



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

CITY OF SOUTH BEND PLAN COMMISSION AGENDA

Monday, August 17, 2026 - 4:00 P.M.

City Hall - Third-Floor Council Chambers

Meeting Link - <https://www.southbendin.gov/sbpc>

Meeting Recordings - <https://tinyurl.com/PlanCommission2026>

PUBLIC HEARING:

A. REZONINGS

Location: 626 ALLEN ST and 630 ALLEN ST PC#0319-26
Petitioner: CROSS COMMUNITY INC
Requested Action:
Rezoning: From U2 Urban Neighborhood 2 to U3 Urban Neighborhood 3

B. MAJOR SUBDIVISIONS

Name: Riverfront West Major Subdivision PC#0339-26
Location: 330 E JEFFERSON BLVD

C. TEXT AMENDMENTS

Requested Action: PC#0324-26
A proposed ordinance, Short Term Rental Text Amendment of Chapter 21, City of South Bend

ITEMS NOT REQUIRING A PUBLIC HEARING:

A. MINOR SUBDIVISIONS

Name: Hoagland ND Estates Resubdivision Minor Subdivision PC#0341-26
Location: 913 N JACOB ST

B. FINDINGS OF FACT - None for consideration

C. UPDATES FROM STAFF

D. MINUTES – July 20, 2026

E. ADJOURNMENT



City of South Bend

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Commissioner	Appointing Agency	Term Start	Term End
Dr. Oliver Davis	Council Appointee		Until reappointed
John Martinez	Venues, Parks and Arts Appointee		Until reappointed
Rebecca Plantz	City Engineer Appointee		Until reappointed
Scott Ford	Board of Public Works Appointee		Until reappointed
Francisco Fotia	Mayoral Appointee	12/22/2025	12/31/2028
Caitlin Stevens	Mayoral Appointee	1/1/2024	12/31/2027
Tyler Gillean	Mayoral Appointee	7/25/2024	12/31/2027
Maureen Miller	Mayoral Appointee	11/4/2025	12/31/2028
Taylor Lewis	Mayoral Appointee	9/4/2025	12/31/2028

Property Information

Location: 626 ALLEN ST and 630 ALLEN ST
Owner: CROSS COMMUNITY INC

Requested Action

Rezone from U2 Urban Neighborhood 2 to U3 Urban Neighborhood 3

Project Summary

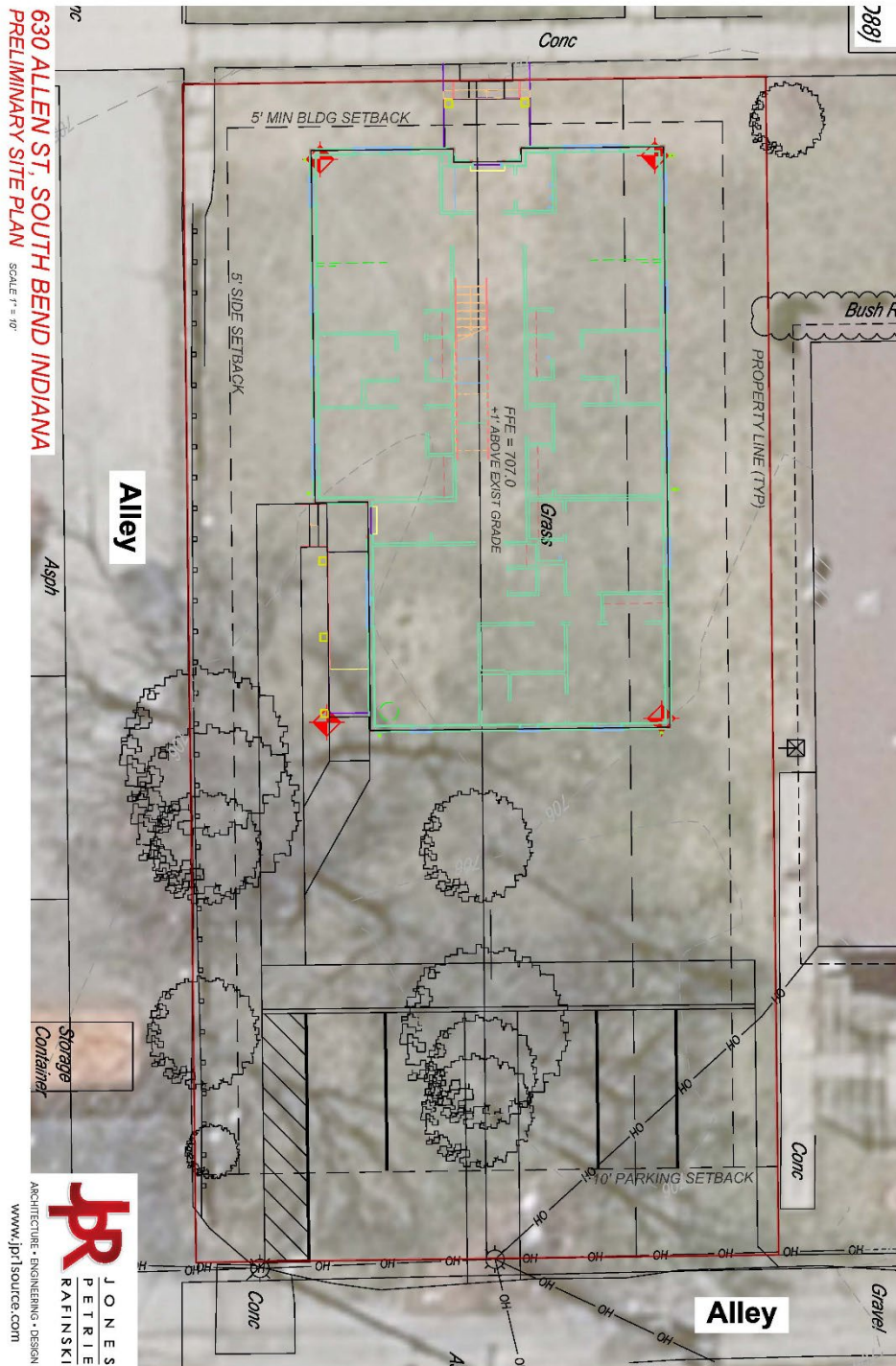
The petitioner intends to build a six-unit apartment building.

