

**BOARD OF BUILDING APPEALS MINUTES
MEETING DATE: JUNE 17, 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: 2:05PM, JUNE 17, 2021

BOARD PRESENT:
DEEDEE RICHARDS, JEFF GUNNING, DEREK SHARP, GEORGE MIZE

BOARD ABSENT: JACK STODGELL

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

**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.

301 LOVELAND: Robert C Earhart Jr.

UPDATE ONLY. Permit in place. Progress being made. Will update in September.

537 E 2nd: Clayton & Granville & Nellie Patrick

UPDATE ONLY. Accessory building down. Roof on back porch down. Will . Will continue to update in July. Bring to the Board for action in September if no progress.

119 N UNION: Douglas Hines

UPDATE ONLY. No update. Will go to September meeting for update or action depending on progress.

168 N LAFAYETTE: Thomas McKinney

UPDATE ONLY. No Schedule of Renovations in place. No application at the USDA. Bring to Board for July action.

364 E Main: Gerald Wallace

No inspections done. Per Board, bring to July meeting for action or update depending on progress.

303 W 6TH: Kenneth Roles

SOR complete & permit pulled. SOR dates end 8/1/2021. Bring to September for action.

2454 Old Stone Rd: Carla Christine Randolph

Demo & CP order issued in April meeting. Civil Penalty paid by family member. Will seek demolition bids and bring to September for additional action if needed.

600 Jefferson: Corrie Morrow

Currently 3 things done on SOR. SOR dates through 8/1/2021. Bring to September for update or to close if possible.

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OLD BUSINESS:

217 W 5th: Rusty Waggoner Yates

Rusty Waggoner Yates present. Code is out of control again. Repairs not done. Inspected 6/17/2021.

MOTION TO ASSESS \$5000 CIVIL PENALTY EFFECTIVE IMMEDIATELY: DS

SECOND: DR

UNANIMOUSLY APPROVED 4 TO 0.

MOTION FOR DEMOLITION ORDER ON THE STRUCTURE: DS

SECOND: DR

UNANIMOUSLY APPROVED 4 TO 0.

558 W MAIN: DONALD OUSLEY

All demo & electrical work is complete. Request to close the case. No one present on this case.

MOTION TO CLOSE THE CASE: DS

SECOND: GM

UNANIMOUSLY APPROVED 4 TO 0.

229 W 6th ST: WIPER CORP / COREY KINGERY / MARK ELLIOTT

No one present.

Building Commissioner Ron Dausch indicated that a \$2500 Civil Penalty had been assessed in March to apply after the April Meeting. No progress. No permit. No inspections. Request additional Civil Penalty.

MOTION TO ASSESS \$5000 CIVIL PENALTY EFFECTIVE IMMEDIATELY: DS

SECOND: JG

UNANIMOUSLY APPROVED 4 TO 0.

MOTION FOR DEMOLITION ORDER ON THE STRUCTURE: DR

SECOND: DS

UNANIMOUSLY APPROVED 4 TO 0.

162 E 5th STREET: BYRON & CAROL COHEE

No one present.

Building Commissioner Ron Dausch indicated that the repairs have been done satisfactorily and requested closing the case.

MOTION TO CLOSE CASE: DS

SECOND: DR

UNANIMOUSLY APPROVED 4 TO 0.

110 EWING: CARL & SHERYL DEWEY

Carl & Sheryl Dewey were both present. The USDA application has been received by the USDA and is in review. Requested tabling until September for an update or action depending on status of application and progress.

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**MOTION TO TABLE UNTIL SEPTEMBER: DR
SECOND: GM
UNANIMOUSLY APPROVED 4 TO 0.**

HI & DRI MHP: JAMES PARK

Melody Barrows present on behalf of the property owner. Jon Foust present as a neighbor.

The Board of Building Appeals issued a demolition order on all mobile homes for this property to be effective 7/1/2021. The estimated timeline for the Building Department to take action is 60 days (after requesting demo bids, sampling for asbestos, issuing the Order to Vacate). The owner is to have a Schedule of Renovation addressing rehabilitation or have the unit self demolished within that time frame (approximately 9/1/2021). This will come back before the Board of Building Appeals for action or update on 9/1/2021 depending on progress. INCLUDES THE FOLLOWING PROPERTIES:

**257 N WALNUT
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 32
260 N DUKE LOT 25**

260 N DUKE OFFICE

Melody Barrows present on behalf of the property owner. Jon Foust present as a neighbor.
Permit in place. SOR in place. Table until July meeting for action or close.

