

**CITY OF PERU COMMON COUNCIL MINUTES**

**PERU CITY HALL, COUNCIL CHAMBERS**

**PERU, INDIANA**

**October 2, 2023**

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Mayor Hewitt called the regularly scheduled meeting of the Common Council to order at 6:00 pm on October 2, 2023. The following members were present: Tom Gustin, Mark Ramsey, Peter Sahaidachny, Patricia Russell, Kathleen Plothow and Betsy Wolfe.

Others present were Mayor Hewitt, City Clerk/Treasurer Kurt Krauskopf, City Attorney Dustin Kern, department heads and other interested persons and members of the community.

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**PLEDGE OF ALLEGIANCE** - led by Patricia Russell

**INVOCATION** – led by Kristin Moon

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**ROLL CALL** – Gustin, Ramsey, Russell, Sahaidachny, Plothow and Wolfe were all present.

**READING & CORRECTING JOURNAL** - of minutes of the Regular Meeting on September 11, 2023

Councilperson Wolfe noted that the roll call vote for from the previous meeting recorded 7 ayes. There were, in fact, only 6 councilpersons present as Councilperson Russel had been absent. Councilperson Wolfe moved, seconded by Councilperson Ramsey, to suspend the rules and to adopt the minutes as amended.

Roll Call: 6 Ayes 0 Nays

**MOTION CARRIED**

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Communications:

Wolfe: Nothing to report.

Ramsey: Reported on the Animal Control Department. They currently have 5 dogs. Leaf pick-up is tentatively scheduled to begin on November 1st.

Russell: The recently held airport open house was able to donate \$1200 to Circus City Festival

Sahaidachny: Reminded people of the St Vincent de Paul event taking place on West Canal and 10/8

Gustin: The city received a \$50,000 donation from T-Mobile for benches, trash cans and bike racks for used in downtown Peru.

Plathow: Ordinance Review Committee is meeting on 10/5 Planning for DORA

Anderson: absent.

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**OLD BUSINESS**

**RESOLUTION # 20-2023**

FOR APPROPRIATIONS AND TAX RATES State Form 55865 (7-15) Approved by the State Board of Accounts, 2015 Prescribed by the Department of Local Government Finance Budget Form No. 4

Be it ordained/resolved by the Peru Common Council that for the expenses of PERU CIVIL CITY for the year ending December 31, 2024, the sums herein specified are hereby appropriated and ordered set apart out of the several funds herein named and for the purposes herein specified, subject to the laws governing the same. Such sums herein appropriated shall be held to include all expenditures authorized to be made during the year, unless otherwise expressly stipulated and provided for by law. In addition, for the purposes of raising revenue to meet the necessary expenses of PERU CIVIL CITY, the property tax levies and property tax rates as herein specified are included herein. Budget Form 4-B for all funds must be completed and submitted in the manner prescribed by the Department of Local Government Finance. This ordinance/resolution shall be in full force and effect from and after its passage and approval by the Peru Common Council.

Clerk Treasurer Krauskopf informed the council of an error in the budget preparation. Line-item code 320 under the Board of Works was over budgeted by \$80,000. This is for communications and postage. He explained the Council could vote to reduce this amount, or leave it in the budget, knowing that there was an error but most likely wouldn't be spent. The council decided to leave the budget as it was presented.

A motion was made by Councilperson Sahaidachny, seconded by Councilperson Ramsey, to adopt Resolution 20-2023

Roll Call: 5 Ayes 1 Nay (Wolfe)

**MOTION CARRIED**

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## NEW BUSINESS

A motion was made by Councilperson Wolfe, seconded by Councilperson Plothow, to remove Ordinance 21-2023 from the table. Motion carried with a vote of 6 Ayes, 0 Nays.

### AN ORDINANCE TO AMEND 151.080 (C)(10)(12)

**WHEREAS**, the City of Peru Plan Commission has request amendments to the Zoning Code and has caused public notice to be placed in the Peru Tribune; and

**WHEREAS**, Section 151.0080(C)(10) of the City of Peru Code of Ordinances shall be amended to reflect necessary changes; and

**WHEREAS**, it is in the best interest of the City of Peru, that Section 151.0080(C), (10) and (12) of the City of Peru Code of Ordinances be amended to reflect necessary changes.

**NOW THEREFORE, BE IT HEREBY ORDAINED BY THE COMMON COUNCIL OF THE CITY OF PERU, INDIANA**, That:

1. It is in the best interest of the City of Peru to amend Section 151.080(C), (10) and (12) of the City of Peru Zoning Code of Ordinances.

2. Section 151.080 (C) currently reads as follows:

**(C) Prior discussion and approval shall be required from the agent of City of Peru Plan Commission prior to fence installation at said specified sites.**

**(10) Fences shall be no greater than eight feet in height along the side and rear of the front properties with Zoning Administrator approval, not greater than 4 feet in height along the front property line in all residential zoned areas. Fences shall be at least 18 inches (45.72cm) from the sidewalk or alley, all gates will swing inward. It is recommended that fences are erected at least one inch (2.54 cm) inside property line and post shall be placed inside toward the property of fence owner.**

**(12) Fences shall be set no closer than 4 inches (10.2 cm) from the front of the property corners. Any exceptions shall be at the discretion of the City of Peru Plan Commission per recommendation the agent of said Commission. (See division (A)(5) for reference to sidewalk encroachment.)**

