

DECEMBER 14, 2023 Board of Building Appeals Agenda

Time: 2pm

Place: Peru City Hall: Common Council Room

35 S. Broadway, Peru, Indiana 46970

BOARD:

PRESENT: Derek Sharp, Jeff Gunning , Joe Molyneux, Garry Church

ABSENT: DeeDee Richards (via Zoom)

STAFF PRESENT: Dustin Kern, Brenda Douglass, Ron Dausch

AGENDA:

- 1. CALL TO ORDER: 2:08 PM.**
- 2. MINUTES FROM PREVIOUS MEETING Motion to Waive the Reading of the Minutes & Approve Them: Motion: DS, Second: JM. All approved.**

3. OLD BUSINESS

1 23 S PARK LOT 11, 2

PARK, JAMES J

No one present. Case open since Aug 2022. Demo's are complete.

Motion to Close: DS

Second: JM

Approved: 4 to 0

2 51 STRAWTOWN PIKE

HAWK, LAWRENCE

Owner, Erick Hawk, present. Case open since May 2017. All work is done & certificate of occupancy was issued. Target date for opening the company is May or June 2024. Equipment up & running. Electrical, plumbing, running water, painting. New windows. Two doors to bottom of brick side will be installed. New drains in rear. Woods cut out in the back. Water has been certified. Rebuilt East Wall. Requesting rescinding demolition order & closing the case.

Motion to Rescind the Demo Order: DS

Second: JM

Approved: 4 to 0

Motion to close: DS

Second: JM

Approved: 4 to 0

- 3 **107 MONROE** **SELLECK, PAMELA J (SHANNON PURCELL)**
Shannon Purcell present. Case open since February 2021. Ron Dausch indicated Shannon did the majority of the work on her own. Constant communication. Everything that was required has been done but they intend to reside the other side of the house. All work has been done & certificate of occupancy has been issued.
Motion to Close: DS
Second: JM
Approved: 4 to 0
- 4 **123 W 2ND ST** **HOLLAND, STEVEN & DEONNA**
No one present. Case open since July 2021. This case was supposed to be done. Lots of progress but still needing handrails in place and a few other things.
Motion table to close at February 2024 meeting: DS
Second: JG
Approved: 4 to 0
- 5 **207 W 7TH** **OLIVER-BOULAS, JORDAN**
No one present. Case open since November 2022. This case was supposed to be able to be closed. Owner lacks education on getting all the work done. He is making progress, but slow. Ron Dausch would like to move to the February meeting with a contingent civil penalty.
Motion to table to the April 2024 meeting: DS
Second: JG
Approved: 4 to 0
- 6 **284 N COUNTRY CLUB** **HAYES, SOONER**
No one present. Case open since June 2021. Per Ron Dausch all the required work has been completed.
Motion to Close: DS
Second: JM
Approved: 4 to 0
- 7 **300 TYLER** **MILES, JOSEPH ALLEN**
Mother, Debbie Green present. Case open since Dec 2022. Per Ron Dausch, all work has been done.
Motion to Close: ds
Second: JM
Approved: 4 to 0
- 8 **305 W 3RD** **VANHORN, FORREST (EDDIE)**
Case open since: August 2022. Per Brenda Douglass, some electrical work had been done, exterior meter base installed, painting has been done. We

had hoped to get the case closed, however there are still a few issues including broken windows, soffit & fascia work to be done and the majority of painting has been done. We were supposed to do an interior inspection but have not. There were some leaks.

Motion for a \$1000 civil penalty to have all work done by 6/10/2024: DS

Second: JG

Approved: 4 to 0

9 600 JEFFERSON

MORROW, CORRIE

No one present. Case open since Feb 2019.

Per Ron Dausch, this project has been slow, but done.

Motion: DS

Second: JG

Approved: 4 to 0

10 906 W MAIN LOTS 30, 36,
39, 42, 43, 44, 57

EMERY MHP PARTNERS

No one present. Case Open since Jan 2023.

All, except 57 of these have been demolished with demo liens filed. Lot 57 has had all the work completed.

Motion to close: DS

Second: JM

Approved: 4 to 0

11 1064 W 6TH STREET

STRODE, CANDY / DURHAM, DALE

No one present. Case open since Jan 2021.

