

**JUNE 22, 2023 BOARD OF BUILDING APPEALS MEETING:
2PM
PERU CITY HALL**

Present: Jeff Gunning, Dick Wiles, Derek Sharp, Gary Church, DeeDee Richards

Absent: Dustin Kern

Staff Present: Ron Dausch, Brenda Douglass

Meeting called to order at 2:00pm

Reading of Minutes from Previous Meeting were waived: DS, DR, PASSED UNANIMOUSLY

Old Business:

**364 E MAIN: WALLACE, GERALD: NO ONE PRESENT
ALL WORK COMPLETED. REQUEST CLOSING.**

MOTION TO CLOSE: DS

SECOND: DR

APPROVED: 5 TO 0

110 W 6TH: ARMSTRONG, CORBIN: NO ONE PRESENT.

DEMOLISHED GARAGE ON THEIR OWN. WORK HAS BEEN COMPLETED.

MOTION TO CLOSE: DS

SECOND: DR

APPROVED: 5 TO 0

115 SHIELDS: KERN, NANCY NO ONE PRESENT

DEMOLISHED STRUCTURE ON THEIR OWN.

MOTION TO CLOSE: DS

SECOND: JG

APPROVED 5 TO 0

218 E 3RD: MG IRA LLC NO ONE PRESENT & CERTIFICATE OF OCCUPANCY ISSUED.

MOTION TO CLOSE: DS

SECOND: DW

APPROVED: 5 TO 0

126 EWING: MG ROTH LLC NO ONE PRESENT & CERTIFICATE OF OCCUPANCY ISSUED.

MOTION TO CLOSE: DS

SECOND: DR

APPROVED: 5 TO 0

279 E Third: WILKINSON, MICHELE NO ONE PRESENT & PROPERTY DEMO'D FOR FUTURE BUILD SITE.

MOTION TO CLOSE: DS
SECOND: JG
APPROVED: 5 TO 0

656 JEFFERSON: DEPOY, BOBBY J JR NO ONE PRESENT . ALL WORK COMPLETED AS REQUESTED.

MOTION TO CLOSE: DS
SECOND: DR
APPROVED: 5 TO 0

507 W 6TH: CHILDRESS, KYLE R & KRISTEN NO ONE PRESENT . ALL WORK COMPLETED AS REQUESTED.

MOTION TO CLOSE: DS
SECOND: JG
APPROVED: 5 TO 0

304 W 2ND: HETZLER, KENNETH W JR NO ONE PRESENT. DEMO'D UNDER ORDER OF THE CITY BBA.

MOTION TO CLOSE: DS
SECOND: DR
APPROVED: 5 TO 0

229 W 6TH: WEST, JERRY CONTRACTOR PRESENT, DAVID MAKIN. CERTIFICATE OF OCCUPANCY ISSUED.

MOTION TO CLOSE: DS
SECOND: DR
APPROVED: 5 TO 0

567 VAN BUREN: RITCHIE, FRANCIS W NO ONE PRESENT. ALL WORK COMPLETED AS REQUESTED.

MOTION TO CLOSE: DS
SECOND: JG
APPROVED: 5 TO 0

2 ELIZABETH, STEPHEN & SHAWNA FOHT NO ONE PRESENT. OWNER INTENDS TO SELF DEMO. BOARD TABLED IN APRIL TO COME BACK TO OFFICIALLY ORDER THE DEMO ORDER.

MOTION ON A DEMO ORDER CONTINGENT ON THE DEMO BEING COMPLETE BY THE OCTOBER MEETING: DS
SECOND: DR
APPROVED: 5 TO 0

291 N BROADWAY: 291 NORTH BROADWAY LAND TRUST OR MIKE RORVIK;

MIKE RORVIK PRESENT. TOOK OUT A PERMIT LAST YEAR, DID NOT DO THE REPAIRS YET. JUST RENEWED THE PERMIT AND HE WILL GO AHEAD AND PUT IT BACK THE WAY IT WAS. RON DAUSCH EXPLAINED THAT WE WOULD NEED TO DO A NEW SCHEDULE OF RENOVATIONS TO ESTABLISH A NEW TIMELINE. BRENDA DOUGLASS ADVISED THERE WAS NO SOR ESTABLISHED SO WE WOULD HAVE TO GO MEET ONSITE TO PREPARE THAT. MIKE RORVIK THINKS EVERYTHING WILL BE DONE IN A FEW MONTHS. STATED THAT HE DID GET THE NEW POSTS IN.

DEEDEE RICHARDS STATED CONCERNS OVER THE HEALTH & SAFETY OF THE PUBLIC. IT IS A MAJOR CONCERN AND HAS BEEN GOING ON SINCE APRIL OF LAST YEAR. DEREK SHARP ECHOED THE CONCERN STATING CHILDREN GO BACK AND FORTH IN THAT AREA FOR SCHOOL.

