

CITY OF PERU PERU PLAN COMMISSION



Date: May 28, 2024

Time: 6:00 pm

Place: Peru City Hall- Common Council Room

35 S. Broadway Peru, Indiana

PERU PLAN COMMISSION

Call to Order: Sandi Faust

Time: 6:00pm

ROLL CALL: Jim Baker (P), Rick Day (P), Sandi Faust (P), Joe Molyneux (P), Jim Murphy (P), Ron Rylands (P), Dennis See (A), Mike Siblisk (P), Drew Stevenson (P)

READING & APPROVING PREVIOUS MONTH'S MINUTES

Motion to waive the reading and accept the minutes

1st: Joe Molyneux

2nd: Drew Stevenson

ALL IN FAVOR

OLD BUSINESS:

NONE

NEW BUSINESS:

- Rezone parcel #52-08-26-100-007.000-015, commonly known as E Wabash Road from a R-1 to A-3.
 - Josh Petruniw, attorney for Mike Bowyer (applicant), presented a Powerpoint presentation to the board. He explained that limestone extraction is much different than gravel and sand extraction. When limestone is extracted, you have to dewater the land when digging, but with gravel and sand, you can leave the water in the ground. He also touched on the concerns that the property values will go down for the surrounding areas. He had Paul Wyman, who is with the Wyman Group real estate agency, come up and talk about how the other gravel pits in Kokomo and other areas have big expensive homes that were built after the gravel pits were already established. Once Mr. Wyman was finished, Mr.

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Petruniw came back to the board and went over the developmental site plan explaining that there will be 53' wide 8' high berms surrounding the property and a 60' access road within the berms. Mr. Petruniw also touched on how DNR regulates the wells and the high and low water users. High well water users are obligated to register with DNR. So, if anyone thinks their wells ran dry because of a high-water user, DNR will investigate the claim. He stated that sand and gravel pits that do not dewater should have no negative impacts to the surrounding properties.

- Chad Sutton, 1642 E Paw Paw Pike, went in front of the Board and explained that there are 34 houses on Paw Paw Pike and 12 of those houses ran dry when the last Kokomo Gravel pit went in that is on east from the property in question. He explained to the Board that the land Mr. Bowyer wants to make the new gravel pit is very good tillable land, and when you read the definition for an A-3 zoned land, it is considered scrub ground. He stated that this property is not scrub ground and it is proven from the Auction advertising and the Assessor's report from the Courthouse. Mr. Sutton also explained that everyone around there is not against development in the area but feels like the land could be used for something more beneficial to the county than a sand and gravel pit. He mentioned that there is a residential shortage in the area and the land is already zoned for residential. He ended by asking the Board to protect its citizens.

- Elaine Anderson, 701 N Country Club Road, gave the Board members a packet of soil information from the property in question. She explained that the land is Gessie and is considered prime farmland. And this is to show that the land does not match the definition of A-3.

- Steve Constable- 2391 E Paw Paw Pike- Told the Board that he was at his residence before the first gravel pit was placed. He had to get a new well when the first gravel pit went in. He contacted DNR and they could not blame Kokomo Gravel because they did not have a previous static water level study before the gravel pit went in. Mr. Constable talked about how he and his neighbors had to re-

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dig their wells when the first gravel pit went in. He also mentioned that the berm at the first gravel pit has been covered in weeds and trees for years and now it is cleaned up.

- Stacey Stutzman, 1835 E Paw Paw Pike- Ms. Stutzman’s parents live at 1754 E Paw Paw Pike and she is concerned about the noise that will come with the pit and how the applicant is asking for 100’ setback from a dwelling instead of the 1000’ setback that is in the ordinance.

- Sharon Cattin- 2043 E Wabash Road- Mrs. Cattin told the Board that she and her husband, Larry Cattin, have been living in this residence for 33 years. Their house is the one that sits in the northeast corner of the property in question. She said it was her understanding that the 2-mile jurisdiction was established for the city to protect and regulate what goes on that land in case the City wanted to annex it into the City limits. She is worried about the extra traffic in front of her home. She is also worried about the wall (berm) Mr. Bowyer is going to build around her home. She is also worried about the setbacks he is asking for, or what he may do after they approve his requests.

- Mr. Petruniw came back to the Board and distributed a letter of support from the Miami County Economic Development Committee (MCEDA). He started his rebuttal explaining that he understands that emotions are high, and he is left with the impression that no matter what he says that a number of people in the room are not going to believe them. He said it sounds like there are two main concerns from the citizens and that is the property values and the wells. He said that they have prepared for this with evidence and hard data for the board. And that they will go over the setback concerns with the Board of Zoning Appeals.

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The Plan Commission had a little more discussion and voted for an unfavorable recommendation of 3-5.

Motion to vote: 1st: Sandi Faust 2nd: Ron Rylands

ROLL CALL:

Jim Baker	<u> </u> YES	<u> X</u> NO
Rick Day	<u> </u> YES	<u> X</u> NO
Joe Molyneux	<u> </u> YES	<u> X</u> NO
Jim Murphy	<u> </u> YES	<u> X</u> NO
Ron Rylands	<u> X</u> YES	<u> </u> NO
Mike Siblisk	<u> X</u> YES	<u> </u> NO
Drew Stevenson	<u> X</u> YES	<u> </u> NO
Sandi Faust	<u> </u> YES	<u> X</u> NO

ADJOURNMENT

1st: Sandi Faust 2nd: Joe Molyneux

ALL IN FAVOR

Time: 7:36pm