3. To reflect the necessary amendments to Section 151.080 (C), (10) and (12) of the City of Peru Code of Ordinance Book, said Section shall now be amended to read as follows:

**(C) Prior permit, discussion and approval shall be required from the agent of City of Peru Plan Commission prior to fence installation.**

**(10) Fences shall be no greater than eight (8) feet in height along the side and rear of**

**the front properties with Zoning Administrator approval, not greater than four (4) feet in height along the front property line in all residential zoned areas. Fences shall be at least eighteen (18) inches (45.72cm) from the alley, all gates will swing inward. It is recommended that fences are erected at least one inch (2.54 cm) inside the property line and posts shall be placed inside toward the property of the fence owner.**

Haley Hewitt, representing the Building Department, explained this ordinance. The only item changing in this ordinance from 151.080 was the setback requirements from the property line. The council asked a few questions for clarification.

A motion was made by Councilperson Wolfe, seconded by Councilperson Plothow to adopt Ordinance 20-2023. Motion carried with a vote of 6 Ayes, 0 Nays

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Councilperson Wolfe moved, seconded by Councilperson Russell, to consider Ordinance 22-2023. Motion carried with a vote of 6 Ayes, 0 Nays

**CITY OF PERU COMMON COUNCIL**  
**ORDINANCE # 22, 2023**

**AN ORDINANCE TO AMEND 151.078**

**WHEREAS**, the City of Peru Plan Commission has request amendments to the Zoning Code and has caused public notice to be placed in the Peru Tribune,

**WHEREAS**, Section 151.078(B)(1) of the City of Peru Code of Ordinances shall be amended to reflect necessary changes,

**WHEREAS**, it is in the best interest of the City of Peru, that Section 151.078(B)(1) of the City of Peru Code of Ordinances be amended to reflect necessary changes,

**NOW THEREFORE, BE IT HEREBY ORDAINED BY THE COMMON COUNCIL OF THE CITY OF PERU, INDIANA**, That:

1. It is in the best interest of the City of Peru to amend Section 151.078(B)(1) of the City of Peru Zoning Code of Ordinances.

2. **Section 151.078(B)(1) currently reads as follows:**

(1) **Have been constructed after January 1, 1981;**

3. To reflect the necessary amendments to Section 151.078 (B)(1) of the City of Peru Code of Ordinance Book, said Section shall now read as follows:

151.078 (B)(1) ~~Have been constructed after January 1, 1981;~~ Shall have been manufactured within fifteen (15) years prior to the date the permit to place was requested.

Joe Molyneux from the planning commission explained that the existing ordinance stated that manufactured homes had to have been manufactured after 1/1/1981. That means that homes could be placed throughout Peru that are already over 40 years old. In an effort to upgrade the appearance of the city, they are proposing that the wording be changed to within 15 of the date the permit to place was requested.

Councilperson Plothow voiced some concerns from people on Facebook had registered not wanting to change the requirement. Mr. Molyneux explained that we need to make this change to improve the appearance and quality of homes in the city.

Councilperson Russell moved, seconded by Councilperson Gustin, to adopt Ordinance 22-2023.

Motion carried with a vote of 5 ayes, 1 nay.

#### **MOTION CARRIED**



Councilperson Wolfe moved, seconded by Councilperson Russell, to consider Ordinance 23-2023. Motion passed with a vote of 6 ayes, 0 nays.

### **CITY OF PERU COMMON COUNCIL** **ORDINANCE 23, 2023**

#### **AN ORDINANCE TO AMEND ORDINANCE 151.006 (B)**

**WHEREAS**, the City of Peru Plan Commission has request amendments to the Zoning Code and has caused public notice to be placed in the Peru Tribune.

**WHEREAS**, Section 151.006(B) of the City of Peru Code of Ordinances shall be amended to reflect necessary changes.

**WHEREAS**, it is in the best interest of the City of Peru, that Section 151.006(B) of the City of Peru Code of Ordinances be amended to reflect necessary changes,

(6) Area variance	\$160
(7) Planned Unit Development	\$300
(8) Subdivisions	\$300 plus \$10 per lot
(9) Signs	\$50 Per Sign
(10) Home Occupations	\$20

Haley Shuck explained that we are actually reducing our fees to fall in line with surrounding communities.

Councilperson Wolfe moved, seconded by Councilperson Anderson, to adopt Ordinance 23-2023. Motion carried with a vote of 6 Ayes, 0 Nays.

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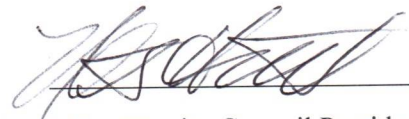
**Communications:**

Councilperson Russell reminded everyone about the Trunk or Treat scheduled to take place in Maconaquah Park on October 21 from 5 to 8 pm

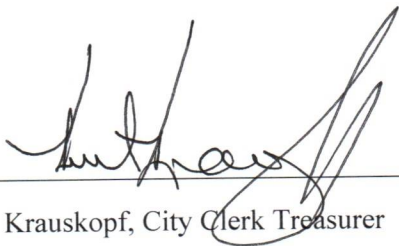
**ADJOURNMENT:**

There being nothing further, Councilperson Wolfe moved to adjourn the meeting, seconded by Councilperson Ramsey. Motion carried.

**MEETING ADJOURNED**



Miles Hewitt, Council President  
Mayor of Peru Indiana



Kurt Krauskopf, City Clerk Treasurer  
City of Peru, Indiana