

**February 16, 2023 BOARD OF BUILDING APPEALS MEETING:
2PM
PERU CITY HALL**

Present: Jeff Gunning, Dick Wiles, Derek Sharp, Gary Church, DeeDee Richards
Staff Present: Ron Dausch, Brenda Douglass, Dustin Kern
Meeting called to order at 2:00pm
Reading of Minutes from Previous Meeting were waived: DS, JG

Old Business:

107 E DANIEL (QUALIO, FRANCIS IRENE/CITY OF PERU): NO ONE PRESENT

Previously tabled in June 2021. Structure demolished under authority of the City of Peru by Wayde Ames. Request Closing Case.

MOTION TO CLOSE: DS

SECOND: JG

APPROVED 5 TO 0

117 W 2ND (HLG REALTY/MATT GETZ): MATT GETZ PRESENT

Previously issued civil penalties. Bought at tax sale by Matt Getz and completely renovated. Certificate of Occupancy issued.

MOTION TO CLOSE: DS

SECOND: JG

APPROVED 5 TO 0

708 MADISON (BRENT KOONCE/RAYMOND MOSELY): NO ONE PRESENT

Previously tabled 10/4/2022. At this time, all work has been completed.

MOTION TO CLOSE: DS

SECOND: DR

APPROVED 5 TO 0

401 W MAIN (DIANA EVANS): NO ONE PRESENT

At this time, all work has been completed.

MOTION TO CLOSE: DS

SECOND: JG

APPROVED 5 TO 0

71 S BROADWAY (ZELINSKY, ANDREW): NO ONE PRESENT

At 10/20/2022 meeting, assessed a \$1500 civil penalty for all work to be completed by 12/5/2022. At this time, the work has not been completed but progressing. Table to 6/6/2023.

MOTION FOR \$1000 CIVIL PENALTY FOR ALL WORK TO BE COMPLETED BY JUNE 6, 2023: DS

SECOND: DR

APPROVED 5 TO 0

309 LOVELAND (309 LOVELAND LAND TRUST): (VTS_01_1.VOB, 6:46) THERESA SWANSON + 2 OTHERS
At the 12/15/2022 meeting, a \$1500 contingent civil penalty was assessed if there was no updated SOR being submitted & approved, progress & inspections by 2/6/23. At the time of this meeting, the work had not started and no SOR was in place. The contract purchaser did receive the Finding of Fact from the last meeting and Schedule of Renovation to be completed. Mother to the purchaser will use tax money to help get everything fixed. Ron Dausch suggested better communication be in place.
MOTION FOR \$1500 CIVIL PENALTY CONTINGENT ON SCHEDULE OF RENOVATION BEING SUBMITTED & APPROVED BY 3/1/2023. THE BOARD ALSO REQUESTED MONTHLY UPDATES: DS
SECOND: DR
APPROVED: 5 TO 0

267 W MAIN (HOWELL, JOSHUA & STEPHANIE): (VTS_01_1.VOB, 15:55) NO ONE PRESENT. No contact or change.
MOTION FOR IMMEDIATE \$2500 CIVIL PENALTY TO BE ASSESSED AND THE CASE TO COME BACK IN APRIL 2023: DS
SECOND: DR
APPROVED: 5 TO 0

131 E 8TH (DUTY, LINDA): (VTS_01_1.VOB, 20:20) NO ONE PRESENT
MOTION FOR IMMEDIATE \$1500 CIVIL PENALTY AND FOR THE CASE TO RETURN TO THE APRIL BOARD MEETING: DS
SECOND: JG
APPROVED: 5 TO 0

611 W 3^{RDDR} (BENNETT, ARACELI V): (VTS_01_1.VOB, 21:59) MRS. BENNETT
NO WORK HAS BEEN DONE. NO SOR IS IN PLACE. NO COMMUNICATION. CIVIL PENALTIES EXIST FROM APRIL, OCTOBER AND DECEMBER OF 2022.
MOTION FOR IMMEDIATE \$1500 CIVIL PENALTY: DS
SECOND: DR
APPROVED: 5 TO 0

