

**BOARD OF BUILDING APPEALS MINUTES
MEETING DATE: MARCH 25, 2021**

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

CALL TO ORDER: 2:00PM, MARCH 25, 2021

BOARD PRESENT:

DEEDEE RICHARDS, JEFF GUNNING, DEREK SHARP, GEORGE MIZE, JACK STODGELL

MINUTES FROM PREVIOUS MEETING. Moved to waive reading and accept the minutes. DS, GM

**UPDATE ONLY (No Action):
UPDATES BY BUILDING COMMISSIONER, RON DAUSCH**

303 W 6TH: Kenneth Roles

UPDATE ONLY. Will be brought to the Board for action at the April Meeting.

352 VAN BUREN: KARY KINTNER OR CHRIS TYLER

UPDATE ONLY. No contact has been made. Continue with monthly updates until July 2021 meeting. If work is not complete, there will be a \$3000 Civil Penalty applied.

168 N LAFAYETTE: Thomas McKinney

UPDATE ONLY. Will be brought to the Board for action at the April Meeting.

217 W 5th: Rusty Waggoner Yates

UPDATE ONLY. Some progress is being made. On schedule. Some things done incorrectly but will repair and continue to update monthly.

110 EWING: Carl & Sheryl Dewey

UPDATE ONLY. No progress. Will be brought to the Board for action at the April Meeting.

301 LOVELAND: Robert C Earhart Jr.

UPDATE ONLY. New owner purchasing. Ron Dausch has met with new owner. Will have an SOR prepared when ready and have permits pulled. Will continue to update monthly.

525 E 3RD: Jason Joseph McMillan

UPDATE ONLY. SOR is in place and a permit has been pulled. Will continue to update monthly.

557 MADISON: Bruce & Regine Brindle

UPDATE ONLY. Property has been sold. Permit pulled. Great progress is being made. Will continue to update monthly.

558 W Main: Donald & Thanet Ousley

UPDATE ONLY. Electric has been done. City dump truck has been paid for. Will continue to update monthly.

68 E 5th: Judith Myers

UPDATE ONLY. Demo is complete. Will bring to the Board in April to have closed officially.

119 N Union: Douglas Hines

UPDATE ONLY. SOR is in place. Will continue to update monthly.

600 Jefferson: Corrie Morrow

UPDATE ONLY. Several inspections have been done. SOR is in place. Will continue to update monthly.

OLD BUSINESS:

336 E 3rd: Becky Wright Sampson

Back on track. All unsafe aspects are done. OK to close case.

MOTION TO CLOSE CASE: DEREK SHARP

SECOND TO CLOSE CASE: GEORGE MIZE

UNANIMOUSLY APPROVED 5 TO 0.

229 W 6th: Wiper Corp, Vinod Gupta, Corey Kingery

SOR in place with Mark Elliott (new purchaser on contract). Permit to be in place soon. Civil Penalty recommended if no progress in 30 days.

MOTION TO ISSUE \$2500 CIVIL PENALTY IF NO PROGRESS IN 30 DAYS: DEREK SHARP

SECOND: JEFF GUNNING

UNANIMOUSLY APPROVED 5 TO 0.

364 E Main: Gerald Wallace

Scott Droscha present. No work has begun on the house. Scott Droscha will oversee the work. They are evicting the tenants. May start exterior work ASAP. Will begin inside work when tenant is out. May also have a buyer. Motion to table until May meeting for update only.

MOTION TO TABLE UNTIL MAY FOR UPDATE:

SECOND TO TABLE UNTIL MAY FOR UPDATE:

UNANIMOUSLY APPROVED 5 TO 0.

162 E 5th: Byron & Carol Cohee

No SOR is in place. Building Department requested a reimbursement of \$550 for securing the building and a Civil penalty for willful disregard of OTC as no work has been done and no SOR is in place.

MOTION TO ALLOW REIMBURSEMENT: DEREK SHARP

SECOND FOR REIMBURSEMENT: DEEDEE RICHARDS

UNANIMOUSLY APPROVED 5 TO 0

MOTION FOR \$5000 CIVIL PENALTY: DEREK SHARP

SECOND FOR \$5000 CIVIL PENALTY: JACK STODGELL

UNANIMOUSLY APPROVED 5 TO 0.

467 S Broadway: Frankie Ackerman

No SOR is in place. Some work done on painting the interior, GFICs, Breaker box and doing foundation inspection the following week. Will return to April meeting for additional action.

MOTION FOR \$2000 CIVIL PENALTY:

SECOND FOR \$2000 CIVIL PENALTY:

UNANIMOUSLY APPROVED 5 TO 0.

474 E 3rd (garage): Benjamin Reemer

The Building Department asked for the demo order to be reaffirmed. \$5000 Civil Penalty already in place from January.

**MOTION TO REAFFIRM DEMO ORDER: DEREK SHARP
SECOND TO REAFFIRM DEMO ORDER: GEORGE MIZE
UNANIMOUSLY APPROVED 5 TO 0.**

505 W 3rd: ScottJames LLC

Case is ok to close if the leak in the bedroom is repaired. Move to April Meeting for vote to close.

163 W 10th: Prokop, Randy & Louanna

Owner asked for three more weeks to have the red building moved. The Board agreed with a \$1500 Civil Penalty if the building is not gone by the April Meeting. Steve Woodhams was present and indicated some progress has been made with the extra lumber and skids.

**MOTION FOR \$1500 CIVIL PENALTY: DEREK SHARP
SECOND FOR \$1500 CIVIL PENALTY: DEEDEE RICHARDS
UNANIMOUSLY APPROVED 5 TO 0.**

205 W 5th: Levi Snyder

Owner still not compliant. Recommend civil penalty of \$5000 and reaffirm the demolition order.

**MOTION FOR \$5000 CIVIL PENALTY: DEREK SHARP
SECOND FOR \$5000 CIVIL PENALTY: JACK STODGELL
UNANIMOUSLY APPROVED 5 TO 0.**

**MOTION TO REAFFIRM DEMO ORDER: DEREK SHARP
SECOND TO REAFFIRM DEMO ORDER: DEEDEE RICHARDS
UNANIMOUSLY APPROVED 5 TO 0.**

NEW BUSINESS:

Bridge/Bobtail Pike: Musselman, Brad & Jalynn K. Stull

Much discussion was had regarding this bridge. The owner of the property would like to tear it down but there are great issues through DNR in order to have this torn down. The Building Department is requesting a demolition order be issued by the Board in an effort to help the owner with his efforts. Will update in April.

**MOTION TO ISSUE DEMO ORDER: DEREK SHARP
SECOND TO ISSUE DEMO ORDER: GEORGE MIZE
UNANIMOUSLY APPROVED 5 TO 0.**

694 Rushburn Green: Emery MHP Partners LLC

Building Department requests a demolition order and civil penalty if the structure is not self demo'd within 30 days.

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COMMUNICATIONS:

A. UNSAFE DEMOS:

- a. Completed Demolitions: 73 THORPE
- b. Pending demolitions assigned to contractors: 496 MADISON (PENDING ASBESTOS),
388 E 2ND (PENDING ASBESTOS), 23 S PARK LOT 7

B. SALE OF LOTS

- a. List provided to the Board

The Board asked if there would be a way for the Building Department to update them monthly on the number of new build permits issued.

PUBLIC COMMENT: None.

ADJOURN:

With nothing else to come before the board, the meeting was adjourned.

MOTION: DS

SECOND: GM

TIME ADJOURNED: 3:18PM