



# 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

April 18, 2022  
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  
Kyle Copelin  
Scott Ford  
John Martinez  
Sheila Niezgodski  
Jason Piontek  
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 HOMELAND VILLIAGE LLC to zone from S1 Suburban Neighborhood 1 to C Commercial, property located at 2413 PRAIRIE AVE, City of South Bend - PC# 0091-22. *(Audio Position: 3:46)*

### STAFF REPORT

The staff report was presented by Joseph Molnar.

Analysis: Rezoning the multiple lots to C Commercial would allow for the current expansion of Prairie Avenue as a retail corridor. As the lot sits at the intersection of two busy streets, it is reasonable development to establish commercial activity on the site if proper precautions are taken to protect the surrounding single family properties.

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

Steve Ruby, 315 W Jefferson Blvd. South Bend, IN 46601, and John Piraccini, 1539 N. Ironwood Dr. South Bend, IN 46635, served as the petitioners.

## SOUTH BEND **PLAN COMMISSION**

### INTERESTED PARTIES

Philip Kuzmicz, 2521 Prairie Ave South Bend, IN 46614, spoke against the petition.

### 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 Kara Boyles and unanimously carried, a proposed ordinance of HOMELAND VILLIAGE LLC to zone from S1 Suburban Neighborhood 1 to C Commercial, property located at 2413 PRAIRIE AVE, City of South Bend, is sent to the Common Council with a FAVORABLE recommendation.

2. COMMITMENTS MODIFYING OR TERMINATING EXISTING COMMITMENTS CONCERNING THE USE OR DEVELOPMENT OF REAL ESTATE MADE IN CONNECTION WITH A ZONE MAP CHANGE, property located at 3400 NORTHSIDE BLVD , City of South Bend - PC# 0095-22. *(Audio Position: 24:51)*

### STAFF REPORT

The staff report was presented by Angela Smith.

Analysis: The homogeneous nature of the proposed building types limits the overall appeal of the project. One building type repeated over and over does not cater to a broader potential market of home owners or address urban design issues that could make the project safer and more attractive which would contribute to the long term value of the homes of this unique property. However, the property as a whole is well suited for medium density housing. Modifying the written commitments to allow for additional site options and layout could further the development of the site and allow for construction of a medium density development adjacent to the river amenity

Staff Recommendation: Based on the information available prior to the public hearing, the staff recommends the Commission modify the written commitments as follows: 1) A 10' minimum side setback shall be required on the east and west property lines; 2) Apartment House and Stacked Flat Building Types shall not be permitted, 3) The developer/owner will install a 6 foot high opaque fence along the East and West property lines of the project site in the area where the buildings and pavement are proposed to be located to screen them from the adjacent properties ; and 4) All buildings shall be limited to 2.5 stories and 35' in height.

### PETITIONER

Bernard Feeney, 715 S. Michigan St. South Bend, IN 46601, served as the petitioner.

### INTERESTED PARTIES

Bernard Accoe, 3310 Northside Blvd. South Bend, IN 46615, spoke against this petition.

Lisa Ferris, 3401 Northside Blvd. South Bend, IN 46615, spoke against this petition.

## SOUTH BEND **PLAN COMMISSION**

Matthew Webster, 3413 Northside Blvd. South Bend, IN 46615, spoke against this petition.

Tyler Grant, 3424 Northside Blvd. South Bend, IN 46615, spoke against this petition.

### PUBLIC COMMENT

James Hall, 3214 Northside Blvd. South Bend, IN 46615, spoke against this petition.

### REBUTTAL

Bernard Feeney provided a rebuttal.

After due consideration, the following action was taken:

Upon a motion by Kyle Copelin, being seconded by Dr. Dave Varner and unanimously carried, a proposed ordinance of THE RIVER GARDENS LLC COMMITMENTS MODIFYING OR TERMINATING EXISTING COMMITMENTS CONCERNING THE USE OR DEVELOPMENT OF REAL ESTATE MADE IN CONNECTION WITH A ZONE MAP CHANGE, property located at 3400 NORTHSIDE BLVD , City of South Bend is TABLED.

3. A proposed RESOLUTION OF THE SOUTH BEND PLAN COMMISSION APPROVING A RESOLUTIONS OF THE SOUTH BEND REDEVELOPMENT COMMISSION TO AMEND THE BOUNDARIES OF THE RIVER EAST DEVELOPMENT AREA AND APPROVING THE AMENDED AND RESTATED DEVELOPMENT PLAN FOR THE RIVER EAST DEVELOPMENT AREA, City of South Bend - PC# 0096-22. *(Audio Position: 1:21:09)*

### STAFF REPORT

Chris Dressel presented the resolution.

### PETITIONER

Chris Dressel, 227 W Jefferson Blvd. 1400S South Bend, IN 46601, served 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 Dr. Dave Varner, being seconded by Kyle Copelin and unanimously carried, a proposed Resolution, property located at RESOLUTION OF THE SOUTH BEND PLAN COMMISSION APPROVING A RESOLUTION OF THE SOUTH BEND REDEVELOPMENT COMMISSION TO AMEND THE BOUNDARIES OF THE RIVER EAST DEVELOPMENT AREA AND APPROVING THE AMENDED AND RESTATED DEVELOPMENT PLAN FOR THE RIVER EAST DEVELOPMENT

**SOUTH BEND PLAN COMMISSION**

AREA, 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

ITEMS NOT REQUIRING A PUBLIC HEARING

A. MINOR SUBDIVISIONS - None for consideration

B. OTHER BUSINESS

1. Intitate Text Amendments

*(Audio Position: 1:34:15)*

Upon a motion by Kyle Copelin being seconded by Dave Varner and unanimously carried by vote, the Text Amendments were initiated.

C. FINDINGS OF FACT – March 21, 2022

*(Audio Position: 1:35:23)*

Upon a motion by Caitlin Stevens, being seconded by Dave Varner and unanimously carried by vote the findings of fact from the March 21, 2022 Plan Commission meeting were approved.

D. MINUTES – March 21, 2022

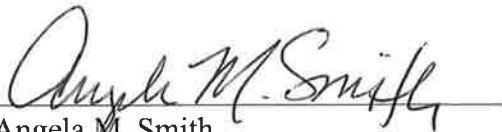
*(Audio Positon: 1:37:01)*

Upon a motion by Jason Piontek, being seconded by John Martinez and unanimously carried by vote the minutes from the March 21, 2022 Plan Commission meeting were approved.

E. ADJOURNMENT – 5:36 p.m.



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Scott Ford,  
President



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Angela M. Smith,  
Secretary of the Commission