



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

April 15, 2024
4:00 p.m.

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

MEMBERS PRESENT:

Dr. Oliver Davis (virtually)
Scott Ford
Frank Fotia
John Martinez
Caitlin Stevens

MEMBERS ABSENT:

Kara Boyles
Jason Piontek
Rebecca Ward

ALSO PRESENT:

Michael Divita
Kari Myers
Amani Morrell
Kate Bolze
Tom Panowicz

PUBLIC HEARING - 4:03 P.M.

A. REZONINGS:

1. **A proposed ordinance of HISTORIC LANDMARKS FOUNDATION OF INDIANA INC to zone from NC Neighborhood Center to U1 Urban Neighborhood 1, property located at 402 NAVARRE ST, City of South Bend - PC# 0204-24.**

(Audio Position: 0:02:31)

STAFF REPORT

The staff report was presented by Kari Myers.

Analysis: Rezoning the site to U1 Urban Neighborhood 1 will allow for residential growth and increased density in the neighborhood while keeping with its established character, and will also allow for the property to be used as originally intended.

Staff Recommendation: Based on 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

Todd Zeiger, with Indiana Landmarks, 801 W Washington St, South Bend, IN appeared in person on behalf of the petitioner to present.

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 Dr. Oliver Davis, being seconded by Frank Fotia and unanimously carried, a proposed ordinance of HISTORIC LANDMARKS FOUNDATION OF INDIANA INC to zone from NC Neighborhood Center to U1 Urban Neighborhood 1, property located at 402 NAVARRE 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. TOMAHAWK TRAIL MINOR SUBDIVISION – PC# 0200-24 *(Audio Position: 0:07:35)*

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 Frank 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 TOMAHAWK TRAIL MINOR SUBDIVISION Subdivision therefore complies with the City of South Bend Subdivision Control Ordinance and is granted Primary Approval, subject to the following: Easement for municipal water main.

2. MARTIN'S ADDITION - PENNY HILL MINOR SUBDIVISION – PC# 0201-24

(Audio Position: 0:08:55)

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 Frank 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 MARTIN'S ADDITION - PENNY HILL MINOR SUBDIVISION Subdivision therefore complies with the City of South Bend Subdivision Control Ordinance and is granted Primary Approval.

3. CROWE CHIZEK MINOR SUBDIVISION – PC# 0202-24 *(Audio Position: 0:10:26)*

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 Frank Fotia, being seconded by Dr. Oliver Davis and unanimously carried, the Plan Commission finds the evidence adduced at this Plan Commission Hearing supports each element of the Staff Report, and CROWE CHIZEK MINOR SUBDIVISION Subdivision therefore complies with the City of South Bend Subdivision Control Ordinance and is granted Primary Approval.

4. MICHIGAN & ANGELA MINOR SUBDIVISION – PC# 0203-24

(Audio Position: 0:11:13)

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 subject to the following: 1) Addressing any comments required by Engineering Department prior to Plan Commission meeting; 2) Changing subdivision name from "Michigan and Angela Major Subdivision" to Michigan and Angela Minor Subdivision"; 3) Updating subdivision name in Certificate of Approval and Deed of Dedication.

ACTION

After due consideration, the following action was taken:

Upon a motion by Frank Fotia, being seconded by Dr. Oliver Davis and unanimously carried, the Plan Commission finds the evidence adduced at this Plan Commission Hearing supports each element of the Staff Report, and MICHIGAN & ANGELA 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 plat with any revisions required by Engineering Department.

B. FINDINGS OF FACT

March 18, 2024

(Audio Position: 0:12:45)

After due consideration, the following action was taken:

Upon a motion by John Martinez, being seconded by Caitlin Stevens and unanimously carried, the findings of fact from the March 18, 2024 Plan Commission meeting were approved.

C. MINUTES

March 18, 2024

(Audio Position: 0:13:04)

After due consideration, the following action was taken:


Upon a motion by Frank Fotia, being seconded by Caitlin Stevens and unanimously carried, the minutes from the March 18, 2024 Plan Commission meeting were approved.

D. UPDATES FROM STAFF

E. ADJOURNMENT – 4:16 P.M.



Scott Ford,
President



Tim Corcoran,
Interim Secretary of the Commission