



OFFICE OF THE CITY CLERK

BIANCA L. TIRADO, CITY CLERK

ZONING & ANNEXATION

JULY 22, 2024 4:30 P.M.

Committee Members Present:

Dr. Oliver Davis, Karen White, Ophelia Gooden Rodgers, Stacey Odom, Sheila Niezgodski, Jordan Giger*

Others Present:

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

Presenter(s):

Skip Morrell

Agenda:

Bill No. 30-24 – Amending Zoning Ordinance for Property Located at 1022 E. Colfax

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?mediaid=382881&dbid=0>

Committee Chair Dr. Oliver Davis called to order the Zoning & Annexation Committee meeting at 5:15 p.m.

Bill No. 30-24 – Amending Zoning Ordinance for Property Located at 1022 E. Colfax

Skip Morrell, Zoning Specialist with offices on the 14th floor of the County-City Building, spoke regarding Bill No. 30-24 which change the parcel from Urban Neighborhood Two (U2) to Neighborhood Center (NC) which skips one (1) zoning level Urban Neighborhood Flex (UF). This would be the same zoning as the parcel next door, which is also owned by the petitioner. The petitioner intends to open a beauty shop at this location.

Justine Webb, 1022 E. Colfax Ave, South Bend IN 46617, the petitioner, speaks in support of Bill No. 30-24. Justine Webb stated that there will be issues with her insurance if the two properties are in different zoning classes.

Committee Chair Davis asked if the driveway connected to the alley in the rear of the parcel.

Justine Webb answered yes.

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Elivet Quijada-Navarro
CHIEF DEPUTY CITY CLERK

Matthew Neal
DEPUTY / DIRECTOR OF POLICY

Samuel Turck
DIRECTOR OF SPECIAL OF PROJECTS

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

Councilmember Troy Warner stated that it does need to take two (2) steps up in zoning as (UF) would be sufficient for the use of the property.

Skip Morrell stated that when two parcels are under common ownership and zoned the same they be developed as if they are the same parcel.

Committee Chair Davis asked about the insurance issue and the complaints from the Northeast Neighborhood Association.

Justine Webb stated that she does not remember the specifics of the insurance and that other parcels in the area surrounding the property are also zoned NC.

Skip Morrell stated that this parcel is outside of that neighborhood association.

Committee Member Bolden-Simpson asked what the differences are between NC and UF.

Skip Morrell stated that the building requirements are the same, but NC has more uses available to that parcel.

Councilmember Troy Warner stated that he will delay his comments until the Committee of the Whole.

Citizen Member Giger asked the petitioner how long have they owned the property.

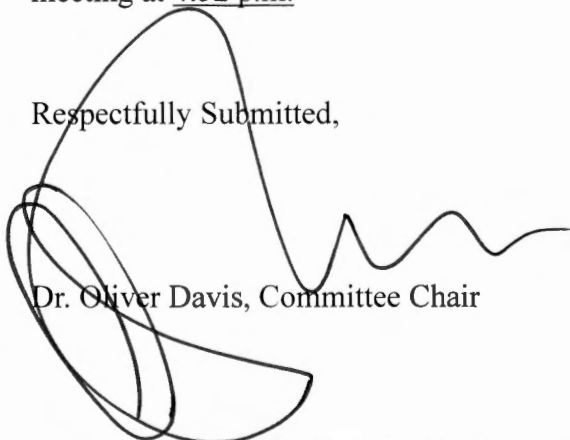
Justine Webb stated that the property had been vacant, and has been under her ownership for a year and a half.

Committee Member Giger motioned to send Bill No. 30-24 to the Committee of the Whole with a no recommendation, which was seconded by Committee Member White and carried by a vote of six (6) 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>Aye</i>
Citizen Member Stacy Odom - <i>Aye</i>	Citizen Member Jordan Giger - <i>Aye</i>

With no further business, Committee Chair Davis adjourned the Personnel & Finance Committee meeting at 4:52 p.m.

Respectfully Submitted,



Dr. Oliver Davis, Committee Chair



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