



# OFFICE OF THE CITY CLERK

DAWN M. JONES, CITY CLERK

## ZONING AND ANNEXATION

NOVEMBER 14, 2022, 4:20 P.M.

Committee Members Present: Lori Hamann, Sheila Niezgodski, Karen White

Committee Members Absent: Henry Davis Jr., James Snodgrass

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

Presenters: Rachel Boyles, Amancio Rodriguez, Jetsel Rodriguez

Agenda: Bill No. 32-22 – A Zoning Ordinance for a Special Exception Ordinance for Property Located at 316 N. Olive Street

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=359075>

Committee Chair Lori Hamann called to order the Zoning and Annexation Committee meeting at 4:42 p.m.

### **Bill No. 32-22 – A Zoning Ordinance for a Special Exception Ordinance for Property Located at 316 N. Olive Street**

Rachel Boyles, Zoning Specialist, with offices on the fourteenth (14<sup>th</sup>) floor of the County-City building requested action to allow for an automotive repair business at 316 N. Olive Street. The building was constructed in 1960 as a gas station and has an alley separating it from the residential area. This comes to the committee with a favorable recommendation from the Board of Zoning Appeals.

Amancio and Jetsel Rodriguez, 919 E. Dubail Ave. South Bend, shared that they are invested in the business and work on vehicle repairs for dealerships. There are usually three or four cars in front of the building, with additional vehicles needing repairs kept inside the garage. They have repaired the building and cleaned the site and have had no issues with neighbors.

The Committee thanked the owners for their investment and for their work repairing and cleaning the property.

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



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Committee member Sheila Niezgodski motioned to send Bill No. 32-22 to the Committee of the Whole with a favorable recommendation, seconded by Committee member Karen White, and carried by a vote of three (3) ayes and two (2) Committee Members absent.

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

With no further business, Committee Chair Hamann adjourned the Zoning and Annexation Committee meeting at 4:50 p.m.

Respectfully Submitted,

Lori Hamann, Committee Chair

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