



# 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

November 18, 2024  
4:00 p.m.

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

### MEMBERS PRESENT:

Sarah Barber  
Dr. Oliver Davis  
Scott Ford  
Francisco Fotia  
Jason Piontek  
Caitlin Stevens  
Tyler Gillean

### MEMBERS ABSENT:

John Martinez

### ALSO PRESENT:

Michael Divita  
Kari Myers  
Amani Morrell  
Kelly Meehan  
Tom Panowicz

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

A. REZONING: None for consideration.

### B. MAJOR SUBDIVISIONS:

1. **A combined public hearing on a proposed major subdivision, IRON CREEK VILLAS MAJOR SUBDIVISION, by FOX CREEK LLC, located at the northwest corner of Hepler Street and Hickory Road (17023 Hepler Street), City of South Bend, also seeking the following variance(s): 1) from the maximum length of units in a cottage court from 5 units to 10 units; 2) from the maximum building length from 48' to 120'; 3) from the 15' front setback to 5' on easterly property line; 4) require no frontages on eastern side of development; 5) requirement of lots fronting a public street; 6) fence height from 3' to 6' in a front yard - PC# 0227-24.**

*(Audio Position 24:23)*

### ACTION:

After due consideration, the following action was taken:

Upon a motion by Tyler Gillean, being seconded by Dr. Oliver Davis and unanimously carried, a proposed major subdivision of FOX CREEK LLC, located at the northwest corner of Hepler Street and Hickory Road (17023 Hepler Street), City of South Bend, also seeking the following variances: 1) from the maximum length of units in a cottage court from 5 units to 10 units; 2) from the maximum building length from 48' to 120'; 3) from the 15' front setback to 5' on easterly

## SOUTH BEND **PLAN COMMISSION**

property line; 4) require no frontages on eastern side of development; 5) requirement of lots fronting a public street; 6) fence height from 3' to 6' in a front yard is TABLED.

C. TEXT AMENDMENTS: None for consideration.

D. DEVELOPMENT PLANS:

1. A proposed RESOLUTION OF THE SOUTH BEND PLAN COMMISSION APPROVING RESOLUTIONS OF THE SOUTH BEND REDEVELOPMENT COMMISSION TO AMEND THE BOUNDARIES OF THE RIVER EAST DEVELOPMENT AREA, City of South Bend. - PC# 0231-24. *(Audio Position: 03:48)*

### STAFF REPORT

The staff report was presented by Michael Divita

Staff Recommendation: Based on the information available prior to the public hearing, the staff recommends the Plan Commission approve the resolution.

### PETITIONER

Chris Dressel, Senior Planner, 227 W. Jefferson Blvd., 1400S, South Bend, presented on behalf of the South Bend Redevelopment Commission

### 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 Francisco Fotia and unanimously carried, a proposed Resolution, RESOLUTION OF THE SOUTH BEND PLAN COMMISSION APPROVING RESOLUTIONS OF THE SOUTH BEND REDEVELOPMENT COMMISSION TO AMEND THE BOUNDARIES OF THE RIVER EAST DEVELOPMENT AREA, City of South Bend, is APPROVED.

2. A proposed RESOLUTION OF THE SOUTH BEND PLAN COMMISSION APPROVING RESOLUTIONS OF THE SOUTH BEND REDEVELOPMENT COMMISSION TO AMEND THE BOUNDARIES OF THE RIVER WEST DEVELOPMENT AREA, City of South Bend. - PC# 0232-24.

## **SOUTH BEND PLAN COMMISSION**

### STAFF REPORT

The staff report was presented by Michael Divita.

Staff Recommendation: Based on the information available prior to the public hearing, the staff recommends the Plan Commission approve the resolution.

### PETITIONER

Chris Dressel, Senior Planner, 227 W. Jefferson Blvd., 1400S, South Bend, presented on behalf of the South Bend Redevelopment Commission

### 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 Jason Piontek, being seconded by Dr. Oliver Davis and unanimously carried, a proposed Resolution, RESOLUTION OF THE SOUTH BEND PLAN COMMISSION APPROVING RESOLUTIONS OF THE SOUTH BEND REDEVELOPMENT COMMISSION TO AMEND THE BOUNDARIES OF THE RIVER WEST DEVELOPMENT AREA, City of South Bend, is APPROVED.

3. A proposed RESOLUTION OF THE SOUTH BEND PLAN COMMISSION APPROVING RESOLUTIONS OF THE SOUTH BEND REDEVELOPMENT COMMISSION TO AMEND THE BOUNDARIES OF THE SOUTH SIDE DEVELOPMENT AREA, City of South Bend. - PC# 0233-24.

### STAFF REPORT

The staff report was presented by Michael Divita.

Staff Recommendation: Based on the information available prior to the public hearing, the staff recommends the Plan Commission approve the resolution.

### PETITIONER

Chris Dressel, Senior Planner, 227 W. Jefferson Blvd., 1400S, South Bend, presented on behalf of the South Bend Redevelopment Commission

### 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 Francisco Fotia, being seconded by Jason Piontek and unanimously carried, a proposed Resolution, RESOLUTION OF THE SOUTH BEND PLAN COMMISSION APPROVING RESOLUTIONS OF THE SOUTH BEND REDEVELOPMENT COMMISSION TO AMEND THE BOUNDARIES OF THE SOUTH SIDE DEVELOPMENT AREA, City of South Bend is APPROVED.

ITEMS NOT REQUIRING A PUBLIC HEARING

A. MINOR SUBDIVISIONS:

1. HOAGLAND ND ESTATES MINOR SUBDIVISION – PC# 0228-24

*(Audio Position: 25:21)*

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 Francisco 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 HOAGLAND ND ESTATES MINOR SUBDIVISION therefore complies with the City of South Bend Subdivision Control Ordinance and is granted Primary Approval.

B. FINDINGS OF FACT - None for consideration

C. MINUTES

Upon a motion by Frank Fotia, being seconded by Dr Oliver Davis, and unanimously carried the minutes from the October 21, 2024, meeting were approved.

*(Audio Position:26:14)*

D. UPDATES FROM STAFF

SOUTH BEND **PLAN COMMISSION**

E. ADJOURNMENT: 4:25 P.M.

A handwritten signature in black ink, appearing to read "Scott Ford", written over a horizontal line.

Scott Ford,  
President

A handwritten signature in blue ink, appearing to read "Tim Corcoran", written over a horizontal line.

Tim Corcoran,  
Interim Secretary of the Commission