

APRIL 18, 2024 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

STAFF PRESENT: Dustin Kern, Brenda Douglass, Bruce Carson

AGENDA:

- 1. CALL TO ORDER: 2:00 PM.** Motion: DS, Second: JM
- 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	416 MONROE	CAP PROPERTIES No one present. All work is done and a Certificate of Occupancy has been issued. Request closing. Motion to Close: DS Second: JG Approved: 4 to 0
2	123 W 2 ND	HOLLAND, STEVEN & DEONNA No one present. All work is done. Request closing. Motion to Close: DS Second: GC Approved: 4 to 0
3	330 E CANAL	LODGE PROPERTIES III, LLC No one present. Seller paid civil penalty. Unsafe Garage has been demolished by new owner. Request closing. Motion to Close: DS Second: JG Approved: 4 to 0

4	32 EWING	<p>BARRON, DALTON No one present. Progress is being made. Roof was done by last meeting. Handrail for front steps has been installed. Would like to delay full replacement of windows pending new floor plan. Secured the building. Soffit & fascia installed. Motion: \$1000 Contingent Civil Penalty for progress and inspections by June 10, 2024. Update in June if progress is being made. Only to come back if no progress: DS Second: JG Approved: 4 to 0 *Back to June IF no progress.</p>
5	62 S MIAMI	<p>HARVEY, JEFFREY Jeff Harvey present. Did not complete all items (still some non-construction debris in the house-piano/chairs). Owner indicated there has been progress made upstairs since Bruce Carson was last out. Motion to table to the June 20, 2024 meeting. All inspections should be called for and completed by June 10, 2024: DS Second: JG Approved: 4 to 0 *Back to June 2024 Meeting.</p>
6	62 S SMITH	<p>CHILDERS, SAMUAL OR INGLE, NATHAN No on present. Previously being bought by Nathan Ingle. No communication or change until the morning of the meeting. Owner indicated they will be entering a contract with a new entity. Potential new entity reached out for copies of the SOR and write up. Previous party will be vacating. Property has looked like this for at least 15 years. Front porch is pulling away from the house. Back stoop is in rough shape. Motion: \$1500 Civil Penalty Contingent on an SOR & permit being in place and progress & inspections to be done by June 10, 2024: DS Second: JM Approved: 4 to 0 *Back to June 2024 Meeting.</p>

7	71 S BROADWAY	<p>ZELINSKEY, ANDREW & CHASTITY</p> <p>No one present. Per Bruce Carson, our attorney was not available and Owner’s attorney was not available. It does not appear that any work has been done except the nails have been cut out. Derek Sharp indicated that the nails were from the ground up above his head. Bruce will check again. Derek Sharp indicated he did not want to wait for June to do something and that he believes we should get the Fire Marshall in as soon as possible. Derek Sharp would like an interior inspection. It was suggested to have a member or two of the Board of Building Appeals, as well as Bruce Carson, to meet the owner at the building to ensure everyone was on the same page. Joe Molyneux indicated he would want to be present.</p> <p>Motion to table to June 20, 2024 meeting: DS Second: JG Approved: 4 to 0 *Back to June 2024 Meeting.</p>
8	100 E WARREN	<p>GARDINEER, REBECCA L</p> <p>No one present. Last meeting, a \$1000 Civil Penalty contingent on SOR and progress & inspections was issued. That deadline was not met so the Civil Penalty was filed. We had a meeting planned with her on February 26th, however, the owner called while the inspector was onsite and cancelled the meeting due to illness. The meeting was never rescheduled and the SOR was never turned in. Code Enforcement has cleaned the property.</p> <p>Motion for \$1500 Immediate Civil Penalty: DS Second: JM Approved: 4 to 0 *Back to June 2024 Meeting.</p>
9	107 W RIVERSIDE	<p>JONES, CONNIE J</p> <p>Owner present. Progress & inspections are current. All work should be done before June 10, 2024.</p> <p>Motion to table to June 20, 2024 to close: DS Second: JG Approved: 4 to 0 *Back to June 2024 Meeting.</p>

