



OFFICE OF THE CITY CLERK

DAWN M. JONES, CITY CLERK

ZONING AND ANNEXATION

FEBRUARY 6, 2023, 4:00 P.M.

Committee Members Present: Chair Lori Hamann, Sheila Niezgodski, Karen White, James Snodgrass

Committee Members Absent: Vice-Chair Henry Davis Jr.

Agenda: Bill No. 71-22 – A Zoning Ordinance Amending Property Located at 1502 Miami St., Councilmanic District No. 3

Bill No. 78-22 – A Zoning Ordinance Amending Property Located at 1144 Corby Blvd., Councilmanic District No. 4

Members marked with an asterisk (*) are present digitally

Please note the attached link for the meeting recording:

<http://docs.southbendin.gov/WebLink/browse.aspx?dbid=0&mediaid=381543>

Committee Chair Lori Hamann called to order the Zoning and Annexation Committee meeting at 4:20 p.m.

Bill No. 71-22 – A Zoning Ordinance Amending Property Located at 1502 Miami St., Councilmanic District No. 3

Angela Smith, Zoning Administrator with offices on the 14th floor of the County-City Building, s noted that the original site was for auto repairs. This has received a favorable recommendation from the Zoning Board of Appeals.

Committee Chair Lori Hamann opened the public hearing.

Christopher Huff, 1831 College Street, South Bend IN 46628 inquired regarding storm drains and had concerns that the run-off was going into the overloaded sewer system.

Citizen Member Snodgrass motioned to send Bill No. 71-22 to the Full Council with a favorable recommendation, seconded by Committee member Niezgodski, and carried by a vote of four (4) ayes and one (1) Committee Member absent.

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| Committee Chair Lori Hammond - <i>Aye</i> | Committee member Karen White - <i>Aye</i> |
| Committee member Sheila Niezgodski - <i>Aye</i> | Citizen member James Snodgrass - <i>Aye</i> |

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| Vice Chair Henry Davis Jr. - <i>Absent</i> | |
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Bill No. 78-22 – A Zoning Ordinance Amending Property Located at 1144 Corby Blvd., Councilmanic District No. 4

Angela Smith, Zoning Administrator with offices on the 14th floor of the County-City Building, provided an overview of the ordinance. She noted that this received a favorable recommendation from the Zoning Board of Appeals.

Charlie Hayes, Owner of Five Corners LLC., noted that this is a multi-family development. There will be two buildings. For one, the main floor will be commercial and above will be residential. The utilities are already running through this area, making it easier. There has been an increase in residential units and parking since the last time this was presented. He noted that the site plan requires rezoning. This will allow for additional parking and some green space. It was noted that there has been significant neighborhood engagement for this project.

The floor was opened for public comment.

Sue Kesim, 4022 Kennedy Drive, South Bend IN 46628 asked if there were any tax abatements.

Charlie Hayes confirmed that there are none at this time, but there may be in the future. This would need to go through the appropriate process and channels.

Committee Member Niezgodski motioned to send Bill No. 78-22 to the Committee of the Whole with a favorable recommendation, seconded by Committee Member White, and carried by a vote of four (4) ayes and one (1) Committee Members absent.

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| Committee Chair Lori Hamann - <i>Aye</i> | Committee member Karen White - <i>Aye</i> |
| Committee member Sheila Niezgodski - <i>Aye</i> | Citizen member James Snodgrass - <i>Aye</i> |
| Vice Chair Henry Davis Jr. - <i>Absent</i> | |

With no further business, Committee Chair Hamann adjourned the Zoning and Annexation Committee meeting at 4:23 p.m.

Respectfully Submitted,

Lori Hamann, Committee Chair

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Please give Reasonable Advance Request when Possible