Location Map

Recommendation

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.

Proposed Site Plan



Site & Context

Land Uses and Zoning:

On site: Vacant land zoned U2 Urban Neighborhood 2
 North: A one unit dwelling zoned U2 Urban Neighborhood 2
 East: A one unit dwelling and vacant land zoned U2 Urban Neighborhood 2
 South: A religious institution and vacant commercial building zoned NC Neighborhood Center
 West: A vacant commercial building zoned NC Neighborhood Center

District Intent:

The U3 District is established to provide for, promote, and maintain the development of a full range of housing types located near neighborhood centers and along major streets in urban neighborhoods in core and outlying areas of the City.

Site Plan Description:

The petitioner wishes to rezone these properties to U3 to allow for a six-unit apartment building.

Zoning and Land Use History and Trends:

Although both of these parcels are currently vacant, there used to be houses on each one, built sometime between 1899 and 1917. They were demolished between 2011 and 2022.

Traffic and Transportation Considerations:

These properties are located on Allen Street, a 30' wide two-way street that runs north and south with one lane of traffic going in each direction, between Lincoln Way West and Lindsey Street. There is a public alley at the rear of each property, and an additional alley along the southern property boundary for 626 Allen Street.

Agency Comments

Agency Comments:

No comments at this time.

Engineering Comments:

No issues with the rezoning. It appears the neighboring church is using the east-west alley as part of their parking lot, and have a shipping container and guardrail in it. There will need to be discussions with the church to clear the alley so that it can function as an alley again. Sidewalk along the property frontage will need to be replaced. Access from the alley will need to have defined approaches. Pavement cannot be flush with the alley all the way across. Each unit will need a separate shutoff for water.

Staff Comments:

No comments at this time.

Criteria for Decision Making

Rezoning

Per State Law, the Plan Commission and Common Council shall pay reasonable regard to:

1. Comprehensive Plan:

Policy Plan:

In the city's comprehensive plan, Objective H 1 calls upon the city to "ensure that an adequate supply of housing is available to meet the needs, preferences, and financial capabilities of households now and in the future."

Land Use Plan:

This property falls within the Near Northwest neighborhood. In the 2019 neighborhood plan, the future zoning map shows these parcels as remaining U2.

Plan Implementation/Other Plans:

At a high level, Strategies 2 and 3 in the Near Northwest neighborhood plan call for housing development and vacant lot activation, two things which this project would achieve. More specifically, the plan recommends more intense housing in areas near Lincoln Way West, aligning with the petitioner's plan for these two parcels.

2. Current Conditions and Character:

These properties are surrounded by one and two-story structures and vacant lots on all sides. Some of the structures are residential in character, while others are more commercial and institutional.

3. Most Desirable Use:

The most desirable use for these properties would be multi-family residential development.

4. Conservation of Property Values:

Rezoning these properties should not negatively affect their own property values, or the value of neighboring properties. This project will raise the values of the properties being rezoned, as a developed property will have a higher value than a vacant one. U3 also allows for denser development than U2, meaning that the rezoning could allow for higher property values to be generated on site.

5. Responsible Development and Growth:

Rezoning these properties to U3 aligns with the principles of responsible development and growth, as it will allow for denser infill development in an established neighborhood on a street with existing city utilities.

Analysis & Recommendation

Commitments: No commitments at this time.

