



OFFICE OF THE CITY CLERK

BIANCA L. TIRADO, CITY CLERK

ZONING & ANNEXATION

JANUARY 27, 2025 5:20 P.M.

Committee Members Present:

Dr. Oliver Davis, Sheila Niezgodski*,
Ophelia Gooden-Rodgers, Karen L. White,
Henry Davis Jr., Stacey Odom

Committee Members Absent:

None

Other Council Present:

Canneth Lee, Rachel Tomas Morgan,
Sharon McBride, Troy Warner

Others Present:

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

Presenters:

Skip Morrell, Joseph Molnar

Agenda:

Bill No. 01-25 – Amending the Zoning
Ordinance for Property Located at 1408
Elwood Avenue

Bill No. 02-25 – Amending the Zoning
Ordinance for Property Located at 616
Sherman Avenue

Bill No. 03-25 – Amending the Zoning
Ordinance for Property Located at 4022 Old
Cleveland Road

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=390595>

Committee Chair Dr. Oliver Davis called to order the Zoning and Annexation Committee meeting at 5:20 p.m.

Committee Chair Dr. Davis stated that the Zoning and Annexation Committee will hold their Organizational Meeting on February 10, 2025.

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Matthew Neal
DEPUTY CITY CLERK / DIRECTOR OF POLICY

Margaret Gotsch
DIRECTOR OF SPECIAL PROJECTS

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Bill No. 01-25 – Amending the Zoning Ordinance for Property Located at 1408 Elwood Avenue

Skip Morrell, Principal Development Planner, with offices on the 14th floor of the County-City Building, stated that Bill No. 01-25 seeks to rezone land located at 1408 Elwood Avenue from Industrial (I) to Urban Neighborhood Three (U3). The land was home to Drewrys Brewery and the rezoning will help with future redevelopment of the site. The surrounding area primarily consists of a dense single-family neighborhood, and Bill No. 01-25 comes with a favorable recommendation from the South Bend Plan Commission.

Joseph Molnar, Assistant Director of Growth and Opportunity, with offices on the 14th floor of the County-City Building, stated that the City acquired the property through the tax-sale process in 2022. The property went through two (2) phases of environmental testing before planning remediation efforts. With approximately one million seven hundred thousand dollars (\$1,700,000) from the EPA, the City was able to remove fourteen thousand tons (14,000t) of debris. The City petitioned and had the Indiana Department of Environmental Management (IDEM) work to remove the underground storage tanks at a cost of two hundred and fifty thousand dollars (\$250,000). The next phase of the project will occur this summer and include the removal of the remaining building foundations as well as final partial soil removal and testing.

Committee Chair Dr. Davis requested clarification regarding the City's zoning determination.

Joseph Molnar stated that because the property is adjacent to a park and within a residential neighborhood, a zoning change from Industrial (I) to Urban Neighborhood Three (U3) would be appropriate.

Committee Member Karen White requested clarification regarding the action being requested, and stated support for continuing discussions of potential federal funding for solar panels in the area.

Joseph Molnar stated that the request is only for the rezoning.

Committee Chair Dr. Davis asked how many acres are included in the rezoning.

Joseph Molnar stated fourteen (14) acres.

Citizen Member Stacey Odom asked if a portion of the adjacent park would be taken and used for a future project on the site.

Joseph Molnar stated that taking a portion of the adjacent park is not the plan, and that the rezoning does not include the park parcel.

Committee Chair Dr. Davis opened the public hearing.

Jorden Giger 302 South Falcon Street, South Bend, IN 46619, spoke regarding federal funds for a solar microgrid.

Caleb Bauer, Director of Community Investment, with offices on the 14th floor of the County-City Building, stated that the City has explored the possibility of a microgrid and community



solar. Caleb Bauer stated that he would follow-up with Jorden Giger regarding residential solar, and stated that the rezoning would not preclude residential solar.

Committee Chair Dr. Davis requested clarity regarding the rezoning's impact on the possibility of residential solar.

Caleb Bauer stated that the Urban Neighborhood Three (U3) would not prevent any future housings from having residential solar installed.

Committee Chair Dr. Davis closed the public hearing.

Citizen Member Henry Davis Jr. stated that he is interested in solar power, and would like to see the conversation progress.

Committee Chair Dr. Davis stated that he hopes to see the discussion regarding solar progress.

Council President Canneth Lee stated that moving forward with the rezoning is an important step toward the creation of new housing.

Committee Member White stated that it is important to continue the discussion regarding solar.

Councilmember Sherry Bolden-Simpson stated that she is pleased with the progress being made at the former Drewerys site.

Citizen Member Henry Davis Jr. stated that he believes the rezoning will prevent solar discussions.

Caleb Bauer stated that the Urban Neighborhood Three (U3) zoning classification does not preclude residential solar from being installed. A two megawatt (2MW) Community Solar project would not be possible on the site regardless of zoning classification due to limited acreage.

Citizen Member Henry Davis Jr. asked how much acreage would be needed to have a two megawatt (2MW) Community Solar project.

Caleb Bauer stated that a two megawatt (2MW) Community Solar project would require over one hundred (100) acres of land.

Committee Chair Dr. Davis requested a follow-up regarding solar.

Caleb Bauer stated that he would follow-up.

