



OFFICE OF THE CITY CLERK

DAWN M. JONES, CITY CLERK

ZONING AND ANNEXATION

MARCH 13, 2023, 4:10 P.M.

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

Committee Members Absent: Henry Davis Jr.

Others Present: Dawn Jones, Victoria Trujillo, Bob Palmer, Justin LePla, Kenneth Hardy

Presenters: Angela Smith, Zoning Administrator
Alejandra Botella, Business Owner

Agenda: Bill No. 01-23 — An Ordinance Approving a Special Exception for Property Located at 2621 Mishawaka Avenue, Councilmanic District #3, South Bend, Indiana

Please note the attached link for the meeting recording:

<https://docs.southbendin.gov/WebLink/browse.aspx?dbid=0&mediaid=363895>

Committee Chair Hamann called to order the Zoning and Annexation Committee meeting at 3:55 p.m.

Bill No. 01-23 — An Ordinance Approving a Special Exception for Property Located at 2621 Mishawaka Avenue, Councilmanic District #3, South Bend, Indiana

Angela Smith, Zoning Administrator with the Department of Community Investment, with offices on the fourteenth (14th) floor of the County-City building, advised that the property used to house a pet health center and is zoned Urban Neighborhood Flex. The petitioner requires a special exception for an ice cream parlor. Façade enhancements will be completed, and windows will be added. The administration presents the bill with a favorable recommendation.

Committee Chair Hamann requested questions from the Committee.

Committee Member White asked if parking is available.

Angela Smith responded that there are at least ten (10) parking spots available in front of the business. South Bend does not mandate minimum parking requirements, and many patrons would be families travelling in one (1) vehicle.



Alejandra Botella advised that the ice cream parlor will accommodate forty (40%) to fifty (50%) clients at a time. She owned a Mexican restaurant and meat market for eleven (11) years and an ice cream parlor on the west side of town.

Committee Chair Hamann asked if exterior seating would be available in the summer.

Angela Smith responded that there would not be as the sidewalk cannot accommodate it.

Committee Chair Hamann held the public hearing, and nobody spoke.

Committee Member White motioned to send Bill No. 01-23 to the Committee of the Whole with a favorable recommendation, seconded by Committee Member Niezgodski and carried by four (4) ayes, with one (1) committee member absent.

Committee Chair Hamann– <i>Aye</i>	Citizen Member Snagraz– <i>Aye</i>
Committee Vice Chair Davis Jr.– <i>Absent</i>	Committee Member White – <i>Aye</i>
Committee Member Niezgodski– <i>Aye</i>	

With no further business, Committee Chair Hamann adjourned the Zoning and Annexation Committee meeting at 4:03 p.m.

Respectfully Submitted,

Lori Hamann, Committee Chair

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