Analysis: Although the Near Northwest neighborhood plan calls for these parcels to remain U2 in the future zoning map, a rezoning to U3 also makes sense. They are located just off a major corridor in Lincoln Way West, where the plan calls for more intense housing development. U3 would also provide an appropriate scaling down of potential development intensity from the NC parcels to the south and west, and the U2 parcels to the north and east. Additionally, the building being proposed will match the scale and character of surrounding structures and the larger neighborhood.

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.

Property Information

Subdivision Name: **Riverfront West Major Subdivision**

Location: 330 E JEFFERSON BLVD

Requested Action

The total area of the subdivision is 17.604 acres and will consist of 8 building lots.

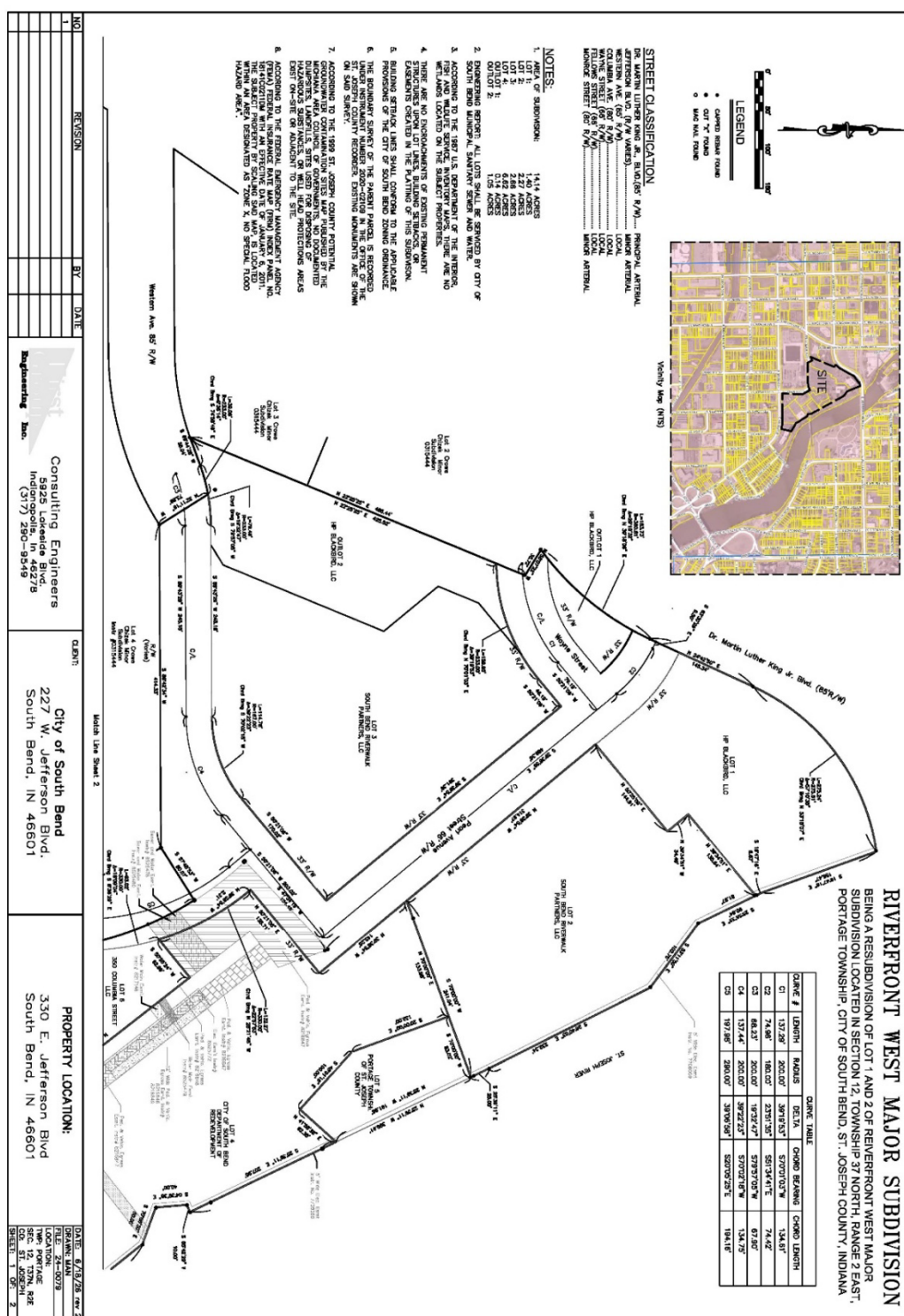
Location Map



Recommendation

Staff Recommendation: The staff has reviewed this subdivision and finds that if the conditions are met, it complies with the requirements for Primary Approval as specified by the South Bend Subdivision Control Ordinance. The staff therefore recommends that this subdivision be granted Primary approval, subject to the following: adding parcel IDs, updating client address, changing the “Dr. Martin Luther King Jr. Blvd” label to “Jefferson Boulevard,” correcting plat note 8, edit Deed of Dedication to include “Subdivision Control Ordinance,” update owner signature section to show all owners impacted by the subdivision, ROW on the north end of Columbia needs to be corrected, Fellows Street should be Pearl Avenue in street classification list, and lastly added easements will need to be specific to the utility and have very clear language on who has rights to them and what the maintenance responsibilities are. All easements within the proposed ROW will also need to be vacated as part of this plat.

