

**APRIL 20, 2023 BOARD OF BUILDING APPEALS MEETING:
2PM
PERU CITY HALL**

Present: Jeff Gunning, Dick Wiles, Derek Sharp, Gary Church
Absent: DeeDee Richards (attended via Zoom, but unable to vote)
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:

**185 W 3RD (LYNDA CREAGER/CORY BLACK): NO ONE PRESENT
ALL WORK COMPLETED. REQUEST CLOSING.
MOTION TO CLOSE: DS
SECOND: JG
APPROVED 4 TO 0**

**267 W MAIN (HOWELL, JOSHUA & STEPHANIE): 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: JG
APPROVED: 4 TO 0**

**131 E 8TH (NEW BUYER TAKING OVER): NO ONE PRESENT
As this property is changing hands, the Board agreed to a \$1500 Civil Penalty to be in place contingent
on the new owner submitting the Schedule of Renovation, having a permit issued & repairs started by
August 1, 2023.
MOTION FOR \$1500 CIVIL PENALTY AS DETAILED ABOVE: DS
SECOND: JG
APPROVED 4 TO 0**

**62 S MIAMI (JEFF HARVEY): JEFF HARVEY PRESENT
The Board was informed that the deadlines set by the owner for December had failed inspection in
January. No SOR Progress or communication since February 2023 meeting. Board agreed that the
owner would need to meet with the Building Commissioner to update the SOR, selecting items to be
completed in a good workmanlike manner with inspections by June 1, 2023. If contingencies are not
met, a \$1500 Civil Penalty will be applied to the property
MOTION: \$1500 CIVIL PENALTY CONTINGENT ON DEADLINES STATED ABOVE BY JUNE 1, 2023: DS
SECOND: JG
PASSED: 4 TO 0**

**130 W BOULEVARD (ROSALINDA ACOSTA) : ROSALINDA ACOSTA PRESENT
CONTINGENCIES FROM OCTOBER 2022 HAD NOT BEEN MET & THE PREVIOUS CIVIL PENALTY HAD
BEEN APPLIED. THE BOARD DECIDED THAT A \$1500 CIVIL PENALTY WOULD BE APPLIED ON 6/2/2023
IS AN UPDATED SOR, GOOD WORKMANLIKE PROGRESS & INSPECTIONS ARE NOT DONE BY JUNE 1,
2023.**

MOTION FOR \$1500 CIVIL PENALTY CONTINGENT ON ABOVE DETAILS BY JUNE 1, 2023: DS
SECOND: JG
APPROVED: 4 TO 0

352 VAN BUREN (CHRIS & PAM TYLER): CHRIS TYLER PRESENT
CIVIL PENALTY FROM DECEMBER 2022 HAD BEEN APPLIED. THE BUILDING COMMISSIONER EXPLAINED TO THE BOARD THAT THE BUILDING DEPARTMENT RECEIVED CONCERN FROM A PUBLIC SAFETY OFFICIAL INDICATING THAT IF A FIRE OR EMERGENCY TOOK PLACE, SOMONE RESPONDING COULD BE SERIOUSLY INJURED TRYING TO ACCESS THE HOME. WITH THAT IN MIND, THE BUILDING COMMISSIONER ASKED FOR A DEMOLITION ORDER FOR THE PORCH AND STAIRS ONLY. ALONG WITH THE DEMOLITION, IF THE CITY PERFORMS THE WORK, REPLACEMENT STAIRS WOULD BE BUILT FOR ACCESS. OWNER, CHRIS TYLER INDICATED THAT HE WOULD START THE DEMOLITION WORK ON MAY 5, 2023.

MOTION FOR PARTIAL DEMOLITION: DS
SECOND: JG
APPROVED: 4 TO 0

MOTION FOR CIVIL PENALTY TO BE APPLIED IF DEMOLITION IS NOT COMPLETED BY THE OWNER BY JUNE 1, 2023: DS
SECOND: GC
APPROVED: 4 TO 0

New Business:

341 EUCLID (DEBORAH WHITE) DEBORAH WHITE ACHEY PRESENT.
A PERMIT IS IN PLACE AND SOME PROGRESS IS BIENG MADE.
MOTION TO TABLE THE CASE TO JUNE 22, 2023 FOR UPDATE ONLY IF PROGRESS IS BEING MADE: DS
SECOND: JG
PASSED: 4 TO 0

387 W 7TH (387 W 7TH LAND TRUST): NO ONE PRESENT
PROPERTY IS NOW VACANT & FALLING INTO DISREPAIR. NO CONTACT FROM THE OWNER. NO REPAIRS HAD BEEN MADE.
MOTION TO ISSUE AN IMMEDIATE \$1500 CIVIL PENALTY: DS
SECOND: DW
APPROVED 4 TO 0.

