



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

June 16, 2025
4:00 p.m.

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

MEMBERS PRESENT:

Sarah Barber
Dr. Oliver Davis - Virtually
Francisco Fotia
Tyler Gillean
Caitlin Stevens

MEMBERS ABSENT:

Scott Ford
John Martinez

ALSO PRESENT:

Tim Corcoran
Michael Divita
Tim Staub
Kelly Meehan
Tom Panowicz-
Virtually

PUBLIC HEARING - 4:00 P.M.

A. REZONINGS:

1. A proposed ordinance of MIATT PROPERTIES LLC to zone from U1 Urban Neighborhood 1 to UF Urban Neighborhood Flex, property located at 1037 COLFAX AVE, City of South Bend - PC# 0257-25. *(Audio Position:01:35)*

STAFF REPORT

The staff report was presented by Tim Staub.

Analysis: Rezoning this property from U1 to UF is not supported in the Near West Side Neighborhood plan. The plan was written in conjunction with residents to establish a future land use plan that reflects the desired development pattern of the neighborhood.

The neighbors indicated the desire for the continuance of residential use on the property.

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 an unfavorable recommendation

PETITIONER- Myra Reid, owner, 1822 E Fox St, 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 Sarah Barber, being seconded by Dr. Oliver Davis and unanimously carried, a proposed ordinance of MIATT PROPERTIES LLC to zone from U1 Urban Neighborhood 1 to UF Urban Neighborhood Flex, property located at 1037 COLFAX AVE, City of South Bend, is sent to the Common Council with a FAVORABLE recommendation, subject to the development meeting all form standards in the U1 Urban Neighborhood 1 and all Retail & Service uses not being permitted except Medical/ Dental Clinic and Personal Care & Services.

2. A proposed ordinance of DEPARTMENT OF REDEVELOPMENT CITY OF SOUTH BEND to zone from I Industrial to U3 Urban Neighborhood, property located at 2018 MAIN ST and 2020 MAIN ST, City of South Bend - PC# 0258-25.

(Audio Position: 25:57)

STAFF REPORT

The staff report was presented by Tim Staub.

Analysis: Zoning this property to U3 Urban Neighborhood 3 activates a dormant parcel along a major transportation and commercial corridor in the city. It should serve as a stitch improving the links between the South East Neighborhood and the Rum Village Neighborhood while encouraging the growth of nearby businesses.

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

PETITIONER – Joseph Molnar, City of South Bend Property Development Manager, appeared in person to present along with Megan Schuetz, VP of Development for KCG.

INTERESTED PARTIES

Rebecca Ford, 120 W Donald, appeared in person in opposition of the petition.

Jeffrey Neeve, 2206 S Main St, 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 Caitlin Stevens, being seconded by Sarah Barber and unanimously carried, a proposed ordinance of DEPARTMENT OF REDEVELOPMENT CITY OF SOUTH BEND to zone from I Industrial to U3 Urban Neighborhood, property located at

2018 MAIN ST and 2020 MAIN 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

D. COMBINED HEARING:

1. A proposed ordinance of COORSMITH PROPERTIES LLC to zone from U1 Urban Neighborhood 1 to U2 Urban Neighborhood 2, property located at 1144 SORIN ST and 1148 SORIN ST, City of South Bend - PC# 0260-25. *(Audio Position: 46:17)*

STAFF REPORT

The staff report was presented by Tim Staub.

Analysis: Rezoning the property to U2 Urban Neighborhood 2 will allow for the development of smaller scale, compact housing that will introduce new units to the area.

This rezoning and project is consistent with the Northeast Neighborhood Plan, which supports rezoning properties within the U1 District to the U2 District for sensitively designed buildings at a scale compatible with surrounding residential properties. The variance provides the opportunity for the eventual home owners to have quasi-private outdoor space while maintaining the spirit of the ordinance it is varying from.

