

CITY OF PERU PERU PLAN COMMISSION



Date: May 30th, 2023

Time: 6:00 pm

Place: Peru City Hall- Common Council Room
35 S. Broadway Peru, Indiana

PERU PLAN COMMISSION

Call to Order: Joe Molyneux

Time: 6:00pm

ROLL CALL: Rick Day (A), Sandi Faust (A), Joe Molyneux (P), Dave Moon (P), Patricia Russell (P), Ron Rylands (P), Dennis See (P), Drew Stevenson (P)

READING & APPROVING PREVIOUS MONTH'S MINUTES

Motion to waive the reading and accept the minutes

1st: Ron Rylands 2nd: Dave Moon

ALL IN FAVOR

OLD BUSINESS:

- Rezone parcel 52-08-27-401-030.000-016, commonly known as 121 E Canal from I-1 to I-2
 - Petitioner re-canted request - changed name to remove recycling from their name and so no longer believes there is a need for a zoning change to I2. Business dismissed.

NEW BUSINESS

- Partial alley vacation located between parcel #52-08-27-217-009.000-016 commonly known as 202 E 8th and parcel #52-08-27-217-008.000-016, commonly known as 214 E 8th.

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Petitioner Ron Wilson explained that a few years back one side of 8th St was closed to parking and they have been parking in the alley since. They want to close this section of the alley for parking purposes. Joe Molyneux explained that if they decided to fence off any of the alley that was vacated that Peru Utilities would need to be able to access that area. Mr. Wilson explained they do not want to put up fencing. A neighbor spoke, just stated he wanted to make sure the entire alley isn't being closed. Ron Rylands asked if emergency services could get through and it is confirmed that they can enter from the north end if needed. Discussion about making sure parking was only in the designated vacated ally. The board approved the recommendation unanimously.

Motion to vote: 1st: _____ 2nd: _____

ROLL CALL:

Joe Molyneux	<u>X</u> YES	___ NO
Dave Moon	<u>X</u> YES	___ NO
Patricia Russell	<u>X</u> YES	___ NO
Ron Rylands	<u>X</u> YES	___ NO
Dennis See	<u>X</u> YES	___ NO
Drew Stevenson	<u>X</u> YES	___ NO

OLD BUSINESS:

- Discuss ordinance 151.064 Lot sizes.

Discussion of board for the lot sizes for single dwelling on community sewage. Ron Rylands stated he checked with surrounding cities, Greensburg and Martinsville, 2 classes above Peru as cities, on the size of their lots. 6,000 and 8,000 respectively. He believes that the proposed

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size of 4,000 sq feet is too small. Joe Molyneux stated that the average size of the lots in Peru are 4,000 sq feet and this would allow people to build a new home on an existing lot in town. Patricia Russell stated that the homes could be small or built up. Dave Moon asked if homes could be built with the existing setbacks. Joe confirmed they could based on the size of the house being built. Rebecca stated the homeowners could get a variance if there was a need. The board approved the recommendation 5-1

Motion to vote: 1st: _____ 2nd: _____

ROLL CALL:

Joe Molyneux	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Dave Moon	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Ron Rylands	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
Patricia Russell	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Dennis See	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO
Drew Stevenson	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO

ADJOURNMENT

1st: Joe Molyneux 2nd: Ron Rylands

Time: 6:21 pm

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