1693 N 175 E (BLACKMAN, ROGER): (VTS_01_2.VOB, 2:14) NO ONE PRESENT.
Contingencies from the previous meeting have not been met.
MOTION FOR IMMEDIATE \$1500 CIVIL PENALTY: DS
SECOND: DR
PASSED: 5 TO 0
MOTION FOR DEMO ORDER: DS
SECOND: JG
APPROVED: 5 TO 0

652 MONROE (OVERTON, MATTHEW ALAN): (VTS_01_2.VOB, 4:20) NO ONE PRESENT
No change in this condition of this home. No update or communication from the owner.
MOTION FOR INTERIOR INSPECTION OF THIS HOME TO BE PERFORMED BEFORE APRIL 10, 2023 AND AN IMMEDIATE \$1500 CIVIL PENALTY: DS
SECOND: DR
APPROVED: 5 TO 0

132 W 7TH (FREEMAN, QUENTON & MARIAN): (VTS_01_2.VOB, 7:56) QUENTON FREEMAN AND FEMALE REP PRESENT.

The Schedule of Renovation has been submitted and some progress has been made.

MOTION FOR \$1500 CIVIL PENALTY CONTINGENT ON PROGRESS & INSPECTIONS BY JUNE 6, 2023: DS
SECOND: DR

APPROVED: 5 TO 0

19 E WARREN (SHUCK, KRISTINA): (VTS_01_2.VOB, 10:45) KRISTINA SHUCK PRESENT

Roof work started. Trying to get a new contractor in place. At the time of the meeting, the Board requested that the Schedule of Renovation be updated & submitted & approved by April 10, 2023.

MOTION TO TABLE THE CASE UNTIL APRIL 20, 2023: DS

SECOND: DR

APPROVED: 5 TO 0

158 MADISON (FORMERLY SHANK, DAVID, NOW MG IRA): (VTS_01_2.VOB, 13:47) MATT GETZ OF MG IRA

Property purchased at a tax sale. The Schedule of Renovation is in place as is permitting.

MOTION: TABLE THE CASE TO APRIL 20, 2023 IF NO PROGRESS HAD BEEN MADE: DS

SECOND: DR

APPROVED: 5 TO 0

218 E 3RD (FORMERLY LLOYD, FREDERICK, NOW MG IRA): (VTS_01_2.VOB, 15:15) MATT GETZ OF MG IRA

The Schedule of Renovation is in place as is permitting. They have a potential buyer for this.

MOTION: TABLE THE CASE TO APRIL 20, 2023 IF NO PROGRESS HAD BEEN MADE: DS

SECOND: DR

APPROVED: 5 TO 0

318 E 5TH (FORMERLY LLOYD, FREDERICK, NOW MG IRA): (VTS_01_2.VOB, 16:41) MATT GETZ OF MG IRA

The Schedule of Renovation is in place as is permitting. The roof got started yesterday.

MOTION: TABLE THE CASE TO APRIL 20, 2023 IF NO PROGRESS HAD BEEN MADE: DS

SECOND: JG

APPROVED: 5 TO 0

205 W 2ND (FORMERLY LEVI SNYDER, NOW MG ROTH): (VTS_01_2.VOB, 17:39) MATT GETZ OF MG ROTH

At the time of the meeting, the Board learned the new owner had taken possession in 2022. The roof had been replaced, property cleaned out and some new windows installed. Originally sold on contract but the contract purchaser backed out after cleaning out the property. Work has started on the small house also. Some issues with not securing the structure. May want to rezone the structure as multiple family. The Board requested that verification that the Schedule of Renovation be in place.

MOTION: TO RESCIND THE DEMO ORDER PREVIOUSLY ISSUED: DS

SECOND: DR, **APPROVED: 5 TO 0**

MOTION: HAVE SOR SUBMITTED. TABLE THE CASE TO APRIL 20, 2023 IF NO PROGRESS HAD BEEN

MADE. IF PROGRESS HAS BEEN MADE, THE BOARD WISHES TO HAVE AN UPDATE ONLY AT THE APRIL MEETING: DS, SECOND: DR

APPROVED: 5 TO 0

205 E 6TH (OVERTON, KEITH/ANTHONY DANCE): (VTS_01_2.VOB, 22:58) NO ONE PRESENT
The Board was notified that some repairs had been made, however, the repairs were not good workmanlike repairs.

