



# 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](http://www.southbendin.gov/zoning)

## MINUTES

May 19, 2025  
4:00 p.m.

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

### MEMBERS PRESENT:

Sarah Barber  
Scott Ford  
Francisco Fotia  
Tyler Gillean  
Jason Piontek  
Caitlin Stevens

### MEMBERS ABSENT:

Dr. Oliver Davis  
John Martinez

### ALSO PRESENT:

Tim Corcoran  
Michael Divita  
Amani Morrell  
Tim Staub  
Tom Panowicz  
Kelly Meehan

### PUBLIC HEARING - 4:00 P.M.

#### A. REZONINGS:

- I. A proposed ordinance of COORSMITH PROPERTIES LLC to zone from U1 Urban Neighborhood 1 to U2 Urban Neighborhood 2, property located at 1144 SORIN ST and 1148 SORIN ST, City of South Bend - PC# 0254-25. *(Audio Position: 02:49)*

### STAFF REPORT

Analysis: Rezoning the property to U2 Urban Neighborhood 2 will allow for the development of smaller scale, compact housing that will introduce new units to the area. This rezoning and project is consistent with the Northeast Neighborhood Plan, which supports rezoning properties within the U1 District to the U2 District for sensitively designed buildings at a scale compatible with surrounding residential properties. Staff Recommendation: Based on information provided prior to the public hearing, the Staff recommends the Commission send the rezoning to the Common Council with a favorable recommendation.

### PETITIONER

### INTERESTED PARTIES

There was no one from the public to speak.

### PUBLIC COMMENT

There was no one from the public to speak.

ACTION

After due consideration, the following action was taken:

Upon a motion by Francisco Fotia, being seconded by Scott Ford and unanimously carried, a proposed ordinance of COORSMITH PROPERTIES LLC to zone from U1 Urban Neighborhood 1 to U2 Urban Neighborhood 2, property located at 1144 SORIN ST and 1148 SORIN ST, City of South Bend is **TABLED**.

B. MAJOR SUBDIVISIONS:

1. WOODHAVEN HILLS MAJOR SUBDIVISION – PC# 0253-25

*(Audio Position: 03:30)*

STAFF REPORT

The staff report was presented by Tim Staub.

Staff Recommendation: The Staff has reviewed this subdivision and finds that if the waivers are 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 the following: Adding a deed of dedication to the primary plat. Updating Outlot A to Lot 102 with an "open space easement" to define property responsibility for the open space. Wetland delineation is provided. Verification from IDNR and IDEM that stormwater basin proximity to wetlands is acceptable

PETITIONER

INTERESTED PARTIES

Joseph Csaszar, resident at 3010 S Locust, appeared in person to ask questions on whether the changes that will be made will affect his property.

PUBLIC COMMENT

There was no one from the public to speak.

ACTION

After due consideration, the following action was taken:

Upon a motion by Francisco Fotia, being seconded by Caitlin Stevens and unanimously carried, the waivers from Section 21-11.04 (b)(6) Cul-de-sac and dead-end streets, designed to be so permanently, shall not be longer than 200 feet measured along its centerline from the centerline of the intersecting street to the radius point were approved.

Upon a motion by Francisco Fotia, being seconded by Caitlin Stevens and unanimously carried, the Plan Commission finds the evidence adduced at this Plan Commission Hearing supports each element of the Staff Report, and WOODHAVEN HILLS MAJOR SUBDIVISION Subdivision therefore complies with the City of South Bend Subdivision Control Ordinance and is granted Primary Approval, subject to the following: Adding a deed of dedication to the primary plat. Updating Outlot A to Lot 102 with an "open space easement" to define property responsibility for the open space.

C. TEXT AMENDMENTS - None for consideration

ITEMS NOT REQUIRING A PUBLIC HEARING

A. MINOR SUBDIVISIONS:

1. KEENAN COURT CONDOS MINOR SUBDIVISION – PC# 0249-25

*(Audio Position: 20:23)*

STAFF REPORT

The staff report was presented by Tim Staub.

Staff Recommendation: The Staff has reviewed this subdivision and finds that if 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 the following: Making the necessary agreements if water and sewer need to be dedicated to the public and drainage calculations show that existing infrastructure meets current standards.

ACTION

After due consideration, the following action was taken:

Upon a motion by Francisco Fotia, being seconded by Caitlin Stevens and Tyler Gillean abstaining, the Plan Commission finds the evidence adduced at this Plan Commission Hearing supports each element of the Staff Report, and KEENAN COURT CONDOS MINOR SUBDIVISION Subdivision therefore complies with the City of South Bend Subdivision Control Ordinance and is granted Primary Approval, subject to the following: Making the necessary agreements if water and sewer need to be dedicated to the public and provide drainage calculations that indicate existing infrastructure meets current standards.

2. MADISON LIFESTYLE MINOR SUBDIVISION – PC# 0250-25

*(Audio Position: 22:06)*

STAFF REPORT

The staff report was presented by Tim Staub.

Staff Recommendation: The Staff has reviewed this subdivision and finds that if 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 the following: the road names being correctly identified

ACTION

After due consideration, the following action was taken:

Upon a motion by Francisco Fotia, being seconded by Scott Ford and unanimously carried, the Plan Commission finds the evidence adduced at this Plan Commission Hearing supports each element of the Staff Report, and MADISON LIFESTYLE MINOR SUBDIVISION Subdivision therefore complies with the City of South Bend Subdivision Control Ordinance and is granted Primary Approval, subject to the following: the road names being correctly identified

3. EMBERTON TAYLOR STREET MINOR SUBDIVISION – PC# 0251-25

*(Audio Position: 23:45)*

STAFF REPORT

The staff report was presented by Tim Staub.

Staff Recommendation: The Staff has reviewed this subdivision and finds that if 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 the following: Subject to each unit having its own utility connection.

ACTION

After due consideration, the following action was taken:

Upon a motion by Francisco Fotia, being seconded by Scott Ford and unanimously carried, the Plan Commission finds the evidence adduced at this Plan Commission Hearing supports each element of the Staff Report, and EMBERTON TAYLOR STREET MINOR SUBDIVISION Subdivision therefore complies with the City of South Bend

## SOUTH BEND **PLAN COMMISSION**

Subdivision Control Ordinance and is granted Primary Approval, subject to the following: Subject to each unit having its own utility connection.

### 4. WOODHAVEN RIDGE MINOR SUBDIVISION – PC# 0252-25

*(Audio Position: 24:43)*

#### STAFF REPORT

The staff report was presented by Tim Staub.

Staff Recommendation: The Staff has reviewed this subdivision and finds that if 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 the following: Providing the instrument number to #7 in General Notes when the boundary survey has been recorded if the secondary has been approved.

#### ACTION

After due consideration, the following action was taken:



Upon a motion by Francisco Fotia, being seconded by Caitlin Stevens and unanimously carried, the Plan Commission finds the evidence adduced at this Plan Commission Hearing supports each element of the Staff Report, and WOODHAVEN RIDGE MINOR SUBDIVISION Subdivision therefore complies with the City of South Bend Subdivision Control Ordinance and is granted Primary Approval, subject to the following: Providing the instrument number to #7 in General Notes when the boundary survey has been recorded if the secondary has been approved.

B. FINDINGS OF FACT - None for consideration

C. UPDATES FROM STAFF- Skip's last plan commission meeting

D. MINUTES- May 19, 2025

5. ADJOURNMENT- 4:30pm

  
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Tim Corcoran,  
Interim Secretary of the Commission  
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Jason Piontek,  
President