



OFFICE OF THE CITY CLERK

DAWN M. JONES, CITY CLERK

ZONING AND ANNEXATION

OCTOBER 10, 2022, 4:08 P.M.

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

Committee Members Absent: Henry Davis Jr.

Others Present: Dawn Jones*, Victoria Trujillo, Bob Palmer*, Justin LePla*, Kenneth Hardy, John B. Harlan*, Zoe Tembo*, Sharon McBride*, Rachel Boyles*, Daniel Parker*

Presenters: Angela M. Smith*, Greg Sharon

Agenda: Bill No. 50-22 – A Petition of the Advisory Board of Zoning for Property Located at 832 South Bend Avenue
Bill No. 51-22 – A Petition of the Advisory Board of Zoning for Property Located at 506 N. Olive St.

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=358012>

Committee Chair Lori Hamann called to order the Zoning and Annexation Committee meeting at 4:08 p.m.

Bill No. 50-22 – A Petition of the Advisory Board of Zoning for Property Located at 832 South Bend Avenue

On a motion made, and seconded, it was resolved to send Bill No. 50-22 to the Committee of the Whole with a favorable recommendation. Motion carried.

Angela M. Smith, Zoning Administrator, offices on the fourteenth (14th) floor of the County-City building, reported that Bill No. 50-22 is a request for a special exception to construct a one-unit (1) dwelling on the property of 832 South Bend Avenue. The property is currently zoned as a neighborhood center. The special exception will allow the petitioner to continue the character of the area in a way that does not adversely affect the neighbors. The Board of Zoning Appeals has provided a favorable recommendation subject to a five-point setback on the property line.

The NC district does not have maximum building coverage. A site plan is not required for the bill.

Greg Sharon, Shamrock Realty, 1643 Commerce Dr., presented a line drawing of the site plan to the Committee. The plan is to encompass the property with an eight-to-ten (8-10) foot wrap-around

porch along the arch area, which would allow vehicles to see through the porch. The existing pavement on the lot will be removed to create a safer intersection environment.

Tim Corcoran, Director of Planning, with offices on the fourteenth (14th) floor of the County-City building, stated that the City is in the final stages of creating a safer stop light area, therefore the extra pavement scene in the presentation will be gone.

Committee Member Niezgodski motioned to send Bill No. 50-22 to the full council with a favorable recommendation, seconded by Committee Member White, and carried by a vote of four (4) ayes, with one (1) committee member absent.

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

Bill No. 51-22 – A Petition of the Advisory Board of Zoning for Property Located at 506 N. Olive St.

Committee Member Niezgodski motioned to table Bill No. 50-22 until December 12, 2022, seconded by Committee Member White, and carried by a vote of four (4) ayes, with one (1) committee member absent.

Committee Chair Lori Hamann - <i>Aye</i>	Committee Member Karen White - <i>Aye</i>
Committee Vice-Chair Henry Davis Jr. - <i>Absent</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 4:17 p.m.

Respectfully Submitted,

Lori Hamann, Committee Chair

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