

**OCTOBER 20, 2022 BOARD OF BUILDING APPEALS MEETING:  
2PM  
PERU CITY HALL**

Present: Jeff Gunning, Dick Wiles, DeeDee Richards, Derek Sharp, Gary Church  
Absent: None

Staff Present: Ron Dausch, Dustin Kern, Brenda Douglass

Meeting called to order at 2:03pm

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

**AUGUST RECORDING DID NOT RECORD. NO VIDEO AVAILABLE.**

**Old Business:**

**71 S BROADWAY (ZELINSKY, ANDREW & CHASTITY):** Very little work. No inspections called for.  
**MOTION FOR \$1500 CIVIL PENALTY CONTINGENT ON AN UPDATED SOR & WORK COMPLETED WITH INSPECTIONS BY DECEMBER 5, 2022: DS**  
**SECOND: DR**  
**APPROVED: APPROVED 5 TO 0**

**185 W 3<sup>rd</sup> (Creager, Lynda):** NO ONE PRESENT  
**MOTION FOR \$2500 CIVIL PENALTY TO BE APPLIED IMMEDIATELY: DS**  
**SECOND: DR**  
**APPROVED: 5 TO 0**

**181 W 2<sup>ND</sup> (BUNKER, KATHY & CHARLES BRETZ):** KATHY BUNKER  
**MOTION TO CLOSE THE CASE AS THE DEMO HAS BEEN COMPLETED: DS**  
**SECOND: JG**  
**APPROVED: 5 TO 0**

**72 W 7<sup>TH</sup> (ELIZABETH BUCK):** BROTHER, BILL HOUSEOUR PRESENT  
**MOTION FOR \$1000 CIVIL PENALTY TO BE ASSESSED IF WORK IS NOT DONE BY DECEMBER 5, 2022 AND INSPECTIONS: DS**  
**SECOND: DR**  
**APPROVED: 5 TO 0**

**19 E WARREN (SHUCK, KRISTINA):** KRISTINA SHUCK  
**MOTION FOR \$1000 CIVIL PENALTY TO BE EFFECTIVE IF AN UPDATED SOR IS NOT COMPLETE & PROGRESS & INSPECTIONS BY DECEMBER 5: DS**  
**SECOND: DR**  
**APPROVED: 5 TO 0**

**352 VAN BUREN (TYLER, CHRIS & PAM):** CHRIS TYLER PRESENT  
MOTION TO ASSESS A \$1000 CIVIL PENALTY CONTINGENT ON ALL WORK BEING COMPLETED &  
INSPECTED BY DECEMBER 5, 2022: DS  
SECOND: DR  
APPROVED: 5 TO 0

**537 E 2<sup>ND</sup> (PATRICK, CLAYTON & FAMILY):** NELLIE PATRICK PRESENT  
MOTION TO HAVE OWNER SUBMIT AN UPDATED SCHEDULE OF RENOVATION & TABLE THE CASE TO  
THE DECEMBER 15, 2022 MEETING TO ALLOW TIME FOR THE USDA APPLICATION TO BE PROCESSED:  
DS  
SECOND: JG  
APPROVED: 5 TO 0

**309 LOVELAND (309 LOVELAND LAND TRUST):** CONTRACT PURCHASER THERESA SWANSON PRESENT  
MOTION FOR \$1000 CIVIL PENALTY CONTINGENT ON SCHEDULE OF RENOVATION, INSPECTIONS BY  
OCTOBER 3, 2022 AND COMPLETION OF ALL WORK BY DECEMBER 5, 2022: DS  
SECOND: JG  
APPROVED: 5 TO 0

**62 S MIAMI (HARVEY, JEFFREY):** JEFF HARVEY PRESENT  
MOTION TO ALLOW WORK TO CONTINGUE. INSPECTIONS AND COMPLETION OF SELECT ITEMS ON  
THE SCHEDULE OF RENOVATION ARE DUE DECEMBER 12, 2022: DS  
SECOND: JG  
APPROVED: 5 TO 0

**123 W 2<sup>ND</sup> (HOLLAND, STEVEN & DEONNA):** STEVE HOLLAND PRESENT  
MOTION TO ASSESS \$1500 CIVIL PENALTY CONTINGENT ON WORK BEING NEAR COMPLETION &  
INSPECTIONS PERFORMED BY DEC 5, 2022: DS  
SECOND: DR  
APPROVED: 5 TO 0

**267 W MAIN (HOWELL, JOSHUA & STEPHANIE):** NO ONE PRESENT  
MOTION FOR IMMEDIATE \$2500 CIVIL PENALTY TO BE ASSESSED: DS  
SECOND: DR  
APPROVED: 5 TO 0