Committee Vice Chair Niezgodski moved to send Bill No. 01-25 to the Committee of the Whole with a favorable recommendation, which was seconded by Committee Member Ophelia Gooden-Rodgers and carried by a vote of five (5) ayes and one (1) nay.

Committee Chair Dr. Oliver Davis - <i>Aye</i>	Committee Vice Chair Sheila Niezgodski – <i>Aye</i>
Committee Member Ophelia Gooden-Rodgers - <i>Aye</i>	Committee Member Karen L. White – <i>Aye</i>
Citizen Member Stacey Odom - <i>Aye</i>	Citizen Member Henry Davis Jr. - <i>Nay</i>



Bill No. 02-25 – Amending the Zoning Ordinance for Property Located at 616 Sherman Avenue

Committee Chair Dr. Davis requested that the petitioner(s) state their name and address and share key points before the committee.

Skip Morrell, Principal Development Planner, with offices on the 14th floor of the County-City Building, stated that Bill No. 02-25 seeks to rezone land located at 616 Sherman Avenue from Urban Neighborhood Three (U3) to Urban Neighborhood Two (U2). This project is part of the construction of several duplexes along Sherman Avenue. The owner is Property Brothers LLC, and Bill No. 02-25 comes with a favorable recommendation from the South Bend Plan Commission.

Chris Godlewski, Abonmarche, 315 West Jefferson Boulevard, South Bend IN 46601, stated that this rezoning originated with the replatting of the area from three (3) lots to four (4) lots. This rezoning will allow for more consistent zoning on Sherman Avenue.

Committee Chair Dr. Davis asked why the realignment would be beneficial

Chris Godlewski stated that the realignment would narrow the lot sizes to right-fit the homes to their respective lot sizes.

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

Council President Lee stated that he supports the creation of new houses in the first (1st) district.

Committee Member White moved to send Bill No. 02-25 to the Committee of the Whole with a favorable recommendation, which was seconded by Committee Member Gooden-Rodgers and carried by a vote of six (6) ayes.

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

Bill No. 03-25 – Amending the Zoning Ordinance for Property Located at 4022 Old Cleveland Road

Committee Chair Dr. Davis requested that the petitioner(s) state their name and address and share key points before the committee.

Skip Morrell, Principal Development Planner, with offices on the 14th floor of the County-City Building, stated that Bill No. 03-25 seeks to rezone land located at 4022 Cleveland Road from Industrial (I) to Suburban Neighborhood Two (S2). Bill No. 03-25 also includes a Use Variance for a Group Residence. The proposed use is a low-barrier intake center, which would offer residential spaces and other services to guests at the site. The proposed use is consistent with the South Bend City Plan objective H5 to support existing transitional housing providers and shelters that offer a continuum of care to move people toward self-sufficiency. Bill No. 03-25 comes with a favorable recommendation from the South Bend Plan Commission.



Joseph Molnar, Assistant Director of Growth and Opportunity, with offices on the 14th floor of the County-City Building, stated that in 2017 the South Bend Working Group on Chronic Homelessness issued a report that included a recommendation for the City to incorporate a housing first (1st) strategy for homelessness, including establishing a permanent intake center. The Redevelopment Commission approved the purchase of this property last year with the intention of it being developed as a low-barrier intake center.

Citizen Member Davis Jr. asked if there are examples of similar intake centers, and their effects on their respective communities.

Caleb Bauer stated that Indianapolis is currently developing an intake shelter, and stated that studies show that the public safety burden decreases with the presence of an intake shelter with on-site services.

Committee Chair Dr. Davis requested clarification regarding the distinction between the new intake center and the Oliver Apartments.

Caleb Bauer stated that the Oliver Apartments are permanent supportive housing that comprises of a continuum of care; whereas, the new low-barrier intake center comprises of temporary housing for those that require immediate shelter.

Committee Chair Dr. Davis asked what can be done by surrounding cities to help with the problem of homelessness.

Caleb Bauer stated that the City welcomes partnerships with neighboring jurisdictions.

Council Vice President Rachel Tomas Morgan requested clarification regarding one (1) of the variances.

Skip Morrell stated that the no building type variance would allow for multiple types of buildings on the property due to the various services and building structures requested for the project.

Committee Chair Dr. Davis opened the public hearing.

Kevin Smith, 326 West South Street, South Bend, IN 46601, spoke in favor of Bill No. 03-25.

Committee Chair Dr. Davis closed the public hearing.

Committee Member White moved to send Bill No. 03-25 to the Committee of the Whole with a favorable recommendation, which was seconded by Committee Member Gooden-Rodgers and carried by a vote of five (5) ayes and one (1) nay.

Committee Chair Dr. Oliver Davis - <i>Aye</i>	Committee Vice Chair Sheila Niezgodski – <i>Aye</i>
Committee Member Ophelia Gooden-Rodgers - <i>Aye</i>	Committee Member Karen L. White – <i>Aye</i>
Citizen Member Stacey Odom - <i>Aye</i>	Citizen Member Henry Davis Jr. - <i>Nay</i>

Citizen Member Davis Jr. stated that the Council deserves legislative assistance.

With no further business, Committee Chair Dr. Oliver Davis adjourned the Zoning and Annexation Committee meeting at 6:09 p.m.



Respectfully Submitted,

Dr. Oliver Davis, Committee Chair

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