



# City of South Bend PLAN COMMISSION

City Hall  
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Suite 500  
South Bend, IN 46601  
(574) 235-7627  
[www.southbendin.gov/zoning](http://www.southbendin.gov/zoning)

## MINUTES

December 15, 2025  
4:00 p.m.

Council Chambers, 3rd Floor  
City Hall, South Bend, IN

MEMBERS PRESENT:

Rebecca Plantz  
Dr. Oliver Davis  
Scott Ford  
Francisco Fotia  
Tyler Gillean  
Taylor Lewis (Virtual)  
Maureen Miller  
Caitlin Stevens

MEMBERS ABSENT:

John Martinez

ALSO PRESENT:

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

### PUBLIC HEARING - 4:00 P.M.

#### A. REZONINGS:

1. A proposed ordinance of Department of Community Investment to zone from A  
RESOLUTION OF THE PLAN COMMISSION OF THE CITY OF SOUTH BEND,  
INDIANA, APPROVING AND ADOPTING THE LASALLE PARK  
NEIGHBORHOOD PLAN to, property located at LaSalle Park Neighborhood Plan, City  
of South Bend - PC# 0289-25. *(Audio Position: 08:13)*

#### STAFF REPORT

The staff report was presented by Mark Dellostritto.

**Staff Recommendation:** Based on the information available prior to the public hearing,  
the staff recommends the Commission adopt the Resolution.

PETITIONER – Chris Dressel, Senior Planner, presented on behalf of the resolution  
Hannah Sheridan, Planner, presented on behalf of the resolution  
Tim Corcoran, Director of Planning, presented on behalf of the resolution

#### INTERESTED PARTIES

There was no one from the public to speak.

#### PUBLIC COMMENT

George Jones, 256 N Sheridan St, Vice President of the Lasalle Park Neighborhood Association, spoke in favor of the resolution  
Lynne Coleman, city resident, spoke in favor of the resolution

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 Department of Community Investment to zone from A RESOLUTION OF THE PLAN COMMISSION OF THE CITY OF SOUTH BEND, INDIANA, APPROVING AND ADOPTING THE LASALLE PARK NEIGHBORHOOD PLAN to , property located at LaSalle Park Neighborhood Plan, City of South Bend, is sent to the Common Council with a FAVORABLE recommendation.

B. MAJOR SUBDIVISIONS - None for consideration

C. TEXT AMENDMENTS:

2. AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, AMENDING CHAPTER 21 OF THE SOUTH BEND MUNICIPAL CODE TO MAKE MISCELLANEOUS CHANGES FOR CLARIFICATION AND CONSISTENCY, TO SIMPLIFY DEVELOPMENT PROCESSES, AND TO ACHIEVE HIGHER QUALITY DEVELOPMENT - PC# 0273-25. *(Audio Position: 54:19)*

#### STAFF REPORT

The staff report was presented by Mark Dellostritto.

**Analysis:** Continuing to monitor and improve the Zoning Ordinance is vital to maintaining growth and development in a way that helps support economic growth and revitalizes neighborhoods. Since the last update to the zoning ordinance, various rules within it have been identified as overly restrictive, or as outdated and in need of modernization. For these reasons, staff recommends changing the ordinance to help streamline the development process and provide greater flexibility for developers; reduce the need for unnecessary variances from the code while not impacting the quality of development; and provide a number of updates that will bring the code up to date with current development trends. Additionally, there have been a number of typographical errors identified in the ordinance, as well as areas where further clarification is needed. Fixing these issues will improve understanding for users of the code.

**Staff Recommendation:** Based on the information available prior to the public hearing, the staff recommends the text amendment be sent to the Common Council with a favorable recommendation.

#### INTERESTED PARTIES

## SOUTH BEND PLAN COMMISSION

There was no one from the public to speak.

### PUBLIC COMMENT

There was no one from the public to speak.

