



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

August 21, 2023
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
Caitlin Stevens

MEMBERS ABSENT:

Francisco Fotia

ALSO PRESENT:

Angela Smith
Kari Myers
Amani Morrell
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: 02:31)*

ACTION

After due consideration, the following action was taken:

Upon a motion by Jason Piontek, being seconded by Kyle Copelin 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 to the September 18, 2023 meeting.

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 MONROE PARK EDGEWATER NEIGHBORHOOD PLAN. - PC# 0169-23.** *(Audio Position: 03:09)*

STAFF REPORT

The staff report was presented by Angela Smith.

SOUTH BEND **PLAN COMMISSION**

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

PETITIONER

Tim Corcoran, Director of Planning for the City of South Bend, 227 W Jefferson Blvd, Ste 1400S, South Bend, IN 46601 presented on behalf of the petitioner.

PUBLIC COMMENT

Mike Coman, president of Monroe Park Neighborhood Association, 508 E South St, South Bend, IN submitted a letter and appeared in person to speak in favor of the petition.

Eddie Forero, 517 Carroll St, South Bend, IN appeared in person and spoke in favor of the petition.

Sam Lima, 528 River Ave, South Bend, IN appeared in person and spoke in favor of the petition.

ACTION

After due consideration, the following action was taken:

Upon a motion by Jason Piontek, being seconded by John Martinez and unanimously carried the Plan Commission of the City of South Bend approves and adopts the Monroe Park Edgewater Neighborhood Plan with the amendment that the year be updated to 2023.

ITEMS NOT REQUIRING A PUBLIC HEARING

A. MINOR SUBDIVISIONS:

1. RESURRECTION LUTHERAN ACADEMY MINOR SUBDIVISION –

PC# 0167-23

(Audio Position: 44:49)

STAFF REPORT

The staff report was presented by Angela Smith.

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 Kara Boyles, 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 **RESURRECTION LUTHERAN ACADEMY MINOR SUBDIVISION** Subdivision therefore complies with the City of South Bend Subdivision Control Ordinance and is granted Primary Approval.

2. VISION REALTY'S NAPOLEON STREET MINOR SUBDIVISION – PC# 0168-23

(Audio Position: 45:58)

STAFF REPORT

The staff report was presented by Angela Smith.

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) Updating the street name to Napoleon Boulevard

ACTION

After due consideration, the following action was taken:

Upon a motion by Kara Boyles, 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 VISION REALTY'S NAPOLEON STREET MINOR SUBDIVISION Subdivision therefore complies with the City of South Bend Subdivision Control Ordinance and is granted Primary Approval, subject to the following: 1) Updating the street name to Napoleon Boulevard

B. FINDINGS OF FACT – July 17, 2023

(Audio Position: 50:10)

Upon a motion by Sheila Niezgodski, being seconded by Kara Boyles and unanimously carried, the findings of fact from the July 17, 2023 Plan Commission meeting were approved.

C. MINUTES – July 17, 2023

(Audio Position: 50:32)

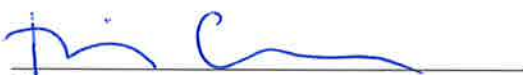
Upon a motion by John Martinez, being seconded by Sheila Niezgodski and unanimously carried, the minutes from the July 17, 2023 Plan Commission meeting were approved.

D. UPDATES FROM STAFF

E. ADJOURNMENT – 4:53 PM



Scott Ford,
President



Tim Corcoran,
Interim Secretary of the Commission