Proposed Plat



Project Details

Environmental Data:	A check of the Agency's maps indicates that no environmental hazard areas or wetlands are present.
Drainage:	No comments.
Rights-Of-Way:	ROW on the north end of Columbia needs to be corrected.
Utilities:	The site will be served by Municipal Water and Municipal Sewer.
Agency Comments:	ROW on the north end of Columbia needs to be corrected. Fellows Street should be Pearl Avenue in street classification list. All existing easements within lots 1, 2, and 3, and Outlots 1 and 2 will need to be vacated as part of this plat. We may need to add some easements back based on where utilities are being re-routed. These easements will need to be specific to the utility and have very clear language on who has rights to them and what the maintenance responsibilities are. All easements within the proposed ROW will also need to be vacated as part of this plat.

Recommendation

Staff Recommendation: The staff has reviewed this subdivision and finds that if the conditions are met, it complies with the requirements for Primary Approval as specified by the South Bend Subdivision Control Ordinance. The staff therefore recommends that this subdivision be granted Primary approval, subject to the following: adding parcel IDs, updating client address, changing the “Dr. Martin Luther King Jr. Blvd” label to “Jefferson Boulevard,” correcting plat note 8, edit Deed of Dedication to include “Subdivision Control Ordinance,” update owner signature section to show all owners impacted by the subdivision, ROW on the north end of Columbia needs to be corrected, Fellows Street should be Pearl Avenue in street classification list, and lastly added easements will need to be specific to the utility and have very clear language on who has rights to them and what the maintenance responsibilities are. All easements within the proposed ROW will also need to be vacated as part of this plat.

Requested Action

AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA, AMENDING CHAPTER 21 OF THE SOUTH BEND MUNICIPAL CODE TO IMPLEMENT A SPECIAL EXCEPTION FOR SHORT TERM RENTALS

Project Summary

Text amendment #9 is being proposed to amend Chapter 21 of the South Bend Municipal Zoning Code and address the use of short term rentals. More specifically, this ordinance:

- Amends the definition of “Dwelling” to accommodate short term rentals as a form of lodging
- Replaces the use of “Bed & Breakfast” with “Hotel” and amends the “Hotel” definition and standards
- Adds a new use, “Short Term Rental,” with a use-specific standard

Analysis & Recommendation

Analysis: The use of residential property for short term rental to overnight guests is not currently addressed in the Zoning Ordinance. Staff recognizes that short term rentals can provide several benefits for the city, including offering alternatives to hotels and additional accommodation options for visitors. However, certain areas of the city are less compatible for short term rental uses, and the city wishes to more effectively regulate where these uses are permitted going forward. Therefore, staff recommends changing the ordinance to reorganize the Lodging group of uses, and to create a new land use for short term rentals in alignment with current Indiana Code. For non-owner-occupied properties, this use will need to be granted via a special exception in all zoning districts where it is permitted, encouraging and promoting the continued residential character of neighborhoods, long-term housing supply, and public safety.

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.

BILL NUMBER (blank)

ORDINANCE NUMBER (blank)

**AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF SOUTH BEND,
INDIANA, AMENDING CHAPTER 21 OF THE SOUTH BEND MUNICIPAL CODE TO
IMPLEMENT A SPECIAL EXCEPTION FOR SHORT TERM RENTALS**

STATEMENT OF PURPOSE AND INTENT

The City of South Bend (“City”) has adopted a comprehensive Zoning Ordinance to regulate the location and use of land and buildings, as authorized by Indiana Code 36-7-4 *et seq.*; and

The rental of residential property for short term rental to overnight guests is not addressed in the Zoning Ordinance or elsewhere in the Municipal Code; and

The City recognizes that allowing short term rentals in some residential areas provides alternatives to hotel accommodations for visitors; and

Short term rentals help the City accommodate the many visitors who attend infrequent special events where local hotel capacity is exceeded; and

Many property owners who provide short term rental accommodations are able to invest in home repairs, upgrades, and preservation projects that would otherwise be unaffordable; and

Taxes collected from short term rentals contribute to a reliable source of revenue to the City; and

Certain areas of the City are less compatible for short term rental uses and the City wishes to more effectively regulate where short-term rental uses are to be permitted, as allowed by state law; and

Providing for a special exception for short term rentals, as authorized by Indiana Code 36-1-24 *et seq.* allows for reasonable regulation of short term rentals; and

These regulations will encourage and promote the continued residential character of neighborhoods, long-term housing supply, and public safety within neighborhoods by reducing nuisances commonly associated with short term rentals; and

Adoption of these regulations is consistent with the City's comprehensive plan; and

The City finds that these regulations are needed to adequately protect the public health, safety, and welfare of its residents and guests; and

Indiana Code 36-1-24 *et seq.* allows a political subdivision to establish and enforce a special exception for short term rentals, subject to certain conditions and limitations.

