

**FEBRUARY 21, 2022 BOARD OF BUILDING APPEALS MEETING:  
2PM  
PERU CITY HALL**

Present: Jeff Gunning, Dick Wiles, DeeDee Richards, George Mize, Derek Sharp  
Absent: No one.

Staff Present: Ron Dausch, Dustin Kern, Brenda Douglass, Rebecca Thoden

Meeting called to order at 2:03pm

Reading of Minutes from Previous Meeting were waived: DS, DR

**Old Business:**

**30 W 10<sup>TH</sup>: COX, MARY & JOE**

No one present.

At the 12/16/2021 meeting, it was voted that a Schedule of Renovations would be in place and some contact. We have had no contact with the family members. Currently, no work has been done, no interior inspections, no Schedule of Renovations in place. Recommend a Civil Penalty.

Motion for a \$1500 Civil Penalty: DS

Second: DR

All approved.

Motion for demolition: DR

Second: DS

Approved 4 to 1 with the dissenting vote being GM

**525 E 3<sup>RD</sup>: MCMILLAN, JOE**

No one present.

All work has been completed. Recommend Closing the Case.

Motion to close the case: DR

Second: JG

All approved.

**229 W 6<sup>TH</sup>: WIPER CORP/SS SEE, LLC/JERRY WEST**

Zach See was in the audience but did not speak.

This property changed hands quite a few times. Civil penalties were put in place, Administrative Releases, etc. The new owner has plans to get it done. There have been plans in the past. Current plan with Mr. West is to be done by June or July 2022. The new owner had no knowledge of the unsafe case. Recommend that the Schedule of Renovation and permit be in place by March 15, 2022 so no more time is wasted.

Motion for a \$1500 Civil Penalty contingent on the Schedule of Renovations and Permit being in place by March 15, 2022: DS

Second: GM

All approved. This will only come back to the April meeting if the SOR and Permit are not in place.

**357 WASHINGTON: JASON SPENCER**

NO ONE PRESENT.

All required work is complete. Requested closing.

Motion to close: DS

Second: DR

All approved.

**62 S MIAMI: JEFF HARVEY**

Jeff Harvey present as the home owner.

DeeDee Richards recused herself from the case due to prior working relationship.

The Commissioner met with Mr. Harvey. Somethings that had gotten done are now starting to deteriorate. This case has been ongoing since 2012. The case has been through four building commissioners and Derek Sharp has been on the Board from the start. The structure will be toured in a week for an updated Schedule of Renovations so the list will be complete.

Motion \$1500 Civil Penalty contingent on the Schedule of Renovations, progress and inspections being done by April 21, 2022: DS

Second: JG

All approved. (4 approved, 1 abstain)

**1068 E SR 124: INDYRE/FANSLER, JANETT**

NO ONE PRESENT.

Commissioner explained that the demolition had taken place, but the case is not quite ready to close as it is not filled all the way up or graded. Requested tabling to June meeting.

Motion to close: DS

Second: DR

All approved.

**352 VAN BUREN: KITNER, KARY/TYLER, CHRIS**

Chris Tyler & his wife present.

Case ongoing since 2017. At the August 5, 2021 meeting it was tabled to October 2021. Letter sent by our office in December asking for an update. As of December 2, 2021, very little was done. The dormer was done. Chris Tyler mentioned that the contactor would be starting in January.

Chris Tyler explained that quite a bit had been done. Dormer is fixed. Roof next to the dormer is fixed. All trees are out of the yard. Shed wood is replaced.

Chris Tyler explained he had never indicated the porch was going to get done. The work had been discussed with the contractor. Required work is complete. Requested closing.

The Board explained that an SOR be in place. An SOR was drafted but did not note specific dates. The form only mentioned months and seasons.

Mr. Beachy, the contractor did indicate that he gave an estimate but no contract for the work had been signed.

George Mize suggested tabling to April meeting since the owner is actively working on it.