2 ELIZABETH (STEPHEN & SHAWNA FOHT): NO ONE PRESENT
HOUSE IS BEYOND REPAIR. OWNER INTENDS TO HAVE STRUCTURES COMPLETELY DEMOLISHED BY AUGUST 1, 2023. THE BOARD WILL TABLE THE CASE UNTIL THE JUNE MEETING WHERE THEY WILL ISSUE A DEMOLITION ORDER FOR ALL STRUCTURES AT THAT TIME.
MOTION TO TABLE TO JUNE 22, 2023 MEETING: DS
SECOND: GC
APPROVED: 4 TO 0

258 W 2ND (RHINE, BRADY & BREANNA PEAR): NO ONE PRESENT
THE PROPERTY IS VACANT AND THERE HAS BEEN NO CONTACT FROM THE OWNERS OR CHANGE IN THE CONDITION OF THE PROPERTY. THE BOARD AGREED TO ASSESS A \$1500 CIVIL PENALTY TO BE APOPLIED IMMEDIATELY.
MOTION FOR IMMEDIATE \$1500 CIVIL PENALTY: DS
SECOND: JG
APPROVED: 4 TO 0

213 WASHINGTON (BOOTH, CHRISTINA): CHRISTINA BOOTH MONGOSA PRESENT.
THE BOARD LEARNED THE CLEAN UP HAD BEGUN AND MATERIALS WERE BEING COLLECTED FOR REPAIRS. THE BOARD ASSESSED A \$1500 CONTINGENT CIVIL PENALTY IF THE SOR IS NOT IN PLACE WITH PROGRESS AND INSPECTIONS BY JUNE 1, 2023.
MOTION FOR CONTINGENT \$1500 CIVIL PENALTY: DS
SECOND: GC
APPROVED: 4 TO 0

2752 S WALLICK RD (JOHNNE ROBERSON): OWNER NOT PRESENT.
PROPERTY IS VACANT AND IN EXTREME DISREPAIR. THE BOARD ISSUED A DEMOLITION ORDER FOR ALL STRUCTURES & A \$1500 CONTINGENT CIVIL PENALTY IF DEMO PROGRESS HAS NOT BEEN MADE BY JUNE 1, 2023.
MOTION FOR DEMOLITION: DS
SECOND: JG
APPROVED 4 TO 0

MOTION FOR \$1500 CIVIL PENALTY CONTINGENT ON DEMO PROGRESS BY 6/1/23: DS
SECOND: JG
APPROVED 4 TO 0

906 W MAIN (LOTS 1, 2, 3, 52, 53) EMERY MHP PARTNERS, MARRAKESH, MWEST, DIANNA MURRAY, MW2, JAMIE ENYEART, SHERWOOD MHP NO ONE PRESENT
NO CHANGE HAD TAKEN PLACE. BOARD AGREED TO ASSESS A \$5000 IMMEDIATE CIVIL PENALTY.
MOTION FOR \$500 CIVIL PENALTY: DS
SECOND: JG
APPROVED 4 TO 0

23 S PARK LOTS 2, 3, 4, 6, 10, 11, 12, 13, 14 (JAMES PARK, ELMER MCKINNEY-LOT 3) ELMER MCKINNEY PRESENT
NO CHANGE HAD TAKEN PLACE. BOARD AGREED TO ASSESS A \$5000 IMMEDIATE CIVIL PENALTY.
MOTION FOR \$500 CIVIL PENALTY: DS
SECOND: JG
APPROVED 4 TO 0

MOTION FOR DEMOLITION OF LOT 11: DS
SECOND: JG
APPROVED 4 TO 0

COMMUNICATION:

- A. 19 E WARREN, ROOF COMPLETE. NO SOR. WILL RETURN TO NEXT AVAILABLE MEETING.**
- B. 303 W 6TH: WORK SHOULD BE COMPLETED BY JUNE.**
- C. 546 E 5TH: A FEW INSPECTIONS HAVE TAKEN PLACE**
- D. 110 W 6TH: GARAGE IS NEARLY COMPLETE FOR DEMO**

PUBLIC COMMENT: NONE

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

MOTION TO ADJOURN: DS

SECOND: JG

TIME: 3:52PM