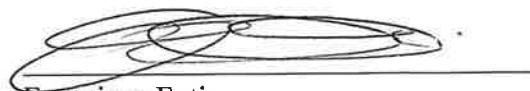
After due consideration, the following action was taken:

Upon a motion by Scott Ford, being seconded by Caitlin Stevens and unanimously carried, a proposed ordinance of CIVIL CITY OF SOUTH BEND AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, AMENDING CHAPTER 21 OF THE SOUTH BEND MUNICIPAL CODE TO MAKE MISCELLANEOUS CHANGES FOR CLARIFICATION AND CONSISTENCY TO SIMPLIFY DEVELOPMENT PROCESS AND TO ACHIEVE HIGHER QUALITY DEVELOPMENT, is sent to the Common Council with a FAVORABLE recommendation.

### ITEMS NOT REQUIRING A PUBLIC HEARING

- A. MINOR SUBDIVISIONS - None for consideration
- B. FINDINGS OF FACT - None for consideration
- C. UPDATES FROM STAFF - 2026 Calendar
- D. MINUTES - Upon a motion by Mo Miller, being seconded by Tyler Gillean, and unanimously carried, the minutes from the November 17, 2025, meeting were approved

5. ADJOURNMENT- 5:20pm



Francisco Fotia,  
President



Brian Killen,  
Secretary of the Commission

RESOLUTION NO. 25-3

**A RESOLUTION OF THE PLAN COMMISSION OF THE CITY OF SOUTH BEND, INDIANA,  
APPROVING AND ADOPTING  
THE LASALLE PARK NEIGHBORHOOD PLAN**

**WHEREAS**, the City of South Bend, Indiana, recognizes the need to improve and revitalize the LaSalle Park neighborhood through strategic planning; and

**WHEREAS**, the South Bend Plan Commission is empowered to prepare, approve, and certify a Comprehensive Plan for its area of jurisdiction by the provisions of Indiana Code, Section 36-7-4-500 *et. seq.* entitled “500 Series – Comprehensive Plan”; and

**WHEREAS**, in 2006, City Plan, the Comprehensive Plan for South Bend, was adopted by the Area Plan Commission of South Bend-St. Joseph County and the Common Council of the City of South Bend pursuant to the provisions of Indiana Code 36-7-4-500 *et. seq.* as a statement of policy for the land use development of the jurisdiction; and

**WHEREAS**, Policy LU 1.1 of City Plan is to pursue the development of area-specific plans; and

**WHEREAS**, the LaSalle Park Neighborhood Plan is a strategic revitalization plan that was created with input from a variety of stakeholders, including residents and property owners, and area businesses and other organizations; and

**WHEREAS**, the LaSalle Park Neighborhood Plan contains revitalization strategies, detailed land use and zoning plans for the development of the area, and a strategic implementation matrix, all with public and private sector investment opportunities; and

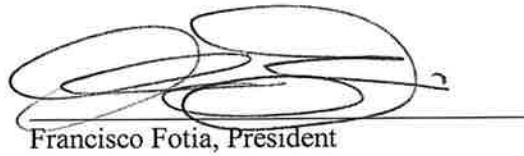
**WHEREAS**, the South Bend Plan Commission and the legislative body in preparing and considering land use proposals are tasked under Indiana Code 36-7-4-603 to pay reasonable regard to: (1) the comprehensive plan; (2) current conditions and the character of current structures and uses in each district; (3) the most desirable use for which the land in each district is adapted; (4) the conservation of property values throughout the jurisdiction; and (5) responsible development and growth; and

**WHEREAS**, the South Bend Plan Commission has reviewed the land use development and potential future development of the LaSalle Park Neighborhood as defined by the LaSalle Park Neighborhood Plan.

**NOW, THEREFORE, BE IT RESOLVED** by the South Bend Plan Commission as follows:

1. That the LaSalle Park Neighborhood Plan, which is attached to and made a part of this Resolution, is approved as the land use policy for the future land use development of the area considered and is submitted to the South Bend Common Council for their consideration and action.
2. That the LaSalle Park Neighborhood Plan conforms to the plan of development for the City.
3. That the LaSalle Park Neighborhood Plan is in all respects approved, certified, ratified and confirmed.
4. That the Secretary of the Plan Commission is hereby directed to file a copy of the Plan with the minutes of this public meeting.
5. That this Resolution shall be in full force and effect from and after its adoption by the South Bend Plan Commission.

Passed by the South Bend Plan Commission this 15th day of December, 2025.



Francisco Fotia, President  
South Bend Plan Commission

ATTEST:



Brian Killen  
Secretary  
South Bend Plan Commission