



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

September 15, 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
Maureen Miller
Taylor Lewis

MEMBERS ABSENT:

John Martinez
Caitlin Stevens

ALSO PRESENT:

Tim Corcoran
Michael Divita
Brian Killen
Tim Staub
Mark Dellostritto
Tom Panowicz
Kelly Meehan

PUBLIC HEARING - 4:00 P.M.

A. REZONINGS -

Location: 54528 WILLIS AVE and 54638 WILLIS AVE and 54606 WILLIS AVE and 54570 WILLIS AVE and 54550 WILLIS AVE and 54528 WILLIS AVE and 54610 WILLIS AVE and 54650 WILLIS AVE

PC#0268-25

TABLED

Location: 431 DUNDEE ST

PC#0269-25

TABLED

B. MAJOR SUBDIVISIONS:

- 1 Lafayette Falls Major Subdivision – PC# 0279-25

(Audio Position: 17:16)

STAFF REPORT

The staff report was presented by Brian Killen.

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.

PETITIONER – Chris Godlewski, Abonmarche, appeared in person to present on behalf

of the petitioner

INTERESTED PARTIES

Valerie Wise, 1506 W Mackey Dr, appeared in person in opposition to the petition
Matt Coleman, 1424 Mackey Dr, appeared in person in opposition to the petition

PUBLIC COMMENT

There was no one from the public to speak.

After due consideration, the following action was taken:

Upon a motion by Sarah Barber, being seconded by Tyler Gillean and carried, the Plan Commission finds the evidence adduced at this Plan Commission Hearing supports each element of the Staff Report, and Lafayette Falls Major Subdivision Subdivision therefore complies with the City of South Bend Subdivision Control Ordinance and is granted Primary Approval.

C. TEXT AMENDMENTS - None for consideration

ITEMS NOT REQUIRING A PUBLIC HEARING

A. MINOR SUBDIVISIONS:

1. Portage Prairie Business Park - Phase 3 Minor – PC# 0277-25

(Audio Position: 53:03)

STAFF REPORT

The staff report was presented by Mark Dellostritto.

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.

After due consideration, the following action was taken:

Upon a motion by Sarah Barber, being seconded by Tyler Gillean and unanimously carried, the Plan Commission finds the evidence adduced at this Plan Commission Hearing supports each element of the Staff Report, and Portage Prairie Business Park - Phase 3 Minor Subdivision therefore complies with the City of South Bend Subdivision Control Ordinance and is granted Primary Approval.

- 2 RDC Old Cleveland Road Minor Subdivision – PC# 0280-25

(Audio Position: 50:32)

STAFF REPORT

The staff report was presented by Mark Dellostritto.

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 and associated waiver be granted Approval subject to indicating "South Bend Subdivision Control Ordinance" in the Deed of Dedication.

After due consideration, the following action was taken:

Upon a motion by Tyler Gillean, being seconded by Scott Ford and unanimously carried, the waivers from 21-11.02(c)(2) Every lot shall abut on a public street were approved.

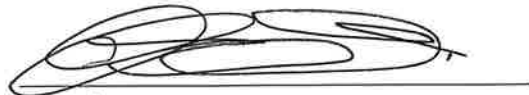
Upon a motion by Scott Ford, being seconded by Tyler Gillean and unanimously carried, the Plan Commission finds the evidence adduced at this Plan Commission Hearing supports each element of the Staff Report, and RDC Old Cleveland Road Minor Subdivision Subdivision therefore complies with the City of South Bend Subdivision Control Ordinance and is granted Primary Approval.

B. FINDINGS OF FACT - Upon a motion by Sarah Barber, being seconded by Tyler Gillean, and unanimously carried, the minutes from the August 18, 2025, meeting were approved.

C. UPDATES FROM STAFF

D. MINUTES- Upon a motion by Sarah Barber, being seconded by Scott Ford, and unanimously carried, the minutes from the August 18, 2025, meeting were approved.

E. ADJOURNMENT- 4:45pm



Francisco Fotia,
President



Brian Killen,
Secretary of the Commission