



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

March 29, 2021
4:00 p.m.

Virtual

MEMBERS PRESENT:

Kara Boyles
Kyle Copelin
Scott Ford
John Martinez
Sheila Niezgodski
Caitlin Stevens
Murray Miller (joined late)

MEMBERS ABSENT:

Dan Brewer
Dr. Dave Varner

ALSO PRESENT:

Angela Smith
Joseph Molnar
Rachel Boyles

PUBLIC HEARING - 4:00 P.M.

A. REZONINGS:

1. A proposed ordinance of BEACON HEALTH SYSTEM INC to zone from NC Neighborhood Center to U1 Urban Neighborhood 1, property located at 600 NILES AVE, City of South Bend - PC# 0042-21. *(Audio Position: 11:39)*

STAFF REPORT

The staff report was presented by Joseph Molnar.

Analysis: Rezoning the site to U1 Urban Neighborhood One will allow for the increased use of residential development along Crescent Avenue without inhibiting more intense development along Niles Avenue.

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

Michael Danch of Danch, Harner & Associates, with offices located at 1643 Commerce Dr. South Bend, IN 46628, spoke on behalf of the petitioner

INTERESTED PARTIES

There was no one present to speak on this petition.

PUBLIC COMMENT

There was no one present to speak on this petition.

After due consideration, the following action was taken:

Upon a motion by Caitlin Stevens, being seconded by Kyle Copelin and unanimously carried, a proposed ordinance of BEACON HEALTH SYSTEM INC to zone from NC Neighborhood Center to U1 Urban Neighborhood 1, property located at 600 NILES AVE, City of South Bend, is sent to the Common Council with a FAVORABLE recommendation, subject to the Completion of the Subdivision.

Murray Miller joined the meeting.

B. MAJOR SUBDIVISIONS:

1. RENEWABLE ENERGY DRIVE MAJOR SUBDIVISION – PC# 0038-21
(Audio Position: 18:02)

STAFF REPORT

The staff report was presented by Joseph Molnar.

Staff Recommendation: The Staff has reviewed this subdivision and finds that if the waivers are granted and 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: 1) Execution of a Utility Extension agreement and associated easements.

PETITIONER

Terry Lang of Lang, Feeney, & Associates, with offices located at 715 S Michigan St. South Bend, IN 46601, and Brent Bruckus of Martin Blad Farms, 58995 Mayflower Rd. South Bend, IN 46619, served as the petitioners.

INTERESTED PARTIES

There was no one present to speak on this petition.

PUBLIC COMMENT

There was no one present to speak on this petition.

After due consideration, the following action was taken:

Upon a motion by Sheila Niezgodski, being seconded by Kara Boyles and unanimously carried, the waiver from 1) Section 21-11.02(e)(2) On sites greater than 5 acres or providing 50 dwelling units, a minimum of 10 percent of the project area shall be designated as public accessible civic or open space was approved.

SOUTH BEND PLAN COMMISSION

Upon a motion by Kara Boyles, being seconded by Kyle Copelin and unanimously carried, the Plan Commission finds the evidence adduced at this Plan Commission Hearing supports each element of the Staff Report, and RENEWABLE ENERGY DRIVE MAJOR SUBDIVISION therefore complies with the City of South Bend Subdivision Control Ordinance and is granted Primary Approval, subject to the following: 1) Execution of a Utility Extension agreement and associated easements. 2) Correct naming of streets listed

2. FIELDSTONE CENTRE SECOND MAJOR SUBDIVISION – PC# 0039-21

(Audio Position: 27:54)

STAFF REPORT

The staff report was presented by Joseph Molnar.

Staff Recommendation: The Staff has reviewed this subdivision and finds that if the waivers are granted and 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: 1) Execution of a Utility Extension Agreement; and 2) A utility master plan approved by City Engineering

PETITIONER

Michael Danch of Danch, Harner & Associates, with offices located at 1643 Commerce Dr., South Bend, IN 46628, spoke on behalf of the petitioner

INTERESTED PARTIES

There was no one present to speak on this petition.

PUBLIC COMMENT

There was no one present to speak on this petition.

After due consideration, the following action was taken:

Upon a motion by Kara Boyles, being seconded by Caitlin Stevens and unanimously carried, the waivers from 1) Section 21-11.02(c)(2) Every lot shall abut on a public street. 2) Section 21-11.02(e)(2) On sites greater than 5 acres or providing 50 dwelling units, a minimum of 10 percent of the project area shall be designated as public accessible civic or open space were approved.

Upon a motion by Kara Boyles, being seconded by Kyle Copelin and unanimously carried, the Plan Commission finds the evidence adduced at this Plan Commission Hearing supports each element of the Staff Report, and FIELDSTONE CENTRE SECOND MAJOR SUBDIVISION therefore complies with the City of South Bend Subdivision Control Ordinance and is granted Primary Approval, subject to the

following: 1) Execution of a Utility Extension Agreement; and 2) A utility master plan approved by City Engineering

3. EDDY STREET COMMONS PHASE III 2ND MAJOR SUBDIVISION – PC# 0040-21
(Audio Position: 37:43)

Due to a conflict of interest, Vice President Scott Ford recused himself from this matter.

Upon a motion by Scott Ford, being seconded by Sheila Niezgodski and unanimously carried, Kara Boyles was selected to serve as chair for this petition.

STAFF REPORT

The staff report was presented by Joseph Molnar.

Staff Recommendation: The Staff has reviewed this subdivision and finds that if the waivers are granted and 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: 1) Execution of a Utility Extension Agreement and associated easements.

PETITIONER

Michael Danch of Danch, Harner & Associates, with offices located at 1643 Commerce Dr., South Bend, IN 46628, spoke on behalf of the petitioner.

INTERESTED PARTIES

There was no one present to speak on this petition.

PUBLIC COMMENT

There was no one present to speak on this petition.

After due consideration, the following action was taken:

Upon a motion by Sheila Niezgodski, being seconded by Caitlin Stevens and unanimously carried, the waiver from 21-11.02(c)(2) Every lot shall abut on a public street were approved.

Upon a motion by Sheila Niezgodski, being seconded by Kyle Copelin and unanimously carried, the Plan Commission finds the evidence adduced at this Plan Commission Hearing supports each element of the Staff Report, and EDDY STREET COMMONS PHASE III 2ND MAJOR SUBDIVISION therefore complies with the City of South Bend Subdivision Control Ordinance and is granted Primary Approval, subject to the following: 1) Execution of a Utility Extension Agreement and associated easements; 2)

SOUTH BEND **PLAN COMMISSION**

Vacation of the portion of Frances Street included in the site, and 3) Adding the vacation ordinance number to the plat.

C. TEXT AMENDMENTS - None for consideration

D. DEVELOPMENT PLANS – None for consideration

ITEMS NOT REQUIRING A PUBLIC HEARING

A. MINOR SUBDIVISIONS - None for consideration

B. FINDINGS OF FACT - None for consideration

C. UPDATES FROM STAFF

D. MINUTES - February 15, 2021

Upon a motion by Sheila Niezgodski, being seconded by Kara Boyles and unanimously carried, the minutes from February 15, 2021 Plan Commission Meeting were approved.

E. ADJOURNMENT - 4:53 p.m.



Scott Ford,
Vice President



Angela M. Smith,
Secretary of the Commission