

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

Present: Jeff Gunning, Derek Sharp, Dick Wiles  
Dee Dee Richards (via zoom)

Absent: George Mize

Staff present: Ron Dausch, Dustin Kern, Brenda Douglass, Rebecca Thoden.

Meeting Called to Order: 2:18pm with updates, 2:27pm when all members of the Board were in attendance.

Minutes from Previous Meeting: Motion to Waive Reading & Approve: DS, 2<sup>nd</sup>: JG, All approved.

**UPDATES START AT 11 MINUTES 39 SECONDS**

291 N BROADWAY ( VTS\_01\_1.VOB 12:09): Ron updated the Board on the Roof cave in at the Recycling Center. Structural Engineer had taken a look to make sure of what we needed to do to make it right. All the debris is out. Everything that was falling down has been taken out. Posts are being reset. Recycling Center is open again.

**COMMUNICATIONS: (VTS\_01\_1.VOB 12:54)**

Several demolitions that are down. 351 E 5<sup>th</sup>, 214 W 7<sup>th</sup>, 64 W 7<sup>th</sup>, 15 Bobtail. All are down. Contractors have to the end of April for final grade, seed and straw.

Notice to Proceeds have been issued on 217 W 5<sup>th</sup>, 168 N Lafayette, 1478 S Strawtown, 402 Jackson, 152 E Canal and 302 Tyler. Waiting on Contractors to notify IDEM and pull their permits.

Pending demolitions at 30 W 10<sup>th</sup>, 690 Monroe & Hi & Dri Lots 10, 32, 33, 36 and 576 Monroe after sampling for asbestos.

Next meeting dates are June 16, August 18, 2022.

Riverfront Housing Project Update: Design Releases issued, Building Permit issued. Construction to begin this week.

Dustin Kern will be working on the ability to vote via the attendance per Zoom.

Directions were given regarding terms used during the meeting as well as the actions the Board can take.

### **OLD BUSINESS:**

**656 JEFFERSON: Depoy, Suzanna (VTS\_01\_1.VOB 18:22)** Table to August Meeting. Some inspections have taken place and progress is being made.

**72 W 7<sup>th</sup>: Buck, Elizabeth (VTS\_01\_1.VOB 27:22)** No contact. Work not completed. No work done. (skip to next video VTS\_01\_2.VOB :03) Previously tabled to allow some time so the homeowner could apply for the USDA. Recommend Civil Penalty. Owner not present. No attendance by other remonstrators.

Motion for \$2500 Civil Penalty: DS

Second: JG

Passed 3 to 0

**170 E 6<sup>th</sup>: Julian, Jeremy (VTS\_01\_2.VOB :48)** We are in communication with the bank. No contact from owner. No repairs. Sent out several notices. Owner not present. No attendance by other remonstrators.

Motion for \$1500 Civil Penalty: DS

Second: JG

Passed 3 to 0

**600 Jefferson: Morrow, Corrie (VTS\_01\_2.VOB 2:36)** Owner, Corrie Morrow present. Building Commissioner updated that Corrie was doing well for quite some time with good progress. Last contact, we scheduled an appointment for the 11<sup>th</sup> but there were no updates or anything. No inspections since March 9. According to the homeowner, he is behind. They have had two babies in 15 months so during the winter months, he was at home with the baby. Has not given up on the property. He has invested all his money and has all the material to finish. Just received the tax money and will have money set aside to renew the permit and finish. Corrie indicated he would have been started again but his permit was expired. Hopes to have everything done by August or September. Ron Dausch suggested a contingent civil penalty if work not done by October 2022 meeting.

Motion for \$1500 Civil Penalty contingent on work being completed by October Meeting: DS

Second: JG

Passed 3 to 0

**616 W 2<sup>nd</sup>: 616 W 2<sup>nd</sup> Street Land Trust (VTS\_01\_2.VOB 7:54)** New Owner present. Barradas. Waiting for permit to be issued so they can begin work. The new SOR is in place noting everything will be done by the end of August. Ron Dausch suggested a contingent civil penalty if everything is done by October meeting.

