



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

December 19, 2022
4:00 p.m.

Council Chambers, 4th Floor
County-City Building, South Bend, IN

MEMBERS PRESENT:

Kara Boyles
Kyle Copelin
Scott Ford
John Martinez
Sheila Niezgodski
Jason Piontek

MEMBERS ABSENT:

Francisco Fotia
Caitlin Stevens
Dr. Dave Varner

ALSO PRESENT:

Angela Smith
Rachel Boyles
Kate Bolze
Tom Panowicz

PUBLIC HEARING - 4:00 P.M.

A. REZONINGS:

- 1. A proposed ordinance of IRELAND GREENS TRUCKING CO LLC to zone from UF Urban Neighborhood Flex and S1 Suburban Neighborhood 1 to C Commercial, property located at 505 IRELAND RD 4412 and 4422 FELLOWS ST, City of South Bend - PC# 0127-22.**
(Audio Position: 02:12)

STAFF REPORT

The staff report was presented by Rachel Boyles.

Analysis: Rezoning these properties to C Commercial will allow for the expansion of services to the area. Since the property is bound by a municipal drainage lot to the north and a public golf course to the east, the impact of the commercial use will be buffered from the surrounding neighborhood. It should not have significant impacts on the use and value of the adjacent properties.

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, subject to the following commitments: 1) all buildings shall have a hipped or gabled roof; and 2) drive-through facilities shall not be permitted.

PETITIONER

Mark Macheca, 4102 Mehan Beeler Court, South Bend, IN 46628.

INTERESTED PARTIES

There was no one from the public to speak.

SOUTH BEND PLAN COMMISSION

PUBLIC COMMENT

There was no one from the public to speak.

ACTION

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 IRELAND GREENS TRUCKING CO LLC to zone from UF Urban Neighborhood Flex and S1 Suburban Neighborhood 1 to C Commercial, property located at 505 IRELAND RD and 4422 FELLOWS ST and 4412 FELLOWS ST, City of South Bend, is sent to the Common Council with a FAVORABLE recommendation, subject to the following commitments: 1) all buildings shall have a hipped or gabled roof; and 2) no drive-through shall be permitted.

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. FINDINGS OF FACT

1. PC#0116-22 – 21275 Cleveland Rd

Upon a motion by Jason Piontek, being seconded by John Martinez, and unaimously carried by vote, the findings of fact for PC#0112-22 were approved.

C. UPDATES FROM STAFF

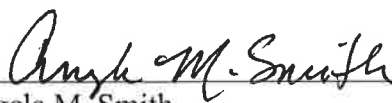
D. MINUTES – November 21, 2022

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

E. ADJOURNMENT – 4:20 P.M.



Scott Ford,
President



Angela M. Smith,
Secretary of the Commission