MIKE MENTIONED THERE WAS A PERGOLA IN THE MIDDLE OF THE ROOF AND IT DRYROTTED AND FAILED DUE TO SNOW & ICELOAD AND COLLAPSED. MIKE MENTIONED THAT ALL THE DEMO HAD BEEN DONE. AFTER MR. DAUSCH ASKED ABOUT TWO OTHER TRUSSES WITH DAMAGE, MIKE SAID HE WAS NOT GOING TO TAKE THOSE OUT UNTIL HE COULD DO IT ALL AT ONE TIME. MIKE RORVIK CLAIMED THAT HE HAS THE MATERIALS "PLUGGED IN" BUT NOT PURCHASED AS OF YET. CLAIMS THE BUILDER IS OUT 30 DAYS.

MOTION TO ASSESS A \$5000 CIVIL PENALTY CONTINGENT ON THE SCHEDULE OF RENOVATION BEING IN PLACE BY JULY 3, 2023 WITH SIGNIFICANT PROGRESS & INSPECTIONS BY AUGUST 4, 2023. AN UPDATE AT THE AUGUST MEETING: DS

SECOND: DR

APPROVED: 4 TO 0, ABSTAINED BY JG

230 COLUMBIA: RASMUS, ALLEN & TERI ALLEN RASMUS WAS PRESENT. EVERYTHING, ACCORDING TO THE SOR WAS SUPPOSED TO BE DONE BY 6/30/22. NO CALLS FOR INSPECTIONS OR PROGRESS. MR. RASMUS CLAIMS THERE ARE NEW STEPS AND HANDRAILS. DEREK SHARP ASKED ABOUT THE OTHER ITEMS THAT SHOULD HAVE BEEN DONE. MR. RASMUS SAID HE HAD NOT COMMUNICATED WITH THE BUILDING DEPARTMENT. MR. DAUSCH SAID HE WOULD GO BY TO INSPECT. MR. SHARP REMINDED MR. RASMUS THAT MR. RASMUS NEEDS TO CALL AS THINGS GET DONE. DEEDEE RICHARDS EXPRESSED IMPORTANCE OF COMMUNICATING AND DOING THE REPAIRS. MR. RASMUS CLAIMED THERE WERE FINANCIAL ISSUES. MR. DAUSCH SAID A NEW SOR WOULD NEED TO BE DONE.

MOTION TO ASSESS A \$1500 CIVIL PENALTY CONTINGENT ON AN SOR BEING SUBMITTED & APPROVED BY 7/5/23 AND INSPECTIONS ITEMS COMPLETED BY AUGUST 4, 2023.: DS

SECOND: DR

APPROVED: 5 TO 0

62 S MIAMI (JEFF HARVEY): JEFF HARVEY PRESENT

RON DAUSCH MENTIONED THAT NO CHANGE HAD BEEN MADE SINCE THE LAST MEETING. BRENDA DOUGLASS NOTED THAT JEFF HARVEY HAD CALLED ON APRIL 24 BUT HAS NOT CALLED FOR INSPECTIONS OR UPDATED SOR. IN APRIL, A \$1500 CIVIL PENALTY AS ASSESSED CONTINGENT ON AN UPDATED SOR, PERMITS (PERMITS ARE GOOD) AND PROGRESS AND INSPECTIONS BY JUNE 1, 2023. THAT HAD NOT BEEN DONE SO THE CIVIL PENALTY WAS FILED. MR. HARVEY SAID HE IS MAKING SLOWER PROGRESS THAN HE WOULD LIKE. MR. HARVEY SAID HE MAY HAVE TRIED TO CALL MORE THAN ONCE. BRENDA DOUGLASS MENTIONED THAT ALL CALLS ARE LOGGED IN THE OFFICE. ONLY ONE CALL CAME IN ON APRIL 24TH AND AGAIN THE SAME DAY OF THIS MEETING. SAID MR. HARVEY TOLD HER THAT THE WORK WOULDN'T BE DONE OVERNIGHT BUT WAS REMINDED THE CASE HAD BEEN OPEN FOR 12 YEARS, SINCE 2011.

MR. SHARP SPOKE ABOUT HOW LONG THIS HAD TAKEN. MR. HARVEY SAID HE TOOK 6 MONTHS OFF WORK TO DO SOME WORK AND SOME THINGS HAVE BEEN DONE. MENTIONED ELECTRICAL, WATER LINES. THINGS ARE DONE BUT NOT COMPLETE. CLAIMS A LOT OF THINGS ARE GETTING CLOSE.

MR. DAUSCH MENTIONED THAT THE SOR ON FILE CLAIMED ALL WORK WOULD BE DONE BY 2022. THE SOR IS OUT DATED.

