

**BOARD OF BUILDING APPEALS MINUTES**  
**MEETING DATE: APRIL 29, 2021**

CITY OF PERU STAFF PRESENT:  
RON DAUSCH, BUILDING COMMISSIONER  
DUSTIN KERN, CITY ATTORNEY  
BRENDA DOUGLASS, ADMINISTRATIVE ASSISTANT TO THE BUILDING DEPARTMENT

**CALL TO ORDER: 2:08PM, APRIL 29, 2021**

BOARD PRESENT:  
DEEDEE RICHARDS (VIA ZOOM), JEFF GUNNING, DEREK SHARP (VIA ZOOM), GEORGE MIZE

BOARD ABSENT: JACK STODGELL

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

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

**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.

**217 W 5<sup>th</sup>: Rusty Waggoner Yates**

UPDATE ONLY. Some progress is being made. Will inspect in May. Will come to June meeting for action.

**301 LOVELAND: Robert C Earhart Jr.**

UPDATE ONLY. Permit in place. Progress being made. Will continue with monthly updates.

**525 E 3<sup>RD</sup>: Jason Joseph McMillan**

UPDATE ONLY. Progress being made. Will update in July.

**537 E 2nd: Clayton & Granville & Nellie Patrick**

UPDATE ONLY. Accessory building down. Roof on back porch down. Will . Will continue to update in June.

**557 MADISON: Bruce & Regine Brindle NOW Rex & Cassie Betzner**

UPDATE ONLY. Lots of work being completed. Will have inspected and SOR updated and come back for Board Update in July.

**558 W Main: Donald & Thanet Ousley**

UPDATE ONLY. Electric panels moved. Demo contractors onsite doing the removal of the unsafe rear section. Will bring to next meeting to close.

**600 Jefferson: Corrie Morrow**

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

**168 N LAFAYETTE: Thomas McKinney**

UPDATE ONLY. No Schedule of Renovations in place. No application at the USDA. Received an email from the owner indicating they want to turn the house over to the city. Building Department will work with owner towards this. Will update the Board in June.

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**OLD BUSINESS:**

**303 W 6<sup>TH</sup>: Kenneth Roles**

Mr. Roles was present to address the Board. A Schedule of Renovations and permit application have been completed. Will come to the next meeting for an update.

**MOTION TO TABLE FOR MONTHLY UPDATES: GEORGE MIZE  
SECOND: JEFF GUNNING  
UNANIMOUSLY APPROVED 4 TO 0.**

**110 EWING: Carl & Sheryl Dewey**

Sheryl & Carl Dewey were present.

The Deweys indicated they are waiting on the USDA application process and for the loan to be approved. They also intend to refinance for the rest. Bring to the next meeting for action.

**MOTION TO TABLE TO THE NEXT MEETING FOR ACTION: GEORGE MIZE  
SECOND: JEFF GUNNING  
UNANIMOUSLY APPROVED 4 TO 0.**

**68 E 5<sup>TH</sup>: Judith Myers**

No one present.

Building Commissioner Ron Dausch indicated that the demo is complete and asked to close the case.

**MOTION TO CLOSE CASE: DEREK SHARP  
SECOND: DEEDEE RICHARDS  
UNANIMOUSLY APPROVED 4 TO 0.**

**486 WASHINGTON: Becky Wright Sampson**

No one present.

Building Commissioner Ron Dausch indicated that the demo is complete and asked to close the case.

**MOTION TO CLOSE CASE: DEREK SHARP  
SECOND: DEEDEE RICHARDS  
UNANIMOUSLY APPROVED 4 TO 0.**

**229 W 6<sup>TH</sup>: Wiper Corp, Vinod Gupta, Corey Kingery, Mark Elliott**

No one present.

Building Commissioner Ron Dausch indicated that no progress has been made, an SOR by Mark Elliott is in place but no new permit has been pulled by the indicated new contract purchaser, Mark Elliott. Requesting a Civil Penalty be reaffirmed.

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 REAFFIRM \$2500 CIVIL PENALTY FROM MARCH MEETING: DEREK SHARP  
SECOND: GEORGE MIZE  
UNANIMOUSLY APPROVED 4 TO 0.**

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**162 E 5<sup>th</sup>: Byron & Carol Cohee**

No one present at the meeting. In March a reimbursement for securing the structure in the amount of \$550 was approved. A \$5000 Civil Penalty was assessed at the March meeting. After the meeting, it was found that the roof had been done on the house, although no inspections had been performed. Building Commissioner Ron Dausch suggested that the Board may want to modify the \$5000 Civil Penalty assessed or rescind it. After much discussion, the \$5000 Civil Penalty was rescinded. The Board agreed to put in place a \$2500 Civil Penalty if no significant progress is made on the Schedule of Renovations by the June meeting.

