



# 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](http://www.southbendin.gov/zoning)

## MINUTES

April 19, 2021  
4:00 p.m.

Virtual

### MEMBERS PRESENT:

Kara Boyles  
Dan Brewer  
Kyle Copelin  
Scott Ford  
John Martinez  
Sheila Niezgodski  
Caitlin Stevens

### MEMBERS ABSENT:

Dr. Dave Varner

### ALSO PRESENT:

Angela Smith  
Joseph Molnar  
Rachel Boyles

### ADMINISTRATIVE ITEMS:

#### A. APPOINTMENT TO THE BZA

*(Audio Position: 01:20)*

Upon a motion by Caitlin Stevens, being seconded by Scott Ford and unanimously carried, Kyle Copelin was appointed as the Plan Commission Representative to the Board of Zoning Appeals.

### PUBLIC HEARING:

#### A. REZONINGS:

Due to the petitioner not being present a motion by Kara Boyles, being seconded by Kyle Copelin and unanimously carried, the reading of the petition was postponed to later in the Agenda. *(Audio Position: 04:25)*

1. A proposed ordinance of AVNIS LLC to zone from U1 Urban Neighborhood 1 to U2 Urban Neighborhood 2, property located at 617 CUSHING ST, City of South Bend - PC# 0047-21. *(Audio Position: 26:25)*

Upon a motion by John Martinez, being seconded by Kyle Copelin and unanimously carried, the petition was tabled to May 17, 2021.

SOUTH BEND **PLAN COMMISSION**

- B. MAJOR SUBDIVISIONS - None for consideration
- 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. PRESENTATION – SolSmart Award and Solar Presentation by Leah Thill

Leah Thill gave a presentation on the impact of SolSmart Designations on the community.

- C. FINDINGS OF FACT - None for consideration
- D. UPDATES FROM STAFF
- E. MINUTES – March 29, 2021

Upon a motion by Scott Ford, being seconded by Sheila Niezgodski and unanimously carried, the Minutes from the March 29, 2021 Plan Commission meeting were approved.

- F. ADJOURNMENT – 4:36 p.m.



Daniel Brewer,  
President



Angela M. Smith,  
Secretary of the Commission