BRENDA DOUGLASS REMINDED THE BOARD OF A FEW OF THE ITEMS CHOSEN ON THE SOR TO BE FINISHED. STATED THAT CLEARING TRASH & DEBRIS, REMOVING DAMAGED PLASTER & LATHE, ETC. WERE TO BE DONE TO ALLOW RENOVATION WORK TO BE DONE AS WELL AS ALLOW PUBLIC SAFETY PERSONNEL ACCESS SHOULD THERE BE A FIRE. NONE OF THOSE ITEMS STATED NEW ELECTRIC OR PLUMBING. THESE ITEMS FAILED IN JANUARY 2023 AND STILL NEED TO BE DONE.

MR. HARVEY CLAIMED HE WENT TO A PART TIME POSITION IN ORDER TO GET THE WORK DONE. MR. HARVEY SAID HE DIDN'T WANT TO PATCH PLASTER & LATHE SINCE THE ELECTRIC HADN'T BEEN RUN IN THAT AREA. BRENDA DOUGLASS CLARIFIED IT WASN'T REPAIRING THE PLASTER & LATHE, IT WAS TAKING OUT THE DAMAGED MATERIAL. MR. GUNNING SUGGESTED IF THINGS WEREN'T DONE BY A CERTAIN TIME, THE POSSIBILITY OF A DEMOLITION ORDER.

DEREK SHARP MADE A MOTION TO ASSESS AN IMMEDIATE \$2500.

SECOND: JG

PASSED: 4 TO 0, DR ABSTAINED.

DEREK SHARP MADE A MOTION FOR THE SOR IN PLACE BY 7/5/23 WITH AT LEAST FIVE ITEMS BEING COMPLETED & INSPECTED BY 8/4/2023 AND ALL WORK BEING COMPLETED ON THE HOUSE BY OCTOBER 6, 2023. THE CASE WILL BE UPDATED WITH PROGRESS AT EVERY MEETING.

SECOND: JG

PASSED: 4 TO 0, DR ABSTAINED.

DEREK SHARP MADE A MOTION FOR A DEMOLITION ORDER IF ALL WORK IS NOT COMPLETE AND A CERTIFICATE OF OCCUPANCY ISSUED BY OCTOBER 6, 2023.

SECOND: GC

PASSED: 4 TO 0, DR ABSTAINED.

23 S PARK AVE/PARK AVENUE MOBILE HOME PARK (MULTIPLE LOTS): JAMES J PARK NO ON PRESENT.

Mr. Dausch said no change other than one trailer was completely emptied out of trash and left for Code to clean up. Ms. Douglass reminded the Board that the April Meeting issued a demo order for Lot 11. Bids have come in. City is just asking for an additional civil penalty. The owner is looking for someone to buy the property. Owner is from California. Civil Penalty goes against the park only. Tenants are no effected.

MOTION TO ASSESS A \$5000 IMMEDIATE CIVIL PENALTY CONTINGENT: DS

SECOND: DR

APPROVED: 5 TO 0

New Business:

61 E 6TH: MCCLISH, ROBERT H & CHRISTINA M: NO ONE PRESENT

Mr. Dausch explained there was no contact, no SOR. Code Enforcement has cleaned. Property is inhabited & they are signing for the letters.

DEREK SHARP MADE A MOTION: \$1500 IMMEDIATE CIVIL PENALTY, BACK TO AUGUST MEETING
SECOND: DR

APPROVED: 5 TO 0

263 E 8TH: COUCHMAN, JESSICA: NICOLE JESSICA COUCHMAN PRESENT.

Ms. Couchman said she didn't realize the seriousness of the process but she gets it. Explained the family history of who was living in the house. Ms. Couchman turned in a Schedule of Renovations. Mr. Dausch did advise the Board there have been a multitude of code issues at the house. Ms. Couchman claimed the "trouble" tenant left in April. Ms. Couchman will secure a loan to get the work done. She has not spoken to a contractor. She will need a permit for the roof and the contractor would need to be registered. Brenda told her to call her if she needs a list of contractors. Ms. Couchman said the hole in the foundation is done & the yard is cleaned up.

Mr. Dausch suggested tabling & updating in July. Ms. Couchman mentioned the sidewalk. Mr. Dausch said to reach out regarding the City's sidewalk program.

A neighbor from the green house said the property is a junkyard and needs to be cleaned up. Said there are two in the back yard.

Brenda mentioned to Ms. Couchman that anything not meant to be outside shouldn't be outside including tires & pallets. Cars that are not operable, plated, etc. cannot be out and no vehicles can be parked on grass or dirt. Mr. Dausch suggested having Bill Sheets, Code Inspection Officer meeting Ms. Couchman onsite.

DEREK MADE A MOTION TO TABLE THIS. WANTS AN UPDATE IN AUGUST.

