



OFFICE OF THE CITY CLERK  
DAWN M. JONES, CITY CLERK

ZONING AND ANNEXATION

APRIL 24, 2023, 4:10 P.M.

Committee Members Present:

Lori Hamann, Henry Davis Jr., Shiela Niezgodski,  
Karen White, James Snodgrass

Presenters:

Rachel Boyle

Agenda:

Bill No. 11-23 – A Zoning Ordinance for Property  
Located at 1306 and 1330 High St. and 909 E.  
Broadway St., Councilmanic District 3

Bill No. 16-23 – A Zoning Ordinance for Property  
Located at 616 and 618 Sherman Ave.,  
Councilmanic District 1

Members marked with an asterisk (\*) are present digitally

Please note the attached link for the meeting recording:

<https://docs.southbendin.gov/WebLink/browse.aspx?dbid=0&mediaid=364385>

Committee Chair Lori Hamann called to order the Zoning and Annexation Committee meeting at 4:10 p.m.

**Bill No. 11-23 – A Zoning Ordinance for Property Located at 1306 and 1330 High St., and 909 Broadway St., Councilmanic District No. 3**

Rachel Boyles, Zoning Specialist with offices on the fourteenth (14<sup>th</sup>) floor of the County-City building, noted that this request is to implement landscaping in hopes to improve the area. It was asked if the landscaping would resolve the issues that are being faced with this property.

Committee member White motioned to table Bill No. 11-23 until May 8, 2023, seconded by Committee member Niezgodski, and carried by a vote of four (4) ayes and one (1) nay.

Committee Chair Lori Hamann - Aye	Committee Vice-Chair Henry Davis - Aye
Committee member Sheila Niezgodski - Aye	Committee member Karen White - Aye
Citizen member James Snodgrass - Nay	

**Bill No. 16-23 – A Zoning Ordinance for Property Located at 616 and 618 Sherman Ave., Councilmanic District No. 1**



CITY OF SOUTH BEND | OFFICE OF THE CLERK

Rachel Boyles, Zoning Specialist with offices on the fourteenth (14<sup>th</sup>) floor of the County-City building, noted that the project is to rebuild the building and allow for higher density in this area. The Planning Commission has given a favorable recommendation, depending that there will not be more than six (6) units on the lot.

Jordan Richardson, 1251 N Eddy St, South Bend, IN 46617, provided additional information regarding the project. There has been support from the community to redevelop this lot. There are challenges to redevelop older buildings, such as capital considerations. The developer is still looking for creative solutions within this project to cover the gap in funding. There needs to be a balance between what can be charged for rent and the cost of developing the building.

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

Committee member Henry Davis Jr. motioned to send Bill No. 16-23 with the regular amendments to the Full Council with a favorable recommendation, seconded by Committee Chair Hamann, and carried by a vote of five (5) ayes.

Committee Chair Lori Hamann - Aye	Committee Vice-Chair Henry Davis - Aye
Committee member Sheila Niezgodski - Aye	Committee member Karen White - Aye
Citizen member James Snodgrass - Aye	

With no further business, Committee Chair Hamann adjourned the Zoning and Annexation Committee meeting at 4:35 p.m.

Respectfully Submitted,

Lori Hamann, Committee Chair

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