MOTION: \$1500 CIVIL PENALTY IMMEDIATELY: DS

SECOND: DR

APPROVED: 5 TO 0

MOTION FOR DEMO ORDER ON GARAGE: DS

SECOND: JG

PASSED: 5 TO 0

229 W 6TH (FORMERLY VINOD GUPTA, SS HOMES, NOW JERRY WEST): (VTS_01_2.VOB, 24:34) NO ONE PRESENT. New contractor on this job. 4 inspections done with our office recently.

MOTION: \$1500 CIVIL PENALTY CONTINGENT ON SIGNIFICANT PROGRESS & INSPECTIONS BY JUNE 6, 2023: DS

SECOND: DR

APPROVED: 5 TO 0

303 W 6TH (FORMERLY KENNETH ROLES, NOW MARRAKESH ENTERPRISES): (VTS_01_2.VOB, 27:38) NO ONE PRESENT. Changed hands multiple times. New owner to take over. New property manager is BrightKey Properties.

MOTION: \$1500 CIVIL PENALTY CONTINGENT ON AN UPDATED SOR BEING SUBMITTED & APPROVED BY 3/1/23 AS WELL AS ALL WORK BEING COMPLETED AND A CERTIFICATE OF OCCUPANCY BEING ISSUED BY JUNE 6, 2023: DS

SECOND: DR

APPROVED: 5 TO 0

364 E MAIN (WALLACE, GERALD): (VTS_01_2.VOB, 30:35, CARRIES INTO VTS_01_3.VOB) NO ONE PRESENT

CONTRACTOR & PROPERTY MANAGER HAS BEEN CHANGED OUT BY THE OWNER.

MOTION: \$1500 CIVIL PENALTY CONTINGENT ON AN UPDATED SOR BEING SUBMITTED & APPROVED BY 3/1/23: DS

SECOND: JG

APPROVED: 5 TO 0

543 W 10TH (TRENT, ROLLA): (VTS_01_3.VOB, :52) NO ONE PRESENT

The Board was informed that some work had taken place, however the Schedule of Renovations had indicated all work would be completed by July 2022. Drain covered. Garage doors replaced.

MOTION: \$1500 CIVIL PENALTY FOR SOR TO BE SUBMITTED & APPROVED BY 3/1/23 AND PROGRESS & INSPECTIONS BY JUNE 6, 2023: DS

SECOND: DR

PASSED: 5 TO 0

***DW LEFT THE MEETING LEAVING FOUR BOARD MEMBERS PRESENT.

546 E 5TH (FORMERLY ANGELA ROARK, NOW DALE SCHOETTNER): (VTS_01_3.VOB, 3:43) NO ONE PRESENT

Last review 2017/2018. Permit good through October of 2023. No SOR in place.

MOTION: \$1500 IMMEDIATE CIVIL PENALTY. SCHEDULE OF RENOVATION TO BE SUBMITTED & APPROVED & WORK BE PERFORMED WITH INSPECTIONS BY 4/10/2023: DS

SECOND: DR

PASSED: 5 TO 0

62 S MIAMI (JEFF HARVEY): (VTS_01_3.VOB, 7:43) NO ONE PRESENT

The Board was informed that the deadlines set by the owner for December had failed inspection in January.

MOTION: \$1500 CIVIL PENALTY TO BE APPLIED IMMEDIATELY. THIS CASE WILL ALSO COME BEFORE THE BOARD AGAIN AT THE APRIL MEETING: DS

SECOND: JG

ABSTAINED: DR

PASSED: 3 TO 0 , 1 abstained.

66 N FREMONT (D'PALO, MARIA): (VTS_01_3.VOB, 11:50) NO ONE PRESENT

The Board was advised that the contractor the owner had hired was fired and the owner submitted a permit application as well as a Schedule of Renovation and intended to arrive in March to begin the remaining work with her own crew.

