

**SOUTH BEND PLANNING COMMISSION MINUTES**  
**ZOOM PUBLIC HEARING**  
**AUGUST 20, 2020**  
**12:30 PM**

John Kliem with Creative Community Solutions started off with giving zoom pointers.

The meeting was called to order by Chairperson Scot Pearson at 12:32 pm followed by roll call by Secretary Porter. Members present: Commissioner Pearson, Commissioner Harris, Commissioner McHugh, Commissioner Hamlin, City Supervisor Houk, Secretary Porter. Commissioner Olsen was absent.

Chairperson Pearson called the public hearing to order at 12:36 pm. Chairperson Pearson stated this public hearing is for a preliminary short subdivision application submitted by the Zaremba Group, LLC. This application proposes subdividing an 8.07-acre lot into four smaller lots. The project location is along the north side of the 300 Block of Robert Bush Drive.

Chairperson Pearson asked questions for the record. Therefore, I would like to ask if anyone in the audience objects to the participation of any member of this Commission in this public hearing. If so, please state reason for objection by raising your hand and give your reason. **No response**

Is there anyone in the audience who believes that the public was not notified in a timely manner? If so, please raise your hand and give your reason. **No response**

Is there anyone in the audience who believes that this Commission does not have jurisdiction in these matters? If so, please raise your hand and give your reason. **No response**

Do any of the Commission members have an interest in this property or issue? Do any of you stand to gain or lose any financial benefit because of the outcome of this hearing? Can you hear and consider this in a fair and objective manner? If so, please raise your hand and state your interest, benefit, or inability to do this in a fair and objective manner. **No response**

Have any of the Commission members engaged in communication outside this hearing with opponents or proponents on the issue to be

heard? Is so, that member must place on the record the substance of any such communication so that other interested parties may have the right at this hearing to rebut the substance of the communication.

Commissioner Harris and Commissioner McHugh said they had a conversation over the phone.

Commissioner Hamlin said that he had people send him Facebook messages and told them he couldn't discuss it.

Mr. Kliem read for the record the summary of recommendation.

Secretary Porter read a summary of written and emailed correspondence for the record.

Chairperson Pearson asked the applicants to speak.

Ross Jarvis with SCJ Alliance gave a brief overview of where the 9100 sq ft building would go. The Dollar General Store is like a Walgreen's but without the pharmacy.

Todd Hamula with Zaremba Group LLC, stated that they don't own the property yet.

Chairperson Pearson asked for public comment.

Citizen Craig Spredeman read his email for the record. Rosemarie LeClair read her email for the record.

Commissioner Hamlin made a motion to close the public hearing at 1:21pm. The motion was seconded by Commissioner Harris. **Vote: 4 Ayes, 0 Noes, 1 Absent**

Commissioner Hamlin commented that he feels the criteria has been met with the short subdivision and why an exchange of property can't be done between two private property owners based on how code is written.

Commissioner McHugh asked questions regarding Section B in the Comprehensive Plan/Code regarding the short subdivision. Mr. Kliem gave an explanation.

Chairperson Hamlin made a motion to approve the short subdivision based on the findings and facts of the sample that was provided to the Planning Commission be sent to South Bend City Council. The motion was seconded by Commissioner Harris. **Vote: 3 Ayes, 1 Noes, 1 Absent**

The meeting was adjourned at 1:45 pm.

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Scot Pearson  
Vice Chairperson

Attest: \_\_\_\_\_  
Kim Porter  
Secretary