



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 21, 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
Tyler Gillean
Caitlin Stevens

MEMBERS ABSENT:

John Martinez

ALSO PRESENT:

Tim Corcoran
Michael Divita
Tim Staub
Kelly Meehan
Tom Panowicz

PUBLIC HEARING - 4:00 P.M.

A. REZONINGS:

1. A proposed ordinance of VIDA NUEVA SOUTH BEND CHURCH OF GOD BY CARPINTEYRO JORGE to zone from I Industrial to U3 Urban Neighborhood 3, property located at 740 BROOKFIELD ST, City of South Bend - PC# 0262-25.

(Audio Position: 0:11:25)

STAFF REPORT

The staff report was presented by Tim Staub .

Analysis: Although the neighborhood plan recommends that this parcel stay zoned as industrial, rezoning it to U3 would fulfill a goal of the Kennedy Park neighborhood plan to rehabilitate housing units in the area, as well as two related goals within the city's comprehensive plan to maintain the city's existing housing stock and support community organizations in rehabilitating older homes. Additionally, it would create continuity with the zoning of other residential parcels to the north and allow the land to be used in the same way that it has for many decades in the past.

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- Jose Servano, pastor, 2615 Bailey Ct, was in person to present.

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 Scott Ford and unanimously carried, a proposed ordinance of VIDA NUEVA SOUTH BEND CHURCH OF GOD BY CARPINTEYRO JORGE to zone from I Industrial to U3 Urban Neighborhood 3, property located at 740 BROOKFIELD ST, 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:

B. FINDINGS OF FACT - None for consideration

C. UPDATES FROM STAFF- Jason Piontek resignation letter

D. MINUTES- Upon a motion by Dr Oliver Davis, being seconded by Caitlin Stevens, and unanimously carried, the minutes from the June 16th, 2025, meeting were approved.

5. ADJOURNMENT- 4:18pm

Francisco Fotia,
President

Tim Corcoran,
Interim Secretary of the Commission