**MOTION TO TABLE UNTIL JULY MEETING FOR COMPLETION: DS
SECOND: GM
UNANIMOUSLY APPROVED 4 TO 0.**

260 N DUKE APARTMENTS

Melody Barrows present on behalf of the property owner. Jon Foust present as a neighbor.
Permit in place. SOR in place. Table until September meeting for action or close.

**MOTION TO TABLE UNTIL SEPTEMBER: DS
SECOND: DR
UNANIMOUSLY APPROVED 4 TO 0.**

222 VAN BUREN: KEITH EDWARD MARKS

No one present to represent this house or the owner.
Structure demo'd by owner. Recommend closing case.

**MOTION TO CLOSE THE CASE. DS
SECOND: DR
UNANIMOUSLY APPROVED 4 TO 0.**

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21 DANIEL: ROKINA P LEONE

Rokina Leone and her sister were present. A dumpster is in place for the contents of the home and they plan on demolishing the structure. Recommend Civil Penalty & Demo order. Civil Penalty if not down by 8/31/2021. Case will come back to the Board in September to close or take additional action.

MOTION TO ASSESS \$2500 CIVIL PENALTY IF STRUCTURE IS NOT DEMOLISHED COMPLETELY BY AUGUST 31, 2021: DS

SECOND: DR

UNANIMOUSLY APPROVED 4 TO 0.

MOTION FOR DEMOLITION: DS

SECOND: DR

UNANIMOUSLY APPROVED 4 TO 0.

317 N FREMONT: MARIA ARTEAGA TORRES

No one present regarding the property. New owner has taken over the property. Permit pulled. Asking for the matter to be tabled until September for an update.

MOTION TO TABLE UNTIL SEPTEMBER: DS

SECOND: DR

UNANIMOUSLY APPROVED 4 TO 0.

NEW BUSINESS:

218 E 5TH: SCOTTJAMES, LLC

Property has changed hands from ScottJames LLC to Armson Properties. New SOR to be submitted. Request table until September for update.

MOTION TO TABLE UNTIL SEPTEMBER: GM

SECOND: DS

UNANIMOUSLY APPROVED 4 TO 0.

2078 S SYCAMORE: ALVIN E BERRY JR.

Wayne Brumbaugh present as the new owner. House has been purchased by Wayne Brumbaugh. He made a comment to the Building Commissioner on how long he could sit on the house before he had to do something. In an effort to ensure progress is made, a Civil Penalty is requested.

MOTION TO ASSESS \$5000 CIVIL PENALTY IF NO APPROVED SCHEDULE OF RENOVATION IS IN PLACE PRIOR TO THE JULY MEETING: DS

SECOND: DR

UNANIMOUSLY APPROVED 4 TO 0.

575 S BROADWAY: DELORIS COUCH

Daughter, Edna Townsend present. Has been trying to get Deloris out of the house for weeks due to the condition of the home. Neighbors present to express concern over the structures, pests, animals, code issues, etc. The Building Commissioner is requesting a demo order and civil penalty.

MOTION TO ASSESS \$5000 CIVIL PENALTY IF STRUCTURE IS NOT DEMOLISHED COMPLETELY BY : DS

SECOND: DR

UNANIMOUSLY APPROVED 4 TO 0.

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**MOTION FOR DEMOLITION: DS
SECOND: DR
UNANIMOUSLY APPROVED 4 TO 0.**

205 E 3RD: JESSE & DAWN SONS

No one present regarding the house. Building Commissioner indicated 50% of the work is done including yard and code issues. Requested tabling for more progress.

**MOTION TO TABLE UNTIL JULY: DS
SECOND: DR
UNANIMOUSLY APPROVED 4 TO 0.**

1478 S STRAWTOWN: STANLEY JEFFREY

No owner present for this property. Karen Sparks present as a neighbor. No contact. No progress. Department requests demo order and civil penalty.