NOW THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF SOUTH BEND, INDIANA as follows:

SECTION I. Chapter 21, Zoning, of the *South Bend Municipal Code*, Article 3 Standard Districts, Section 21-02.02 Definitions is hereby amended as follows:

Dwelling. Any building, or portion of a building, which is designed or used primarily for residential purposes, including a 1 unit dwelling, 2 unit dwelling, and multi-unit dwelling but not including ~~hotels or bed & breakfasts~~ lodging.

SECTION II. Chapter 21, Zoning, of the *South Bend Municipal Code*, Article 3 Standard Districts, Section 21-03.01 S1 Suburban Neighborhood 1, subsection (c) Principal Uses is hereby amended as follows:

Lodging

Bed & Breakfast Hotel	Special Exception *	21-06.01(h)(1)
<u>Short Term Rental</u>	Special Exception *	<u>21-06.01(h)(2)</u>

SECTION III. Chapter 21, Zoning, of the *South Bend Municipal Code*, Article 3 Standard Districts, Section 21-03.02 S2 Suburban Neighborhood 2, subsection (c) Principal Uses is hereby amended as follows:

Lodging

Bed & Breakfast Hotel	Special Exception *	21-06.01(h)(1)
<u>Short Term Rental</u>	Special Exception *	<u>21-06.01(h)(2)</u>

SECTION IV. Chapter 21, Zoning, of the *South Bend Municipal Code*, Article 3 Standard Districts, Section 21-03.03 U1 Urban Neighborhood 1, subsection (c) Principal Uses is hereby amended as follows:

Lodging

Bed & Breakfast Hotel	Special Exception *	21-06.01(h)(1)
<u>Short Term Rental</u>	Special Exception *	<u>21-06.01(h)(2)</u>

SECTION V. Chapter 21, Zoning, of the *South Bend Municipal Code*, Article 3 Standard Districts, Section 21-03.04 U2 Urban Neighborhood 2, subsection (c) Principal Uses is hereby amended as follows:

Lodging

Bed & Breakfast Hotel	Special Exception *	21-06.01(h)(1)
<u>Short Term Rental</u>	Special Exception *	<u>21-06.01(h)(2)</u>

SECTION VI. Chapter 21, Zoning, of the *South Bend Municipal Code*, Article 3 Standard Districts, Section 21-03.05 U3 Urban Neighborhood 3, subsection (c) Principal Uses is hereby amended as follows:

Lodging

Bed & Breakfast <u>Hotel</u>	Special Exception *	21-06.01(h)(1)
<u>Short Term Rental</u>	Special Exception *	<u>21-06.01(h)(2)</u>

SECTION VII. Chapter 21, Zoning, of the *South Bend Municipal Code*, Article 3 Standard Districts, Section 21-03.06 UF Urban Flex, subsection (c) Principal Uses is hereby amended as follows:

Lodging

Bed & Breakfast	Allowed *	21-06.01(h)(1)
Hotel	Special Exception <u>Allowed subject to Conditions *</u>	21-06.01(h)(2)(1)
<u>Short Term Rental</u>	<u>Special Exception *</u>	<u>21-06.01(h)(2)</u>

SECTION VIII. Chapter 21, Zoning, of the *South Bend Municipal Code*, Article 3 Standard Districts, Section 21-03.07 NC Neighborhood Center, subsection (c) Principal Uses is hereby amended as follows:

Lodging

Bed & Breakfast	Allowed *	21-06.01(h)(1)
Hotel	Allowed *	21-06.01(h)(2)(1)
<u>Short Term Rental</u>	<u>Special Exception *</u>	<u>21-06.01(h)(2)</u>

SECTION IX. Chapter 21, Zoning, of the *South Bend Municipal Code*, Article 3 Standard Districts, Section 21-03.08 DT Downtown, subsection (c) Principal Uses is hereby amended as follows:

Lodging

Bed & Breakfast	Allowed *	21-06.01(h)(1)
Hotel	Allowed *	21-06.01(h)(2)(1)
<u>Short Term Rental</u>	<u>Special Exception *</u>	<u>21-06.01(h)(2)</u>

SECTION X. Chapter 21, Zoning, of the *South Bend Municipal Code*, Article 3 Standard Districts, Section 21-04.02 U University, subsection (c) Principal Uses is hereby amended as follows:

Lodging

Bed & Breakfast	Allowed *	21-06.01(h)(1)
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Hotel	Allowed *	21-06.01(h)(2)(1)
Short Term Rental	Special Exception *	21-06.01(h)(2)

SECTION XI. Chapter 21, Zoning, of the *South Bend Municipal Code*, Article 3 Standard Districts, Section 21-04.03 C Commercial, subsection (c) Principal Uses is hereby amended as follows:

Lodging

Bed & Breakfast	Allowed *	21-06.01(h)(1)
Hotel	Allowed *	21-06.01(h)(2)(1)
Short Term Rental	Special Exception *	21-06.01(h)(2)

SECTION XII. Chapter 21, Zoning, of the *South Bend Municipal Code*, Article 3 Standard Districts, Section 21-04.04 I Industrial, subsection (c) Principal Uses is hereby amended as follows:

Lodging

Bed & Breakfast	Allowed *	21-06.01(h)(1)
Hotel	Allowed *	21-06.01(h)(2)(1)
Short Term Rental	Special Exception *	21-06.01(h)(2)

SECTION XIII. Chapter 21, Zoning, of the *South Bend Municipal Code*, Article 6 Standard Uses, Section 21-06.01 Principal Uses, Table 21-06A Principal Uses by Zoning District is hereby amended as follows:

Lodging	S1, S2, U1, U2, U3, NC, DT, U, C, I
Bed & Breakfast <u>Hotel</u>	
Hotel	

Lodging	UF
Bed & Breakfast <u>Hotel</u>	Allowed <u>Allowed subject to Conditions*</u>

Lodging	S1, S2, U1, U2, U3, UF, NC, DT, U, C, I
<u>Short Term Rental</u>	<u>Special Exception*</u>

SECTION XIV. Chapter 21, Zoning, of the *South Bend Municipal Code*, Article 6 Standard Uses, Section 21-06.01 Principal Uses, subsection (h) Lodging is hereby amended as follows:

(1) ~~Bed & Breakfast~~ Hotel

~~A dwelling that provides temporary lodging for compensation in guest rooms with no in-room cooking facilities. Includes related ancillary facilities, such as dining and meeting rooms. A facility that provides temporary lodging for compensation. Includes such uses as~~

bed & breakfasts and resorts. Includes related ancillary facilities, such as dining facilities, meeting rooms, and other incidental services.

(A) Standards:

- ~~(i) The dwelling shall be the primary residence of the owner.~~
- ~~(ii) The bed and breakfast shall not alter the character of the dwelling as a residence.~~
- ~~(iii) No more than five guest rooms, and no more than ten guests at any one time, are permitted.~~
- ~~(iv) Occupancy by any one guest shall not exceed 30 cumulative nights within any 3-month period.~~
- (i) Guest rooms shall be accessed from the interior of the building, including from interior courtyards, lobbies, or halls.
- (ii) A hotel with more than 5 guest rooms shall provide a bathroom for each room.
- (iii) In a S1, S2, U1, U2, U3, or UF district, hotels shall have no more than 5 guest rooms and shall appear residential in character.
- (iv) Occupancy by any one guest shall not exceed 30 cumulative nights within any 3-month period.

(2) Hotel

~~A facility that provides temporary lodging, in one or more buildings, for compensation. Includes related ancillary facilities, such as dining facilities, meeting rooms, and other incidental services.~~

(A) Standards:

- ~~(i) Rooms shall be accessed from the interior of the building, including from interior courtyards, lobbies, or halls.~~
- ~~(ii) A bathroom shall be provided for each room.~~
- ~~(iii) In a UF district, hotels shall have no more than 5 guest rooms.~~

(2) Short Term Rental

A property that provides temporary lodging in a dwelling for terms of less than thirty (30) days at a time typically through a short term rental platform and holds a short term rental permit with the City. Excludes owner-occupied short term rentals as defined by IC 36-1-24-3, as amended, which are permitted in all districts.

(A) Standards:

- (i) A short term rental shall maintain a residential appearance consistent with its physical context.

SECTION XV. This Ordinance shall be effective September 1, 2026, following its passage by the Common Council and approval by the Mayor.

Canneth Lee, Common Council President

Attest:

Bianca Tirado, City Clerk

Presented by me to the Mayor of the City of South Bend, Indiana on the [blank]
_____ day of [blank] _____, 2026, at [blank] _____ o'clock [blank] _____. m.

Bianca Tirado, City Clerk

Approved and signed by me on the [blank] _____ day of [blank] _____, 2026,
at [blank] _____ o'clock [blank] _____. m.

