



OFFICE OF THE CITY CLERK

BIANCA L. TIRADO, CITY CLERK

ZONING AND ANNEXATION

APRIL 13, 2026, 5:30 P.M.

Committee Members Present:

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

Committee Members Absent:

None

Other Council Present:

Ophelia Gooden-Rodgers, Canneth Lee

Others Present:

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

Presenters:

Tim Staub, Kathy Schuth, Nathan Sprunger, Jose Guevara, Elissa Gunsorek

Agenda:

Bill No. 14-26 - Special Exception at 915 Harrison Avenue

Bill No. 15-26 - Special Exception at 1245 East Madison Street

Bill No. 16-26 - Special Exception at 1010 Fuerbringer Street

Bill No. 17-26 - Special Exception at 812 Oak Street

Bill No. 18-26 - Special Exception at 1249 Corby Boulevard

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=407303>

Committee Chair Dr. Oliver Davis called to order the Zoning and Annexation Committee meeting at 5:30 P.M.

INTEGRITY | SERVICE | ACCESSIBILITY

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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Bill No. 17-26 - Special Exception at 812 Oak Street

Committee Chair Dr. Davis stated that the petitioner requested to table Bill No. 17-26 until May 11, 2026.

Committee Member Troy Warner moved to table Bill No. 17-26, which was seconded by Committee Member Karen L. White and carried via a vote by voice.

Bill No. 14-26 - Special Exception at 915 Harrison Avenue

Tim Staub, 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 build a two (2) unit dwelling on a vacant lot in the urban neighborhood one (U1) zoning district.

Committee Chair Dr. Davis asked when the previous structure on the lot was demolished.

Tim Staub said he is unsure, but it was some time between 1960 and today.

Committee Member White asked if any residents spoke in opposition before the Board of Zoning Appeals.

Tim Staub said there have been no concerns from neighbors.

Kathy Schuth, Petitioner, 1007 Portage Avenue, South Bend, IN 46616, said this is one (1) of the Near Northwest Neighborhood (NNN)'s small-scale affordable rental projects. NNN will rent out and manage the units.

Committee Chair Dr. Davis asked what makes NNN's other rental units so successful.

Kathy Schuth said NNN builds high-quality housing and manages it well.

Citizen Member Stacey Odom asked about the monthly rental price.

Kathy Schuth said these units rent for one-thousand-fifty dollars (\$1,050) per month, including utilities. She added that this project is partially funded by federal grants.

Council President Canneth Lee spoke positively about NNN's development activity in the First (1st) District.

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

Committee Vice Chair Rachel Tomas Morgan moved to send Bill No. 14-26 to the Committee of the Whole with a favorable recommendation, which was seconded by Committee Member White 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>



Bill No. 15-26 - Special Exception at 1245 East Madison Street

Tim Staub presented the bill. He said the petitioner is seeking a special exception to demolish an existing residential building to build a side-by-side duplex on the property. He said the City will work with the petitioner to ensure the proposed design is compliant with zoning requirements.

Nathan Sprunger, Petitioner, 1511 East Jefferson Boulevard, South Bend, IN 46617, said there would be four (4) bedrooms and three (3) bathrooms in each unit of the duplex. He said his goal is to build a two (2)-story structure that fits in with the neighborhood and resembles a single-family home.

Committee Chair Dr. Davis asked about driveway locations.

Nathan Sprunger indicated where the driveways would be located on the rendering.

Committee Vice Chair Tomas Morgan asked if garages could be accessed by the alley behind the property.

Nathan Sprunger said due to changes to the proposed garage layout, garage access will be from the secondary street adjacent to the building.

Citizen Member Danny B. Koontz spoke positively about the design and its appearance within the neighborhood.

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

Tim Staub noted that a neighbor was concerned about parking. He said they referred her to the Department of Public Works to establish handicap-accessible parking space for her.

Committee Member Warner moved to send Bill No. 15-26 to the Committee of the Whole with a favorable recommendation, which was seconded by Committee Vice Chair 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>

Bill No. 16-26 - Special Exception at 1010 Fuerbringer Street

Tim Staub presented the bill. He said the petitioner is seeking a special exception to build a duplex on a vacant parcel of land. He said the parcel has been vacant for forty (4) years and the previous residential structure was demolished in 1986.

Jose Guevara, Petitioner, 418 Rosewood Drive, Mishawaka, IN 46544, said his goal in building the duplex is to bring more affordable rental units to the area. He mentioned his affiliation with the Town Makers group.



Committee Member Warner thanked the petitioner for his investment and spoke positively about the Town Makers group.

Council President Lee thanked the petitioner for his investment and commitment to affordable housing.

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

Committee Vice Chair Tomas Morgan moved to send Bill No. 16-26 to the Committee of the Whole with a favorable recommendation, which was seconded by Committee Member Warner 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>

Bill No. 18-26 - Special Exception at 1249 Corby Boulevard

Tim Staub presented the bill. He said the petitioner is requesting a special exception to build a duplex on a vacant lot. He said the petitioner has built other duplexes on Corby, including the duplex on the adjacent property. They are varying the designs to give the neighborhood variety.

Committee Vice Chair Tomas Morgan asked if any residents spoke in opposition before the Board of Zoning Appeals.

Tim Staub said there have been no concerns from neighbors.

Council President Lee asked about the construction timeline.

Elissa Gunsorek, Petitioner, 7821 Morse Road, Columbus, OH 43054, said they will be ready to submit for a building permit in one (1) to two (2) weeks. She said they are being intentional about the selection of materials and colors to ensure the properties do not look “cookie-cutter”.

Citizen Member Koontz asked if the property would have an absentee landlord.

Elissa Gunsorek said the units will be listed for sale.

Citizen Member Odom asked about the expected sale price.

Elissa Gunsorek said they expect to list each unit for approximately seven-hundred-thousand dollars (\$700,000).

Committee Member Warner said he has driven past the petitioner’s other duplexes on Corby Boulevard, and he complimented their appearance.

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



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Committee Member White asked if the zoning ordinance will be updated to reduce the number of special exception requests for duplexes.

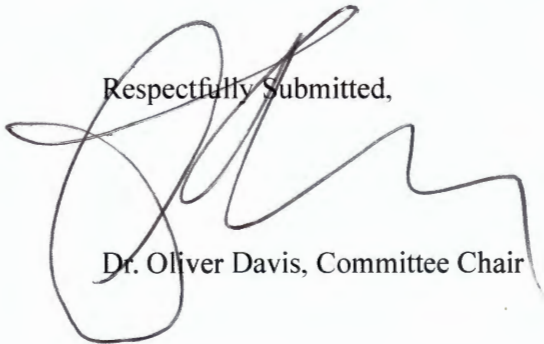
Tim Staub said there are currently no changes to the special exception requirement for duplexes in the next zoning ordinance update.

Committee Member Warner moved to send Bill No. 18-26 to the Committee of the Whole with a favorable recommendation, which was seconded by Committee Chair Dr. Davis 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 6:02 P.M.

Respectfully Submitted,



Dr. Oliver Davis, Committee Chair