

JUNE 20, 2024 Board of Building Appeals MEETING MINUTES

Time: 2pm

Place: Peru City Hall: Common Council Room

35 S. Broadway, Peru, Indiana 46970

BOARD:

PRESENT: Jeff Gunning, Joe Molyneux, DeeDee Richards, Gary Church (21:49)

ABSENT: Derek Sharp

STAFF PRESENT: Dustin Kern, Brenda Douglass, Bruce Carson

AGENDA:

- 1. CALL TO ORDER: 2:00 PM.** Motion: DR, Second: JM
- 2. MINUTES FROM PREVIOUS MEETING Motion to Waive the Reading of the Minutes & Approve Them: Motion: JM Second: DR. All approved.**
- 3. OLD BUSINESS**

1	107 W RIVERSIDE Garage	JONES, CONNIE J No one present. All work is done. Request closing. Motion to Close: DR Second: JM Approved: 3 to 0
2	304 EUCLID Garage	BIRCHFIELD, IRIS No one present. All work is done. Motion to Close: DR Second: JM Approved: 3 to 0
3	458 W 6TH House	DL & NC INVESTMENTS, LLC No one present. All work is done. Request closing. Motion to Close: DR Second: JM Approved: 3 to 0

4	18 LOGAN Garage	<p>CONLEY, DENNIS LEE JR & ANGELA N No one present. All work is done. Request closing. Motion to Close: DR Second: JG Approved: 3 to 0</p>
5	305 W 3RD All structures	<p>VANHORN, FORREST (EDDIE) Mr. VanHorn present. All work is done. Request closing. Motion to Close: DR Second: JG Approved: 3 to 0</p>
6	611 W 3RD All structures	<p>BENNETT, ARACELLI No one present. Minimal punch list remaining. Tenant will complete the work. Recommend tabling for completion. Motion for a \$1000 Contingent Civil Penalty to be applied if progress and inspections prior to October 14, 2024. Return the case for review October 24, 2024: DR Second: JM Approved: 3 TO 0</p>
7	19 E WARREN All structures	<p>SHUCK, KRISTINA No one present. No communication since February 2023. No SOR on file. Shed is down in the back. No other work is being done. Motion for \$1000 Immediate Civil Penalty to be applied. Request an updated SOR within 30 days. Return the case for review October 24, 2024: JM Second: JG Approved: 3 to 0</p>
8	207 W 7TH House	<p>OLIVER-BOULAS, JORDAN No one present. Work is still not done and no communication with the owner. Motion for a \$1500 Immediate Civil Penalty. Request a current SOR within 30 days. Return the case for review October 24, 2024: JG Second: DR Approved: 3 to 0</p>

9	21 E WARREN All structures	<p>WILLIAMSON, BRAD Sabrina and Brad Williamson present. Some repairs have taken place. Handrail installed on west. Still working through the USDA process. Motion to table for communication and progress and inspections and updates by October 14, 2024. Update only at October 24, 2024 meeting if compliant: DR Second: JM Approved: 3 to 0</p>
10	32 EWING House	<p>BARRON, DALTON No one present. No calls for inspection. Fascia installed. Some painting has been done. Two open windows on the 2nd floor and some rot on the porch. Also some foundation issues on the west side. Motion for \$1500 Immediate Civil Penalty. Updated SOR within thirty days and return back to the October 24, 2024 meeting for review : JM Second: DR Approved: 4 to 0</p>
11	62 S MIAMI House	<p>HARVEY, JEFFREY Jeff Harvey present. An inspection was done on June 10, 2024. Some progress on second floor, kitchen flooring installed, some painting, some drywall. Still has some non-construction material inside. DeeDee Richards recused herself from this case. Motion to table to October 24, 2024 meeting. Must call for progress inspections: JM Second: JG Approved: 4 to 0</p>
12	62 S SMITH House	<p>CHILDERS, SAMUAL No one present. Bank foreclosure. Condemned the house due to rear and front access are unsafe to use. Does not recommend demolishing at this time as no interior inspection has been done. Motion for \$1500 Contingent Civil Penalty to be applied if an interior inspection is not arranged for within 30 days : JM Second: JG Approved: 4 to 0</p>