10	132 W 7 TH	<p>FREEMAN, QUENTON & MARIAN No one present. No communication or Change. Motion for \$1500 Contingent Civil Penalty for communication by June 10, 2024: DS Second: JM Approved: 4 to 0 *Back to June 2024 Meeting.</p>
11	182 W 7 TH	<p>OLESZKEWCYZ, GEORGE George Oleszkewycz was present. Tyvek is nearly completely installed. Some siding has been run on West side. Utilities needs to cut off power & take meterbase off so owner is able to install OSB behind the meterbase. Motion to table to June meeting for additional progress & inspections: DS Second: JM Approved: 4 to 0 *Back to June 2024 Meeting.</p>
12	207 W 7 TH	<p>OLIVER-BOULAS, JORDAN No one present. Bruce Carson met with the owner on February 9th, 2024 to show the items that need to be done according to the Schedule of Renovation. Motion for \$1000 Civil Penalty for completion & inspections done by June 10, 2024: DS Second: GC Approved: 4 to 0 *Back to June 2024 Meeting.</p>
13	213 WASHINGTON	<p>BOOTH, CHRISTINA (MONGOSA) No one present. Previous civil penalty has been applied. To date, no communication or change. Code Enforcement has a write up on trash, vehicle and grass. Motion for \$1000 Civil Penalty contingent on progress & inspections before June 10, 2024: DS Second: JG Approved: 4 to 0 *Back to June 2024 Meeting.</p>

14	214 S HUNTINGTON	<p>214 HUNTINGTON LAND TRUST No inspections have been allowed. Only conversation with owner has been contentious emails. A tentative walk through has been scheduled for April 22, 2024. Motion for \$1500 Civil Penalty contingent on Progress & Inspections & Updated SOR by June 10, 2024: DS Second: JG Approved: 4 to 0 *Back to June 2024 Meeting</p>
15	230 COLUMBIA	<p>RASMUS, ALLEN & TERI Mr. Rasmus present. He has made progress. North wall is complete with siding. Fence on East side is no longer leaning (reinforced with stakes). Motion to table to June meeting for additional progress & inspections: DS Second: JG Approved: 4 to 0 *Back to June 2024 Meeting.</p>
16	304 EUCLID	<p>BIRCHFIELD, IRIS No one present. No permit had been pulled but the structure has been demolished by the owner (no permit in place). Debris everywhere. Motion for \$1000 Civil Penalty to applied if cleanup is not done within 10 days: DS Second: JM Approved: 4 to 0 *Back to June 2024 Meeting to close.</p>
17	341 EUCLID	<p>WHITE, DEBORAH Deb & Rick Achey present. In April 2023 it was tabled for progress to be made. In August 2023, SOR was updated. Roof had been done and some other items. Deb is waiting for a good day to paint. Some discussion about felt/tar papering over windows & OSB around the windows and painting it. The Board indicated that the tar paper would not be a permanent solution. Reminded owners that there will</p>

		<p>still be interior inspections of both structures required. Office will send them a sidewalk rebate application. Owners did not want an onsite for two weeks.</p> <p>Motion for updated SOR, progress & inspections before June 10, 2024: DS Second: JM Approved: 4 to 0 *Back to June 2024 Meeting.</p>
18	372 W 5TH STREET	<p>TOLLIVER, KEITH No one present other than a neighbor. No progress, no communication, no change.</p> <p>Motion for \$2000 Immediate Civil Penalty: DS Second: JG Approved: 4 to 0 *Back to June 2024 Meeting.</p>
19	469 E 5TH	<p>GLASSBURN, LINDA R Owner present. Contractor backed out of the work. Still working with USDA. Our office will send out points of contact for Harvesting Capabilities for a handicap ramp. Intent is to have the garage demolished.</p> <p>Motion for demolition on garage: DS Second: JG Approved: 4 to 0, (ok to leave pad):</p> <p>*Back to August 2024 Meeting (for garage demo progress & update on the remaining SOR items).</p>
20	906 W MAIN SHERWOOD MHP	<p>SHERWOOD MHP, MWEST, MULTIPLE OWNERS No one present. Still for sale. No change or communication.</p> <p>Motion for demolition of Units 2, 3, 7, 17, 35, 45: DS Second: JG Approved: 4 to 0</p> <p>Motion for \$5000 Civil Penalty Immediately: DS Seconded: JG Approved: 4 to 0 *Back to June 2024 Meeting.</p>