**MOTION FOR \$2500 CIVIL PENALTY: DEREK SHARP  
SECOND: DEEDEE RICHARDS  
UNANIMOUSLY APPROVED 4 TO 0.**

**467 S Broadway: Frankie Ackerman**

No one present to represent this house or the owner.  
SOR was received 4/28/2021. Everything is complete except the foundation that is due at the end of June. Recommend tabling until July for action.

**MOTION TO TABLE UNTIL JULY MEETING FOR ACTION: DEREK SHARP:  
SECOND:  
UNANIMOUSLY APPROVED 4 TO 0.**

**505 W 3<sup>rd</sup>: ScottJames LLC**

No one present to represent this house or the owner.  
Building Commissioner Ron Dausch indicated that the necessary repairs have been made, a certificate of occupancy has been issued and asked to close the case.

**MOTION TO CLOSE CASE: GEORGE MIZE  
SECOND: DEREK SHARP  
UNANIMOUSLY APPROVED 4 TO 0.**

**163 W 10<sup>th</sup>: Prokop, Randy & Louanna**

Randy Prokop was present.  
Building Commissioner Ron Dausch indicated that the red structure that was remaining to be placed on a permanent foundation or removed, has been removed and asked to close the case.

**MOTION TO CLOSE CASE: GEORGE MIZE  
SECOND: JEFF GUNNING  
UNANIMOUSLY APPROVED 4 TO 0.**

**694 Rushburn Green: Emery MHP Partners LLC**

Melody Barrows, Property Maintenance for the Park was present. She stated that she has cleaned up the issues with the state & Rob Debeck. Water issues have been taken care of with the Utilities and heat had been restored to those without. Currently she is working with the BMV to identify which trailers are privately owned and which ones are owned by the park. This is a lengthy process. She asked for a hold on the demo order issued in the March 2021 meeting so she can research the owner information.

This will come back before the Board at the July meeting for action.

**MOTION TO TABLE UNTIL THE JULY MEETING: GEORGE MIZE  
SECOND: DEREK SHARP  
UNANIMOUSLY APPROVED 4 TO 0.**

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**690 Rushburn Green: Emery MHP Partners LLC**

Melody Barrows, Property Maintenance for the Park was present. She stated that she has cleaned up the issues with the state & Rob Debeck. Water issues have been taken care of with the Utilities and heat had been restored to those without. Currently she is working with the BMV to identify which trailers are privately owned and which ones are owned by the park. This is a lengthy process. She asked for a hold on the demo order issued in the March 2021 meeting so she can research the owner information.

This will come back before the Board at the July meeting for action.

**MOTION TO TABLE UNTIL THE JULY MEETING: GEORGE MIZE  
SECOND: DEREK SHARP  
UNANIMOUSLY APPROVED 4 TO 0.**

**101 E. 3<sup>rd</sup> STREET: NICK & MELODY BARROWS**

Melody Barrows was present.

Building Commissioner Ron Dausch indicated that recent inspections led to a conversation regarding expectations on the completion of this project. A new SOR was submitted 4/27/2021. Recommended bringing to the July meeting for an UPDATE ONLY and to the August meeting for action.

**MOTION TO TABLE UNTIL THE JULY FOR UPDATE, AUGUST FOR ACTION: JEFF GUNNING  
SECOND: DEREK SHARP  
UNANIMOUSLY APPROVED 4 TO 0.**

**NEW BUSINESS:**

**HI & DRI MHP & ADJACENT PROPERTIES: JAMES PARK, OWNER**

**INCLUDES: 257 N WALNUT, 261 N WALNUT (HOUSE), 260 N DUKE OFFICE, 260 N DUKE APARTMENTS, 260 N DUKE LOT 8, 260 N DUKE LOT 10, 260 N DUKE LOT 12, 260 N DUKE LOT 3, 260 N DUKE LOT 36, 260 N DUKE LOT 1, 260 N DUKE LOT 33, 260 N DUKE LOT 2, 260 N DUKE LOT 33, 260 N DUKE LOT 32, 260 N DUKE LOT 25.**

Melody Barrows, Property Maintenance for the Park was present.

Neighbor: Dale Stillman was present and expressed concern about property values, the appearance of the lots including the structures, grass, etc. Neighbor Jon Faust sent a letter for the Board to review indicating rodent and insect issues as well as a decline in his property values.

Melody Barrows stated that much of the same work has been done at Hi & Dri as has been done at Bourne End. Will require having to research titles to the mobile homes prior to any action. She further explained that Nick Barrows, her husband is licensed in pest control and can take care of those concerns on their own. It was discussed that proof of such licensing would be provided.

