



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

ZONING AND ANNEXATION

SEPTEMBER 12, 2022, 4:00 P.M.

Committee Members Present:

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

Others Present:

Angela Smith

Agenda:

Bill No. 32-22 – Special Exception Ordinance for
Property Located at 316 N. Olive St., Councilmanic
District #2

Bill No. 40-22 – An Ordinance Approving a Petition
for Property Located at 1702 W. Western Avenue
Councilmanic District #6

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=357323>

Committee Chair Lori Hamann called to order the Zoning and Annexation Committee meeting at 4:00 p.m.

Committee member Niezgodski motioned to hear the Bills in the opposite order, seconded by Committee member White, and carried by a vote of five (5) ayes.

Committee Chair Lori Hammond - <i>Aye</i>	Committee Vice-chair Henry Davis Jr. - <i>Aye</i>
Committee member Karen White - <i>Aye</i>	Committee member Sheila Niezgodski - <i>Aye</i>
Citizen member James Snodgrass - <i>Aye</i>	

Bill No. 40-22 – An Ordinance Approving a Petition for Property Located at 1702 W. Western Avenue Councilmanic District #6

Angela Smith, Zoning Specialist with offices on the 14th floor of the County-City Building, noted that the petition is within an urban flex district. The property was a beauty salon for twenty-five (25) to forty (40) years. The request is to change this site to be retail for a cell phone company. A variance has been granted for parking. There are landscaping requirements. The Zone of Appeals has given this a favorable recommendation.



Committee Member Niezgodski motioned to send Bill No. 40-22 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 Hammond - <i>Aye</i>	Committee Vice-chair Henry Davis Jr. - <i>Nay</i>
Committee Member Karen White - <i>Aye</i>	Committee Member Sheila Niezgodski - <i>Aye</i>
Citizen Member James Snodgrass - <i>Aye</i>	

Bill No. 32-22 – Special Exception Ordinance for Property Located at 316 N. Olive St., Councilmanic District #2

Angela Smith noted that the petitioner is not in attendance. The Committee discussed how to proceed and concluded to present. This site is an old gas station, which is being covered into a repair shop. There is a variance for parking, which was approved. The Zoning Board of Appeals gave a favorable recommendation. The neighborhood has a pedestrian focus, and this site will be an exception.

Committee Chair Hamann held the public hearing, and nobody spoke

Committee Member Niezgodski motioned to send Bill No. 32-22 to the Committee of the Whole with no recommendation, seconded by Committee Member White, and carried by a vote of four (4) ayes and one (1) nay.

Committee Chair Lori Hammond - <i>Aye</i>	Committee Vice-chair Henry Davis Jr. - <i>Nay</i>
Committee member Karen White - <i>Aye</i>	Committee member Sheila Niezgodski - <i>Aye</i>
Citizen member James Snodgrass - <i>Aye</i>	

With no further business, Committee Chair Hamann adjourned the Zoning and Annexation Committee meeting at 4:10 p.m.

Respectfully Submitted,

Lori Hamann, Committee Chair

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