**363 W 7<sup>TH</sup> (WICKEY, HELEN):** NO ONE PRESENT  
MOTION FOR \$1500 IMMEDIATE CIVIL PENALTY & OFFICE TO ARRANGE AN INTERIOR INSPECTION:  
SECOND: JG  
APPROVED: 5 TO 0

**549 MADISON (DRAKE, DANIEL & MARLENE):** TINA DRAKE & MEMBER OF THE DRAKE FAMILY  
MOTION FOR \$1500 CIVIL PENALTY CONTINGENT ON PROGRESS & INSPECTIONS BY DECEMBER 5,  
2022: DS  
SECOND: JG  
APPROVED: 5 TO 0

**131 E 8<sup>TH</sup> (DUTY, LINDA):** NO ONE PRESENT  
MOTION \$1500 IMMEDIATE CIVIL PENALTY: DS  
SECOND: JG  
APPROVED: 5 TO 0

**21 E WARREN (WILLIAMSON, BRADLEY & SABRINA):** NO ONE PRESENT  
MOTION: FOR \$1000 CIVIL PENALTY IMMEDIATELY: DS  
SECOND: DR  
APPROVED: 5 TO 0

**216 E 2<sup>ND</sup> (HOMETOWN FEDERAL CREDIT UNION):** MARK LOWE PRESENT FROM BANK  
MOTION FOR \$1500 CIVIL PENALTY CONTINGENT ON SOR BEING SUBMITTED AND PROGRESS &  
INSPECTIONS BY DECEMBER 5, 2022 INCLUDING PEST CONTROL: DS  
SECOND: DR  
APPROVED: 5 TO 0

**303 W 6<sup>TH</sup> (MARRAKESH ENTERPRISES):** NO ONE PRESENT  
MOTION TO TABLE TO FEBRUARY FOR COMPLETION: DS  
SECOND: JG  
APPROVED: 5 TO 0

**616 W 2<sup>ND</sup> (616 W 2<sup>ND</sup> LAND TRUST & JOSE BARRADAS):** JOSE BARRADAS FAMILY PRESENT  
MOTION FOR \$1500 CIVIL PENALTY CONTINGENT ON SOR BEING IN PLACE, AN INTERIOR & EXTERIOR  
INSPECTION PERFORMED ESTABLISHING A NEW TIMELINE WITH PROGRESS & INSPECTIONS BY  
DECEMBER 5, 2022: DS  
SECOND: JG  
APPROVED: 5 TO 0

**600 JEFFERSON (CORRIE MORROW):** NO ONE PRESENT  
MOTION FOR \$1500 CIVIL PENALTY CONTINGENT ON PROGRESS & INSPECTIONS BY DECEMBER 5,  
2022: DS  
SECOND: DR  
APPROVED: 5 TO 0

**230 COLUMBIA (ALLEN & TERI RASMUS):** ALLEN RASMUS PRESENT  
MOTION FOR \$1000 CIVIL PENALTY CONTINGENT ON AN UPDATED SOR BROKEN UP INTO SMALLER  
TASKS, PROGRESS & INSPECTIONS BY DECEMBER 5, 2022: DS  
SECOND: JG  
APPROVED: 5 TO 0

**611 W 3<sup>RDDR</sup> (BENNETT, ARACELI V):** NO ONE PRESENT  
MOTION FOR \$1500 CIVIL PENALTY TO BE ASSESSED IMMEDIATELY: DS  
SECOND: DR  
APPROVED: 5 TO 0

**130 W BOULEVARD (ACOSTA, ROSALINDA):** PRESENT

MOTION TO EXTEND THE \$1500 CIVIL PENALTY PREVIOUSLY PUT IN PLACE ON 6/16/2022 TO APRIL 2023. ESTIMATES MUST BE ON FILE, PROGRESS & INSPECTIONS 10 DAYS PRIOR TO THE APRIL 2023 MEETING: DS

SECOND: DR

APPROVED: 5 TO 0

## **New Business:**

**HARRISON AVE (HAZELBAKER, CALEB & JILLIAN):** NO ONE PRESENT

MOTION ALLOW THE BUILDING DEPARTMENT TO FILE A LIEN TO RECOVER EMERGENCY ACTION COST:

DS

SECOND: DR

APPROVED: 5 TO 0

**1693 N 175 E (BLACKMAN, ROGER):** ROGER BLACKMAN PRESENT.

MOTION FOR \$2500 CIVIL PENALTY TO BE APPLIED IF A SCHEDULE OF RENOVATION IS NOT IN PLACE BY DECEMBER 5 AND A STRUCTURAL ENGINEER HAS NOT REVIEWED THE STRUCTURE TO DETERMINE ITS STRUCTURAL SOUNDNESS BY DECEMBER 5, 2022: DS

