



# 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](http://www.southbendin.gov/zoning)

## MINUTES

December 18, 2023  
4:00 p.m.

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

### MEMBERS PRESENT:

Kara Boyles  
Caitlin Stevens  
John Martinez  
Sheila Niezgodski (virtually)  
Jason Piontek  
Rebecca Ward

### MEMBERS ABSENT:

Scott Ford  
Frank Fotia

### ALSO PRESENT:

Michael Divita  
Kari Myers  
Amani Morrell  
Kate Bolze  
Jenna Throw (virtually)

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

### A. REZONINGS:

- 1. A combined public hearing on a proposed ordinance of DEPARTMENT OF REDEVELOPMENT, CITY OF SOUTH BEND to zone from NC Neighborhood Center to U3 Urban Neighborhood 3 and seeking the following variance(s): 1) from the maximum 1.5 stories in a cottage court to 2 stories; 2) from the maximum 9 units in a cottage court to 10 units; 3) from the maximum 2 units per cottage in a cottage court to 4 units, property located at 603, 607, 611, 615, 617, & 621 MARION ST, City of South Bend - PC# 0151-23.** *(Audio Position: 01:12)*

### STAFF REPORT

The staff report was presented by Amani Morrell.

Analysis: The Comprehensive Plan and the Near Northwest Neighborhood Plan support the proposed rezoning and variances to allow for infill development of a cottage court at this site. Rezoning from NC to U3 allows for a cottage court building type, while the variances allow for a higher density development off of a major city corridor and proximate to downtown that will increase housing stock, support a variety of housing types, and strengthen the neighborhood.

Staff Recommendation: Based on the information available prior to the public hearing, the Staff recommends to Commission send the Rezoning to the Common Council with a favorable recommendation. The Staff recommends the Commission approve the variances as requested.

PETITIONER

Joseph Molnar, City of South Bend – Property Development Manager, 227 W Jefferson Blvd, 1400S, South Bend, Indiana appeared in person and presented 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.

*Shelia Niezgodski joined the meeting late and appeared virtually at Audio Position 09:46*

ACTION

After due consideration, the following action was taken:

Upon a motion by Jason Piontek, being seconded by Caitlin Stevens and carried, a proposed ordinance of DEPARTMENT OF REDEVELOPMENT, CITY OF SOUTH BEND to zone from NC Neighborhood Center to U3 Urban Neighborhood 3, property located at 603, 607, 611, 615, 617, & 621 MARION ST, City of South Bend, is sent to the Common Council with a FAVORABLE recommendation.

Upon a motion by Jason Piontek, being seconded by Rebecca Ward and carried, the variance(s) 1) from the maximum 1.5 stories in a cottage court to 2 stories; 2) from the maximum 9 units in a cottage court to 10 units and 3) from the maximum 2 units per cottage in a cottage court to 4 units property located at 603, 607, 611, 615, 617, & 621 MARION ST, City of South Bend, were\was approved.

B. MAJOR SUBDIVISIONS - None for consideration

C. TEXT AMENDMENTS - None for consideration

D. DEVELOPMENT PLANS - None for consideration

E. COMBINED HEARING

- 1. A combined public hearing on a petition of VISION REALTY INT'L LLC for a minor subdivision, 755 SOUTH BEND AVE MINOR SUBDIVISION, and seeking the following variance(s): 1) from the maximum 4 units in a townhouse building type in a U2 district to 5; 2) from the maximum 72' width of a townhouse building type in a U2 district to 104'; 3) from the maximum 48' width of a duplex building type to 56'; 4) from the minimum 15' lot width in a U2 district to 4.21', property located at 743, 749, 753, and 755 SOUTH BEND AVE, City of South Bend - PC# 0181-23.**

*(Audio Position: 12:02)*

STAFF REPORT

The staff report was presented by Amani Morrell.

Analysis: The Comprehensive Plan and the Northeast Neighborhood Plan support the proposed infill townhouse development on the site. The variances allow for a higher density development off of a highly trafficked thoroughfare that will increase housing stock, support a variety of housing types, and strengthen the neighborhood.

