



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

November 20, 2023
4:00 p.m.

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

MEMBERS PRESENT:

Kara Boyles
Rebecca Ward
Scott Ford
Francisco Fotia
Caitlin Stevens

MEMBERS ABSENT:

Jason Piontek
John Martinez
Sheila Niezgodski

ALSO PRESENT:

Tim Corcoran
Amani Morrell
Kate Bolze
Tom Panowicz

PUBLIC HEARING - 4:00 P.M.

A. REZONINGS:

- 1. A proposed ordinance of ELLIOT PROPERTIES LLC to zone from UF Urban Neighborhood Flex to U1 Urban Neighborhood 1, property located at 1023 QUIMBY ST, City of South Bend - PC# 0183-23.**

(Audio Position: 02:10)

STAFF REPORT

The staff report was presented by Amani Morrell.

Analysis: Rezoning the 10' north/south alley to U1 Urban Neighborhood 1 District will allow for the entire property to be zoned U1 and not a combination of two zoning districts.

Staff Recommendation: Based on the 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

Brad Emberton, Elliot Properties LLC, 615 W Colfax Ave, South Bend, IN 46601 presented virtually.

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 Francisco Fotia, being seconded by Caitlin Stevens and unanimously carried, a proposed ordinance of ELLIOT PROPERTIES LLC to zone from UF Urban Neighborhood Flex to U1 Urban Neighborhood 1, property

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located at 1023 QUIMBY ST, City of South Bend, is sent to the Common Council with a FAVORABLE recommendation.

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 SECOND MINOR SUBDIVISION – PC# 0179-23

(Audio Position: 05:11)

STAFF REPORT

The staff report was presented by Amani Morrell.

Staff Recommendation: The Staff has reviewed this subdivision and finds it complies with the requirements for Approval as specified by the South Bend Subdivision Control Ordinance. The Staff therefore recommends that this subdivision be granted Approval.

ACTION

After due consideration, the following action was taken:

Upon a motion by Francisco Fotia, being seconded by Kara Boyles 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 SECOND MINOR SUBDIVISION Subdivision therefore complies with the City of South Bend Subdivision Control Ordinance and is granted Primary Approval.

2. SOUTH BEND COMMUNITY SCHOOL CORPORATION BENDIX DRIVE MINOR SUBDIVISION – PC# 0180-23

(Audio Position: 05:52)

STAFF REPORT

The staff report was presented by Amani Morrell.

Staff Recommendation: The Staff has reviewed this subdivision and finds it complies with the requirements for Approval as specified by the South Bend Subdivision Control Ordinance. The Staff therefore recommends that this subdivision be granted Approval.

ACTION

After due consideration, the following action was taken:

Upon a motion by Francisco Fotia, being seconded by Kara Boyles and unanimously carried, the Plan Commission finds the evidence adduced at this Plan Commission Hearing supports each element of the Staff Report, and SOUTH BEND COMMUNITY SCHOOL CORPORATION BENDIX DRIVE MINOR

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SUBDIVISION Subdivision therefore complies with the City of South Bend Subdivision Control Ordinance and is granted Primary Approval.

3. SWEENEY'S NAPOLEON STREET MINOR SUBDIVISION – PC# 0182-23

(Audio Position: 06:25)

STAFF REPORT

The staff report was presented by Amani Morrell.

Staff Recommendation: The Staff has reviewed this subdivision and finds it complies with the requirements for Approval as specified by the South Bend Subdivision Control Ordinance. The Staff therefore recommends that this subdivision be granted Approval.

ACTION

After due consideration, the following action was taken:

Upon a motion by Francisco Fotia, being seconded by Kara Boyles and unanimously carried, the Plan Commission finds the evidence adduced at this Plan Commission Hearing supports each element of the Staff Report, and SWEENEY'S NAPOLEON STREET MINOR SUBDIVISION Subdivision therefore complies with the City of South Bend Subdivision Control Ordinance and is granted Primary Approval.

B. FINDINGS OF FACT – October 16, 2023

(Audio Position: 07:00)

Upon a motion by Francisco Fotia, being seconded by Kara Boyles and unanimously carried, the findings of fact from the October 16, 2023 Plan Commission meeting were approved.

C. MINUTES – October 16, 2023

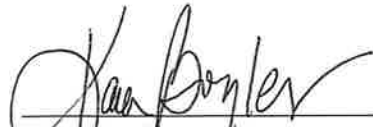
(Audio Position: 07:00)


Upon a motion by Francisco Fotia, being seconded by Kara Boyles and unanimously carried, the minutes from the October 16, 2023 Plan Commission meeting were approved.

D. UPDATES FROM STAFF

Welcome new Plan Commission member, Rebecca Ward.

E. ADJOURNMENT – 4:09


Kara Boyles,
Vice President


Tim Corcoran,
Interim Secretary of the Commission