



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

December 16, 2024
4:00 p.m.

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

MEMBERS PRESENT:

Sarah Barber
Dr. Oliver Davis
Scott Ford
Francisco Fotia
Jason Piontek
Caitlin Stevens

MEMBERS ABSENT:

John Martinez

ALSO PRESENT:

Michael Divita
Kari Myers
Amani Morrell
Kelly Meehan
Tom Panowicz

PUBLIC HEARING - 4:00 P.M.

A. REZONINGS - None for consideration

B. MAJOR SUBDIVISIONS:

1. SCOTTSDALE COMMUNITY CLUB MAJOR SUBDIVISION – PC# 0235-24
(Audio Position: 04:01)

STAFF REPORT

The staff report was presented by Kari Myers.

Staff Recommendation: The Staff has reviewed this subdivision and finds it that if the waiver is granted and the conditions are met, it complies with the requirements for Primary Approval as specified by the South Bend Subdivision Control Ordinance. The Staff therefore recommends that this subdivision be granted Primary Approval, subject to execution of the required water/sewer extension agreements and dedicated improvements agreement for street, drainage, and utilities, and satisfying any comments from engineering.

PETITIONER

Angela Smith, Danch, Harner & Associates, 1643 Commerce Dr., South Bend, was present on behalf of the petitioner

INTERESTED PARTIES

Courtney Roach, 4921 Blackford St was present inquiring about the type of homes that will be built on the properties.

SOUTH BEND PLAN COMMISSION

Josh Polando, 1740 Thornhill Dr., was present and inquired about the large wall on the north end of the properties not being a very marketable to the public

PUBLIC COMMENT

There was no one from the public to speak.

REBUTTAL

Angela Smith addressed the interested parties concerns: she was not aware of what type of housing will be built but given the size of the lots she did not think there would be very large homes being built. She also stated that the developer will need to address that concern of marketability, she was there to get a primary approval from a zoning perspective for the subdivision to be developed.

ACTION:

After due consideration, the following action was taken:

Upon a motion by Francisco Fotia, being seconded by Caitlin Stevens and unanimously carried, an approval of the major subdivision was granted

ITEMS NOT REQUIRING A PUBLIC HEARING

A. MINOR SUBDIVISIONS:

CARDINAL DERMATOLOGY MINOR SUBDIVISION – PC# 0234-24

(Audio Position: NONE)

STAFF REPORT

The staff report was presented by Kari Myers.

Staff Recommendation: The Staff has reviewed this subdivision and finds it complies with the requirements for approval as specified by the South Bend Subdivision Control Ordinance. The Staff therefore recommends that this subdivision be granted Approval.

After due consideration, the following action was taken:

ACTION:

Upon a motion by Francisco Fotia, being seconded by Dr. Oliver Davis and unanimously carried, an approval for the minor subdivision was granted

B. FINDINGS OF FACT - None for consideration


SOUTH BEND PLAN COMMISSION

C. MINUTES

5. ADJOURNMENT



Scott Ford, JASON PIONTEK
President



Tim Corcoran,
Interim Secretary of the Commission