



OFFICE OF THE CITY CLERK

BIANCA L. TIRADO, CITY CLERK

ZONING & ANNEXATION

JUNE 24, 2024 4:40 P.M.

Committee Members Present:

Dr. Oliver Davis, Sheila Niezgodski, Ophelia Gooden Rodgers, Stacey Odom

Committee Members Absent:

Karen White

Others Present:

Bianca L. Tirado, Elivet Quijada-Navarro, Matthew Neal, Bob Palmer

Presenter(s):

Kari Myers, Angela Smith

Agenda:

Bill No. 23-24 – Amending Zoning Ordinance for 620 South Saint Joseph Street

Bill No. 24-24 – Amending the Zoning Ordinance for 718, 724, and 730 Turnock Street (Substitute)

Bill No. 25-24 – Amending Zoning Ordinance 215 W Marion, 502, 506, 530 N Lafayette, and Vacant Lot North of 506 Lafayette

Members marked with an asterisk (*) are in virtual attendance.

Please note the attached link for the meeting recording:

<https://docs.southbendin.gov/WebLink/browse.aspx?dbid=0&mediaid=383280>

Committee Chair Dr. Oliver Davis called to order the Personnel & Finance Committee meeting at 4:40 p.m.

Committee Chair Niezgodski introduced citizen members Angela Smith and Ross Deal.

Bill No. 23-24 – Amending Zoning Ordinance for 620 South Saint Joseph Street

Kari Myers, Department of Community of Investment, with offices on the 14th floor of the County-City building stated that Bill No. 23-24 is a request submitted by Herstoric Properties, LLC wanting to re-zone the property of 620 South Saint Joseph Street from Urban Neighborhood One (U1) to Urban Neighborhood Two (U2) to allow for a four (4) unit apartment. Due to recent fire damage the property is in need of extensive repairs and without re-zoning the owner would not be

INTEGRITY | SERVICE | ACCESSIBILITY

Elivet Quijada-Navarro
CHIEF DEPUTY CITY CLERK

Matthew Neal
DEPUTY/ DIRECTOR OF POLICY

EXCELLENCE | ACCOUNTABILITY | INNOVATION | INCLUSION | EMPOWERMENT

455 County-City Building | 227 W. Jefferson Blvd. | South Bend, Indiana 46601 | p. 574.235.9221 | f. 574.235.9173 | www.southbendin.gov



able to obtain proper permits to make the repairs. The property has been used as a four (4) unit property for forty (40) years and re-zoning would re-legalize the use. The Monroe Park Edgewater Neighborhood Plan 2023 supports the re-zoning south of South Street. Kari Myers stated that Bill No. 23-24 with a favorable recommendation from the South Bend Planning Commission.

Charity Stowe, 614 South Saint Joseph Street, stated that she acquired the property following the fire and that it was maintained as a four-plex (4).

Committee Chair Dr. Davis held the public hearing, and no members of the public spoke.

Committee Member Sheila Niezgodski motioned to send Bill No. 23-24 to the Committee of the Whole with a favorable recommendation, which was seconded by Committee Vice Chair Ophelia Gooden Rodgers and carried by a vote of four (4) ayes.

Committee Chair Dr. Oliver Davis - <i>Aye</i>	Committee Vice Chair Ophelia Gooden Rodgers – <i>Aye</i>
Committee Member Sheila Niezgodski - <i>Aye</i>	Committee Member Karen White - <i>Absent</i>
Citizen Member Stacy Odom - <i>Aye</i>	

Substitute Bill No. 24-24 – Amending the Zoning Ordinance for 718, 724, and 730 Turnock Street

Committee Member Niezgodski motioned to accept Second (2nd) Substitute Bill No. 24-24, which was seconded by Committee Member Gooden Rodgers and carried via a vote by voice.