James Mueller
Mayor, City of South Bend, Indiana

Property Information

Subdivision Name: **Hoagland ND Estates Resubdivision Minor Subdivision**

Location: 913 N JACOB ST

Requested Action

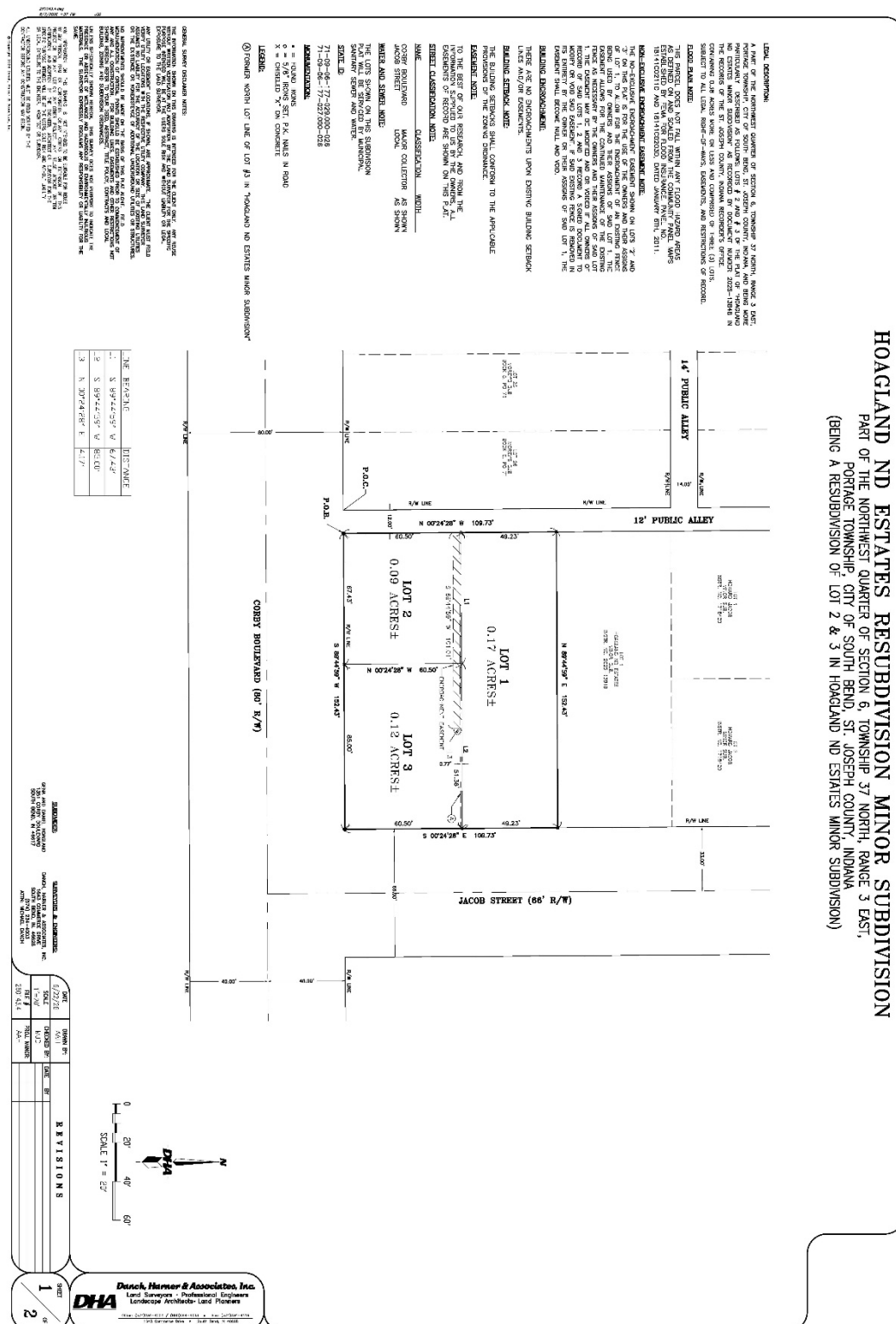
The total area of the subdivision is .38 acres and will consist of 3 building lots.

Location Map

Recommendation

Staff Recommendation: The staff has reviewed this subdivision and finds it complies with the requirements for Primary approval as specified by the South Bend Subdivision Control Ordinance. The staff therefore recommends that this subdivision be granted Primary approval.

Proposed Plat



HOAGLAND ND ESTATES RESUBDIVISION MINOR SUBDIVISION
PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 3 EAST,
PORTAGE TOWNSHIP, CITY OF SOUTH BEND, ST. JOSEPH COUNTY, INDIANA
(BEING A RESUBDIVISION OF LOT 2 & 3 IN HOAGLAND ND ESTATES MINOR SUBDIVISION)

FIELD OF EDUCATION

WE THE UNDERSIGNED, OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY LAY OFF, PLAT, AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SUBDIVISION CONTROL ORDINANCE OF THE CITY OF SOUTH BEND, INDIANA. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS:

HOUSE AND ESTATES REFORM MINOR SUBDIVISION

[illegible]

OWNER'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED ARE THE OWNERS OF THE LAND DESCRIBED IN THE PLAT HEREIN, AND THAT THEY HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DO HEREBY ACKNOWLEDGE AND ADOPT THE PLAT UNDER THE STYLE AND TITLE THEREON INDICATED.

