



# OFFICE OF THE CITY CLERK

DAWN M. JONES, CITY CLERK

ZONING AND ANNEXATION

DECEMBER 11, 2023, 4:10 P.M.

Committee Members Present:

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

Presenters:

Kari Myers, Skip Morrell

Agenda:

Bill No. 73-23 – A Zoning Ordinance for Property Located at 1044 Lincolnway West, Councilmanic District No. 1

Bill No. 80-23 – A Special Exception Use Zoning Ordinance for Property Located at 1410 Ford Street, Councilmanic District No. 2

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=377391>

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

**Bill No. 73-23 – A Zoning Ordinance for Property Located at 1044 Lincolnway West, Councilmanic District No. 1**

Kari Myers, Zoning Specialist, with offices on the fourteenth (14<sup>th</sup>) floor of the County-City building, noted that this is an exception for a group residence. The home was purchased 20 years ago and was functioning as a group residence. The zoning does allow for this type of use. It has access to transit. It comes with a favorable recommendation from the Board of Zoning and Appeals. Repairs have been done to the property.

Heather Weisinger, the property manager, 1044 Lincolnway West, South Bend, IN 46616, noted that the roof patches and gutter repairs have been done. She noted that this residence helps people get back on their feet to have a decent life. It was noted that there is no lease and the charge is \$150 weekly. There is significant changeover within this home. There is the condition of one person per bedroom. Normally, special exceptions of this nature are attached to the land, but this can be specific to the property owner if the Council would like. The residence is unsupervised, but Heather Weisinger is actively involved in managing the site. She has not had any issues. It was noted that a group residence is not state regulated while a group home is. There was discussion regarding police calls due to the residence. There was discussion on if they were properly registered as a landlord.



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

Committee member Davis motioned to send Bill No. 73-23 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) nay.

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

**Bill No. 80-23 – A Special Exception Use Zoning Ordinance for Property Located at 1410 Ford Street, Councilmanic District No. 2**

Skip Morrell, Zoning Specialist with offices on the fourteenth (14<sup>th</sup>) floor of the County-City building, noted that this is a request to allow a duplex. The property was purchased as a duplex and has been functioning as a duplex. It is indistinguishable from the single-family homes in the neighborhood. This is to legalize the duplex. It comes with a favorable recommendation from the Board of Zoning and Appeals.

William Tracey, 913 Roosevelt Street, South Bend, IN 46616, the developer, noted that he is trying to be within compliance. It has been functioning as a duplex for an extensive amount of time before he purchased the building two years ago.

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

Committee member Niezgodski motioned to send Bill No. 80-23 to the Committee of the Whole with a favorable recommendation, seconded by Committee member White, and carried by a vote of five (5) ayes.

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

With no further business, Committee Chair Hamann adjourned the Zoning and Annexation Committee meeting at 4:27 p.m.

Respectfully Submitted,

Lori Hamann, Committee Chair

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