



# 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

May 20, 2024  
4:00 p.m.

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

#### MEMBERS PRESENT:

Kara Boyles  
Scott Ford  
Francisco Fotia (virtually)  
John Martinez  
Caitlin Stevens  
Rebecca Ward

#### MEMBERS ABSENT:

Dr. Oliver Davis  
Jason Piontek

#### ALSO PRESENT:

Michael Divita  
Kari Myers  
Amani Morrell  
Kate Bolze  
Tom Panowicz

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

- A. REZONINGS - None for consideration
- B. MAJOR SUBDIVISIONS - None for consideration
- C. TEXT AMENDMENTS - None for consideration
- D. DEVELOPMENT PLANS - None for consideration
- E. COMBINED HEARING - None for consideration

1. **A combined public hearing on a proposed minor subdivision by VISION REALTY INT'L LLC and seeking the following variance(s): 1) from the maximum width of 72' for a townhouse building to 84', property located at 743, 749, and 753 SOUTH BEND AVE (HERITAGE TOWNHOMES MINOR SUBDIVISION), City of South Bend – PC#0207-24**

*(Audio Position: 02:45)*

#### **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 variance allows for a development off of a highly trafficked thoroughfare that will address the thoroughfare well, increase housing stock, support a variety of housing types, and strengthen the neighborhood.

Staff Recommendation: The Staff has reviewed this subdivision and finds that if the waivers are granted and 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) Provide information about drainage plan, easements, and maintenance agreement; 2) provide

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 Caitlin Stevens, 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 MARTIN LUTHER KING JR. DREAM CENTER MINOR SUBDIVISION Subdivision therefore complies with the City of South Bend Subdivision Control Ordinance and is granted Primary Approval.

**2. HAMILTON MINOR SUBDIVISION – PC# 0206-24**

*(Audio Position: 14:11)*

*Commission member John Martinez returned to the meeting*

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 Rebecca Ward, 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 HAMILTON MINOR SUBDIVISION Subdivision therefore complies with the City of South Bend Subdivision Control Ordinance and is granted Primary Approval.

**3. PLEASANT STREET MINOR SUBDIVISION – PC# 0208-24**

*(Audio Position: 15:44)*

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 Kara Boyles, 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

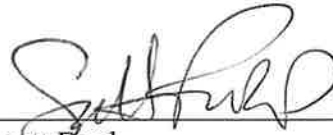
**1. April 15, 2024**

*(Audio Position: 19:34)*

Upon a motion by John Martinez, being seconded by Kara Boyles and unanimously carried, the minutes from the April 15, 2024 Plan Commission meeting were approved.

**D. UPDATES FROM STAFF**

**E. ADJOURNMENT – 4:20 P.M.**



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Scott Ford,  
President



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Tim Corcoran,  
Interim Secretary of the Commission