



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

AGENDA

Monday, October 21, 2024 - 4:00 P.M.

County-City Building

Fourth-Floor Council Chambers

www.tinyurl.com/southbendplancommission

PUBLIC HEARING:

- A. REZONINGS – None for consideration
- B. MAJOR SUBDIVISIONS – None for consideration
- C. TEXT AMENDMENTS - None for consideration
- D. COMBINED HEARINGS

1. Name: IRON CREEK VILLAS MAJOR SUBDIVISION

PC#0227-24

Location: 17023 HEPLER STREET

Petitioner: FOX CREEK, LLC

Requested Action:

Subdivision:

Major Subdivision

Variance(s):

- 1) From the maximum number of units in a cottage court from 5 units to 10 units;
- 2) From the maximum width of a duplex from 48' to 120'
- 3) From the minimum front yard setback on Hickory Road from 15' to 5'
- 4) From the requirement of a frontage type to no frontage type on facades facing Hickory Road.

Petition Tabled

ITEMS NOT REQUIRING A PUBLIC HEARING:

A. MINOR SUBDIVISIONS

Name: HAMEL SORIN STREET MINOR SUBDIVISION

PC#0225-24

Location: 1004, 1006, 1016 & VACANT LOT SORIN ST



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- B. FINDINGS OF FACT – September 16, 2024
- C. MINUTES – September 16, 2024
- D. UPDATES FROM STAFF
- E. ADJOURNMENT

Property Information

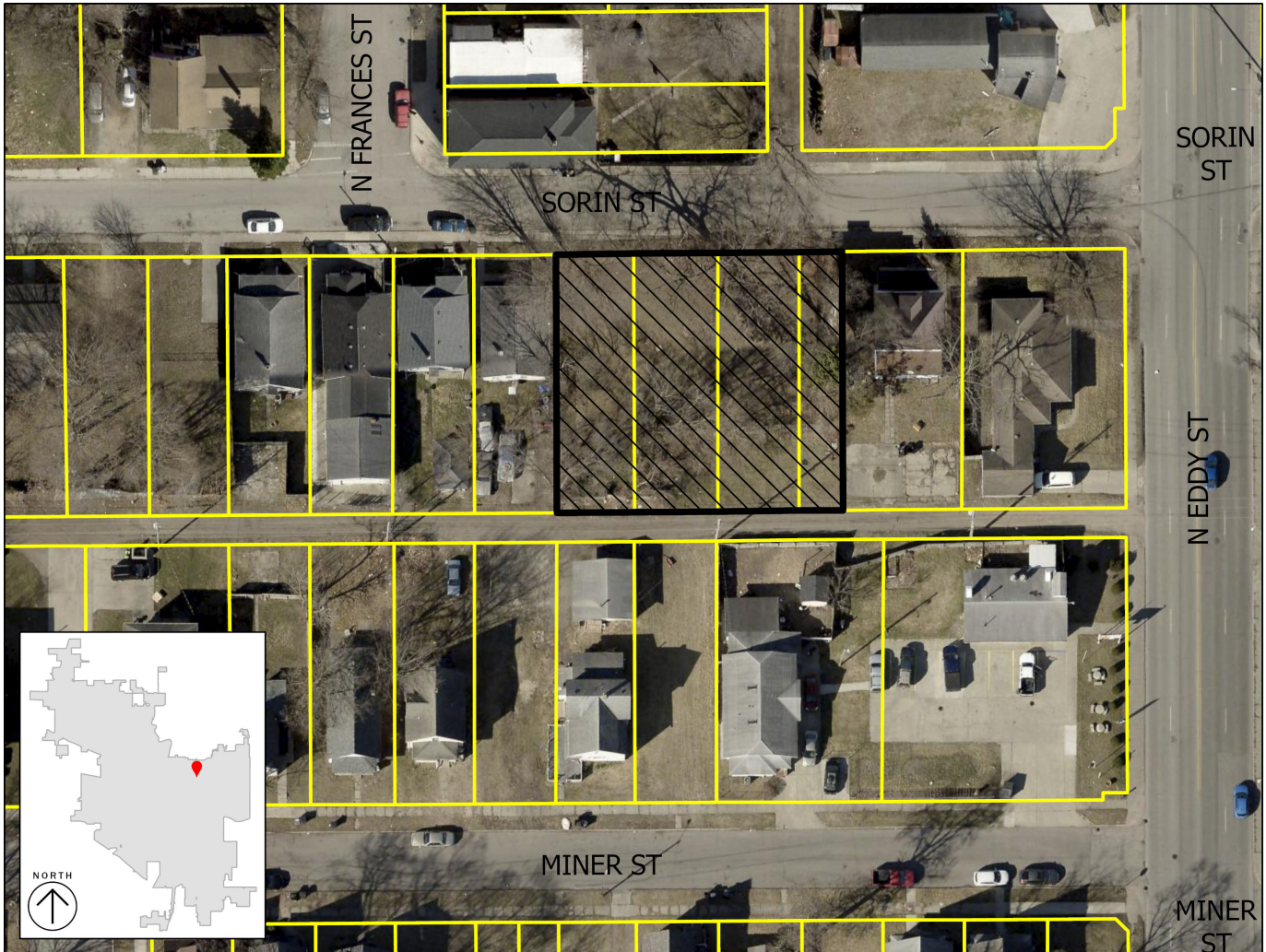
Subdivision Name: **HAMEL SORIN STREET MINOR SUBDIVISION**

Location: 1004, 1006, 1016 & VACANT LOT SORIN ST

Requested Action

The total area of the subdivision is 0.28 acres and will consist of 3 building lots.

