



City of South Bend PLAN COMMISSION

City Hall
215 S. Martin Luther King, Jr.
Blvd.
Suite 500
South Bend, IN 46601
(574) 235-7627
www.southbendin.gov/zoning

MINUTES

April 20, 2026
4:00 p.m.

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

MEMBERS PRESENT:

Dr. Oliver Davis
Scott Ford - Virtual
Francisco Fotia
Tyler Gillean- Virtual
John Martinez
Maureen Miller
Rebecca Plantz

MEMBERS ABSENT:

Taylor Lewis
Caitlin Stevens

ALSO PRESENT:

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

PUBLIC HEARING - 4:00 P.M.

C. TEXT AMENDMENTS was moved to the first item on the agenda

1. 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 at Text Amendment #8, City of South Bend - PC# 0301-26. *(Audio Position: 04:02)*

STAFF REPORT

The staff report was presented by Tim Staub and Michael Divita

INTERESTED PARTIES

There was no one from the public to speak.

PUBLIC COMMENT

Josh Toppen, 108 N Main St, spoke in favor of the text amendments.

After due consideration, the following action was taken:

Upon a motion by John Martinez being seconded by Rebecca Plantz and unanimously carried, a proposed ordinance of 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

SOUTH BEND **PLAN COMMISSION**

CLARIFICATION AND CONSISTENCY TO SIMPLIFY DEVELOPMENT PROCESS AND TO ACHIEVE HIGHER QUALITY DEVELOPMENT , is sent to the Common Council with a FAVORABLE recommendation.

A. REZONINGS:

1. A proposed ordinance of CITY OF SOUTH BEND INDIANA FOR DEPARTMENT OF PUBLIC PARKS to zone from S1 Suburban Neighborhood 1 to OS Open Space, property located at 0 GLEN and 0 GLEN and 0 DOROTHY and 0 GLEN and 0 GERTRUDE ST, City of South Bend - PC# 0302-26. *(Audio Position:32:40)*

STAFF REPORT

The staff report was presented by Tim Staub.

Analysis: Although the Rum Village neighborhood plan calls for these properties to remain S1 in the future zoning map, a rezoning to OS also makes sense. These properties are part of the city-owned Rum Village Park and will be staying as such. Also, the rest of the park is already zoned as OS. Therefore, it makes sense to bring these properties under the same zoning designation as the rest of the park.

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 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.

After due consideration, the following action was taken:

Upon a motion by John Martinez, being seconded by Rebecca Plantz and unanimously carried, a proposed ordinance of CITY OF SOUTH BEND INDIANA FOR DEPARTMENT OF PUBLIC PARKS to zone from S1 Suburban Neighborhood 1 to OS Open Space, property located at 0 GLEN and 0 GLEN and 0 DOROTHY and 0 GLEN and 0 GERTRUDE ST, City of South Bend is TABLED to the May 18th, Plan Commission meeting.

B. MAJOR SUBDIVISIONS - None for consideration

C. TEXT AMENDMENTS: Moved to first item on agenda

SOUTH BEND **PLAN COMMISSION**

ITEMS NOT REQUIRING A PUBLIC HEARING

A. MINOR SUBDIVISIONS:

- 2 Rum Village Park - Gertrude Street Minor Subdivision – PC# 0302-26

(Audio Position: 32:40)

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 Dr Oliver Davis, being seconded by Mo Miller and unanimously carried, Rum Village Park - Gertrude Street Minor Subdivision Subdivision is TABLED to the May 18th, Plan Commission meeting.

B. FINDINGS OF FACT - None for consideration

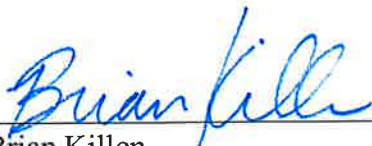
C. UPDATES FROM STAFF

D. MINUTES- March 16, 2026- Tabled to May 18, 2026

5. ADJOURNMENT – 4:34PM



Francisco Fotia,
President



Brian Killen,
Secretary of the Commission