13	71 S BROADWAY Commercial	ZELINSKY, ANDREW & CHASTITY Andy Zelinsky present with Attorney Bill Berkshire. The requested meeting onsite with owner had not been scheduled. Bill Berkshire indicated that an exterior inspection would be fine. Bill Berkshire would like future mail/notices to Bill Berkshire. An inspection warrant would have to be filed for an interior inspection. Owner indicated they are hoping to sell the property to MCEDA and then it will be fixed up. Owner wanted to be able to wait until after the July 4 th holiday. Clarification was made that 71 S Broadway was the building that was written up and 73 S Broadway is where the fireworks are sold and is not included in this write up. Current owner indicated he will not be tuckpointing. Bruce Carson expressed that if tuckpointing is not done, the bricks will continue to fall. He suggested filing for the inspection warrant to be able to do the interior inspection. Motion for \$1500 Immediate Civil Penalty. The case will return to the Board October 24, 2024. Any inspections for progress must be performed before October 14, 2024: JM Second: JG Approved: 4 to 0
14	100 E WARREN All structures	GARDINEER, REBECCA L. No one present. Currently there has been no real improvements and no communication. Motion for \$1500 Immediate Civil Penalty. SOR to be submitted and progress inspections called for before October 14, 2024. Return to October 24, 2024 meeting: JM Second: DR Approved: 4 to 0
15	131 E 8TH All structures	DEVALL, JUSTIN No one present. No SOR, no communication. No work has begun. Neighbor indicated there is material onsite. Says he also has an apartment upstairs at the property he is working on (no permit on file). Motion for \$1500 Immediate Civil Penalty. Board would like an interior inspection within 30 days : JM Second: DR Approved: 4 to 0

16	132 W 7 TH All structures	<p>FREEMAN, QUENTON & MARIAN</p> <p>No one present. No communication. Neighbor called to let us know the owner may have moved to Colorado and offered to sell them the house. No change in the status of the property. Kristen Moon indicated that Marian “Mary” Freeman was the owner’s mother who cosigned on the house and may allow for the interior inspection.</p> <p>Motion for a \$2000 Immediate Civil Penalty. Arrange for an interior inspection. SOR and improvements made by October 14, 2024. Return back to the October 24, 2024 meeting: JM</p> <p>Second: DR</p> <p>Approved: 4 to 0</p>
17	182 W 7 TH All structures	<p>OLESZKEWCYZ, GEORGE</p> <p>George Oleszkewczyk was present. Bruce Carson indicated some progress has been made with siding and installation of a window on the West side. George indicated that he has spoken with the Utility Company and they can shut off power, allow him to side a section and then reconnect it in the same day so he can complete siding around the meter base on the East side. George indicated he could take care of the meter base within the next couple of weeks. Bruce would like to see more siding installed. The importance of calling for inspections as work is done, was communicated.</p> <p>Motion for \$1000 Contingent Civil Penalty for inspections within 30 days. If progress is being made, update only at October meeting. If not, bring back to the Board for additional action: DR</p> <p>Second: JM</p> <p>Approved: 4 to 0</p>

18	<p>213 WASHINGTON All structures</p>	<p>BOOTH, CHRISTINA (MONGOSA) Mr. & Mrs. Mongosa present. Last civil penalty was recorded. Exterior is drastically cleaner and organized. House is being painted also. Owner intends to side the shed the same as the house. Will be ordering the door. Ordered windows but sent them back because they weren't right. Will continue painting the outside to get it the same. Motion for \$1000 Contingent Civil Penalty for another inspection within 30 days. Update only at October if compliant: DR Second: JM Approved: 4 to 0</p>
19	<p>214 S HUNTINGTON All structures</p>	<p>214 Huntington Street Land Trust Dino, a Village Real Estate representative present. No new inspections called for since April, 2024 with the property manager. Email from Village Real Estate claims great progress inside, however no interior inspections have been called for. The roofer that did the house had claimed that Village Real Estate wanted to demo the garage. Currently, Village Real Estate indicated that they will be roofing the property. Dino will secure the back garage. No SOR is on file at this time. Dino agreed to being the contact for the property. Dino will complete the SOR and submit it. A copy of the blank SOR was provided to Dino at the time of the meeting. No action will be taken today. Village Real Estate is currently suing the city over this property.</p>
20	<p>230 COLUMBIA House</p>	<p>RASMUS, ALLEN & TERI Cougar Rasmus present at the meeting. Some progress on the siding. All the west side is sided and vegetation pulled from the front. Has more siding to put up on the East side. Progress has slowed down. Motion for the SOR to be updated within 30 days and inspections to take place before October 14, 2024. Update only at October meeting if compliant: DR Second: JM Approved: 4 to 0</p>