**MOTION TO ASSESS \$5000 CIVIL PENALTY IMMEDIATELY : DS
SECOND: DR
UNANIMOUSLY APPROVED 4 TO 0.**

**MOTION FOR DEMOLITION: DS
SECOND: GM
UNANIMOUSLY APPROVED 4 TO 0.**

66 N FREMONT: JASON EASTMAN

No one present to speak for the property. No one to remonstrate. DeeDee Richards and Dustin Kern recused themselves from the conversation due to conflict of interest. Owner has an eviction hearing June 2021. Building Commissioner requested a Schedule of Renovation be in place by July 6th. Asked for case to be tabled to allow progress.

**MOTION TO TABLE UNTIL JULY: DS
SECOND: JG
UNANIMOUSLY APPROVED 4 TO 0.**

1064 W 6TH ST: MARGARET DURHAM

No one present regarding house. Due to no progress being made, requesting a Civil Penalty and for this case to come back before the Board in July.

**MOTION TO ASSESS \$5000 CIVIL PENALTY IMMEDIATELY : DS
SECOND: DR
UNANIMOUSLY APPROVED 4 TO 0.**

158 MADISON: DAVID & TAMMY SHANK

David Shank, his son and daughter in law (Chelsea Hewitt) were present at the meeting. They indicated the work was going to be done. Indicated that David Shank had a stroke in October 2020 and had not been staying at the house. They would like time to get the Schedule of Renovations turned in.

The Board agreed to assess a \$2500 Civil Penalty CONTINGENT on a Schedule of Renovations being submitted and approved before the July Meeting.

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MOTION TO ASSESS \$2500 CIVIL PENALTY IF STRUCTURE IF SCHEDULE OF RENOVATIONS IS NOT SUBMITTED AND APPROVED BEFORE THE JULY MEETING: DS

SECOND: DR

UNANIMOUSLY APPROVED 4 TO 0.

117 W 2ND: CAROL JOSEPH

No one present. Order upheld. No response from the Order to Correct. No progress or changes have been made.

MOTION TO ASSESS \$5000 CIVIL PENALTY IMMEDIATELY: DS

SECOND: DR

UNANIMOUSLY APPROVED 4 TO 0.

1068 E SR 124: INDYRE

No one present regarding the property. Original owner sold the property to the neighbor. Neighbor intends to have the property torn down to build a storage building. Building Commissioner asked to have the case tabled until September.

MOTION TO TABLE UNTIL SEPTEMBER: DS

SECOND: DR

UNANIMOUSLY APPROVED 4 TO 0.

165 W 10TH: ANTHONY ALLEN ERGO

No one present regarding the property. No one is residing in the property. Requesting demo order and civil penalty.

MOTION TO ASSESS \$5000 CIVIL PENALTY IMMEDIATELY : DS

SECOND: DR

UNANIMOUSLY APPROVED 4 TO 0.

MOTION FOR DEMOLITION: DS

SECOND: DR

UNANIMOUSLY APPROVED 4 TO 0.

107 E DANIEL: FRANCES IRENE QUALIO

City has taken possession of this property. Request closing this case.

MOTION TO CLOSE THE CASE. DS

SECOND: DR

UNANIMOUSLY APPROVED 4 TO 0.

COMMUNICATIONS:

A. UNSAFE DEMOS OUT FOR BID:

- a. **474 E 3rd (garage), 23 S Park (Lot 7), 2454 Old Stone Rd, 694 Rushburn Green, 690 Rushburn Green.**

B. SALE OF LOTS

- a. All bids are due on 6/22/2021

C. TAKING CERTIFICATES FOR 8 PROPETIES

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- a. 64 Adams (lot, Bishop), 73 Thorpe (lot, Dagnen), 165 E 5th (lot, Kendall), 304 E 2nd (house, Boggs), 320 N Broadway (lot, Walters), 322 W 13th (lot, Groshon), 351 E 5th (church, Sipe/Norris), 496 Madison (house, Home Opportunity), 504 Oak (lot, Haines)
- D. PROPERTIES READY FOR DEMO:
- a. 496 Madison & 388 E 2nd have Notice to Proceeds ready for Wayde Ames to demo.

PUBLIC COMMENT: None.

ADJOURN:

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

MOTION: DS

SECOND: JG

TIME ADJOURNED: 3:26PM