Motion for \$1500 Civil Penalty contingent on work being completed by October Meeting: DS

Second: JG

Passed 3 to 0

**62 S Miami: Harvey, Jeff (VTS\_01\_2.VOB 11:21)** Owner, Jeff Harvey, present. At the last meeting, a \$1500 civil penalty was assessed contingent on SOR, permit in place, progress and inspections. At this time, no permit is in place. No SOR in place. The requested initial inspection was performed on February 23, 2022 to walk through and draft a comprehensive SOR. The SOR was mailed on March 3, 2022. Owner claims that the interior is cleaned out but he did not call for an inspection. Owner claims that he didn't receive the Schedule of Renovation in the mail, and a copy was put on the house as well as in the mail. The Finding of Fact from the previous meeting was read aloud for clarification. Board Member DeeDee Richards expressed her opinion of what expectations the Board had. Board Member Derek Sharp recalled having this case come before him for years and spoke about the past meetings and expectations of the Board. The civil penalty from the February Meeting will be applied. Owner indicated the penalty is counter-productive. Building Commissioner Ron Dausch pointed out that Mr. Harvey did not turn in his SOR as he was supposed to, and he didn't get his building permit as he was supposed to. Building Department recommends another civil penalty at the Board's discretion. After much discussion, the following took place:

Motion for \$1500 Civil Penalty contingent on the SOR being in place, permit being in place, progress made, inspections done by the June meeting: DS

Second: JG

Passed 3 to 0

**363 W 7<sup>th</sup>: Wickey, Helen (VTS\_01\_2.VOB 23:05)** No owner present. No neighbors present to remonstrate. Building Commissioner Ron Dausch explained that at the meeting in October, 2021 a civil penalty was issued. As of today, no SOR, no permit, no work. The only thing that has happened is that additional items were thrown in the yard that

the code crew had to clean up. Instead of progress, we have had progress the wrong direction. No work has been done on this property. Minor contact has taken place. Brenda Douglass reminded Shannon Williams, the daughter of the owner, of the deadlines. She has blamed everyone else. That is the only contact that has taken place.

Motion for \$1500 Civil Penalty: JG

Second: DS

Passed 3 to 0

**352 Van Buren: Tyler, Chris (VTS\_01\_2.VOB 25:10)** Owner, Chris Tyler, present. No neighbors present to remonstrate. Building Commissioner Ron Dausch indicated that an SOR was received however it is only partially filled out. Dates were missing. Owner claimed that whomever received the SOR said it was ok. Changes have been made for ownership. Chris Tyler took over the deed from Kary Kintner. Mr. Dausch asked the owner if there was a plan. Owner claimed all the April items are done (no inspections were called for). The quote that was from Beachy construction has changed. It is now \$3000 higher than originally quoted. Eric Hostetler is supposed to come and give him a quote on the foundation and porch. Mr. Dausch indicated the last meeting was for a civil penalty contingent. Mr. Dausch continued that the SOR is in, but not proper but can be adjusted. The owner indicated Peru Utilities came and checked the main and it looks good. The owner indicated the house he is currently living in is set to be sold in July so he is trying to get things done. Once he gets in to the Van Buren house, there is no house payment or loans or anything (continued on next video VTS\_01\_3.VOB) so he can get a loan to fix the other things. Clarification was made that Ron Dausch had not been called for any inspections. Board Member Derek Sharp asked how much progress had been made on the SOR. Owner Chris Tyler, the shed had the rotten boards replaced and the roof replaced on it, the

two wooden covers on the basement windows have been replaced and painted, around the entry way door had trim that will be fixed this weekend. Board Member Derek Sharp suggested visiting Ron Dausch & Brenda Douglass in the Building Department to get the SOR completed with correct dates. Ron Dausch suggested making the civil penalty that had been contingent for the April Meeting, be extended to the June Meeting with a goal to have inspections done.

