



City of South Bend PLAN COMMISSION

County-City Building
227 W. Jefferson Blvd. 1400S
South Bend, IN 46601
(574) 235-7627
www.southbendin.gov/zoning

MINUTES

June 17, 2024
4:00 p.m.

Council Chambers, 4th Floor
County-City Building, South Bend, IN

MEMBERS PRESENT:
Dr. Oliver Davis (virtual)
Scott Ford
Francisco Fotia
Jason Piontek (virtual)
Caitlin Stevens
Rebecca Ward
Sarah Barber

MEMBERS ABSENT:
John Martinez

ALSO PRESENT:
Michael Divita
Kari Myers
Amani Morrell
Kate Bolze
Tom Panowicz

ADMISTRATIVE ITEMS: -

A. ELECTION OF OFFICERS

(Audio Position: 04:25)

ACTION

After careful consideration, the following action was taken:

Upon a motion by Catlin Stevens, being seconded by Rebecca Ward and unanimoously carried, Francisco Fotia is nominated for and elected Vice President of the City of South Bend Plan Commission.

PUBLIC HEARING - 4:00 P.M.

A. REZONINGS:

1. A proposed ordinance of SOUTH BEND HERITAGE to zone from U1 Urban Neighborhood 1 to U2 Urban Neighborhood 2, property located at 712 N TURNOCK ST, 718 TURNOCK ST, 724 TURNOCK ST, City of South Bend - PC# 0212-24.

STAFF REPORT

The staff report was presented by Kari Myers.

Analysis: Rezoning the site to U2 Urban Neighborhood 2 will allow for residential growth and increased housing options in the neighborhood while not drastically changing the established character.

Staff Recommendation: Based on information available prior to the public hearing, the staff recommends the Plan Commission send the rezoning petition to the Common Council with a favorable recommendation.

PETITIONER

Angela Smith

INTERESTED PARTIES

Letter from Bill Steinz

Richard Nusbaum

PUBLIC COMMENT

Jessica Mccrea

After due consideration, the following action was taken:

Upon a motion by Dr. Oliver Davis, being seconded by Francisco Fotia and unanimously carried, a proposed ordinance of SOUTH BEND HERITAGE FOUNDATION to zone from U1 Urban Neighborhood 1 to U2 Urban Neighborhood 2, property located at 712, 718, and 724 TURNOCK ST, City of South Bend, is sent to the Common Council with a FAVORABLE recommendation.

2. A combined public hearing on a proposed ordinance of MEMORIAL HOSPITAL OF SOUTH BEND INC to zone from NC Neighborhood Center to DT Downtown and seeking the following variance(s): 1) from the required parking setback of 5' behind the building to 8' from the property line on Lafayette Blvd; 2) to allow parking in the established corner yard between the building and Marion St, property located at 215 W MARION ST & 502, 506, 520 and 530 N LAFAYETTE BLVD, City of South Bend - PC# 0213-24.

STAFF REPORT

The staff report was presented by Amani Morrell.

Analysis: Rezoning to DT Downtown will allow these parcels to develop collectively with the abutting DT zoned parcels under common ownership. The variances reducing the parking lot setback will allow for a full utilization of the site while still providing appropriate buffering to the sidewalk and neighboring properties. The parking setback could be reduced to 5' if the primary building – the parking garage to the north – were built up to the property line. If Navarre Street were not vacated, the proposed parking lot would not be located in a corner yard because there would be no primary building on the property.

Staff Recommendation: Based on information available prior to the public hearing, the staff recommends the Plan Commission approve the variances as presented and send the rezoning petition to the Common Council with a favorable recommendation.

SOUTH BEND **PLAN COMMISSION**

PETITIONER

Angela Smith

INTERESTED PARTIES

There was no one from the public to speak.

PUBLIC COMMENT

There was no one from the public to speak.

After due consideration, the following action was taken:

Upon a motion by Dr. Oliver Davis, being seconded by Francisco Fotia and unanimously carried, a proposed ordinance of MEMORIAL HOSPITAL OF SOUTH BEND INC to zone from NC Neighborhood Center to DT Downtown, property located at 215 W MARION ST & 502, 506, 520 and 530 N LAFAYETTE BLVD, City of South Bend, is sent to the Common Council with a FAVORABLE recommendation.

Upon a motion by Francisco Fotia, being seconded by Dr. Oliver Davis and unanimously carried, the variance(s) 1) from the required parking setback of 5' behind the building to 8' from the property line on Lafayette Blvd and 2) to allow parking in the established corner yard between the building and Marion St property located at 215 W MARION ST & 502, 506, 520 and 530 N LAFAYETTE BLVD, City of South Bend, were approved.

3. A proposed ordinance of HERSTORIC PROPERTIES LLC to zone from U1 Urban Neighborhood 1 to U2 Urban Neighborhood 2, property located at 620 S ST JOSEPH ST, City of South Bend - PC# 0214-24.

STAFF REPORT

The staff report was presented by Amani Morrell.

Analysis: Rezoning the site to U2 Urban Neighborhood 2 will allow for the restoration of a fire damaged multifamily dwelling unit that matches the character of the neighborhood.

Staff Recommendation: Based on information available prior to the public hearing, the staff recommends the Plan Commission send the rezoning petition to the Common Council with a favorable recommendation.

PETITIONER

Charity Stowe

INTERESTED PARTIES

Letter from Previous Owner

PUBLIC COMMENT

There was no one from the public to speak.

SOUTH BEND PLAN COMMISSION

After due consideration, the following action was taken:

Upon a motion by Dr. Oliver Davis, being seconded by Jason Piontek and unanimously carried, a proposed ordinance of HERSTORIC PROPERTIES LLC to zone from U1 Urban Neighborhood 1 to U2 Urban Neighborhood 2, property located at 620 S ST JOSEPH ST, City of South Bend, is sent to the Common Council with a FAVORABLE recommendation.

B. MAJOR SUBDIVISIONS - None for consideration

C. TEXT AMENDMENTS - None for consideration

ITEMS NOT REQUIRING A PUBLIC HEARING

A. MINOR SUBDIVISIONS - None for consideration

B. FINDINGS OF FACT

1 May 20, 2024

C. UPDATES FROM STAFF

This will be Kate Bolze last Plan Commission meeting as she has accepted a position with the County.

D. MINUTES

May 20, 2024

5. ADJOURNMENT

A 4:33 PM



Scott Ford, Francisco C. Folia
Vice - President



Tim Corcoran,
Interim Secretary of the Commission