



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

July 15, 2024
4:12 p.m.

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

MEMBERS PRESENT:

Sarah Barber
Dr. Oliver Davis (virtual)
Scott Ford
Francisco Fotia
Jason Piontek
Caitlin Stevens

MEMBERS ABSENT:

John Martinez

ALSO PRESENT:

Michael Davita
Kari Myers
Amani Morrell
Tom Panowicz

PUBLIC HEARING - 4:00 P.M.

A. REZONINGS:

1. A proposed ordinance of WEBB SQUARED LLC to zone from U2 Urban Neighborhood 2 to NC Neighborhood Center, property located at 1022 COLFAX AVE, City of South Bend - PC# 0215-24. *(Audio Position: 14:07)*

STAFF REPORT

The staff report was presented by Kari Myers.

Analysis: Rezoning this property to NC Neighborhood Center will allow for the expansion of services to the area. Since the property is bounded by NC Neighborhood Center to the north, east, and south the rezoning should not have significant impacts on the use and value of the adjacent properties.

Staff Recommendation: Based on the information provided prior to the public hearing, the Staff recommends the Commission send the rezoning to the Common Council with a favorable recommendation.

PETITIONER

Justine Webb, 1028 E Colfax Ave., South Bend, appeared in person to present.

INTERESTED PARTIES

An email was received from Bill Stenz, 1020 E. Colfax Ave., South Bend, IN, in opposition to the petition. Bill Stenz also spoke at the meeting.

PUBLIC COMMENT

There was no one from the public to speak.

After due consideration, the following action was taken:

Upon a motion by Francisco Fotia, being seconded by Jason Piontek and unanimously carried, a proposed ordinance of WEBB SQUARED LLC to zone from U2 Urban Neighborhood 2 to NC Neighborhood Center, property located at 1022 COLFAX AVE, City of South Bend, is sent to the Common Council with a FAVORABLE recommendation.

2. A proposed ordinance of FOX CREEK LLC to zone from R Single Family District (St. Joseph County) to U2 Urban Neighborhood 2, property located at 17023 HEPLER ST, City of South Bend - PC# 0216-24. *(Audio Position: 32:55)*

STAFF REPORT

The staff report was presented by Amani Morrell.

Analysis: The annexation and rezoning of the property to U2 Urban Neighborhood 2 will allow for the development of the site for a additional housing units in the City. It is responsible development to assure that properties adjacent to the City limits are annexed and developed under City standards.

Staff Recommendation: Based on information available prior to the public hearing, the Staff recommends the Commission send the rezoning and annexation petition to the Common Council with a favorable recommendation.

PETITIONER

Chris Godlewski, Abonmarche Consultants, 315 W Jefferson Blvd., South Bend, appeared in person to present.

Steve Asmith, Irish Realty, 3566 Douglas Rd, South Bend, IN appeared in person to speak

INTERESTED PARTIES

An email was received from Andrea Bednarek, 2026 Creeksedge Dr., South Bend, IN, in opposition to the petition.

An email was received from Linda Zimmer, 1912 Creeksedge Dr., South Bend, IN, in opposition to the petition.

Charlene Skidmore, 1928 Creeksedge Dr., South Bend, IN voiced concerns about traffic and flooding

Debbie Vanderklok, 3450 Creekwater Ln, South Bend, IN voiced concerns about flooding

SOUTH BEND **PLAN COMMISSION**

PUBLIC COMMENT

There was no one from the public to speak.

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 FOX CREEK LLC to zone from R Single Family District to U2 Urban Neighborhood 2, property located at 17023 HEPLER ST (unincorporated St. Joseph County), 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

ITEMS NOT REQUIRING A PUBLIC HEARING

A. MINOR SUBDIVISIONS - None for consideration

B. FINDINGS OF FACT

1. June 17, 2024

C. UPDATES FROM STAFF

D. MINUTES

E. ADJOURNMENT: 5:17 P.M.



Scott Ford, FRANCISCO FOTIA

VICE- President



Tim Corcoran,
Interim Secretary of the Commission