Demolition completed.

Motion to Close: DS

Second: JM

Approved: 4 to 0

12 2573 S 300 W

SHEPHERD, SCOTT

No one present. Case open since April 2023.

All demo has been completed.

Motion to Close: DS

Second: JM

Approved: 4 to 0

13 23 S PARK LOTS 3, 4, 5,
10, 12, 13, 14

PARK, JAMES

No one present. Case open since August 2022.

No change in the properties Recommend additional civil penalty.

Motion for \$5000 Civil Penalty & back to February 2024 meeting: DS

Second: JM

Approved: 4 to 0

14 32 EWING

DALY, CAROLYN (CONTRACT: DALTON BARRON)

No one present. Case open since Sept 2022.
Per Brenda Douglass, Wabash Valley Abstract is helping Dalton Barron close on December 15, 2023. New contractor has submitted an SOR.

Motion for \$1000 Contingent Civil Penalty for permit to be pulled by February 12, 2024. If permit is in place, update only: DS

Second: JM

Approved: 4 to 0

15 62 S MIAMI

HARVEY, JEFFREY

Mr. Harvey present. Case open since June 2015
A meeting was held with Mr. Harvey & his attorney, Josh Petruniw on November 4, 2023. Three items were selected to be done by December 4, 2023. Only one item was complete (path through the house). Nothing else has been completed. Civil Penalty of \$1000 from last meeting was filed. Mr. Harvey walked over & spoke to Ron Dausch privately. Since December 4th, there has been a few things done, per photos on Mr. Harvey's phone but not everything is done. Pew chairs are still in the building. Still some debris in the house. No new items to be selected.

Motion for \$1000 civil penalty for the same items on the Schedule of Renovation to be completed by February 12, 2024 as well as any peeling paint in upstairs and downstairs and all debris removed (non construction material) : DS

Second: JG

Approved: 4 to 0

16 71 S BROADWAY

ZELINSKY, ANDREW & CHASTITY (2nd in the meeting)

Andrew Zelinsky present with attorney Bill Berkshire.
Case open since Jan 2022.

Ron Dausch instructed the Board that the items were done but there are still some things to be done. Ron Dausch would recommend closing. Encapsulating the bricks has not been done. Derek Sharp noted concerns about nails protruding out of a wall above where metal was run on the north wall. Owner agreed to knock those down. Brenda Douglass noted to the Board that there were still areas where the bare wood was showing and suggested going to the building with the Schedule of Renovation in order to check and compare. Gary Church asked if power was turned off and if fireworks were stored in the building. The owner said no power & the fire inspection happens every June. Mr. Church expressed concern over the

fireworks deteriorating and causing a safety issue. Derek Sharp said the SOR needs to be reviewed. Bill Berkshire said "paint is not an issue causing a building to be unsafe". Ron Dausch indicated that it was a violation of the IPMC code. Bill Berkshire mentioned they have a meeting with MCEDA and they were going to work with the owner to get the North wall taken care of with an obligation that Mr. Zelinsky would paint & give the front and back a facelift. Derek Sharp mentioned a concern regarding the metal that was placed over the loose brick. Water will run down behind the metal, freeze and cause additional issues. Bill Berkshire indicated that was a temporary fix until the side is tuckpointed or stucco'd. Joe Molyneux mentioned the state will help with tuckpointing if the building is registered as a historic building.

Motion to table until after the meeting with MCEDA, and rehear the case at the April 2024 meeting: DS

Second: JM

Approved: 4 to 0

17 131 E 8TH

DEVALL, JUSTIN II

Owner present. Case open since Feb 2020.

Case started under Linda Duty. When Justin bought the house, a copy of the Schedule of Renovation was provided to him but it has not been returned. Mr. Devall didn't realize how much work had been done. Mr. Devall received a copy of the SOR and was instructed to get this completed and turned in. No communication has taken place with this owner.

Motion table to the February 2024 meeting. SOR to be submitted by 2/12/2024: DS

Second: JM

Approved: 4 to 0

18 132 W 7TH

FREEMAN, QUENTON & MARIAN

No one present. Case open since Sept 2022

Per Ron Dausch, there has been no activity on this project and no communication and no SOR.

