



City of South Bend

PLAN COMMISSION

County-City Building
215 S. Martin Luther King, Jr. Blvd.
South Bend, IN 46601
(574) 235-7627
www.southbendin.gov/zoning

MINUTES

October 20, 2025
4:00 p.m.

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

MEMBERS PRESENT:

Sarah Barber (Virtual)
Scott Ford
Francisco Fotia
Tyler Gillean
John Martinez
Maureen Miller

MEMBERS ABSENT:

Dr. Oliver Davis
Taylor Lewis
Caitlin Stevens

ALSO PRESENT:

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

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 R Single Family District (County) 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)); From the Maximum Building Height of 55' to 59' (21-03.05(f)), 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# 0277-25.
(Audio Position: 04:22)

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 variance on building width, approve the building stories variance with the understanding that the northern most building will be limited at three stories as the development transitions to lower density in neighboring county, deny the height variance as presented and send the annexation/rezoning petition to the Common Council with a favorable recommendation.

PETITIONER- Mike Danch, Danch Harner & Associates, 1643 Commerce Dr, presented in person, on behalf of the petitioner.

Sam Lima, KIL Architects, 1126 LWE, was also present on behalf of the petitioner.

INTERESTED PARTIES

There was no one from the public to speak.

PUBLIC COMMENT

There was no one from the public to speak.

After due consideration, the following action was taken:

Upon a motion by John Martinez, being seconded by Scott Ford 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 sent to the Common Council with a FAVORABLE recommendation.

Upon a motion by Scott Ford, being seconded by John Martinez and unanimously carried, the variance(s) from the 4 story maximum building height to 5 stories (21-03.05(f)), 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, were\was denied.

Upon a motion by John Martinez, being seconded by Sarah Barber and unanimously carried, the variance(s) 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, were\was denied.

Upon a motion by Scott Ford, being seconded by Sarah Barber and unanimously carried, the variance(s) from the maximum building height of 55' to 59' (21-03.05(f)), 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, were\was denied.

Upon a motion by Sarah Barber, being seconded by Mo Miller and unanimously carried, the variance(s) from the maximum building width for a stacked flats building type of 120'

to 133' (21-08.02(j)(3)) along Dunn Road, property located at 528 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, were\was approved.

2. A combined public hearing on a proposed ordinance of STEFAN BORYSIK 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# 0276-25. *(Audio Position: 1:39:00)*

STAFF REPORT

The staff report was presented by Tim Staub.

Analysis: Rezoning this property would not be consistent with the City Plan to provide well-designed housing on vacant spaces. As this project features a former church, it must resemble the residential nature of the neighborhood before becoming a residential use. The designs provided at the time of this report do not meet the standards set forth in the zoning ordinance. Special exceptions for converting existing structures into multi-unit dwellings in Urban Neighborhood 2 are required to encourage property owners to use good building design and to bring existing structures into compliance with the zoning code. The designs provided do not fulfill that compliance.

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 an unfavorable recommendation.

PETITIONER- Stefan Borysiak, 50754 Galaxy Dr, petitioner presented in person.

INTERESTED PARTIES

Margaret Pajakowski, 436 S Dundee, appeared in person with questions for the petitioner Mary Ann Pajakowski, also appeared in person with questions for the petitioner

PUBLIC COMMENT

There was no one from the public to speak.

After due consideration, the following action was taken:

Upon a motion by Tyler Gilleen, being seconded by Scott Ford and unanimously carried, a proposed ordinance of STEFAN BORYSIK to zone from U1 Urban Neighborhood 1 to U2 Urban Neighborhood 2, property located at 431 DUNDEE 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:

Frances-Howard Minor Subdivision – PC# 0286-25

(Audio Position: 2:02:00)

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.

After due consideration, the following action was taken:

Upon a motion by Tyler Gillean, being seconded by Sarah Barber and unanimously carried, the Plan Commission finds the evidence adduced at this Plan Commission Hearing supports each element of the Staff Report, and Frances-Howard Minor Subdivision Subdivision therefore complies with the City of South Bend Subdivision Control Ordinance and is granted Secondary Approval. Scott Ford recused himself.

Rotolo's Twyckenham Drive Minor Subdivision – PC# 0287-25

(Audio Position: 2:05:39)

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.

After due consideration, the following action was taken:

Upon a motion by Tyler Gillean, being seconded by Maureen Miller and unanimously carried, the Plan Commission finds the evidence adduced at this Plan Commission Hearing supports each element of the Staff Report, and Rotolo's Twyckenham Drive Minor Subdivision Subdivision therefore complies with the City of South Bend Subdivision Control Ordinance and is granted Approval.

Marquette College Street Minor Subdivision – PC# 0288-25

(Audio Position: 2:07:18)

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.

After due consideration, the following action was taken:

Upon a motion by Tyler Gillean, being seconded by Maureen Miller and unanimously carried, the Plan Commission finds the evidence adduced at this Plan Commission Hearing supports each element of the Staff Report, and Marquette College Street Minor Subdivision Subdivision therefore complies with the City of South Bend Subdivision Control Ordinance and is granted Approval.

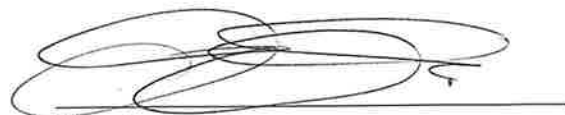
B. FINDINGS OF FACT - Upon a motion by Tyler Gillean, being seconded by Scott Ford, and unanimously carried, the minutes from the September 15, 2025, meeting were approved.

C. UPDATES FROM STAFF

1 Zoning Ordinance Updates: Package 1 Briefing- **Tabled**

D. MINUTES- Upon a motion by John Martinez, being seconded by Scott Ford, and unanimously carried, the minutes from the September 15, 2025, meeting were approved.

5. ADJOURNMENT- 6:08pm



Francisco Fotia,
President



Brian Killen,
Secretary of the Commission