4. **COMMUNICATIONS:**

61 E 6TH STREET (FORMERLY MCCLISH, THEN THE BANK, NOW LAYCOCK): UPDATE: NEW OWNER, PERMIT IN PLACE. Electrical upgrade already done & property cleaned.
258 W 2ND (FORMERLY BREANNA PEAR & BRADY RHINE). UPDATE: New owner (Second Chance Rental). Permit pulled. Met with Bruce Carson about SOR compliance.
616 W 2ND: Interior inspection performed. UPDATE: MET ONSITE. EXTENDED PERMIT FOR FURTHER COMPLETION. DOING GOOD WORK. NEW PHONE NUMBER ON FILE. EMAILS HAD BEEN GOING TO THE DAUGHTER AND NOT RESPONDED TO.
291 N BROADWAY: Last meeting Oct 2023. \$5000 IMM CP. SEEK DEMO ORDERS. Owner passed in January 2024. Property is in Mike Rorvik's name. UPDATE: GAVE INFO TO ATTORNEY. RECORD FOF WITH DEMO ORDER IF NOT ALREADY DONE.
262 W 7TH: UPDATE since February meeting. Onsite & interior inspection done. SOR in place and a permit for the remaining work to be done with the new owner (Brindle Real Estate)
554 W 7TH: UPDATE since February meeting. Onsite & interior inspection done. SOR in place & permit for full renovation in place with contract purchaser.
309 LOVELAND: Contract Purchaser gave property back to Land Trust. New roof installed in November 2023. Still need SOR submitted & additional work completed. Bringing back June 2024
508 JACKSON: Tabled to February 2024 meeting for update only. To June 2024 for closing update.
18 LOGAN: Demo complete. Still need to finish clean up.
Additional cases to return in June include: 19 E WARREN, KRISTINA SHUCK (last mtg 8/17/23) 21 E WARREN, BRAD WILLIAMSON (last mtg 8/17/23) 305 W 3RD, EDDIE VANHORN (HOPE TO CLOSE) (last mtg 12/14/23) 611 W 3RD, ARACELLI BENNET (HOPE TO CLOSE) (last mtg 2/22/2024) 276 JACKSON, MILLER, FRANCES (last mtg 12/14/23) 537 E 2ND: PATRICK, GRANVILLE, NELLIE, (last mtg 8/17/23) 131 E 8TH, DEVALL, JUSTIN (last mtg 2/22/2024) 564 W 5TH, HOEPPNER, JOHN (last mtg 2/22/2024) 458 W 6TH, DL&NC INVESTMENTS (TO CLOSE) (last mtg 2/22/23) 352 VAN BUREN, CHRISTOPHER & PAMELA TYLER (last mtg 4/20/2023) 267 W MAIN, JOSHUA & STPHANIE HOWELL (last mtg 4/2023) 309 LOVELAND, 309 LOVELAND LAND TRUST 508 JACKSON, REAM, JEREMY (last mtg 12/2023) 309 LOVELAND, 309 LOVELAND LAND TRUST 291 N BROADWAY, MIKE RORVIK 554 W 7TH, SNYDER, FAITH 18 LOGAN, CONWAY, ANGELA

5. **PUBLIC COMMENT** None.

6. **ADJOURN:** 3:27PM, MOTION: DS, SECOND: GC. APPROVED 4 TO 0

7. **NEXT MEETING: JUNE 20, 2024, 2PM**