



OFFICE OF THE CITY CLERK

BIANCA L. TIRADO, CITY CLERK

ZONING AND ANNEXATION

MAY 11, 2026, 4:30 P.M.

Committee Members Present:

Karen L. White, Troy Warner, Kay Farlow
(*arrived late*), Stacey Odom, Rachel Tomas
Morgan, Dr. Oliver Davis

Committee Members Absent:

None

Other Council Present:

Sheila Niezgodski

Others Present:

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

Presenters:

Tim Staub, Jose Guevara, Cynthia Mene,
Consuela Hopkins, Bennett Bensman

Agenda:

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

Bill No. 23-26 - Special Exception at 2525
Bertrand Street

Bill No. 24-26 - Special Exception at 1110
North Huey Street

Bill No. 25-26 - Special Exception at 505 &
507 Blaine Street

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=0,0,0,0,0,0&mediaid=408601>

Committee Chair Dr. Oliver Davis called to order the Zoning and Annexation Committee meeting
at 4:30 P.M.

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

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

EXCELLENCE | ACCOUNTABILITY | INNOVATION | INCLUSION | EMPOWERMENT

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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 seeking approval to build a stacked duplex in an urban neighborhood one (U1)-zoned district using one of the City's pre-approved designs. He said the project would activate a parcel that has been vacant for over fifteen (15) years.

Jose Guevara, Petitioner, 418 Rosewood Drive, Mishawaka, IN 46544, said he wants to build a duplex to bring more housing units to the area. He said the units will be rented, not sold.

Committee Vice Chair Rachel Tomas Morgan asked the petitioner if he is both the owner and developer.

Jose Guevara confirmed that is correct.

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

Committee Member Troy Warner expressed excitement for the petitioner's investment in the City.

Committee Member Warner moved to send Bill No. 17-26 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 Troy Warner – <i>Aye</i>	Committee Member Karen L. White – <i>Aye</i>
Citizen Member Stacey Odom – <i>Aye</i>	Citizen Member Kay Farlow – <i>Aye</i>

Bill No. 23-26 - Special Exception at 2525 Bertrand Street

Tim Staub presented the bill. He said the petitioner is seeking approval to build a side-by-side duplex in a U1-zoned district using one of the City's pre-approved designs. He said the project would activate a parcel that has no history of development.

Cynthia Mene, Petitioner, 2724 Trader Court West, South Bend, IN 46628, spoke on behalf of the development company Homey LLC. She said their goal is to build more affordable housing, noting that their other rental properties have received a high volume of applications.

Committee Vice Chair Tomas Morgan asked the petitioner to confirm whether she is using one of the City's pre-approved plans.

Cynthia Mene confirmed that is correct.

Committee Member Karen L. White asked the petitioner if she plans to build more units in the neighborhood.

Cynthia Mene said she would like to build more units if she can acquire more land.

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



Committee Member White moved to send Bill No. 23-26 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 Troy Warner – <i>Aye</i>	Committee Member Karen L. White – <i>Aye</i>
Citizen Member Stacey Odom – <i>Aye</i>	Citizen Member Kay Farlow– <i>Aye</i>

Bill No. 24-26 - Special Exception at 1110 North Huey Street

Tim Staub presented the bill. He said the petitioner is seeking approval to convert an existing single-family home to a duplex in a U1-zoned district. He said the duplex would have a ground-floor unit and a basement unit, providing additional housing to the neighborhood.

Committee Vice Chair Tomas Morgan asked Tim Staub to clarify whether the petitioner is adding a second (2nd) floor to the structure.

Tim Staub said the petitioner is converting the basement to a dwelling unit, and they are constructing a separate entrance.

Committee Vice Chair Tomas Morgan asked about the location of the entrance for the basement unit.

Tim Staub said the entrance for the basement unit would be off the rear of the structure.

Consuela Hopkins, Petitioner, 2201 Lincoln Way West, South Bend, IN 46628, said the home was previously a nuisance property and she purchased it to improve the neighborhood. She said this was a significant investment, and it will not be profitable as a single rental unit.

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

Committee Vice Chair Tomas Morgan thanked the petitioner for investing in the neighborhood.

Committee Vice Chair Tomas Morgan moved to send Bill No. 24-26 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 Troy Warner – <i>Aye</i>	Committee Member Karen L. White – <i>Aye</i>
Citizen Member Stacey Odom – <i>Aye</i>	Citizen Member Kay Farlow– <i>Aye</i>

Bill No. 25-26 - Special Exception at 505 & 507 Blaine Street

Tim Staub presented the bill. He said the petitioner is seeking approval to build a side-by-side duplex on two (2) vacant lots in a U1-zoned district. He said there will be one (1) housing unit on each parcel with a shared wall on the lot line. He said the project would activate two (2) parcels that have been vacant for over fifteen (15) years. He disclosed that they heard one (1) concern about street parking, and the zoning staff are working with the petitioner to solve the potential issue.



Committee Chair Dr. Davis asked if the parking concern is now resolved or if the issue is ongoing.

Tim Staub said the issue is currently ongoing.

Bennett Bensman, Petitioner, 1704 Bellefontaine Street, Indianapolis, IN 46202, spoke on behalf of the development company Affordable HomeMatters. He said the project is part of Intend Indiana's five (5)-year plan to build ninety-two (92) affordable housing units in the Lincoln Park neighborhood. He said each side of the duplex will be one-thousand-five-hundred (1,500) square feet, three (3) bedrooms, and two (2) bathrooms. He said the project will provide two (2) home ownership opportunities in the neighborhood.

Committee Vice Chair Tomas Morgan asked if the homes will be offered for sale or for rent.

Bennett Bensman said they are for sale, and they are affordable housing.

Committee Vice Chair Tomas Morgan asked if "affordable" means income-eligible.

Bennett Bensman said that is correct. He said one unit will be available for households earning less than eighty-percent (80%) area median income (AMI), and the other unit will be available for households earning between eighty percent (80%) and one-hundred-twenty percent (120%) AMI.

Citizen Member Stacey Odom asked if the units will be sold together or separately.

Bennett Bensman said they will be sold separately.

Citizen Member Kay Farlow asked about the plan to address maintenance issues with two (2) separate homeowners.

Bennett Bensman said there is a "common wall" agreement that is recorded with the sale of the property.

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

Committee Vice Chair Tomas Morgan expressed appreciation for the petitioner's continued investment on the City's west side.

Committee Member Warner noted that this duplex part of a five (5)-year partnership between the City of South Bend and Intend Indiana. He expressed excitement for the project.

Committee Vice Chair Tomas Morgan moved to send Bill No. 25-26 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 Troy Warner – <i>Aye</i>	Committee Member Karen L. White – <i>Aye</i>
Citizen Member Stacey Odom – <i>Aye</i>	Citizen Member Kay Farlow– <i>Aye</i>

Committee Chair Dr. Davis thanked Committee Member Warner for his service on the Committee and wished him well in his new role as the Mayor's Chief of Staff. He welcomed Citizen Member



Farlow to the Committee.

With no further business, Committee Chair Dr. Davis adjourned the Zoning and Annexation Committee meeting at 5:00 P.M.

Respectfully Submitted,

Dr. Oliver Davis, Committee Chair