



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

August 19, 2024
4:00 p.m.

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

MEMBERS PRESENT:

Sarah Barber
Dr. Oliver Davis – virtual via Teams
Francisco Fotia
Tyler Gillean
John Martinez – virtual via Teams
Jason Piontek
Caitlin Stevens

MEMBERS ABSENT:

Scott Ford

ALSO PRESENT:

Michael Davita
Kari Myers
Amani Morrell
Tom Panowicz

PUBLIC HEARING - 4:00 P.M.

A. REZONINGS:

1. **A proposed ordinance of SERVICE AREA NO. 4 LLC to zone to I Industrial, property located at 5101 NIMTZ PARKWAY, City of South Bend, to allow for a professional office use. - PC# 0218-24b.** *(Audio Position: 08:37)*

STAFF REPORT

The staff report was presented by Kari Myers.

Analysis: Zoning this property to I Industrial would be consistent with the intent of the ordinance and allow the owner to obtain the necessary permits to upgrade the building in preparation for occupancy. The parcel will also be subdivided to become a legal lot of record as the property was state right-of-way.

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

Terry Lang, Wightman, 1402 Mishawaka Ave, South Bend, appeared in person to present 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.

ACTION

After due consideration, the following action was taken:

Upon a motion by Caitlin Stevens, being seconded by Jason Piontek and unanimously carried, a proposed ordinance of Service Area No. 4 LLC to zone from to I Industrial, property located at 5301 NIMTZ PARKWAY and 5101 NIMTZ PARKWAY, 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:

1. **HERMAN MINOR SUBDIVISION – PC# 0218-24**

(Audio Position: 13:18)

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. The Staff also recommends the Commission approve the waiver from the Subdivision Control Ordinance as requested for a parcel not abutting a public street.

ACTION

After due consideration, the following action was taken:

Upon a motion by Jason Piontek, being seconded by Dr Oliver Davis and unanimously carried, the staff recommendation for approval for the subdivision to be granted and upon a motion by Caitlin Stevens, being seconded by Dr Oliver Davis and unanimously carried, the staff recommendation for approval of the waiver from the Subdivision Control Ordinance.

B. FINDINGS OF FACT - None for consideration

C. UPDATES FROM STAFF

D. MINUTES-

July 15, 2024

(Audio Position: 0:17:41)

After due consideration, the following action was taken:

Upon a motion by Jason Piontek, being seconded by Caitlin Stevens and unanimously carried, the minutes from the July 15, 2024, Plan Commission meeting were approved.

June 17, 2024

(Audio Position: 0:19:00)

After due consideration, the following action was taken:

Upon a motion by Jason Piontek, being seconded by Caitlin Stevens and unanimously carried, the minutes from the June 17, 2024, Plan Commission meeting were approved.

5. ADJOURNMENT – 4:14 P.M.



Francisco Fotia
Vice-President



Tim Corcoran,
Interim Secretary of the Commission