Motion for the February Assessed \$1500 Civil Penalty with the April Deadline to be extended to the June Meeting requiring progress and inspections and properly completed. (Owner indicated inspections are hard due to his work schedule. Ron Dausch offered his cell number so the owner could communicate and they would work something out on inspections): DS

Second: DW

Passed 3 to 0

### **303 W 6<sup>th</sup>: Marrakesh Enterprises, LLC (VTS\_01\_3.VOB 3:19)**

Melody Barrows representing the owner. No one else present. Mr. Dausch indicated the Bank was working on this property for foreclosure. SOR was turned in. Things are to be done by July. Recommended for a civil penalty contingent on work being done by October, 2022. Melody Barrows said HVAC is good, electrical is good, plumbing is good. Closed in December and wanted to wait until warmer weather to do the roofing and the porch work. Has people in painting, etc. pending this meeting. Brenda Douglass clarified that there is an SOR but no permit in place. The owner's representative was agreeable to that.

Motion for a \$1500 civil penalty contingent on things being done by the October 2022 meeting : DS

Second: JG

Passed 3 to 0

**73 W 8<sup>th</sup>: Osborn, Jerry & Tina LLC (VTS\_01\_3.VOB 6:18)** Owner, Tina Osborne, present. No remonstrators present. The Board previously issued a civil penalty on this property. Since that time, the accessory building has been taken down. Building Department recommended tabling to allow them time to get the last issues finished up. Owner requested the rescinding of the \$2500 civil penalty. Owner claims that the remaining work on the house is done. The Board decided against rescinding the civil penalty.

Motion to table to the June meeting to ensure all work has been completed. DS

Second: JG

Passed 3 to 0

**229 W 6<sup>th</sup>: Jerry West (VTS\_01\_1.VOB 19:22)** Table to August Meeting. Some inspections have taken place and progress is being made. Hoping to close in August.

Motion for a \$1500 civil penalty contingent on things being done by the October 2022 meeting : DS

Second: JG

Passed 3 to 0

**1068 E SR 124: Indyre/Fansler, Janett West (VTS\_01\_3.VOB 10:10):** No one present for the owners or remonstrators. Building Permit has

been pulled by the owner for a new building. Building Department requests closing this case.

Motion to Close: DS

Second: JG

Passed 3 to 0

### **NEW BUSINESS:**

**71 S Broadway: Zelinsky, Andrew (VTS\_01\_3.VOB 10:45):**Owner, Andrew Zelinsky was present with his attorney, Bill Berkshire were present. No remonstrators present. Ron Dausch indicated that some contact with the owner had taken place. No SOR is in place. A permit application was received. Ron Dausch said he would like to give them time to get the work done. There was some concern with the permit because the work wouldn't start until July and wouldn't be finished until April of 2023. Bill Berkshire didn't think a permit would be required for the scope of work. Ron Dausch asked for clarification of the timeline. Bill Berkshire stated nothing was started because they were notified in the winter and the exterior work could not be started. Also some of the photos in the write up included a neighboring building that Mr. Zelinsky does not own. Mr. Berkshire clarified the following:

- The bricks that stick out will be resolved within 60 days.
- The mortar work/patching of the bricks will be done.
- Will paint/replace wood over window with metal or some other appropriate materials.
- Foundation cracks, if existing, would be tuck pointed.
- All work should be done by October 20th meeting.

Building Department recommends tabling to the October meeting. The SOR was provided to the owner's attorney for completion with Dee Dee Richard's request to have the SOR submitted.



Motion to table to October Meeting: DS

Second: JG

Passed 3 to 0

**291 N Broadway: 291 North Broadway Land Trust (VTS\_01\_3.VOB 18:24):** Owner representative, Mike Rorvik present. No other entities present for remonstrations. Update by Ron Dausch, repair work well underway. 3-4 posts will be replaced, 2 trusses will be replaced. Everything is going well. The Building Department had to contact a structural engineer to evaluate the building at a cost of roughly \$1608. Rather than asking for the full amount, the Building Department is agreeable to ask for 50% reimbursement of the engineering review. Ron Dausch indicated that an SOR will not be required as they are repairing what was there. Mr. Rorvik said that they agree to the 50% and will get started.

