



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 18, 2025
4:00 p.m.

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

MEMBERS PRESENT:

Dr. Oliver Davis
Scott Ford
Francisco Fotia
Tyler Gillean
John Martinez
Caitlin Stevens (Virtual)

MEMBERS ABSENT:

Sarah Barber

ALSO PRESENT:

Tim Corcoran
Michael Divita
Brian Killen
Tim Staub
Mark Dellostritto
Kelly Meehan
Sandra Kennedy

PUBLIC HEARING - 4:00 P.M.

A. REZONINGS:

1. A combined public hearing on a proposed ordinance of TREMATERRA FAMILY LAND HOLDINGS INC to zone from to U3 Urban Neighborhood 3 and seeking the following variance(s): From the 4 story Maximum Building Height to 5 stories (21-03.05(f)); From the Maximum Building Width for a stacked flats building type of 120' to 282' (21-08.02(j)(3)), property located at 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, City of South Bend - PC# 0264-25. *(Audio Position: 07:28)*

STAFF REPORT

The staff report was presented by Tim Staub.

Analysis: Annexing and zoning this property U3 will permit the further activation of this area where there is high demand for housing.

Staff Recommendation: Based on information available prior to the public hearing, the staff recommends the Plan Commission approve the variances and send the annexation/rezoning petition to the Common Council with a favorable recommendation.

PETITIONER

INTERESTED PARTIES

There was no one from the public to speak.

SOUTH BEND PLAN COMMISSION

PUBLIC COMMENT

There was no one from the public to speak.

ACTION

After due consideration, the following action was taken:

Upon a motion by Scott Ford, being seconded by Tyler Gillean and unanimously carried, a proposed ordinance of TREMATERRA FAMILY LAND HOLDINGS INC to zone from R Single Family District (County) to U3 Urban Neighborhood 3, property located at 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, City of South Bend is **TABLED**.

2. A combined public hearing on a proposed ordinance of BRENNANS WALK HOLDINGS LLC to zone from S1 Suburban Neighborhood 1 and UF Urban Neighborhood Flex to U3 Urban Neighborhood 3 and seeking the following variance(s): From the maximum allowed height of 4 stories to 5 stories. (21-03.05(f)); From the required 40' setback from a S1 district required for the portion of a primary structure in excess of 40' or 3 stories in height to 5' (21-03.05(f)); From the maximum building width for a Stacked Flats building type of 120' to 127' (21-08.02(j)(3)), property located at 1432 SOUTH BEND AVE, City of South Bend - PC# 0263-25. *(Audio Position: 10:34)*

STAFF REPORT

The staff report was presented by Mark Dellostritto .

Analysis: Rezoning these parcels to U3 would align with the future zoning map from the Northeast neighborhood plan, while also fulfilling goals from both that plan and the city's comprehensive plan to develop housing within the neighborhood.

Staff Recommendation: Based on information available prior to the public hearing, the staff recommends the Plan Commission approve the variances and send the rezoning petition to the Common Council with a favorable recommendation.

PETITIONER – Michael Danch, Danch Harner & Associates, appeared in person to Present.

Sam Lima, Kil Architects, appeared in person on behalf of the petitioner

INTERESTED PARTIES

Patricia Davis, 1416 N Garland appeared in person in opposition of the petition.

PUBLIC COMMENT

There was no one from the public to speak.

ACTION

After due consideration, the following action was taken:

Upon a motion by Scott Ford, being seconded by Tyler Gillean and unanimously carried, a proposed ordinance of BRENNANS WALK HOLDINGS LLC to zone from S1 Suburban Neighborhood 1 and UF Urban Neighborhood Flex to U3 Urban Neighborhood 3, property located at 1432 SOUTH BEND AVE, City of South Bend, is sent to the Common Council with a FAVORABLE recommendation.

Upon a motion by Dr. Oliver Davis, being seconded by Tyler Gillean and unanimously carried, the variances From the maximum allowed height of 4 stories to 5 stories. (21-03.05(f)) and From the maximum building width for a Stacked Flats building type of 120' to 127' (21-08.02(j)(3)) were approved; and From the required 40' setback from a S1 district required for the portion of a primary structure in excess of 40' or 3 stories in height to 5' (21-03.05(f)) was withdrawn, property located at 1432 SOUTH BEND AVE, City of South Bend.

3. A combined public hearing on a proposed ordinance of Stephan Borysiak to zone from U1 Urban Neighborhood 1 to U2 Urban Neighborhood 2 and seeking a Special Use to allow Dwelling, Multi-unit (21-06.01(j)(5)), property located at 431 DUNDEE ST, City of South Bend - PC# 0265-25.