21	267 W MAIN House	<p>HOWELL, JOSHUA & STEPHANIE No one present. No progress. No communication. Motion for \$2500 Immediate Civil Penalty. Requests interior inspection within next 30 days. Requests a new SOR. Any inspections to be done before Oct 14. Return case to the Board October 24, 2024: DR Second: JM Approved: 4 to 0</p>
22	276 JACKSON House	<p>MILLER, FRANCES JEANETTE & CHARLES Aaron & Kim Rife were present. Main floor is clear. 4th dumpster has been filled. Plan to sell as is to someone who would finish the work. Still need to do an interior inspection. Basement still needs to be cleared out. Motion to table to allow for an interior inspection within thirty days and an updated SOR for safety items only. Update only in October if compliant: DR Second: JM Approved: 4 to 0</p>
23	309 LOVELAND House	<p>309 LOVELAND LAND TRUST Dino, a Village Real Estate representative present. This case has not been back to the meeting since October 2023. No inspections had been called for. The roof had been done. Inspections were done on Sherriff-Goslin’s work. The last contract purchaser has walked away. Dino walked through today. Dino agreed that the interior matches the photos we have from 2022. The owner of Village Real Estate, according to Dino, claims that it only needs cosmetic work and an HVAC system. Neighbor was present to remonstrate. Claims house has been vacant for over a decade. Roof was done in 2023. Pete Sahaidachny expressed interest in the property. DeeDee Richards would like to prevent the property from being sold until the work is completed. Brenda Douglass explained that while that isn’t an option, the Finding of Facts and or the Order to Correct could be recorded. Motion for \$2500 Immediate Civil Penalty with a new SOR submitted and an interior inspection within 30 days. Progress inspections before October 14, 2024. Return to October 24, 2024 meeting: DR Second: JM Approved: 4 to 0</p>

24	341 EUCLID All structures	WHITE, DEBORAH Deb & Rick Achey present. SOR was due by June 10, 2024 with progress and inspections. Inspection on June 11 showed some paint on the material over the windows. As of today's date, the owner had not allowed the interior inspections. Currently, no inspections called for by the owner. Motion for \$1000 Contingent Civil Penalty for interior & exterior inspections within next 30 days and progress on SOR before October 14, 2024. Return to October 24, 2024 meeting: DR Second: JG Approved: 4 to 0
25	352 VAN BUREN All structures	TYLER, CHRISTOPHER & PAMELA Chris Tyler present. Front porch had been removed. Bruce has talked to Chris about his plan. Chris plans to do some work this upcoming weekend. Temporary steps are in place. Few things on the SOR that are still left to be done. Shingles hanging over on the shed that need to be cut off. Soffitt on shed can be painted. Dormer on West side needs to be painted. Soffitt and fascia needs to be painted around most of the house. April 2024 civil penalty did not get applied because the porch had been demo'd. Motion for \$1000 Contingent Civil Penalty to call for progress and inspections before October 14, 2024 with hopes to close the case October 24, 2024: DR Second: JM Approved: 4 to 0
26	372 W 5TH House	TOLLIVER, KEITH No one present. No change. Options would be to issue a demolition order or continue with civil penalties until it goes for tax sales. Motion for \$2000 Immediate Civil Penalty. Request another interior & exterior inspection, SOR to be in place and progress prior to October 14, 2024 : JM Second: DR Approved: 4 to 0