Staff Recommendation: Based on information provided prior to the public hearing, the Staff recommends the Commission send the rezoning to the Common Council with a favorable recommendation and approve the variance as written.

PETITIONER – Steve Smith, Coorsmith Properties, 3566 Douglas Rd, appeared in person to present, along with Tim Saylor, Innovative Communities, 697 Bungalow Dr

INTERESTED PARTIES

Erin Schell, 1206 Sorin St, appeared in person in opposition of the petition.

PUBLIC COMMENT

Louella Webster, 701 E Howard St, appeared in person in opposition of the petition.,

Patty Walsh, 315 Wall St, appeared in person in opposition of the petition.

Margaret Taylor, 714 E. Corby, appeared in person in opposition of the petition.

Moselle Bowens, 825 Turnock St, appeared in person in opposition of the petition.

Angela Smith, appeared virtually in opposition of the petition.

Lena Burns, 1135 Minor St appeared virtually in opposition of the petition.

Bill Stanz, President of the NNE Council, appeared virtually in opposition of the petition.

ACTION

After due consideration, the following action was taken:

Upon a motion by Francisco Fotia, being seconded by Dr Oliver Davis and unanimously carried, a proposed ordinance of COORSMITH PROPERTIES LLC to zone from U1 Urban Neighborhood 1 to U2 Urban Neighborhood 2, property located at 1144 SORIN ST and 1148 SORIN ST, City of South Bend, is sent to the Common Council with NO RECOMMENDATION.

2. A combined public hearing on a proposed ordinance of SYCAMORE LAND COMPANY LLC to zone from C Commercial to S2 Suburban Neighborhood 2 and seeking the following variance(s): from the building height, property located at 250 CHIPPEWA AVE, City of South Bend - PC# 0256-25. *(Audio Position: 1:44.00)*

STAFF REPORT

The staff report was presented by Tim Staub.

Analysis: Zoning this property to S2 Suburban Neighborhood 2 will permit the activation of a vacant parcel that has been dormant for 30+ years. It will help provide additional housing near several commercial uses and major transportation corridors.

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

PETITIONER – Cole Caress, Birge & Held, 8902 N Meridian St, Indianapolis, appeared in person on behalf of the petitioner 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 Tyler Gillean and unanimously carried, a proposed ordinance of SYCAMORE LAND COMPANY LLC to zone from C Commercial to S2 Suburban Neighborhood 2, property located at 250 CHIPPEWA AVE, City of South Bend, is sent to the Common Council with a FAVORABLE recommendation, subject to all environmental and economic considerations being addressed in regards to adjacent land uses per Art 21-12.07 (f) (7).

ITEMS NOT REQUIRING A PUBLIC HEARING

A. MINOR SUBDIVISIONS:

VISION REALTY'S CORBY BOULEVARD MINOR SUBDIVISION – PC# 0255-25

(Audio Position: 1:53:00)

STAFF REPORT

The staff report was presented by Tim Staub.

Staff Recommendation: The Staff has reviewed this subdivision and finds that if the conditions are met 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, subject to the following: Updating the support document to reflect the utilities presently serving the parcel.

ACTION

After due consideration, the following action was taken:


Upon a motion by Caitlin Stevens, 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 VISION REALTY'S CORBY BOULEVARD MINOR SUBDIVISION Subdivision therefore complies with the City of South Bend Subdivision Control Ordinance and is granted Approval, subject to the following: Updating the support document to reflect the utilities presently serving the parcel.

B. FINDINGS OF FACT - None for consideration


C. UPDATES FROM STAFF- New staff member Mark Dellostritto was introduced.

D. MINUTES- Upon a motion by Sarah Barber, being seconded by Caitlin Stevens, and unanimously carried, the minutes from the May 19th, 2025, meeting were approved.

5. ADJOURNMENT 6:13PM



Tim Corcoran,
Interim Secretary of the Commission



Francisco Fotia,
Vice-President