



City of Peru Board of Building Appeals

Building and Zoning Department
35 S. Broadway
Peru, IN 46970
765-473-4881

BOARD OF BUILDING APPEALS MINUTES MEETING DATE: SEPTEMBER 17, 2020

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

CALL TO ORDER: 2:00PM, SEPTEMBER 17, 2020

BOARD PRESENT:
DEEDEE RICHARDS, JACK STODGELL, GEORGE MIZE

MINUTES FROM PREVIOUS MEETING. Moved to waive reading and accept the minutes. JS, DR

OLD BUSINESS: UPDATES BY BUILDING COMMISSIONER, RON DAUSCH

336 E 3rd: BECKY WRIGHT SAMPSON (UPDATE)

No one present to represent owners or neighbors. Exterior items that Ron Dausch requested to be done are still not done. Owner has not provided an update and no onsite inspection has been done. Ron Dausch recommended that the case be heard officially at the October 2020 meeting.

352 VAN BUREN: KARY KINTNER OR CHRIS TYLER

No one present to represent owners or neighbors. Due to lack of progress, Ron Dausch recommended bringing this case before the Board at the October 2020 meeting.

109 N HUNTINGTON: GLEN & AUTUMN BALDWIN

No one present to represent owners or neighbors. According to Ron Dausch, significant progress is still being made. The siding is all that is left on the exterior as the house wrap is on at this time. The Board will be updated as progress is made.

58 E 5TH: BUZZONA INVESTMENTS TWO, LLC

No one present to represent owners or neighbors. According to Ron Dausch, DOWNSTAIRS IS NEARLY DONE. The contractor will begin on the upstairs, which is all cosmetic.

157 E 5TH: ANDRADE, JORGE LUIS (HOMETOWN FEDERAL CREDIT UNION)

No one present to represent owners or neighbors. According to Ron Dausch, the bank (Hometown Federal Credit Union) reacquired the property and will be selling it. They, according to their email, will make any new owner aware of the status of the home. It is recommended that if no update is available by the October meeting, the case will officially be heard by the Board.



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168 N LAFAYETTE: MCKINNEY, THOMAS

Thomas McKinney, owner of the home, was present. According to Ron Dausch, no work has begun. The owner is applying for financial assistance for the repairs from the USDA. There is a delay in the process as Mr. McKinney is clearing up a child support issue in another state. We will update the Board in October as to the application progress and status of the property.

101 E 3RD: BARROWS, NICHOLAS & MELODY

No one present to represent owners or neighbors. The Barrows pulled a permit. Majority of emergent issues were taken care of. Final deadline for the entire project is April 30, 2021 which would include the roof & weather head. The Board would like a progress update in January 2021.

336 W 3RD (garage): BARROWS, NICHOLAS & MELODY

No one present to represent owners or neighbors. Ron Dausch updated that a demo permit was pulled and as of this date, the unsafe garage had been demo'd and the site was completely cleaned up. The Building Department will present final photos and officially close the case in October.

163 W 10TH: PROKOP, RANDY & LOUANNA

No one present to represent owners or neighbors. Ron Dausch updated the board that the property has been cleaned and the owner has until February 2021 to put the red structure on a foundation or remove entirely. This will come before the Board via agenda in February 2021.

303 W 6TH: ROLES, KENNETH E JR.

No one present to represent owners or neighbors. Ron Dausch updated the board that the property has seen no progress and recommends bringing the case officially before the board at the October meeting.

600 JEFFERSON: MINNS, BRAD & TIONNA (CORRIE MORROW)

No one present to represent owners or neighbors. According to Ron Dausch, 50% of the siding is on and the property looks good. An update will be presented in October.

NEW BUSINESS:

505 W 3RD: SCOTT JAMES, LLC

No one present to represent owners or neighbors. Ron Dausch visited the site with the owner on 9/15/2020. They will complete a Schedule of Renovation and pull a permit. All work will be completed by December 31, 2020.

MOTION was made to table until January 2021 unless done earlier.

MOTION: DR

SECOND: GM

UNANIMOUSLY PASSED 3 TO 0.



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312 W 6TH: SCOTT JAMES LLC

No one present to represent owners or neighbors. Ron Dausch visited the site with the owner on 9/15/2020. A permit was paid for/renewed. All work is to be done in 30 days. Requesting this case to come before the Board in October.

MOTION was made to table until October meeting.

MOTION: DR

SECOND: JS

UNANIMOUSLY PASSED 3 TO 0.

229 W 6TH: WIPER CORPORATION/COREY KINGERY

Corey Kingery was present to represent ownership as there is a 2016 land contract recorded at the Miami County Recorder's Office. Ron Dausch indicated little or no progress had been made. Corey Kingery indicated he hired Jason Bunker to make renovations to the house while Corey was in the hospital having his leg removed. It was at that time that the damage to the home happened. Mr. Kingery indicated that an electrician, a friend (Carl Reed from Lafayette), had gone through the house. There had been delays in the renovation progress as Mr. Kingery's tools and materials had been stolen from the house.

The Board suggested tabling for 30 days for a Schedule of Renovations to be completed. They would revisit the case in October 2020. Mr. Kingery No one present to represent owners or neighbors. Ron Dausch visited the site with the owner on 9/15/2020. A permit was paid for/renewed. All work is to be done in 30 days. Requesting this case to come before the Board in October.

MOTION was made to table until October meeting.

MOTION: DR

SECOND: JS

UNANIMOUSLY PASSED 3 TO 0.

162 E 5TH: COHEE, BYRON & COHEE

No one present to represent owners or neighbors. Ron Dausch updated the Board on the status and condition of the property. Mr. Dausch explained to the Board that the Building Department had to secure the building after the Code Enforcement crew discovered the garage had squatters in it. The police had to be called due to the presence of illegal narcotics and drug paraphernalia. Attempts to reach the property owner had gone unreturned. Mr. Dausch requested a Civil Penalty for willful disregard of the order to correct as well as reimbursement for securing the building.

MOTION was made to assess a \$2000 Civil Penalty and allow the Building Department to invoice for their costs/services in securing the structure.

MOTION: DR

SECOND: JS

UNANIMOUSLY PASSED 3 TO 0.



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COMMUNICATIONS:

A. UNSAFE DEMOS:

- a. The garage at 15 N. Grant Street was taken down by the City of Peru Street Department.
- b. The house at 306 E Canal will be demolished by October 15th by the City of Peru.
- c. The City of Peru Building Department will be conducting its own asbestos sampling on projects to be demo'd.

B. SALE OF LOTS

- a. 89 E Warren \$4065.60
- b. 66 S Holman \$1500.00
- c. 520 E 5th \$2310.00
- d. At the end of October we should be ready to advertise the properties that didn't sell and on the website.

- C. BLIGHT** We will be preparing for the blight property demos which will include 710 S Broadway, 60 E 9th, 57 W Riverside, 320 Harrison, 185 N. Fremont.

PUBLIC COMMENT: None.

ADJOURN:

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

MOTION: DR

SECOND: GM

TIME ADJOURNED: 3:33PM