Motion for immediate \$1000 Civil Penalty: DS

Second: JM

Approved: 4 to 0

19 182 W 7TH

OLESZKEWCYZ, GEORGE

George Oleszkewycz present. Case open since July 2019.

Ron Dausch indicated some of the outside work had been done. No interior inspection has been done. The owner is pulling off rotting exterior & replacing the sheeting. Ms.

Richards indicated Tyvek will be in place over the plywood & OSB.

Motion for \$1000 contingent civil penalty for progress & inspections by February 12, 2024: DS

Second: JG

Approved: 4 to 0

20 213 WASHINGTON

BOOTH (MONGOSA), CHRISTINA

No one present. Case open since January 2023.

According to the Schedule of Renovation, all work was to be done by December 2023. Work is not done. No contact since before the October meeting. Civil penalty was filed. No calls for inspections & no progress made. Plywood is covering the insulation & wiring but that was done by October meeting.

Motion \$1000 Civil Penalty contingent on an updated SOR, progress and inspections by February 12, 2024. To return to the February 2024 meeting: DS

Second: JG

Approved: 4 to 0

21 230 COLUMBIA

RASMUS, COUGAR

Owner present. Case open since October 2021

Some progress has been made. No SOR in place. Two more boxes of siding is on scene. Peru Glass & Screen is helping him out. Update only in February 2024 meeting.

Motion to Update only if there is progress in February 2024: DS

Second: JM

Approved: 4 to 0

22 372 W 5TH

TOLLIVER, KEITH

No one present. Case open since July 2023

No change. No communication.

Motion for \$1500 Civil Penalty & to come back to April meeting: DS

Second: JG

Approved: 4 to 0

23 611 W 3RD

BENNETT, ARACELLI

Owner present, contractor present. Case open since Jan 2022.

Renter is in the house. Contractor has quite a bit done but no one had called for inspections. Only call received after the notice for the meeting had been sent out. A little soffit & some paint is all that is left.

Motion to table to February 2024 for progress or close:

DS

Second: JG

Approved: 4 to 0

24 616 W 2ND

**RODRIGUEZ, JOSE LUIS BARRADAS & ROSA ELENA
LOZANO MAJANA**

No one present. Case open since June 2021.

Land trust transferred the property into the new owner's name in October. They have not communicated with our office since June 2023.

Motion to table to February 2024 for updates and inspection & send a letter or email for updates. Would like a SOR updated: DS

Second: JM

Approved: 4 to 0

25 906 W MAIN
MULTIPLE LOTS

EMERY MHP PARTNERS & MULTIPLE OWNERS:

Case open since Jan 2023.

No change. No contact. A few have continued to deteriorate & a demolition order is being requested for Lot 1, 48, 31, 52, 9, 10.

Motion for demolition of Lots 1, 48, 31, 52, 9, 10 & \$5000

Civil Penalty: DS

Second: JM

Approved: 4 to 0

4. NEW CASES:

1. 62 S SMITH
(house)

CHILDERS, SAMUAL

Nathan Ingle present. He is purchasing on contract.

Case open since August 2023

As soon as Nathan found out, he contacted Ron Dausch.

Schedule of Renovation is submitted. Contract

purchaser intends to use his tax check to do all the

repairs. Clarity was made about calling as items on the

SOR are completed so inspections can be done.

Motion to table to the February 2024 meeting for an update only: DS

Second: JM

Approved: 4 to 0

2. 185 E 6TH
Garage

DOUGLASS, TAYLOR & BRANDON

No one present. Case open since August 2023.

SOR in the packets submitted by the owner. First items are to be done by June 2024.

Motion for \$1000 Contingent civil penalty for two items done by June 10, 2024: DS

Second: JM

Approved: 4 to 0

**3. 276 JACKSON AVE
House**

MILLER, FRANCES JEANETTE & CHARLES A

Daughter & Son in law present at meeting (Aaron & Kim Rife) Case open since August 2023

Original plan was for the repairs to be made & live back in the property. Insurance was slow to cut the initial check. Property has been fully cleaned on the exterior. Owners want to sell as is. The Rife's will be cleaning out the interior.