The Commissioner mentioned that inspections have to take place before things get covered up.

Motion for \$1500 Civil Penalty contingent on a new Schedule of Renovations and progress and inspections being done by April 21, 2022: DS

Second: DR

All approved. If stipulations have been met, the penalty would go away and work could continue. If not done, it will come back to the April meeting.

**362 W 5<sup>TH</sup>: RAPA, JENNIFER & PAUL**

No one present.

Required work is complete. Requested closing.

Motion to close: DS

Second: DR

All approved.

**2078 S SYCAMORE: WEB, LLC**

No one present.

Complete renovations done. Request closing.

Motion to close: DS

Second: GM

All approved.

**New Business:**

**73 W 8<sup>TH</sup>: OSBORN, JERRY, TINA, TONYA MIDDLETON**

Jacob Howard present (brother to the person buying on contract from the owner).

No repairs have been done. Jacob intends to take over the property and intends to take down the accessory building on his own. The owners of record have not been in contact with our office.

Clarification was made to Jacob Howard that he is not responsible for any of the repairs or penalties. No contract is on record for the contract purchase. No schedule of renovation is in place.

Motion for \$2500 immediate civil penalty and a demolition order on the accessory building: DS

Second: DR

All approved.

**267 W MAIN: HOWELL, JOSHUA & STEPHANIE**

No one present.

Owner came in this week to clarify the Schedule of Renovations. Safety issues required by DCS were temporarily taken care of. They intend to, with their tax refund check, to take care of the rest of the items.

Motion to table to June 23, 2022 meeting: GM

Second: DS

All approved.

**Communications:**

1. **616 W 2<sup>ND</sup>, there was a \$2500 civil penalty from the December meeting will be recorded immediately as no SOR, inspections or work has been done. House has been listed for sale.**
2. **303 W 6<sup>TH</sup>: was Kenneth Roles, went back to the bank and now sold to Melody Barrows. SOR and permit will have to be in place by the April meeting.**

3. **66 N Fremont:** The current owner/contractor had completed an SOR indicating everything would be done by January 1, 2022. Reached out to him as no inspections had been requested. The case will come before the board in April.
4. **117 W 2<sup>nd</sup>:** 3 separate civil penalties. Owner was deceased. Went to tax sale and the new owner is Matt Getz of HLG Realty from Reynolds. He has submitted the SOR and pulled a permit. All work is to be done by April 1<sup>st</sup>. That case will come before the Board in April .
5. **1064 W 6<sup>th</sup>:** Dustin is working with the family to secure the deed. The goal is to demolish the structure. As soon as the deed transfers, we will update the Board again.
6. **Unsafe demolitions:** 351 E 5<sup>th</sup>, 214 W 7<sup>th</sup>, 473 E 3<sup>rd</sup> (garage), 575 S Broadway are all down. A few have extensions for grading & seeding by April 30<sup>th</sup>, 2022. Waiting on some of the demo's for 217 W 5<sup>th</sup>, 1478 S Strawtown, 168 N Lafayette, are pending NIPSCO retirement. 64 W 7<sup>th</sup> to begin. 402 Jackson, 302 Tyler & 152 E Canal have successful bidders: waiting on utility retirements.

Next meeting April 21, 2022.

Public comment from Michael Morris. He wanted to know who to reach out to the City regarding unsafe structures, etc. He was advised to call in and let us know about the properties so they can be inspected.

Ron Dausch and Brenda Douglass explained to the Board the new step that takes place on minor issues before structures are written up as unsafe. Utilizing the International Property Maintenance Code, letters can be issued to home owners advising them of issues that need to be addressed. Schedule of Renovations are sent as well. If no contact is made and no response and no change, the Unsafe process would begin.

George Mize questioned what may have happened regarding 576 Monroe and if we were able to help connect him with some local assistance. Updates were given on the case.

With no further business before the Board, a motion was made to adjourn: DS  
Second: DR

Time: 2:47pm