



# 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

April 17, 2023  
4:00 p.m.

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

### MEMBERS PRESENT:

Kara Boyles  
Kyle Copelin  
Frank Fotia  
Sheila Niezgodski  
Jason Piontek  
Caitlin Stevens

### MEMBERS ABSENT:

Scott Ford  
John Martinez

### ALSO PRESENT:

Rachel Boyles  
Kari Myers  
Kate Bolze  
Tom Panowicz

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

#### A. REZONINGS:

- 1. A proposed ordinance of PROPERTY BROS LLC to zone from U2 Urban Neighborhood 2 to U3 Urban Neighborhood 3, property located at 616 SHERMAN AVE, City of South Bend - PC# 0143-23. (Audio Position: 02:43)**

*Sheila Neizgodski was late to the meeting,  
but was taking her seat at Audio Position: 02:58*

#### STAFF REPORT

The staff report was presented by Rachel Boyles.

Analysis: Rezoning the site to U3 Urban Neighborhood 3 will allow for residential growth and increased housing options in the neighborhood while not drastically changing the established character.

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

Jordan Richardson, Property Bros LLC, 1251 N Eddy St, South Bend, IN presented in person.

#### INTERESTED PARTIES

Kathy Schuth, Executive Director of Near Northwest Neighborhood, Inc., 1007 Portage Ave, South Bend, IN appeared virtually and spoke in favor of the petition.

**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 Jason Piontek and unanimously carried, a proposed ordinance of PROPERTY BROS LLC to zone from U2 Urban Neighborhood 2 to U3 Urban Neighborhood 3, property located at 616 618 SHERMAN AVE, City of South Bend, is sent to the Common Council with a FAVORABLE recommendation, subject to the following commitment: 1) No more than six (6) units shall be permitted on the property.

B. MAJOR SUBDIVISIONS – None for consideration

C. TEXT AMENDMENTS – None for consideration

D. DEVELOPMENT PLANS – None for consideration

ITEMS NOT REQUIRING A PUBLIC HEARING

A. MINOR SUBDIVISIONS:

**1. TURNOCK STREET MINOR SUBDIVISION – PC# 0142-23**

*(Audio Position: 09:04)*

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.

ACTION

After due consideration, the following action was taken:

Upon a motion by Francisco Fotia, 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 TURNOCK STREET 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

SOUTH BEND **PLAN COMMISSION**

C. MINUTES – March 20, 2023

*(Audio Position: 10:12)*


Upon a motion by Jason Piontek, being seconded by Frank Fotia and unanimously carried, the minutes from the March 20, 2023 Plan Commission meeting were approved.

D. UPDATES FROM STAFF

E. ADJOURNMENT – 4:12 pm



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Scott Ford,  
President



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Angela M. Smith,  
Secretary of the Commission