



# 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

June 21, 2022  
4:00 p.m.

Board of Public Works, 13th 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  
Rachel Boyles  
Kate Bolze  
Jenna Throw

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

#### A. REZONINGS:

1. A combined public hearing on a proposed ordinance of TRANSFORMATION MINISTRIES INC to zone from U1 Urban Neighborhood 1 and I Industrial to NC Neighborhood Center and seeking the following variance(s): 1) from the 60% minimum transparency to 0%, property located at EASTERN TWO THIRDS OF MCCARTNEY ST AND KING ST BLOCK, City of South Bend - PC# 0102-22. (*Audio Position: 2:23*)

### STAFF REPORT

The staff report was presented by Rachel Boyles.

Analysis: Rezoning the property to NC Neighborhood Center will allow for the adaptive reuse of a former industrial building. The property is uniquely situated at the end of a dead-end street adjacent to a large industrial property. Developing the site as a community center will serve as an asset to the neighborhood.

Staff Recommendation: Based on the information available prior to the public hearing, the staff recommends the Commission approve the variance as request. The staff recommends the Commission forward the rezoning to the Common Council with a favorable recommendation, subject to providing a 15' setback on the west side of Lot 47.

### PETITIONER

Debra Hughes, 3220 Southview Dr. Elkhart, IN 46514, and Kory Lantz, 1519 Portage Ave. South Bend, IN 46616, served as the petitioners.

SOUTH BEND **PLAN COMMISSION**

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 ordinance of TRANSFORMATION MINISTRIES INC and EXPANDED METAL COMPANY OF INDIANA LLC to zone from U1 Urban Neighborhood 1 and I Industrial to NC Neighborhood Center, property located at PROPERTY BOUND BY MCCARTNEY ST., KESSLER BLVD., AND KING ST. EXCEPT 1416 AND 1428 KESSLER, City of South Bend, is sent to the Common Council with a FAVORABLE recommendation, subject to providing a 15' setback on the west side of Lot 47.

Upon a motion by Dr. Dave Varner, being seconded by Kyle Copelin and unanimously carried, the variance(s) 1) from the 60% minimum transparency to 0% property located at PROPERTY BOUND BY MCCARTNEY ST., KESSLER BLVD., AND KING ST. EXCEPT 1416 AND 1428 KESSLER, City of South Bend, were\was approved.

B. MAJOR SUBDIVISIONS - None for consideration

C. TEXT AMENDMENTS - None for consideration

D. DEVELOPMENT PLANS

1. A RESOLUTION OF THE PLAN COMMISSION OF THE CITY OF SOUTH BEND, INDIANA, APPROVING AND ADOPTING THE NEAR WEST SIDE NEIGHBORHOOD PLAN - PC# 0103-22. *(Audio Position: 15:31)*

STAFF REPORT

The staff report was presented by Michael Divita

Analysis:

Staff Recommendation: Based on the information available prior to the public hearing, the Staff recommends the Commission approve the resolution.

PETITIONER

Michael Divita, 227 W Jefferson Blvd. 1400S South Bend, IN 46601, served as the petitioner.

## SOUTH BEND **PLAN COMMISSION**

### INTERESTED PARTIES

Kaine Kanczuzewski, 514 W LaSalle Ave. South Bend, IN 46601, 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 Jason Piontek and unanimously carried, the RESOLUTION OF THE PLAN COMMISSION OF THE CITY OF SOUTH BEND, INDIANA, APPROVING AND ADOPTING THE NEAR WEST SIDE NEIGHBORHOOD PLAN, was approved.

## ITEMS NOT REQUIRING A PUBLIC HEARING

### A. MINOR SUBDIVISIONS:

1. DEV 2122 AND 28 STATE ROAD 23 MINOR SUBDIVISION – PC# 0094-22  
(*Audio Position: 50:09*)

### 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) Extension of municipal sewer to the southwest corner of the property as indicated by City Engineering; 2) Execution of Utility Extensions Agreement; 3) Providing a 20' x 20' municipal utility easement at the southwest corner of the Outlot A; 4) Include ingress and egress easement previously shown on the plat; and 5) Update name of the subdivision to remove the special character.

After due consideration, the following action was taken:

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 DEV 2122 AND 28 STATE ROAD 23 MINOR SUBDIVISION Subdivision therefore complies with the City of South Bend Subdivision Control Ordinance and is granted Primary Approval, subject to the following: 1) Extension of municipal sewer to the southwest corner of the property as indicated by City Engineering;

2. KINGDOM CAMPUS MINOR SUBDIVISION – PC# 0099-22

*(Audio Position: 52:05)*

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) Showing the easement in the vacated alley for all utilities and the Municipal City of South Bend, unless such rights are released by the individual utilities

After due consideration, the following action was taken:

Upon a motion by Kyle Copelin, being seconded by Caitlin Stevens and unanimously carried, the Plan Commission finds the evidence adduced at this Plan Commission Hearing supports each element of the Staff Report, and KINGDOM CAMPUS MINOR SUBDIVISION Subdivision therefore complies with the City of South Bend Subdivision Control Ordinance and is granted Primary Approval, subject to the following: 1) Showing the easement remaining after the vacation of the east/west alley shown on the plat

3. MUESSEL'S FIRST ADDITION, NEAR NORTHWEST NEIGHBORHOOD MINOR SUBDIVISION – PC# 0101-22

*(Audio Position: 53:21)*

STAFF REPORT

The staff report was presented by Rachel Boyles.

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 Jason Piontek, 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 MUESSEL'S FIRST ADDITION, NEAR NORTHWEST NEIGHBORHOOD 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

SOUTH BEND **PLAN COMMISSION**

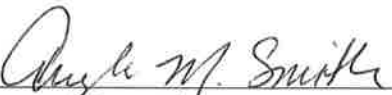
D. MINUTES – May 16, 2022

(Audio Position: 55:35)

Upon a motion by Dave Varner, being seconded by Kyle Copelin and unanimously carried by vote, the minutes from the May 16, 2022 Plan Commission meeting were approved.

E. ADJOURNMENT - 5:00 p.m.

  
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~~Kathy Schuth,~~ Scott Ford   
Chair 

  
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Angela M. Smith,  
Zoning Administrator