



OFFICE OF THE CITY CLERK

DAWN M. JONES, CITY CLERK

ZONING AND ANNEXATION

AUGUST 22, 2022, 4:15 P.M.

Committee Members Present: Lori Hamann*, Henry Davis Jr., Karen L. White, Sheila Niezgodski, James Snodgrass

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

Presenters: Angela Smith, Zoning Administrator
Steve Edi, Owner of 232 Laporte Avenue

Agenda: Bill No. 30-22 – Amending the Zoning Ordinance for 1335 E. Ireland and 4427 S. Brookton
Bill No. 36-22 – Amending the Zoning Ordinance for 200 St. Louis Boulevard
Bill No. 38-22 – Amending the Zoning Ordinance for 232 Laporte Avenue

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=356973>

Committee Vice Chair Henry Davis Jr. called to order the Zoning and Annexation Committee meeting at 4:15 p.m.

Bill No. 30-22 – Amending the Zoning Ordinance for 1335 E. Ireland and 4427 S. Brookton

Angela Smith, Zoning Administrator, with offices on the fourteenth (14) floor of the City-County building, advised that the developer requested that Bill No. 30-22 be tabled until September 26, 2022, to meet with the area's property owners.

Merryl Sherwood, 1354 Oakdale Drive, South Bend, Indiana, 46614, asked if a virtual meeting would be held on September 26, 2022, and if all neighbors within three hundred (300) feet would be consulted.

Angela Smith responded that she was unsure which neighbors would be consulted and instructed the public member to email zoning@southbendin.gov her information so that it could be shared with the petitioner.

Committee Vice Chair Davis Jr. responded that the schedule has not been drafted but would be posted on the Council's website.

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Committee Member Niezgodski motioned to approve tabling Bill No. 30-22 until September 26, 2022, which was seconded by Committee Member White and carried by a vote of five (5) ayes.

Committee Chair Lori Hamann– <i>Aye</i>	Committee Member Karen L. White– <i>Aye</i>
Committee Vice Chair Henry Davis Jr. – <i>Aye</i>	Committee Member Sheila Niezgodski – <i>Aye</i>
Citizen Member James Snodgrass – <i>Aye</i>	

Bill No. 36-22 – Amending the Zoning Ordinance for 300 St. Louis Boulevard

Angela Smith requested that Bill No. 36-22 be tabled indefinitely as the Plan Commission has not yet heard it.

Committee Member Niezgodski motioned to table Bill No. 36-22 indefinitely, which was seconded by Committee Member White and carried by a vote of five (5) ayes.

Committee Chair Lori Hamann– <i>Aye</i>	Committee Member Karen L. White– <i>Aye</i>
Committee Vice Chair Henry Davis Jr. – <i>Aye</i>	Committee Member Sheila Niezgodski – <i>Aye</i>
Citizen Member James Snodgrass – <i>Aye</i>	

Bill No. 38-22 – Amending the Zoning Ordinance for 232 Laporte Avenue

Angela Smith advised that the petitioner requested to rezone 232 Laporte Avenue to U2 urban neighborhood and be granted a special exception for an existing residential structure. The structure can legally house two (2) units, although it houses three (3). The three (3) units existed when the owner purchased the property. No site plan changes were requested. The Plan Commission provided a favorable recommendation.

Steve Edi, owner of 232 Laporte Avenue, advised that he purchased the property with three (3) units in 1983. Records show the third (3) unit was built in 1958. He was unaware that the unit was illegal until he attempted to sell the property. The interested purchaser is an investor with several properties.

Committee Vice Chair Davis Jr. requested questions from the Committee to the petitioner. There were none.

Committee Vice Chair Davis Jr. requested questions from the general Council.

Councilmember Tomas Morgan asked if public notice was distributed and if responses were received.

Angela Smith responded that public notice was provided to everyone within three hundred (300) feet without response.

Committee Vice Chair Davis Jr. held the public hearing, and nobody spoke.



Committee Member White motioned to forward Bill No. 38-22 to the Committee of the Whole with a favorable recommendation, which was seconded by Committee Member Niezgodski and carried by a vote of five (5) ayes.

Committee Chair Lori Hamann– <i>Aye</i>	Committee Member Karen L. White– <i>Aye</i>
Committee Vice Chair Henry Davis Jr. – <i>Aye</i>	Committee Member Sheila Niezgodski – <i>Aye</i>
Citizen Member James Snodgrass – <i>Aye</i>	

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

Respectfully Submitted,

Lori K. Hamann, Committee Chair

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