SECOND: DR

APPROVED: 5 TO 0

**214 S HUNTINGTON (WALKER, CHRISTOPHER):** NO ONE PRESENT

MOTION FOR \$1500 CIVIL PENALTY IMMEDIATELY: DS

SECOND: DR

APPROVED: 5 TO 0

MOTION FOR DEMOLITION OF ALL STRUCTURES: DR

SECOND: DR

APPROVED: 5 TO 0

**119 DANIEL (CARRINGTON MORTGAGE SERVICES):** NO ONE PRESENT

MOTION FOR \$3000 IMMEDIATE CIVIL PENALTY. SOR TO BE IN PLACE BY DECEMBER 5: DS

SECOND: DR

APPROVED: 5 TO 0

**205 E 6<sup>TH</sup> (OVERTON, WILLIAM KEITH & ANTHONY DANCE):** ANTHONY DANCE PRESENT

MOTION FOR \$1500 CIVIL PENALTY TO BE APPLIED IF SOR IS NOT UPDATED & ROOF REPAIRED & INSPECTED BY DECEMBER 5, 2022: DS

SECOND: JG

APPROVED: 5 TO 0

**708 MADISON (RAYMOND MOSELY & BRENT KOONCE)** BOTH PRESENT

MOTION TABLE THE CASE TO ALLOW FOR AN UPDATED SCHEDULE OF RENOVATION BY DECEMBER 5, 2022: DS

SECOND: DR

APPROVED: 5 TO 0

**416 MONROE (MNP DEVELOPMENT): NO ONE PRESENT**

**MOTION FOR \$1500 CIVIL PENALTY CONTINGENT ON SOR BEING SUBMITTED, PROGRESS & INSPECTIONS BY DECEMBER 5, 2022: DS**

**SECOND: DR**

**APPROVED: 5 TO 0**

**565 HARRISON (BOOTH, DOROTHY MAE): DOROTHY BOOTH & RICK TOLLEY PRESENT**

**MOTION TO TABLE THE CASE TO DECEMBER 15, 2022 TO ALLOW TIME FOR THE USDA APPLICATION TO PROCESS & HAVE AN UPDATED SOR SUBMITTED: DS**

**SECOND: DR**

**APPROVED: 5 TO 0**

**107 MONROE (SELLECK, PAMELA / SHANNON PURCELL): Shannon Purcell present.**

**MOTION FOR \$1500 CIVIL PENALTY CONTINGENT ON AN UPDATED SOR BEING SUBMITTED BY OCTOBER 29, 2022 AND PROGRESS & INSPECTIONS BY DECEMBER 5, 2022: DS**

**SECOND: DR**

**APPROVED: 5 TO 0**

**392 W 6<sup>TH</sup> (ROBERT & LISA WOGERMAN/KATHERINE HILES): KATHERINE & TOM HILES**

**MOTION FOR \$1500 CIVIL PENALTY CONTINGENT ON UPDATED SOR BY OCTOBER 29, 2022 & ALL WORK BEING COMPLETE WITH INSPECTIONS BY DECEMBER 5, 2022: DR**

**SECOND: DS**

**APPROVED: 5 TO 0**

**479 JACKSON (MILLER, GARY C & RONALD C GOODNIGHT): NO ONE PRESENT ( OTHER THAN NEIGHBOR THAT IS CONCERNED)**

**MOTION FOR \$3000 IMMEDIATE CIVIL PENALTY: DS**

**SECOND: DR**

**APPROVED: 5 TO 0**

**MOTION FOR DEMOLITION ORDER: DS**

**SECOND: DR**

**APPROVED: 5 TO 0**

## **Communications:**

Demo at 30 W 10, 690 Monroe are complete.

Ames won bids for 107 E Daniel & 304 W 2<sup>nd</sup>. Will start when NIPSCO is disconnected.

611 W 3<sup>rd</sup>: Roof is done. No other progress. Will take to October for completion per SOR.

130 Boulevard appeared 6/16/22 and was given a contingent CP based on progress, permit, inspections by October. Turned in the permit but has not paid for it. No contact.

**PUBLIC COMMENT: NONE.**

**ADJOURN: 4:45PM**

**NEXT MEETING; DECEMBER 15, 2022, 2PM**

**TENTATIVE 2023 MEETINGS:**

**FEBRUARY 16, 2023**

**APRIL 20, 2023**

**JUNE 15, 2023**

**AUGUST 17, 2023**

**OCTOBER 19, 2023**

**DECEMBER 14, 2023**