



OFFICE OF THE CITY CLERK

BIANCA L. TIRADO, CITY CLERK

ZONING & ANNEXATION

AUGUST 12, 2024 4:45 P.M.

Committee Members Present:

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

Committee Members Absent:

Jorden Giger

Others Present:

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

Presenter(s):

Kari Meyers, H.R. Jung, Nicole Lovely

Agenda:

Bill No. 35-24 – Special Exception at 802 E. Ewing Ave (*SUBSTITUTE*)

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 4:45 p.m.

Substitute Bill No. 35-24 – Special Exception at 802 E. Ewing Ave

Committee Member Karen White motioned to accept Substitute Bill No. 35-24 which was seconded by Committee Member Sheila Niezgodski and carried by a vote of five (5) ayes and one (1) Committee Member absent.

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>Absent</i>

Kari Meyers, Zoning Specialist with offices on the 14th floor of the County-City Building, spoke regarding Substitute Bill No. 35-24 which is a special exception at 802 E. Ewing Ave, South Bend IN 46613. This property was previously a church, the petitioners will change it into a LGBTQ community center. This use would not change the neighborhood around it, as center will have a similar amount of traffic as it did when this property was a church.

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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 Member White asked if anyone in the public hearing had shared concerns about this community center.

Kari Meyers stated a neighborhood had been concerned about increased traffic in the neighborhood and parking. There is a parking lot at this property, so there will not be an increase of cars parking on the street.

Committee Vice Chair Gooden Rodgers asked if there are any other properties in this rezoning.

Kari Meyers stated no.

H.R. Jung, Executive Director of The LGBTQ Center, 1313 Elington Street, South Bend IN 46628 stated that events at this community center will be regulated to day time events.

Nicole Lovely, Center 21 Circle, 1001 Parkway Ave Suite 17, Elkhart IN 46516 stated that there had not been a congregation at this church in nine (9) months as it moved to a different location due to dwindling attendance.

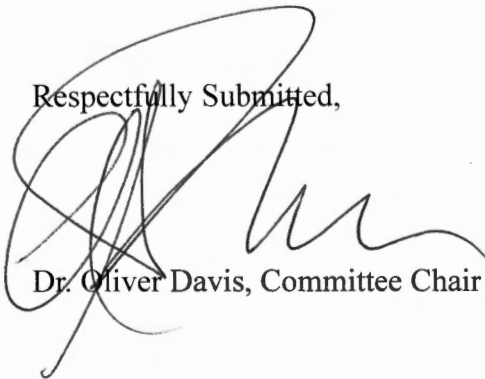
Committee Chair Dr. Davis held the public hearing and nobody spoke.

Committee Member Niezgodski motioned to send Substitute Bill No. 35-24 to the Committee of the Whole with a no recommendation, which was seconded by Committee Vice Chair Gooden Rodgers and carried by a vote of five (5) ayes and one (1) Committee Member absent.

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>Absent</i>

With no further business, Committee Chair Davis adjourned the Personnel & Finance Committee meeting at 4:54 p.m.

Respectfully Submitted,



Dr. Oliver Davis, Committee Chair

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