



# 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

March 17, 2025  
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 - Virtual  
Tyler Gillean - Virtual  
John Martinez  
Jason Piontek  
Caitlin Stevens

### ALSO PRESENT:

Tim Corcoran  
Kari Myers  
Amani Morrell  
Michael Divita  
Kelly Meehan  
Tim Staub  
Jenna Throw

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

#### A. REZONINGS:

1. A proposed ordinance of CECILIA BROWN to zone from S1 Suburban Neighborhood 1 to UF Urban Neighborhood Flex, property located at 3527 LINCOLNWAY, City of South Bend - PC# 0244-25. *(Audio Position: 03:50)*

### STAFF REPORT

The staff report was presented by Amani Morrell.

Analysis: Lincoln Way West is a major mixed use corridor. Rezoning the property to UF would allow for a small scale commercial use that is consistent with the land use of the surrounding area.

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

Cecilia Brown, 56827 Sundown Road, South Bend, appeared in person to present.

### INTERESTED PARTIES

Derek Fodrocy, 3601 Lincolnway West, appeared in person with questions regarding the hours of business, number of customers, exterior lighting and possibility of mixed use.

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 Scott Ford and unanimously carried, a proposed ordinance of CECILIA BROWN to zone from S1 Suburban Neighborhood 1 to UF Urban Neighborhood Flex, property located at 3527 LINCOLNWAY, 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. THE POINTE AT RIVER WALK SECOND MINOR SUBDIVISION – PC# 0245-25  
(Audio Position: 19:01)

STAFF REPORT

The staff report was presented by Kari Myers.

Staff Recommendation: The Staff has reviewed this subdivision and finds that if 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: Addressing easements comments from Engineering.

ACTION

After due consideration, the following action was taken:

Upon a motion by Francisco Fotia, being seconded by Scott Ford and unanimously carried, the Plan Commission finds the evidence adduced at this Plan Commission Hearing supports each element of the Staff Report, and THE POINTE AT RIVER WALK SECOND MINOR SUBDIVISION Subdivision therefore complies with the City of South Bend Subdivision Control Ordinance and is granted Primary Approval, subject to the following: Addressing easements comments from Engineering.

## SOUTH BEND PLAN COMMISSION

B. FINDINGS OF FACT – Upon a motion by John Martinez, being seconded by Dr Oliver Davis, and unanimously carried, the Findings of Fact from the January 21, 2025, meeting were approved.

C. MINUTES:


Upon a motion by Dr Oliver Davis, being seconded by Scott Ford, and unanimously carried, the minutes from the January 21, 2025, meeting were approved.

D. UPDATES FROM STAFF- Welcome to Tim Staub, new Zoning Specialist.

E. ADJOURNMENT – 4:21pm



Jason Piontek,  
President



Tim Corcoran,  
Interim Secretary of the Commission