the January 18, 2022 Plan Commission meeting were approved.


C. UPDATES FROM STAFF

D. MINUTES – January 18, 2022


(Audio Position: 38:55)

Upon a motion by Sheila Niezgodski, being seconded by Jason Piontek and unanimously carried by vote the minutes from the January 18, 2022 Plan Commission meeting were approved.

E. ADJOURNMENT – 4:38 p.m.



Scott Ford,
President



Angela M. Smith,
Secretary of the Commission