



## OFFICE OF THE CITY CLERK

BIANCA L. TIRADO, CITY CLERK

---

### ZONING & ANNEXATION

APRIL 28, 2025 5:20 P.M.

Committee Members Present:

Dr. Oliver Davis, Rachel Tomas Morgan,  
Karen L. White, Troy Warner, Stacy Odom

Committee Members Absent:

Henry Davis Jr.

Other Council Present:

Canneth Lee, Sherry Bolden-Simpson

Others Present:

Bianca L. Tirado, Matthew Neal, Margaret  
Gotsch, Bob Palmer

Presenter(s):

Skip Morrell

Agenda:

Bill No. 14-25 – Annexation of Two (2)  
Properties Located at the Intersection of  
Edison Road and Sundown Road (24355  
Edison Road)

Bill No. 25-24 – Resolution Adopting a  
Written Fiscal Plan and Establishing a  
Policy for the Provision of Services to the  
Edison Sundown Annexation Area

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=395098>

Committee Chair Dr. Oliver Davis called to order the Zoning and Annexation Committee meeting at 5:28 p.m.

**Bill No. 14-25 – Annexation of Two (2) Properties Located at the Intersection of Edison Road and Sundown Road (24355 Edison Road)**

**Bill No. 25-24 – Resolution Adopting a Written Fiscal Plan and Establishing a Policy for the Provision of Services to the Edison Sundown Annexation Area**

---

INTEGRITY | SERVICE | ACCESSIBILITY

Matthew Neal  
DEPUTY CITY CLERK / DIRECTOR OF POLICY

Margaret Gotsch  
DIRECTOR OF SPECIAL PROJECTS

EXCELLENCE | ACCOUNTABILITY | INNOVATION | INCLUSION | EMPOWERMENT

455 County-City Building | 227 W. Jefferson Blvd. | South Bend, Indiana 46601 | p. 574.235.9221 | f. 574.235.9173 | [www.southbendin.gov](http://www.southbendin.gov)



Committee Member Karen White moved to hear Bill *Nos. 14-25* and *25-24* together, which was seconded by Committee Vice Chair Rachel Tomas Morgan and carried by a vote of five (5) ayes with one (1) committee member absent.

Committee Chair Dr. Oliver Davis - <i>Aye</i>	Committee Vice Chair Rachel Tomas Morgan – <i>Aye</i>
Committee Member Troy Warner - <i>Aye</i>	Committee Member Karen L. White – <i>Aye</i>
Citizen Member Stacey Odom - <i>Aye</i>	Citizen Member Henry Davis Jr. - <i>Absent</i>

Skip Morrell, Principal Development Planner, with offices on the fourteenth (14<sup>th</sup>) floor of the County-City Building, South Bend, IN 46601, stated that Bill *No. 14-25* requests an annexation for property located just north of the intersection of Edison Road and Sundown Road, and just east of Saint Joseph Valley Parkway. The petitioner is Fort Wayne Logistics (FWL), LLC, and they seek to construct a thirteen thousand square foot (13,000 sq. ft.) addition to their existing site. Extension of sewer and/or water will be contingent upon the approval of the Board of Public Works, and at the expense of the developer. Skip Morrell stated that Bill *No. 25-24* seeks to adopt a fiscal plan for the annexation of land immediately north of the intersection of Edison Road and Sundown Road in German Township. Bill *No. 25-24* outlines how the City would provide utilities, fire, police, and street maintenance to the annexed area.

Chris Godlewski, Abonmarche, 315 West Jefferson Boulevard South Bend, IN 46601, stated that FWL requests this annexation because their project needs public water for fire suppression. Fort Wayne Logistics plans to install septic for wastewater.

Committee Chair Dr. Davis requested information regarding storage.

Kevin Bohn, Fort Wayne Logistics (FWL), 17540 Dublin Drive, Granger, IN 46530, stated that Fort Wayne Logistics distributes home environment products such as air purifiers, filters, fans, and heaters.

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

Committee Vice Chair Tomas Morgan moved to send Bill *No. 14-25* to the Committee of the Whole with a favorable recommendation, which was seconded by Committee Member White and carried by a vote of five (5) ayes with one (1) committee member absent.

Committee Chair Dr. Oliver Davis - <i>Aye</i>	Committee Vice Chair Rachel Tomas Morgan – <i>Aye</i>
Committee Member Troy Warner - <i>Aye</i>	Committee Member Karen L. White – <i>Aye</i>
Citizen Member Stacey Odom - <i>Aye</i>	Citizen Member Henry Davis Jr. - <i>Absent</i>

Committee Member White moved to send Bill *No. 25-24* to the Full Council with a favorable recommendation, which was seconded by Committee Member Troy Warner and carried by a vote of five (5) ayes with one (1) committee member absent.

Committee Chair Dr. Oliver Davis - <i>Aye</i>	Committee Vice Chair Rachel Tomas Morgan – <i>Aye</i>
---	---



Committee Member Troy Warner - <i>Aye</i>	Committee Member Karen L. White – <i>Aye</i>
Citizen Member Stacey Odom - <i>Aye</i>	Citizen Member Henry Davis Jr. - <i>Absent</i>

With no further business, Committee Chair Dr. Oliver Davis adjourned the Zoning and Annexation Committee meeting at 5:37 p.m.

Respectfully Submitted,

Dr. Oliver Davis, Committee Chair

**NOTICE FOR HEARING AND SIGHT IMPAIRED PERSONS**  
Auxiliary Aid or Other Services may be Available upon Request at No Charge.  
Please give Reasonable Advance Request when Possible