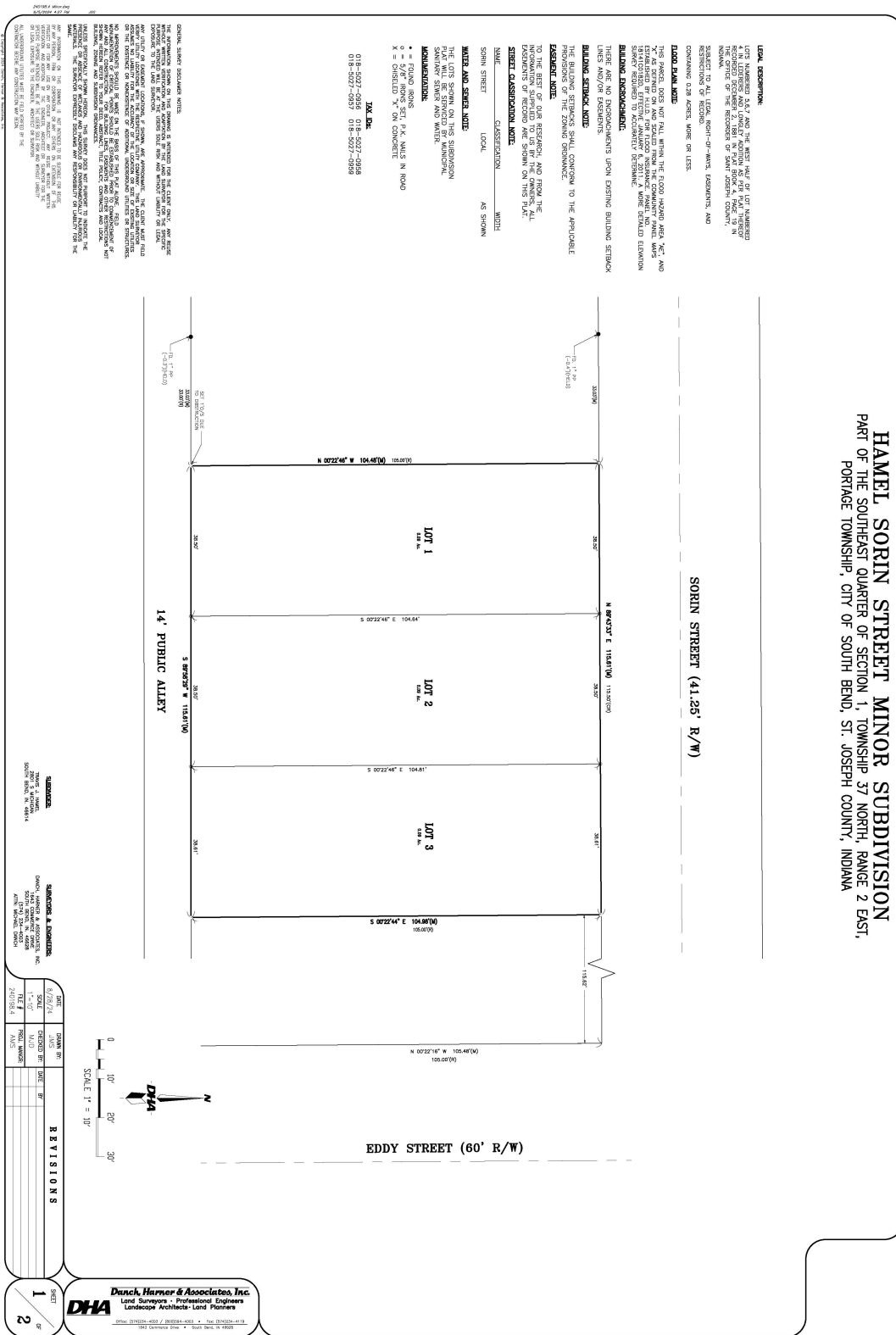
Location Map



Recommendation

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.

