

**THE AREA PLAN COMMISSION  
OF ST. JOSEPH COUNTY, IN**

**AGENDA**

Tuesday, March 20, 2018  
3:30 p.m.

Fourth-Floor Council Chambers  
County-City Building, South Bend, IN

**PUBLIC HEARINGS**

Rezoning:

- A. A proposed ordinance of South Bend Redevelopment Commission to zone from GB General Business District and MU Mixed Use District to MU Mixed Use District and CBD Community Business District, property located at the Northwest and Northeast Corners of Western and William and the Southwest Corner of Wayne and William, City of South Bend - APC# 2861-18.
- B. A combined public hearing on a proposed ordinance of PKJ Leasing, LLC., and The 4000 Group to zone from LI Light Industrial District to GI General Industrial District and seeking a Special Exception Use to allow vehicle removal and storage / outdoor storage in excess of 50%, and seeking the following variance(s): 1) from the required 30' minimum front yard and building setback to 0'; 2) from the required 100' minimum side residential bufferyard to 0'; 3) from the required screening of outdoor storage to none; 4) to allow barbed wire on a fence located between the front façade of the primary building and the front lot line; 5) to allow a fence and storage area within the minimum 10' clear sight area; 6) from the required landscaping of required perimeter yards and residential bufferyards to none; 7) from the required foundation landscaping to none; 8) from the required parking area screening to none and 9) from the required 11 parking spaces to 0, property located at the East Side of Olive Street between Calvert Street and Delaware Street, City of South Bend- APC# 2862-18.
- C. A proposed ordinance of Harold & Laverne Foos to zone from R: Single Family District to B: Business District, property located at 15615 State Road 23, St. Joseph County - APC# 2864-18.

**ITEMS NOT REQUIRING A PUBLIC HEARING**

1. Miscellaneous:

- A. Findings of Fact for granting Variances for property located at 14017 Dragoon Trail, St. Joseph County – APC #2856-17.
- B. Findings of Fact for granting Variances for property located at 10250 McKinley, St. Joseph County – APC #2857-17.
- C. Findings of Fact for granting Variances for property located at 2104, 2108 and 2112 E. Mishawaka Avenue and 914 and 918 S. 21<sup>st</sup> Street, City of South Bend – APC #2858-17.

2. Executive Director's Report:

3. Minutes (Nov, Dec, Jan, & Feb) and Expenditures:

4. Adjournment:



