SECOND: DR

APPROVED: 5 TO 0

325 W MAIN: DRAPER, VICKI S & VONDA MARINE LIFE ESTATE; NO ONE PRESENT

There was a fire in April of 2022. Guttled the inside. Had some insurance. Disagreement with the insurance. Contractor was hired. Owner contacted us about the insurance was to be taken care of. Original SOR said March of 2023 was to be done. Brenda mentioned that the property was cleaned & gutted. Brenda advised that in dealing with the insurance company. Insurance company issued check to owner & her partner. Partner passed. Insurance company didn't want to reissue the check. Bank wouldn't cash it. Had to get an attorney to fight it out. Our office wants to keep some pressure on so it progresses. Mr. Dausch said if it isn't going to be fixed it needs to come down.

Derek Sharp began to make a motion for a \$1500 Civil Penalty because there has been no workmanship at all. Mr. Dausch said it was far from having anything done. Brenda told the Board that Ms. Draper is not present, and is not sure if she received notification of the meeting because it was mailed to the last address we had (the partner's parents' house) plus the fire damaged house but they have all come back so there is NO guarantee that she knew there was a meeting and that Brenda doesn't make a habit of reaching out individually to people. Mr. Dausch confirmed that we did send it

to the address of record. Derek Sharp asked if we had a phone number and suggested calling Ms. Draper and expressing how important this is.

DEREK SHARP MADE A MOTION: \$1500 CONTINGENT CIVIL PENALTY FOR SOME PROGRESS, NEW SOR BY 7/5/2023 AND PROGRESS & INSPECTIONS BY 8/5/23.

SECOND: DR

APPROVED: 5 TO 0

**906 W MAIN/SHERWOOD MOBILE HOME COURT (MULTIPLE LOTS including Lot 1, 2, 3, 52, 53, 49, 48, 30, 36, 57, 55, 50, 41, 45, 35, 28, 44, 31, 17, 43, 42, 39, 15, 12, 11, 10, 9, 7) SHERWOOD MHP OF PERU LLC, MWEST, LLC, MILLER, ROBERT & KIMBERLY OVERPECK, BEAN, AMBER, MW3, LLC, PARRISH, KIRK, MARRAKESH, BEAN, RAY & THELMA, MW2, LLC, HOSLER, KARA, BULLINS, CLAUDE, MARRAKESH ENT, LLC, MURRAY, DIANNA, ENYEART, JAMIE, EMERY MHP PARTNERS LLC or current owner;
: PARK OWNER NOT PRESENT:**

AARON CARDWELL WAS PRESENT FOR AMBER BEAN ON LOT 28 AND 55. They intend to fix up those two trailers. It was explained that any action against the park will not effect the trailers. Brenda gave Mr. Cardwell copies of the SORs for Lot 28 & 55 to have returned next week.

Mr. Dausch explained that it all comes back to James Park & Kent Foltz. There are several that we are requesting demolition orders on

MOTION FOR DEMO ON LOT 30: DS

SECOND: GC

APPROVED: 5 TO 0

MOTION FOR DEMO ON LOT 36: DS

SECOND: GC

APPROVED: 5 TO 0

MOTION FOR DEMO ON LOT 39: DS

SECOND: GC

APPROVED: 5 TO 0

MOTION FOR DEMO ON LOT 30: DS

SECOND: GC

APPROVED: 5 TO 0

MOTION FOR DEMO ON LOT 43: DS

SECOND: GC

APPROVED: 5 TO 0

MOTION FOR \$5000 CIVIL PENALTY ON THE ENTIRE PARK:

SECOND: DR

APPROVED: 5 TO 0

COMMUNICATION:

- A. DEMO ORDERS ISSUED PREVIOUSLY. ALL HAVE BEEN BID ON.**
- B. DELAY ON 214 S HUNTINGTON. WE FILED THE FOF AT THE COURTHOUSE LAST APRIL IN 2022. NEW OWNER (TAX SALE, ALEX H LLC) WILL BE NOTIFED OF THE DEMO ORDER. WE WILL HAVE TO REBID AS IT CAME IN OVER \$10,000.**

PUBLIC COMMENT:

MR. BURWELL HAD A QUESTION ABOUT FIRES AT 263 E 8TH REGARDING BONFIRES. IT WAS SUGGESTED THAT THE NEIGHBORS CALL THE FIRE DEPARTMENT WHEN IT HAPPENS. THE GREEN HOUSE NEIGHBOR DOESN'T SEE IT TO THE NEXT DAY. MR. BURWELL ONLY HAS KNOWLEDGE OF IT BY CAMERA.

MR. DAUSCH UPDATED THE BOARD ON THE CLEAN UP EFFORTS OF THE RAILROAD PROPERTY AND RECYCLING CENTER.

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

MOTION TO ADJOURN: DS

SECOND: GC

TIME: 3:52PM