Motion to accept 50% reimbursement: DS

Second: JG

Passed 3 to 0

**126 W Boulevard: Popa, Al (VTS\_01\_1.VOB 19:45)** Table to August to allow new owner to do the work. Neighbor supports the allowance of repair.

**547 E 3<sup>rd</sup>: Flores, Jesus Montes (VTS\_01\_3.VOB 23:03)** Owner's son Rome Flores was present. Ron Dausch explained to the Board that the repairs had stalled out on this project, however, the son came in town from Texas to help finish it. Jason Simpson inspected a week ago and was impressed by the progress. A neighbor also submitted a letter of support regarding the work that was being done. (Read into record 24:28). Recommended to table to August meeting.

Motion to table to August meeting: DS

Second: DW

Passed 3 to 0

**304 W 2<sup>nd</sup>: Hetzler Jr., Kenneth W. (VTS\_01\_3.VOB 27:29)** Owner Kenneth Hetzler present. No one present to remonstrate. (continued on VTS\_01\_4.VOB) Ron Dausch indicated that no progress, relating to the Building Department has taken place. An email came in on 4/18/22 from the owner indicating they were trying to sell the property and asking for time to sell it. This house is very, very bad inside. The health department brought the Building Department in to the case. The house contains animal feces, human feces, children living in the house, multiple dogs. Mr. Hetzler did not live there but a relative (nephew) of his did. Up until a few days ago, Mr. Heltzer was led to believe that the tenant was in touch with the Building Department relating to inspections, etc. Mr. Dausch informed the owner this is not the case. Mr. Dausch recommended a civil penalty and demo order be issued. Mr. Hetzler asked if he could still sell it. Clarification was made that either the owner or new owner would need to pay any liens.

Motion to demo the property: DS

Second: JG

Passed 3 to 0

Motion to issue a civil penalty in the amount of \$1500: DS

Second: JG

Passed 3 to 0

**185 W 3<sup>rd</sup>: Creager, Lynda M. (VTS\_01\_4.VOB 10:12)** Owner's son (residing in the home), Cory Black present. Building Department recommended a contingent civil penalty based on everything being done by the August meeting. Owner indicated they will take the garage

down completely and seek a loan for the roof. Asks for leniency and that he will keep in contact with us. Mr. Black has 2 autistic children in the home that he watches all day, this does not allow the freedom to go out and work on things. His wife returns home at 6pm and then he goes to his other job until late in the evening. Recommendation from the Building Department changed to tabling to the October meeting in the event of delays.

Motion to issue a \$1500 civil penalty contingent on progress by the June meeting (permits, progress, inspections): DS

Second: JG

Passed 3 to 0

**19 E Warren: McGee, Robin & Diana (VTS\_01\_1.VOB 20:24)** Table to June Meeting. Some inspections have taken place and progress is being made. SOR is in place.

**611 W 3<sup>rd</sup>: Bennett, Araceli (VTS\_01\_4.VOB 13:39)** No one present on owner's behalf or remonstrators. Ron Dausch indicated no contact with anyone on this and recommended civil penalty. Case opened first of April. House has been posted for sale since being notified of the case.

Motion to issue a civil penalty in the amount of \$1500: DS

Second: JG

Passed 3 to 0

**309 Loveland: 309 Loveland Avenue Land Trust (VTS\_01\_4.VOB 14:55)** No one present representing owner. Owner of neighboring property present. Ron Dausch presented that no contact or change has been made and the Department requests a civil penalty.

Motion to issue a civil penalty in the amount of \$1500: DS  
Second: JG  
Passed 3 to 0

**Adjourn: Motion Made by DS, Second by JG**  
**Adjourned at 3:41pm**