Proposed Plat



Proposed Plat

HAMEL SORIN ROAD MINOR SUBDIVISION PART OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 2 EAST, PORTAGE TOWNSHIP, CITY OF SOUTH BEND, ST. JOSEPH COUNTY, INDIANA

DEED OF ADDITION

WE, THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY
LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE REQUIREMENTS OF THE
RECORDS ACT OF THE CITY OF SOUTH BEND, INDIANA, THIS SUBDIVISION SHALL BE KNOWN
AND DESCRIBED AS:

HAMEL SORIN ROAD MINOR SUBDIVISION

ALL STREETS, RIGHTS-OF-WAY, ALIQUOT PLATS, RAILROAD EASEMENTS, AND PUBLIC OPEN SPACES SHOWN AND
HEREIN FRONT BUILDING SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT BETWEEN WHICH
LINES AND THE RIGHT-OF-WAY LINES OF THE STREETS, THESE SHALL BE OPENED OR MAINTAINED AND
RESERVED FOR THE USES AS DESIGNATED FOR THE PUBLIC UTILITIES AND INCLUSIVE BUT NOT
LIMITED TO THE USES AS DESIGNATED FOR THE PUBLIC UTILITIES AND INCLUSIVE BUT NOT LIMITED TO THE
FACILITIES AND ACCESS FOR FUTURE DEVELOPMENT SUBJECT AT ALL TIMES TO THE HEREBY
RESERVED EASEMENTS AND RIGHTS AS SHOWN ON THIS PLAT AND TO THE EXTENT OF THE EASEMENTS
EFFECTED OR MAINTAINED UPON SAID EASEMENTS OF LAND, BUT THE OWNERS OF SAID LOTS IN THIS
OF THE OWNERS OF THE OTHER LOTS IN THIS SUBDIVISION.

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED ARE THE OWNERS OF THE LAND DESCRIBED IN THE PLAT
HEREIN AND THAT THEY HAVE CAUSED THE SAID PLAT, SURVEY AND SUBDIVISION TO BE RECORDED
HEREIN AND THAT THE SAME IS TRUE AND CORRECT AS SHOWN AND DESCRIBED HEREIN AND ACCORDING TO THE
LAW OF THE STATE OF INDIANA AND THE CITY OF SOUTH BEND, INDIANA, AND THAT THE
DATE OF THIS _____ DAY OF _____ 2024.

OWNER'S CERTIFICATE

I, R.L. HANCOCK, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE
RECORDS ACT OF THE CITY OF SOUTH BEND, INDIANA, AND THAT THE SURVEY, PLAT, AND SUBDIVISION OF THE
LAND SHOWN ON THE PLAT HEREIN WAS CONDUCTED BY ME AND THAT THE SAID SURVEY, PLAT, AND SUBDIVISION
DOES NOT VIOLATE ANY APPLICABLE ORDINANCES, ORDINANCES, OR REGULATIONS OF THE
CITY OF SOUTH BEND, INDIANA, AND THAT THE SAID SURVEY, PLAT, AND SUBDIVISION DOES NOT VIOLATE ANY
APPLICABLE ORDINANCES, ORDINANCES, OR REGULATIONS OF THE COUNTY OF ST. JOSEPH, INDIANA.
IN WITNESS WHEREOF, WE HAVE ATTACHED OUR SIGNATURE AND THE COMMISSIONER'S SEAL HERETO.

COMMISSIONER OF AGRICULTURE

RESIGNED TO INDIANA CODE SECTION 36-3-1-4, THE UNDERSIGNED CERTIFY THAT THE EASEMENTS, RIGHTS, AND
SUBDIVISION WAS CONSIDERED AND GRANTED SECONDARY APPROVAL BY THE SOUTH BEND PLAN COMMISSION ON
SET FORTH IN THE CITY OF SOUTH BEND SUBDIVISION CHAPTER, THIS SUBDIVISION COMPLETS WITH THE STANDARDS
IN WITNESS WHEREOF, WE HAVE ATTACHED OUR SIGNATURE AND THE COMMISSIONER'S SEAL HERETO.

SECRETARY OF THE COMMISSION

MUNICIPAL CLERK

NOTARIZATION

STATE OF INDIANA)
COUNTY OF ST. JOSEPH)
SS. _____
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, I AND FOR SAID COUNTY AND STATE DO PERSONALLY
APPEAR THE UNDERSIGNED, NAMED AS ABOVE, AND THEY ALL KNOW THE CONTENTS OF THIS
FOREGOING INSTRUMENT AS THE (TRUE) VOLUNTARY ACT AND DEED FOR THE PURPOSES HEREIN
EXPRESSED.
WITNESS MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____ 2024.

MY COMMISSION EXPIRES JANUARY 7, 2026.
ANGELA W. FLETCHER-SUNT
NOTARY PUBLIC #0202126
1405 SOUTH FRENCH AVE. S.E.
MARTINSVILLE, INDIANA 46150
M# #0712326

OWNER'S CERTIFICATE

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SECRETARY OF THE COMMISSION

MUNICIPAL CLERK

DATE	REVISIONS
2/23/24	1

Dana, Dan, & Associates, Inc.
Land Surveyors - Professional Engineers
Landscape Architects - Land Planners
Office: 774 S. Main Street, Suite 200
PO Box 1111
South Bend, IN 46601-1111
Tel: 765-285-5200
Fax: 765-285-5200
www.dah.com

DHA
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Project Details

Environmental Data:	A check of the Agency's maps indicates that no environmental hazard areas or wetlands are present.
Drainage:	Not required.
Rights-Of-Way:	The rights-of-way are correct as shown.
Utilities:	The site will be served by Municipal Water and Municipal Sewer.
Agency Comments:	None at this time.

Recommendation

Staff Comments: There are no additional comments at this time.

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.