(Audio Position: 36:07)

STAFF REPORT

The staff report was presented by Brian Killen.

Analysis: Rezoning this property from U1 to U2 is supported by the City Plan's encouragement of a diversity of housing types. Additional housing density near the Western Avenue corridor is appropriate. The footprint of the building will be largely unchanged; however, renovations will bring the structure into compliance with building, landscape, and parking standards.

Staff Recommendation: Based on information available prior to the public hearing, the staff recommends the Plan Commission send the rezoning and special exception petitions to the Common Council with a favorable recommendation.

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 Scott Ford, being seconded by Tyler Gillean and unanimously carried, a proposed ordinance of STEPHEN BORYSIK to zone from U1 Urban Neighborhood 1 to U2 Urban Neighborhood 2, property located at 431 DUNDEE ST, City of South Bend is **TABLED**.

B. MAJOR SUBDIVISIONS:

- 4 The Cottages on Arthur Major Subdivision – PC# 0267-25

(Audio Position: 37:13)

STAFF REPORT

The staff report was presented by Tim Staub.

Staff Recommendation: With the grant of the lot width variance, 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, conditional on: setbacks being removed from the lots on the plat drawing; the deed of dedication reading "the Subdivision Control Ordinance of the City of South Bend, Indiana"; the plat notes indicating that the property is within the airport noise sensitive zone; "Property owners/Subdividers" being changed to "Subdividers" for both the plat drawing and support document; the Sanitary Sewer Easement being labeled as an "Exclusive Municipal Sanitary Sewer Main Easement" on both the plat and support document; and easement descriptions being added to define who each easement is for and related maintenance responsibilities.

PETITIONER- Tim Saylor, Innovative Communities appeared 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 John Martinez and unanimously carried, the Plan Commission finds the evidence adduced at this Plan Commission

SOUTH BEND PLAN COMMISSION

Hearing supports each element of the Staff Report, and The Cottages on Arthur 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:

6 Intend Indiana Blaine Avenue First Minor – PC# 0268-25

(Audio Position: NONE)

STAFF REPORT

The staff report was presented by Tim Staub.

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 Scott Ford, 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 Intend Indiana Blaine Avenue First Minor Subdivision therefore complies with the City of South Bend Subdivision Control Ordinance and is granted Primary Approval.

7 Inspire Me Minor Subdivision – PC# 0269-25

(Audio Position: NONE)

STAFF REPORT

The staff report was presented by Tim Staub.

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 Dr. Oliver Davis, 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 Inspire Me Minor Subdivision Subdivision therefore complies with the City of South Bend Subdivision Control Ordinance and is granted Primary Approval.

5 Market on Western Minor – PC# 0266-25

(Audio Position: NONE)

STAFF REPORT

The staff report was presented by Tim Staub.

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 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 Market on Western Minor Subdivision therefore complies with the City of South Bend Subdivision Control Ordinance and is granted Primary Approval.

8 Sherman Avenue & Lindsey Street First Minor Subdivision – PC# 0272-25

(Audio Position: NONE)

STAFF REPORT

The staff report was presented by Tim Staub.

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, conditional on the flood plain note on both the plat and support drawing referring to FEMA maps instead of HUD maps; the Certificate of Approval referring to the correct subdivision; and the support document providing details for a future access plan.

ACTION

After due consideration, the following action was taken:

Upon a motion by Dr. Oliver Davis, being seconded by John Martinez and unanimously carried, the Plan Commission finds the evidence adduced at this Plan Commission

Hearing supports each element of the Staff Report, and Sherman Avenue & Lindsey Street First Minor Subdivision Subdivision therefore complies with the City of South Bend Subdivision Control Ordinance and is granted Primary Approval.

- 9 Cleveland Avenue & Van Buren Street First Minor Subdivision – PC# 0274-25

(Audio Position: NONE)

STAFF REPORT

The staff report was presented by Tim Staub.

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, conditional on the floodplain note on both the plat and support drawing referring to FEMA maps instead of HUD maps; the Certificate of Approval referring to the correct subdivision; and the support document providing details for a future access plan.

ACTION

After due consideration, the following action was taken:

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 Cleveland Avenue & Van Buren Street First Minor Subdivision 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. UPDATES FROM STAFF

D. MINUTES- Upon a motion by Dr Oliver Davis, being seconded by Tyler Gillean, and unanimously carried, the minutes from the July 21st, 2025, meeting were approved.

5. ADJOURNMENT- 5:09pm



Francisco Fotia,
President



Tim Corcoran,
Secretary of the Commission