DATED THIS _____ DAY OF _____, 2026.

GENA HOAGLAND
1351 CORBY BOULEVARD
SOUTH BEND, IN 46617

DANIEL HOKLAND
1351 CORRY BOULEVARD
SOUTH BEND, IN 46817

GENA HONGLAND (OWNER)

DANIEL HOGGLAND (OWNER)

JACK HOAGLAND
1351 CORRY BOULEVARD
SOUTH BEND, IN 46617

TAYLOR WAY HONGLAND
1351 COREY BOULEVARD
SOUTH BEND, IN 46617

JACK HOSGLAND (OWNER)

TAYLOR MAY HIGHLAND (OWNER)

GENERAL SUPPLY DISCOUNT MOILES

the authors have not been able to identify any other studies that have examined the relationship between the use of the Internet and the use of the telephone. The authors have not been able to identify any other studies that have examined the relationship between the use of the Internet and the use of the telephone. The authors have not been able to identify any other studies that have examined the relationship between the use of the Internet and the use of the telephone.

NOTARIZATION STATEMENT:

COUNTY OF ST. JOSEPH

55

BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE DID PERSONALLY APPEAR THE ABOVE NOTED PERSON(S), AND (EACH) SEPARATELY AND SEVERALLY ACKNOWLEDGED THE FOREGOING INSTRUMENT AS HIS (THEIR) VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 2026

MICHAEL J. DANICH

NOTARY PUBLIC KP0860529
RESIDENT OF ST. JOSEPH COUNTY
NP #0660529

SUPERVISOR'S CERTIFICATE:

L. L. HANBER, REGISTER, CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA. THAT THIS PLAT REPRESENTS A SURVEY COMPLETED OR CONTINUING ON THE FIRST DAY OF SEPTEMBER, 2024 AND RECORDED AS DOCUMENT NO. 2024-22579 IN THE RECORDS OF THE ST. JOSEPH COUNTY, INDIANA RECORDERS' OFFICE, AND THAT THE LOCATION, SIZE, TYPE, AND MATERIAL OF ALL MONUMENTS ARE ACCURATELY SHOWN AND THAT THE MONUMENTS WILL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THE SUPERVISION CONTROL ORDINANCE OF CITY OF SOUTH BEND, INDIANA.

R.L. HARNER #910032

I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN
REASONABLE CARE TO RECHECK EACH SOCIAL SECURITY NUMBER IN
THIS DOCUMENT UNLESS REQUIRED BY LAW.
RON L. HARNER.

CERTIFICATE OF APPROVAL

PLASANT TO NINJA CODE SECTION 36-7-4, THE UNRESERVED CERTIFY THAT THE HOGLAND AND ESTATES BEAT 14000 SUBDIVISION WAS CONSIDERED AND GRANTED SECONDARY APPROVAL BY THE SOUTH BEND PLANNING COMMISSION ON 11/11/2014. IT IS THEREFORE THE ORDER OF THE COMMISSION THAT THE SOUTH BEND PLANNING COMMISSION SET FORTH IN THE CITY OF SOUTH BEND SUBDIVISION CONTROL ORDINANCE.

SECRETARY OF THE COMMISSION—

SUBSCRIBER		SUBSCRIBER'S BUSINESS		NAME		ADDRESS		CITY		STATE		ZIP	
G&M AND JAMES HOLDING		JAMES, HENRY & ASSOCIATES, INC.		DATE		BY							
1201 CROWN BUILDING		2675 GORDON DRIVE		V.D.									
DOWNS CROSS, VA 22021		DOWNS CROSS, VA 22021											
		ATTN: MICHAEL GORDON											
				FILE #		FIELD WORK							
				MAY									
				202112.4									

DHA **Dunch, Harner & Associates, Inc.**
Land Surveyors • Professional Engineers
Landscape Architects • Land Planners

Office: 774/334-4005 / 774/334-4100 • Fax: 774/334-4110
1545 Connecticut Ave. • South Norwalk, Ct 06854

Project Details

Environmental Data:	A check of the Agency's maps indicates that no environmental hazard areas or wetlands are present.
Drainage:	No comments.
Rights-Of-Way:	The rights-of-way are correct as shown.
Utilities:	The site will be served by Municipal Water and Municipal Sewer.
Agency Comments:	No comments.

Recommendation

Staff Recommendation: The staff has reviewed this subdivision and finds it complies with the requirements for Primary approval as specified by the South Bend Subdivision Control Ordinance. The staff therefore recommends that this subdivision be granted Primary approval.