Staff Recommendation: The Staff recommends the Commission approve the variances as requested. 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.

PETITIONER

Terry Lang, Wightman, 1402 E Mishawaka Ave, South Bend, IN appeared in person and presented on behalf of the petitioner.

INTERESTED PARTIES

Patrick Dixon, 731 South Bend Ave, South Bend, IN appeared in person and asked questions as well as voiced concerns regarding the petition.

Eddie Jurkovic, 824 South Bend Ave, South Bend, IN appeared virtually and spoke in support of the petition.

REBUTTAL

Terry Lang provided rebuttal comments and answered questions raised by an interested party.

Sam Lima, Kil Architecture and Planning, 1126 Lincolnway E, South Bend, IN appeared in person on behalf of the petitioner to also provide rebuttal comments and answer questions raised by an interested party.

PUBLIC COMMENT

There was no one from the public to speak.

ACTION

After due consideration, the following action was taken:

Upon a motion by Caitlin Stevens, being seconded by John Martinez and unanimously carried, the Plan Commission finds the evidence adduced at this Plan Commission Hearing supports each element of the Staff Report, and 755 SOUTH BEND AVE MINOR SUBDIVISION Subdivision therefore complies with the City of South Bend Subdivision Control Ordinance and is granted Primary Approval.

Upon a motion by Caitlin Stevens, being seconded by John Martinez and unanimously carried, the variance(s) 1) from the maximum 4 units in a townhouse building type in a U2 district to 5; 2) from the maximum 72' width of a

townhouse building type in a U2 district to 104'; 3) from the maximum 48' width of a duplex building type to 56' and 4) from the minimum 15' lot width in a U2 district to 4.21' property located at 743, 749, 753, and 755 SOUTH BEND AVE, City of South Bend, were\was approved.

## **ITEMS NOT REQUIRING A PUBLIC HEARING**

### **A. MINOR SUBDIVISIONS:**

#### **1. DEA ANDREWS MINOR SUBDIVISION – PC# 0178-23**

*(Audio Position: 29:05)*

##### **STAFF REPORT**

The staff report was presented by Kari Myers.

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 Jason Piontek, being seconded by Rebecca Ward and unanimously carried, the Plan Commission finds the evidence adduced at this Plan Commission Hearing supports each element of the Staff Report, and DEA ANDREWS MINOR SUBDIVISION Subdivision therefore complies with the City of South Bend Subdivision Control Ordinance and is granted Primary Approval.

#### **2. LIFE PLAN MINOR SUBDIVISION – PC# 0184-23**

*(Audio Position: 30:16)*

##### **STAFF REPORT**

The staff report was presented by Kari Myers.

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 John Martinez, 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 LIFE PLAN MINOR SUBDIVISION Subdivision therefore complies with the City of South Bend Subdivision Control Ordinance and is granted Primary Approval.

**SOUTH BEND PLAN COMMISSION**

B. FINDINGS OF FACT - None for consideration

C. MINUTES

**1. November 20, 2023**

*(Audio Position: 31:32)*

ACTION

After due consideration, the following action was taken:

Upon a motion by John Martinez, being seconded by Caitlin Stevens and unanimously carried, the minutes from the November 20, 2023 Plan Commission meeting were approved.

D. UPDATES FROM STAFF

**1. 2024 Calendar**

*(Audio Position: 32:01)*

ACTION

After due consideration, the following action was taken:

Upon a motion by Jason Piontek, being seconded by Rebecca Ward and unanimously carried, the 2024 Plan Commission Filing Deadlines and Meeting Dates Calendar was approved.

**2. BZA Appointee**

*(Audio Position: 32:51)*


ACTION

After due consideration, the following action was taken:

Upon a motion by Caitlin Stevens, being seconded by Jason Piontek and unanimously carried, Commission member Frank Fotia was appointed to the Board of Zoning Appeals.

E. ADJOURNMENT – 4:34 PM

  
\_\_\_\_\_  
Scott Ford,  
President

  
\_\_\_\_\_  
Tim Corcoran,  
Interim Secretary of the Commission