27	537 E 2 ND All structures	<p>PATRICK, CLAYTON & GRANVIL & NELLIE No one present. Two neighbors present. First neighbor said the building issues have been ongoing since before she moved in and that the owners don't even mow their yards. Second neighbor has noticed continual deterioration over the last 10 years and has to look at this every day.</p> <p>Motion for \$2500 Immediate Civil Penalty. SOR to be submitted within 30 days. Request interior inspection. Progress inspections before October 14. Return to October 24, 2024 meeting: JM Second: DR Approved: 4 to 0</p>
28	554 W 7 TH House	<p>SNYDER, FAITH (on contract to MAX JAMES) Faith Snyder is present. Selling on contract to Max James. It was explained to Ms. Snyder that any civil penalties assessed go against her. Guttering & Fascia & roof to start this weekend, according to Ms. Snyder. Permit has been in place since February 2024. Blank copy of the SOR was supplied to Ms. Snyder</p> <p>Motion for a \$1000 Contingent Civil Penalty for an updated SOR within 30 days and progress inspections before October 14, 2024. Back to October 24, 2024 meeting: DR Second: GC Approved: 4 to 0</p>
29	564 W 5 TH Garage	<p>HOEPPNER, JOHN J JR John Hoepfner's mother, Frances Hoepfner. We thought a permit had been pulled but his girlfriend, Shelby Orpurt had inquired about the permit. The meeting from February 2024, the Board issued an immediate \$1000 Civil penalty for all work to be done & inspected before June 10, 2024. Our office had talked to Shelby on February 27, 2024. Roof underlayment is in place as of today but no inspections had been called for to ensure that the</p>

		<p>decking under the underlayment was in good shape. Mrs. Hoepfner claims her son didn't know there was a deadline. Says that if he (John Hoepfner) isn't doing anything, then there is nothing to report. He was waiting for money to come in to do the work. Brenda Douglass read the Finding of Fact from the February 22, 2024 meeting. Mrs. Hoepfner argued with the Board about whether a permit was not required.</p> <p>Motion for \$1500 Immediate Civil Penalty with a new SOR and inspections done within the next 30 days. All work is to be done and inspected by October 14, 2024. Back to October 24, 2024 meeting to close: DR</p> <p>Second: JG</p> <p>Approved: 4 to 0</p>
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4. **NEW BUSINESS: NONE**

COMMUNICATIONS:

108 E WARREN-POW cleaning. Goal is to sell as is. Finding of Fact is recorded to any purchaser would know.

508 JACKSON-SOR was supposed to be done by May 1, 2024. Work is not done.

72 W Seventh Street: Property did sell at tax sale to Dixie LLC. Did not come back to the Board because it had sold. Dixie LLC was notified.

61 E Sixth Street: New owner. Permit in place, work is being done, property is cleaned

258 W 2nd: Now owned by Second Chance Rentals. Work is progressing.

616 W 2nd Was the land trust. Now Mr. Barradas. No update since March 12, 2024.

Progressing.

291 N BROADWAY: Owner died. Rumors someone is working out of that building. Concerned because of the demo order on the NW corner

185 E 6TH Tabled due to medical issued. Will continue to update as nothing is being done.

469 E 5TH Unsafe garage, demo bid awarded. June 24, 2024 was deadline for vacating the building. No progress on the handicap ramp.

130 W BOULEVARD: Rosalinda Costa, permit Only good until September 2024. No inspections since October 2023. Will need to come back.

Park Avenue & Hi/Dri sold to a new owner.

Discussion on the future of these meetings. Any changes as far as how many meetings a year, changes on case load, changes on dates and times of meetings.

5. **PUBLIC COMMENT**

Scott Wilson commented. 304 Loveland. Could this be looked at? Vacant for several years. Overgrown, building issues.

6. **ADJOURN: 5:25PM, MOTION: DR , SECOND: JM . APPROVED 4 TO 0**

7. **NEXT MEETING: OCTOBER 24, 2024, 2PM**