



City of Peru Board of Building Appeals

Building and Zoning Department
35 S. Broadway
Peru, IN 46970
765-473-4881

BOARD OF BUILDING APPEALS MINUTES MEETING DATE: FEBRUARY 27, 2020

CITY OF PERU STAFF PRESENT:

RON DAUSCH, BUILDING COMMISSIONER
DUSTIN KERN, CITY ATTORNEY
BRENDA DOUGLASS, ADMINISTRATIVE ASSISTANT TO THE BUILDING DEPARTMENT
REBECCA THODEN, ADMINISTRATIVE ASSISTANT TO THE CODE ENFORCEMENT OFFICER

BOARD PRESENT:

DEEDEE RICHARDS, JACK STODGELL, DEREK SHARP, JEFF GUNNING

VACANT POSITION LEFT UPON THE RESIGNATION OF RON MULLETT FROM THE BOARD.

Previous Meeting Minutes approved without reading.

Old Business:

294 TYLER: MLSC PROPERTIES, NEW: CHAD PATTISON

No one present to represent owners or neighbors.

Motion made to table for Repairs: Derek Sharp

Seconded by: Dee Richards

Unanimously approved

46 W WARREN: MLSC PROPERTIES

No one present to represent owners or neighbors.

Motion made to close due to all repairs being made: Derek Sharp

Seconded by: Jeff Gunning

Unanimously approved

336 E 3rd: BECKY WRIGHT SAMPSON (UPDATE)

No one present to represent owners or neighbors.

According to Ron Dausch, there were 5 minor items outside, 1 side nearly complete. When done, the other side will be worked on.

Motion made to table for 60 DAYS: Derek Sharp

Seconded by: Dee Richards

Unanimously approved

352 VAN BUREN: KARY KINTNER OR CHRIS TYLER

Mr. & Mrs. Tyler were present.



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According to Ron Dausch, exterior soffit, fascia & roof to be done in the spring. Interior is being worked on now.

Motion made to table for Repairs: Derek Sharp
Seconded by: Jeff Gunning
Unanimously approved

116 EWING: DANIEL & MINDY GEHLE

Daniel Gehle & Attorney Elizabeth Price were present.

According to Ron Dausch, block was covered with bricks. Owner was to remove the loose bricks by March and cover until repairs could be made late spring early summer.

Motion made to table for 60 DAYS: Derek Sharp
Seconded by: Jeff Gunning
Unanimously approved

312 W 6TH: SCOTT JAMES LLC

No one present to represent owners or neighbors.

Per Ron Dausch, 95% of interior is done. Exterior will be next. Permit expired 11/2019.

Motion made to table for 60 DAYS: Derek Sharp
Seconded by: Dee Richards
Unanimously approved

121 E 2ND: SCOTT JAMES LLC

No one present to represent owners or neighbors.

Per Ron Dausch, work is complete. Recommends closing.

Motion made to table for close the case: Derek Sharp
Seconded by: Dee Richards
Unanimously approved

15 N GRANT: BRYAN REED

Bryan Reed present.

No progress has been made. Recommend Reaffirming Demolition order and issuing a \$5000 Civil Penalty.

Motion made to table for \$5000 Civil Penalty: Derek Sharp
Seconded by: Jack Stodgell
Unanimously approved



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Motion made to reaffirm demolition order: Jack Stodgell
Seconded by: Derek Sharp
Unanimously approved

109 N HUNTINGTON: GLEN & AUTUMN BALDWIN

Autumn Baldwin present.
2 neighbors also present.

Autumn Baldwin agreed to have the Schedule of Renovations and Inspection March 2, 2020 at 1pm.

Per Ms. Baldwin, a new contractor would be starting and that she needs a full inspection and new photos and a new Schedule of Renovations.

The office noted that Ms. Baldwin's permit expires March 25, 2020.

Motion made to table for 60 DAYS: Derek Sharp
Seconded by: Jack Stodgell
Unanimously approved

119 SHIELDS: NANCY KERN

Nancy Kern & granddaughter, Brooklyn Randles were present.

Brooklyn Randles indicated that everything was done except the pipe being backwards on the heater.

Ron Dausch indicated that the pipe was backwards, loose wires, holes in the wall, the outside was filthy & there was a great stench of animals.

The Board agreed to a \$5000 Civil Penalty contingent upon the work NOT being done.

Per Ron Dausch, 95% of interior is done. Exterior will be next. Permit expired 11/2019.

Motion to issue demo order contingent upon the work not being complete by February 28, 2020: Derek Sharp
Seconded by: Jack Stodgell
Unanimously approved.

Motion for \$5000 Civil Penalty to be applied if the work is not complete by February 28, 2020: Jack Stodgell
Second: Derek Sharp
Unanimously approved.

472 JEFFERSON: SHANA HYDE

Shana Hyde was present. Jerry & Ruth Gochenour (family) were there as well.



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Ron Dausch met with the home owners at the house. Two rooms were being used for storage and needed done. Lots of wiring not done. Work has not been completed. Cooktop is being run on an extension cord. Permit expires on 3/8/2020.

The homeowner agreed to meet with Mr. Dausch the week of 3/2/2020 for a final check.

The Board clarified that this would be the final chance.

Motion made to table for 60 DAYS: Derek Sharp
Seconded by: Jeff Gunning
Unanimously approved

306 E CANAL: SKYLIA TODD

No one was present to represent owner. Tim Abbott at 117 S Wayne was present as a neighbor.

No work has been done. Since a fire, the property is in significant stages of deterioration.

Motion to issue demo order: Derek Sharp
Seconded by: Jack Stodgell
Unanimously approved.

Motion for \$5000 Civil Penalty: Derek Sharp
Second: DeeDee Richards
Unanimously approved.

PUBLIC COMMENT

None.

Derek Sharp motioned to adjourn, seconded by Jack Stodgell.
The Board adjourned.