



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

July 17, 2023
4:00 p.m.

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

MEMBERS PRESENT:

Kara Boyles
Scott Ford
Francisco Fotia
John Martinez
Sheila Niezgodski
Jason Piontek
Caitlin Stevens

MEMBERS ABSENT:

Kyle Copelin

ALSO PRESENT:

Angela Smith
Kari Myers
Kate Bolze
Tom Panowicz

PUBLIC HEARING - 4:00 P.M.

A. REZONINGS:

1. **A proposed ordinance of GREYSTONE DEVELOPERS LLC to zone from U1 Urban Neighborhood 1 to U2 Urban Neighborhood 2, property located at 1006 ST VINCENT ST, City of South Bend - PC# 0165-23.**

(Audio Position: 02:34)

ACTION

After due consideration, the following action was taken:

Upon a motion by Jason Piontek, being seconded by Francisco Fotia and unanimously carried, a proposed ordinance of GREYSTONE DEVELOPERS LLC to zone from U1 Urban Neighborhood 1 to U2 Urban Neighborhood 2, property located at 1006 ST VINCENT ST, City of South Bend is TABLED.

2. **A proposed ordinance of UNIVERSITY OF NOTRE DAME DU LAC to zone from U1 Urban Neighborhood 1 to NC Neighborhood Center, property located at a portion of 1018 FRANCES ST, City of South Bend - PC# 0166-23a.**

(Audio Position: 02:59)

STAFF REPORT

The staff report was presented by Angela Smith.

Analysis: Rezoning the property to NC Neighborhood Center will allow for a smaller scale development that provides a buffer between the residential neighborhood to the west from the large scale development of Eddy Street Commons to the east.

Staff Recommendation: Based on the information provided prior to the public hearing, the Staff recommends the Commission send the rezoning to the Common

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Council with a favorable recommendation, subject to the Lot Line Adjustment to match the zoning districts.

PETITIONER

Wayne Richardson, Bertsch-Frank & Associates, 811 Lawrence Dr, Fort Wayne, IN 46804, presented in person on behalf of the petitioner.

INTERESTED PARTIES

Rick Kettler, 1015 Frances St, South Bend, IN appeared in person and spoke in favor of the petition, but with reservations.

Alex Adamson, 1004 E St Vincent St, South Bend, IN appeared virtually and spoke in opposition of the petition.

PUBLIC COMMENT

Lisa and Felicia Caponigri, 402 E Angela Blvd, South Bend, IN appeared virtually, but did not speak in favor or opposition of the petition, he just had questions.

ACTION

After due consideration, the following action was taken:

Upon a motion by Sheila Niezgodski, being seconded by Jason Piontek and unanimously carried, a proposed ordinance of UNIVERSITY OF NOTRE DAME DU LAC to zone from U1 Urban Neighborhood 1 to NC Neighborhood Center, property located at a portion of 1018 FRANCES ST, City of South Bend, is sent to the Common Council with a FAVORABLE recommendation, subject to the Lot Line Adjustment to match the zoning districts.

B. MAJOR SUBDIVISIONS – None for consideration

C. TEXT AMENDMENTS – None for consideration

D. DEVELOPMENT PLANS – None for consideration

E. COMBINED HEARING FOR MINOR SUBDIVISION

1. IRISH QUARTER MINOR SUBDIVISION – PC# 0164-23

(Audio Position: 21:25)

STAFF REPORT

The staff report was presented by Angela Smith.

Analysis: Irish Quarters development on the SE corner of South Bend Ave & Charles St will be split from one lot to 2 lots to allow for separate ownership. The commercial lot fronts South Bend Ave and the back lot, which faces Charles Street, consists of a residential building and a parking garage on first level.

Staff Recommendation: The staff recommends the Board approve the variances as presented. The Staff has reviewed this subdivision and finds it complies with the requirements for Primary Approval as specified by the South Bend Subdivision

SOUTH BEND PLAN COMMISSION

Control Ordinance. The Staff therefore recommends that this subdivision be granted Primary Approval.

PETITIONER

Mike Rozycki, Abonmarche Consultants, 315 W Jefferson Blvd, South Bend, IN presented in person on behalf of the petitioner.

Richard Nussbaum, 210 S Michigan St, Suite 500, South Bend, IN persented virtually on behalf of the petitioner.

INTERESTED PARTIES

There was no one from the public to speak.

PUBLIC COMMENT

There was no one from the public to speak.

ACTION

After due consideration, the following action was taken:

Upon a motion by Kara Boyles, being seconded by Sheila Niezgodski and unanimously carried, the variance(s) 1) from the requirement that the main entrance shall be prominently located along and visible from the primary street and 2) from the minimum 75% of the ground floor front facade being occupied by a linear space a minimum of 15' deep to 0% property located at 1740 SOUTH BEND AVE (IRISH QUARTER MINOR SUBDIVISION), City of South Bend, were approved.

Upon a motion by Francisco Fotia, 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 IRISH QUARTER MINOR SUBDIVISION Subdivision therefore complies with the City of South Bend Subdivision Control Ordinance and is granted Primary Approval.

ITEMS NOT REQUIRING A PUBLIC HEARING

A. MINOR SUBDIVISIONS: – None for consideration

B. FINDINGS OF FACT – June 20, 2023

(Audio Position: 29:36)

Upon a motion by Kara Boyles, being seconded by Francisco Fotia and unanimously carried, the Findings of Fact from the June 20, 2023 Plan Commission meeting were approved.

C. MINUTES – June 20, 2012

(Audio Position: 29:56)

Upon a motion by Francisco Fotia, being seconded by Caitlin Stevens and unanimously carried, the minutes from the June 20, 2023 Plan Commission meeting were approved.

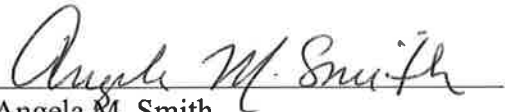
SOUTH BEND **PLAN COMMISSION**

D. UPDATES FROM STAFF

E. ADJOURNMENT – 4:35 pm



Scott Ford,
President



Angela M. Smith,
Secretary of the Commission