



OFFICE OF THE CITY CLERK

BIANCA L. TIRADO, CITY CLERK

ZONING AND ANNEXATION

MARCH 23, 2026, 5:05 P.M.

Committee Members Present:

Karen L. White, Troy Warner, Stacey Odom, Danny B. Koortz, Rachel Tomas Morgan, Dr. Oliver Davis

Committee Members Absent:

None

Other Council Present:

Ophelia Gooden-Rodgers, Shery Bolden-Simpson, Canneth Lee, Sheila Niezgowski,

Others Present:

Bianca L. Tirado, Matthew Neal, Jasmine Jackson, Veronica Pitt-Payne, Bob Palmer

Presenters:

Brian Killen, Mark Dellostritto

Agenda:

Bill No. 13-26 - Amending the Zoning Ordinance for Property Located at 911 Logan Street

Update - Zoning Ordinance Amendment Review

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=0,0,0,0,0&mediaid=406196>

Committee Chair Dr. Oliver Davis called to order the Zoning and Annexation Committee meeting at 6:14 P.M.

Update - Zoning Ordinance Amendment Review

Brian Killen, Zoning Administrator, with offices on the fifth (5th) floor of City Hall, South Bend, IN 46601, gave an overview of the upcoming update. He said the language is being updated in chapters three (3), four (4), six (6), thirteen (13), fourteen (14), and seventeen (17) of the municipal code to remove outdated zoning references. He detailed the proposed “quick fixes” to chapter twenty-one (21), which are focused around increasing the ease and flexibility of

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Jasmine Jackson
CHIEF DEPUTY CITY CLERK / CHIEF OF STAFF

Matthew Neal
DEPUTY CITY CLERK / DIRECTOR OF POLICY

Veronica Pitt-Payne
DIRECTOR OF SPECIAL PROJECTS

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development. He provided a timeline for future zoning ordinance updates.

Committee Chair Dr. Davis thanked Brian Killen and the zoning team for their work updating the ordinance. He expressed approval of the timeline.

Bill No. 13-26 - Amending the Zoning Ordinance for Property Located at 911 Logan Street

Mark Dellostritto, Zoning Specialist, with offices on the fifth (5th) floor of City Hall, South Bend, IN 46601, presented the bill. He said the petitioner is requesting to downzone the property from neighborhood center (NC) to urban neighborhood flex (UF). He noted that the properties to the north are zoned NC and the properties to the south are zoned urban neighborhood one (U1). The petitioner wants to convert the property from mixed-use to a duplex.

Citizen Member Danny B. Koontz asked about the zoning acronyms. He asked about the purpose of this rezoning.

Mark Dellostritto explained the City's definition of NC and UF zoning districts.

Citizen Member Koontz asked how the zoning change would benefit the neighborhood. He asked for examples of allowable uses.

Mark Dellostritto listed allowable uses of the property, including business and residential uses.

Committee Chair Dr. Davis asked about restrictions for business use of the property.

Mark Dellostritto said the petitioner's intention is to use the property as a single-family home, but business use would still be allowable under the UF zoning district.

Committee Chair Dr. Davis expressed concerns about the potential for late night business operating hours in residential areas.

Darryl Scott, Chief of Staff in the Mayor's Office, with offices on the sixth (6th) floor of City Hall, South Bend, IN 46601, said other provisions such as noise ordinances would still apply.

Committee Chair Dr. Davis said this topic merits further discussion in future zoning ordinance updates.

Evan Forslund, Petitioner, 1650 South Bend Avenue, South Bend, IN 46617, said his intended use of the property is a two (2)-unit dwelling. He said the downstairs unit was previously a salon, and there will be fewer cars and visitors on the property after the change.

Committee Chair Dr. Davis asked about the renovation timeline.

Evan Forslund said everything should be complete within one (1) month.

Citizen Member Koontz asked about an apparent drainage ditch on the property.

Evan Forslund said he does not know about the ditch.



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Committee Vice Chair Rachel Tomas Morgan said UF is a nice bridge between residential and higher-density commercial zoning districts.

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

Committee Member Karen L. White moved to send Bill *No. 13-26* to the Committee of the Whole with a favorable recommendation, which was seconded by Committee Vice Chair Rachel Tomas Morgan and carried by a vote of six (6) ayes.

Committee Chair Dr. Oliver Davis – <i>Aye</i>	Committee Vice Chair Rachel Tomas Morgan – <i>Aye</i>
Committee Member Karen L. White – <i>Aye</i>	Committee Member Troy Warner – <i>Aye</i>
Citizen Member Stacey Odom – <i>Aye</i>	Citizen Member Danny B. Koontz – <i>Aye</i>

With no further business, Committee Chair Dr. Davis adjourned the Zoning and Annexation Committee meeting at 6:46 P.M.

Respectfully Submitted,

Dr. Oliver Davis, Committee Chair