Motion to table to Feb 2024 meeting for clean out: DS

Second: JM

Approved: 4 to 0

**4.304 EUCLID
Garage**

BIRCHFIELD, IRIS

No one present. Case open since Sept 2023

Owner contacted Ron Dausch. List of contractors has been sent to the owner as the owner intends to demolish the garage around tax time. Suggest progress or a firm date for demolition by April meeting.

Motion to table to the April meeting for progress & an update: DS

Second: JG

Approved: 4 to 0

**5.349 JACKSON
All Structures**

COOPER, KRISTINA (FORMERLY THOMAS) *Heard first at the meeting.

Case open since July 2023. Anthony Spahr and Kristina Cooper were present for the owner. Schedule of Renovation submitted. Inspection scheduled with the owner and our office for Monday at 2pm on December 18, 2024.

Motion to table to February Meeting for update only or to close if all work has been done: DS

Second: JG

Approved: 4 to 0

**6. 469 E 5TH ST
House & garage**

GLASSBURN, LINDA R.

Owner & her son were present. Case open since Aug 2023

Working with the USDA and still has not gotten the paperwork for it. Ron suggested tabling to February for an update. Owner plans to demo the garage. We had a

meeting in September but no other contact with the owner since then.

Motion to table to the February 2024 meeting for updates: DS

Second: GC

Approved: 4 to 0

7. 508 JACKSON
garage

REAM, JEREMY M.A.

No one present. Case open since July 2023

When the letter for the meeting went out, the owner contacted our office to let us know that he put all new trusses in & redecked & reroofed. Fascia will be done this weekend. The owner intends to frame in where the door is, cover all with siding & put a new walk door in on North side. All work should be done by May 1. Hope to close in June 2024.

Motion to table to February 2024 for update only.

Second: GC

Approved: 4 to 0

8. COMMUNICATION:

- i. **352 VAN BUREN:** Chris Tyler. Porch is demo'd. Sonotubes set. Skid steer was coming at the end of November. Slow & steady progress. Need to review the SOR to check off completed items.
- ii. **291 N BROADWAY:** Building Commissioner & City Attorney met with Mike Rorvik & his attorney. Demo order is in place. Bids have NOT been solicited as the City will need to arrange for a structural engineer to identify the best way to stabilize the open walls once the damaged portion is removed. The City agrees to allow the owner time to get the material onsite & show work is progressing. The case WILL come back before the Board in February 2024.
- iii. **15 N BENTON:** Trueblood/Sutton: No change. No communication. Purchased at Sept 2023 tax sale. New Owner would officially take it over in Oct 2024. Will bring back for additional action at Board's discretion.
- iv. **119 MONROE:** We have completed the footer & foundation inspections. Permit is good until March 2024. Will continue to monitor for progress
- v. **61 E 6TH:** Bank repossessed. Working with First Merchants on the SOR and progress. Will bring back for additional action at Board's discretion.
- vi. **537 E 2ND:** No progress. Waiting on USDA approval. Will continue to monitor for progress. May come to the Board in February or April 2024.
- vii. **309 LOVELAND:** Contract Purchaser gave property back to Land Trust. New roof installed in November 2023. Still need SOR submitted & additional work completed.
- viii. **325 W MAIN:** New owners!! They have pulled a permit & have a Schedule of Renovations in place. Owner completed another house on E Main earlier in 2023. Will continue to monitor for progress.
- ix. **112 W CANAL:** Updated SOR in place. New roof put on in November. Shed removed. Will continue to monitor for progress.
- x. **387 W 7TH:** No change. No contact. Did not sell at the tax sale. City is petitioning the deed.

- xi. **341 EUCLID:** Slow progress. New roof installed on smaller house in November. Will continue to monitor for progress.
- xii. **214 S HUNTINGTON:** Demo ordered by BBA. New roof installed. All new wiring is being installed this month for electrical.

6. **PUBLIC COMMENT**

7. **ADJOURN:** 3:53PM, MOTION: DS, SECOND: JM. APPROVED 4 TO 0

8. **NEXT MEETING: FEBRUARY 22, 2024, 2PM**