Kari Byers, Department of Community of Investment, with offices on the 14th floor of the County-City building stated that Bill No. 24-24 is requesting to re-zone 718, 724, and 730 Turnock Street from U1, Urban Neighborhood One (1) to U2, Urban Neighborhood Two (2). The South Bend Heritage Foundation is requesting to re-zone three parcels to U2 for a multi-unit dwelling no more than four (4) units and two (2) duplexes to provide affordable housing options. These lots are part of a five (5) lot development on Turnock Street. Kari Myers stated that request is consistent with City Plan and Northeast Neighborhood Plan 2022. Kari Myers stated that Bill No. 24-24 comes with a favorable recommendation from the South Bend Planning Commission.

Angela Smith, Danch Harner & Associates, with offices located at 1643 Commerce Drive, South Bend IN 46628 stated this would be a great partnership between South Bend Heritage Foundation, Northeast Neighborhood Revitalization Organization, and Habitat for Humanity. This is a great response to the demand for affordable housing in the area.

Committee Vice Chair Gooden Rodgers asked for clarification regarding the definition of affordable housing.

Angela Smith stated in the City’s partnerships they look to rent to residents making 80% of the median household income.

Committee Chair Dr. Davis opened the public hearing.

Richard Nussbaum, 210 South Michigan Street Suit 500, stated that there have been attempts to maintain affordable housing status for these properties.

Committee Member Warner stated his excitement about this project and how this can recreate more opportunities for affordable housing projects across the City.

Committee Vice Chair Gooden Rodgers asked how many units the lots will produce.

Angela Smith stated that there will be two (2) duplexes, one (1) quad, and two (2) single family homes.

Committee Member Niezgodski motioned to send Substitute Bill *No. 24-24* to the Committee of the Whole with a favorable recommendation, which was seconded by Committee Vice Chair Gooden-Rodgers and carried by a vote of four (4) ayes.

Committee Chair Dr. Oliver Daivs - <i>Aye</i>	Committee Vice Chair Ophelia Gooden Rodgers – <i>Aye</i>
Committee Member Sheila Niezgodski - <i>Aye</i>	Committee Member Karen White - <i>Absent</i>
Citizen Member Stacy Odom - <i>Aye</i>	

Bill No. 25-24 – Amending Zoning Ordinance 215 W Marion, 502, 506, 530 N Lafayette, And Vacant Lot North of 506 Lafayette

Kari Myers, Department of Community of Investment, with offices on the 14th floor of the County-City building, stated that Bill *No. 25-24* is a rezoning request from Memorial Hospital to rezone the property from Neighborhood Center (NC) to Downtown (DT) for the development of parking. Kari Myers stated that Bill *No. 25-24* is consistent with the 2023 Northwest Plan and the Downtown Plan. This bill comes with a favorable recommendation from the South Bend Planning Commission.

Angela Smith, Danch Harner & Associates, with offices located at 1643 Commerce Drive, South Bend IN 46628, stated that this rezoning will move parking from another area to accommodate employees. There will be improved draining and a buffer for the neighborhood.

Councilmember Canneth Lee stated his excitement and support as the first (1st) district representative.

Committee Chair Davis held the public hearing, and no members of the public spoke.

Committee Member Sheila Niezgodski motioned to send Bill *No. 25-24* to the Committee of the Whole with a favorable recommendation, which was seconded by Committee Vice Chair Gooden-Rodgers and carried by a vote of four (4) ayes.

Committee Chair Dr. Oliver Daivs - <i>Aye</i>	Committee Vice Chair Ophelia Gooden Rodgers – <i>Aye</i>
Committee Member Sheila Niezgodski - <i>Aye</i>	Committee Member Karen White - <i>Absent</i>
Citizen Member Stacy Odom - <i>Aye</i>	

With no further business, Committee Chair Davis adjourned the Personnel & Finance Committee meeting at 4:55 p.m.



Respectfully Submitted,

A large, stylized handwritten signature in black ink, consisting of several overlapping loops and a long horizontal stroke extending to the right.

Dr. Oliver Davis, Committee Chair

NOTICE FOR HEARING AND SIGHT IMPAIRED PERSONS
Auxiliary Aid or Other Services may be Available upon Request at No Charge.
Please give Reasonable Advance Request when Possible