The Board discussed granting 60 days for the research to be taken care of on identifying owners. This matter will be brought back for action to the Board at that time. This decision will cover the following addresses:

<b>260 N DUKE LOT 8</b>	<b>260 N DUKE LOT 10</b>	<b>260 N DUKE LOT 12</b>
<b>260 N DUKE LOT 3</b>	<b>260 N DUKE LOT 36</b>	<b>260 N DUKE LOT 1</b>
<b>260 N DUKE LOT 33</b>	<b>260 N DUKE LOT 2</b>	<b>260 N DUKE LOT 33</b>
<b>260 N DUKE LOT 32</b>	<b>260 N DUKE LOT 25</b>	<b>257 N WALNUT</b>

**MOTION TO ISSUE DELAY ACTION FOR 60 DAYS: DEREK SHARP  
SECOND: GEORGE MIZE  
UNANIMOUSLY APPROVED 4 TO 0.**

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Discussion was continued regarding the structures on their own parcels did not include mobile homes. **261 N Walnut (house)** was sprayed for pests last week and will be sprayed again. The Plan, per Melody Barrows is to demolish this structure within sixty days. If not down within 60 days a \$1500 Civil Penalty will be assessed.

**MOTION TO DEMO & A \$1500 CIVIL PENALTY IF NOT DEMO'D IN 60 DAYS: DEREK SHARP  
SECOND: JEFF GUNNING  
UNANIMOUSLY APPROVED 4 TO 0.**

Discussion continued regarding structures on the Hi & Dri parcel that are not mobile homes. The Board suggested having a Schedule of Renovations in place for these structures within 30 day (by the estimated date of the May meeting). Melody Barrows would meet with Brenda Douglass on May 5, 2021, for copies of all write ups & Schedule of Renovations for each of the properties. This includes:

**260 N Duke Office  
260 N Duke Apartments**

**MOTION TO ALLOW THE PROPERTY OWNERS 30 DAYS TO HAVE A SCHEDULE OF  
RENOVATIONS IN PLACE: DEREK SHARP  
SECOND: JEFF GUNNING  
UNANIMOUSLY APPROVED 4 TO 0.**

**394 WASHINGTON: STEVEN & SUSAN SIBLISK**

Mr. Siblisk was present at the meeting. He indicated that his son was to take over the property but that had not happened. He was going to look in to having the deficiencies taken care of and potentially sell the property.

**MOTION TO CARRY THE CASE OVER TO JULY FOR ACTION: DEREK SHARP  
SECOND: DEEDEE RICHARDS  
UNANIMOUSLY APPROVED 4 TO 0.**

**222 VAN BUREN: KEITH EDWARD MARKS**

Keith Marks and his daughter, Patty Thede were present at the meeting. The plan is to have the property demolished.

**MOTION TO ASSESS A \$1500 CIVIL PENALTY IF THE STRUCTURE IS NOT DEMOLISHED BY  
THE JUNE MEETING: DEREK SHARP  
SECOND: DEEDEE RICHARDS  
UNANIMOUSLY APPROVED 4 TO 0.**

**21 DANIEL: ROKINA P LEONE**

Ms. & Mr. Leone were present. They hired a demolition contractor to begin tearing down the barn on 4/29/2021. Plan may be to demolish the house as well. According to the demo contractor, it seems the repairs to the house may be minor. After much discussion, the Board indicated that they would table the matter until the next meeting and that a Schedule of Renovation would need to be in place.

**MOTION TO TABLE UNTIL THE NEXT MEETING FOR AN SOR TO BE IN PLACE: DEREK SHARP  
SECOND: JEFF GUNNING  
UNANIMOUSLY APPROVED 4 TO 0.**

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**317 N FREMONT: MARIA ARTEAGA TORRES**

No one present to represent owner. Neighbor, Mr. Briscoe present to let the Board know the property had been abandoned and not taken care of and left open and unsecured.

No contact by owner. Noncompliant. Asking for a civil penalty for lack of action. Would like to bring before the board at the next meeting for additional action.

**MOTION FOR A \$2500 CIVIL PENALTY TO BE ASSESSED: DEEDEE RICHARDS  
SECOND: DEREK SHARP  
UNANIMOUSLY APPROVED 4 TO 0.**

**2454 OLD STONE RD: CARLA CHRISTINE RANDOLPH**

No one present to represent the property. Katherine Hight present as a neighbor regarding concerns about the property. Has been living across for 12 years and has had multiple petitions signed to clean up the property but nothing ever happened. Mrs. Hight was happy to see some progress being made.

**MOTION FOR DEMOLITION & \$2500 CIVIL PENALTY: JEFF GUNNING  
SECOND: GEORGE MIZE  
UNANIMOUSLY APPROVED 4 TO 0.**

**COMMUNICATIONS:**

**A. UNSAFE DEMOS:**

- a. Completed Demolitions: 73 THORPE
- b. Pending demolitions assigned to contractors: 496 MADISON (PENDING ASBESTOS), 388 E 2<sup>ND</sup> (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: GM**

**SECOND: DS**

**TIME ADJOURNED: 3:18PM**