MOTION: Table the case to allow work to proceed. Progress and inspections required by April 10, 2023: DS

Second: JG

Passed: 4 to 0

New Business:

110 W 6TH (GARAGE) (ARMSTRONG, CORBIN): (VTS_01_3.VOB, 16:44) NO ONE PRESENT

At the time of the meeting, the Board learned the owner intends to demo the garage. The Board agreed to issue a demo order on the garage structure.

MOTION: If the demo is not accomplished by the owner or owner agents by April 20, 2023, the City will move forward and self demo.

DEMO ORDER: DS

SECOND: JG

Passed: 4 to 0

MOTION: \$1000 CIVIL PENALTY CONTINGENT ON THE STRUCTURE NOT BEING DEMOLISHED BY APRIL 20, 2023: DS

SECOND: DR

APPROVED: 4 TO 0

164 W 10TH (PROKOP, RANDY): (VTS_01_3.VOB, 19:43) RANDY PROKOP PRESENT

At the time of the meeting, the Board was informed by the owner that most of the work had been completed. The Board requested the owner call the office on Monday, February 20, 2023 to schedule an inspection.

MOTION: Table the case until June 2023 unless the work is completed by April 20, 2023: DS

SECOND: JG

PASSED: 4 TO 0.

2573 AIRPORT (GARAGE) WHOOP WHOOP REVOCABLE TRUST: (VTS_01_3.VOB, 24:00) NO ONE PRESENT

At the time of the meeting, the Board was informed that the mobile home and garage had been part of the initial write up. The mobile home had since been removed, however no work had been done to the garage.

MOTION: \$1500 CIVIL PENALTY CONTINGENT ON SCHEDULE OF RENOVATIONS BEING SUBMITTED & APPROVED BY 3/1/2023: DS

SECOND: JG

PASSED: 4 TO 0.

300 TYLER (MILES, JOSEPH ALLEN): (VTS_01_3.VOB, 27:00) JOSEPH ALLEN, OWNER & MS. GREEN, RESIDENT PRESENT

MOTION: \$1500 CIVIL PENALTY CONTINGENT ON THE SOR BEING SUBMITTED & APPROVED BY 3/1/23 AND SIGNIFICANT WORK BEING DONE & INSPECTED BEFORE 6/6/23: DS

SECOND: DR

PASSED: 4 TO 0.

32 EWING (CAROLYN DALY, CONTRACT PURCHASER: DALTON GIBSON): (VTS_01_3.VOB, 30:54-VTS_01_4.VOB) CAROLYN DALY PRESENT

The Board was informed that the property was being bought on contract by Dalton Barron/Dalton Gibson. No work had been started. No SOR in place.

MOTION: \$1000 CIVIL PENALTY CONTINGENT ON THE SOR BEING SUBMITTED & APPROVED BY 3/1/23: DS

SECOND: DR

PASSED: 4 TO 0.

362 E 5TH (JAMES SMITH): (VTS_01_4.VOB 5:20) NO ONE PRESENT

MOTION: TABLE CASE FOR THE COMPLETION OF ALL WORK BY JUNE 6, 2023: DS

SECOND: JG

PASSED: 4 TO 0.

564 W 5TH (JOHN HOEPPNER, JR): (VTS_01_4.VOB 6:28) NO ONE PRESENT

MOTION: \$1000 IMMEDIATE CIVIL PENALTY. CASE TO RETURN TO THE BOARD IN APRIL 2023: DS

SECOND: JG

PASSED: 4 TO 0.

507 W 6TH (CHILDRESS, KYLE R & KRISTEN M): (VTS_01_4.VOB 7:18) NO ONE PRESENT

The Board was informed the owner submitted a Schedule of Renovations and permit is in place.

MOTION: \$1500 CIVIL PENALTY CONTINGENT ON SIGNIFICANT GOOD WORKMANLIKE PROGRESS AND INSPECTIONS BEFORE APRIL 10, 2023. CASE TO BE REVIEWED AGAIN ON APRIL 20, 2023: DR

SECOND: DS

PASSED: 4 TO 0.

COMMUNICATION: NONE

PUBLIC COMMENT: NONE

2023 MEETING DATES: APRIL 20, JUNE 22, AUGUST 17, OCTOBER 19, DEC 14

MOTION TO ADJOURN: DS

SECOND: JG

TIME: 3:52PM