



OFFICE OF THE CITY CLERK

DAWN M. JONES, CITY CLERK

ZONING AND ANNEXATION

NOVEMBER 28, 2022, 4:29 P.M.

Committee Members Present:

Lori Hamann, Henry Davis Jr., Shiela Niezgodski

Committee Members Absent:

Karen White, James Snodgrass

Presenters:

Angela Smith

Agenda:

Bill No. 62-22 – Zoning Ordinance for Property Located at 613 S. Warren St., Councilmanic District No. 6

Substitute Bill No. 65-22 – Zoning Ordinance for Property Located at 1036 and 1044 Lincolnway East, Councilmanic District No. 3

Bill No. 62-22 – Zoning Ordinance for Property Located at the Vacant Land on the East and West Sides of N. Lindenwood Dr. E. between W. Lindenwood Dr. and Auten Rd., Councilmanic District No. 1

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=359626>

Committee Chair Lori Hamann called to order the Zoning and Annexation Committee meeting at 4:28 p.m.

Bill No. 64-22 – Zoning Ordinance for Property Located at 613 S. Warren St. Councilmanic District No. 6

Angela Smith, Zoning Administrator, with offices on the fourteenth (14th) floor of the County-City Building, noted that the request is to rezone this property. There is property nearby that has the same zoning as being requested. There is no intent to change anything on the property but to make the home beauty salon legal. The Planning Commission gave this a favorable recommendation.

Linda Damilistinoco, 613 S. Warren Street, noted that she wants to reduce issues with neighbors and the City by legalizing the salon.

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



It was noted that before the petitioner opened her business, the house was in disrepair. She has rejuvenated the building with her business. The business generates local business, reducing parking needs.

Committee member Niezgodski motioned to send Bill No. 64-22 to the Committee of the Whole with a favorable recommendation, seconded by Committee Chair Hamann, and carried by a vote of three (3) ayes.

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

Bill No. 65-22 – Zoning Ordinance for Property Located at 1036 and 1044 Lincolnway East, Councilmanic District No. 3

Committee member Niezgodski motioned to accept Substitute Bill No. 65-22, seconded by Committee member Davis, and carried by a vote of three (3) ayes.

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

Angela Smith noted that there was an attempt to involve a third (3rd) vacant property beside these, but they could not find the owner. The intent is to change the zoning from industrial to residential. It is not an ideal lot for industrial. The Planning Commission gave this a favorable recommendation.

Councilmember McBride stated her excitement for this building in her district.

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

Committee member Niezgodski motioned to send Substitute Bill No. 65-22 to the Committee of the Whole with a favorable recommendation, seconded by Committee Chair Hamann, and carried by a vote of three (3) ayes.

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



Bill No. 66-22 – Zoning Ordinance for Property Located at the Vacant Land on the East and West Sides of N. Lindenwood Dr. E. between W. Lindenwood Dr. and Auten Rd., Councilmanic District No. 1

Angela Smith noted that this area is almost outside of the city. The petitioner is looking to allow detached residential in this area. There are duplexes in the area. There was discussion about if the roads would change. Drainage is a consideration and may impact roads.

Mike West, Green Development, 2186 E. Center Ave, Portage, MI, thanked Angela for all her work.

Committee Chair Hamann asked if one of the locations will remain as is, or if it will change.

Angela Smith stated that the Lindenwood location would not change.

Councilmember Lee thanked the petitioner for developing in his district and asked for clarity on what kind of homes they are looking to build.

Mike West stated that they are going to build single family detached homes, that could be used for renting.

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

Committee member Niezgodski motioned to send Bill No. 66-22 to the Committee of the Whole with a favorable recommendation, seconded by Committee member Davis Jr., and carried by a vote of three (3) ayes.

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

With no further business, Committee Chair Hamann adjourned the Zoning and Annexation Committee meeting at 4:37 p.m.

Respectfully Submitted,

Lori Hamann, Committee Chair

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