

CITY OF PERU PERU PLAN COMMISSION



Date: September 3rd, 2024

Time: 6:00 pm

Place: Peru City Hall- Common Council Room
35 S. Broadway Peru, Indiana

PERU PLAN COMMISSION

Call to Order: Joe Molyneux

Time: 6:00pm

ROLL CALL: Jim Baker (P), Rick Day (A), Joe Molyneux (P), Jim Murphy (A), Ron Rylands (P), Dennis See (P), 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: Ron Rylands

ALL IN FAVOR

NEW BUSINESS:

Joe Molyneux amended the agenda to vote for Vice President for the council. Molyneux recommended Drew Stevenson for the position. No one else had a nomination.

- **ROLL CALL:**

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

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Drew Stevenson A_YES ___ NO
Motion Passed 4 Yes – 1 Abstain

OLD BUSINESS

- Amend Ordinance Pertaining to Bees
Amend agenda to move Bees to end of the docket.

1st: Joe Molyneux 2nd: Jim Baker

ALL IN FAVOR

NEW BUSINESS:

- Petition to Rezone parcel 52-08-28-300-002.000-016, commonly known as 364 N Duke Street (Rear Lot) from R-1 to R-3.
 - Tammy Stansbury from Wooda Cooper spoke on behalf of the project named Benjamin Landing. She displayed two renderings of the proposal. The property will consist of 38 townhomes. This project allows tenants to purchase the unit at a reduced rate after 15 years using the equity of the rent that has already gone into the unit. Amenities include Appliances, extra storage, free Wi-Fi, patios, community room, fitness center, laundry facilities, playground, picnic areas, dog park and recycling. Will be building with US Green Building Counsel Leadership, will be a Silver League Development. This is not subsidized housing. The rent is below market rate. It is a workhouse development, not HUD housing. Rents would go from \$340 to \$995 for 2- or 3-bedroom homes. The lowest rents are for single mothers, or others starting out in the workforce, getting back on their feet.
 - Remonstrators were asked to come forward.
 - Phillip Hyde - Lived in the neighborhood since 1960. It's a quiet neighborhood. This will be low-income housing, no matter what is presented. This will come with changes. He has worked on Hilltop and doesn't want those issues in his neighborhood, police, drugs. His personal feelings are that the whole area will change. Whether property values go up

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- or down it will affect the neighborhood. Molyneux asked if Phillip would be ok if single family homes came into that area and he said he would and then Phillip asked the audience if they would be. Many said that would be fine. He also stated that there would be several egresses into and out of the new property. That the company had also purchased a lot on Oak St near him and would use that for a driveway. He doesn't want to see the animals get hurt or misplaced that live in the woods that are currently there. Concerned that the turnover rate at the units would be high. Said that would increase crime in the area.
- Tammy spoke again stating that this is not Section 8 or Hud housing. She defined them and she spoke of the average income for a single person in Miami county is \$38,700. A family of 4 would be \$48,660. Their company is a developer and construction company as well as a management company. They are ranked 10th in the nation for affordable housing development. They have strict rules that the tenants have to live by. They are not planning on more then one entrance that comes off of Duke St. There will be onsite maintenance and management provided by Woda Cooper.
- Tammy took questions from the audience about affordability and rent prices. She explained how that works. She went over the rendering with the audience.
- Lance Berryman asked if the zoning was changed on this property, can they change they plans and put something else there. The board said it was their option to do what they want. Tammy said that the plans they have will be implemented due to the funding request that they have. If they don't get the funding, then the land will not be used by them. Lance explained that as residents they do not want the zoning to multifamily housing.
- A citizen spoke up. R-3 zoning can be used for non-residential uses. He said it is ok with single family homes, but not for condos. If it was only Vet's or senior citizens. He understands that there is a need for family housing, but he doesn't want his property value to decrease.

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- Citizen – Will there be job opportunities for the community, increase in police patrols. Tammy answered that everything is subcontracted out in the community. As for patrols, that is up to the city not us.
- Citizen – when will we know if the project will go through. Tammy answered that they find out in Mid-November if they are awarded the funds. If so, the construction would begin in August of 2025 and finish around August of 2026.
- Discussion with citizens in audience- So you don't own the property, you are looking for approval to get the property, Tammy answered yes.
- Citizen- The project will consume the whole property. Tammy said they are not doing a phase 2.
- Citizen – the rendering doesn't look like there is enough room for this, how far away would the units be. Tammy explained where the units would be and that the rendering is too scale. The question was asked about the property at 507 Oak St. Tammy said they are not purchasing that lot.
- A citizen spoke to having the entrance next to their home. All the extra vehicles going in and out. They do not want to lose the quiet. They have put a lot into their house and don't want the disruption.
- Ryland's spoke that people don't want people looking in their windows, they have put money into their homes. He said that he had also done that and has neighbors that can see in his yard. He can't stop them. They put a burn pile next to his fence. It's a part of life.
- Citizen - he lives on Longview and discussed the drainage issue they have and how the city doesn't care for that. Tammy explained that they will have a retention pond and take care of all that infrastructure. He asked, is the city going to take care of our issue. Molyneux explained he would have to take that up with the city, the Plans Commission doesn't have jurisdiction over that.
- Tammy stated they usually have 100% occupancy with 60+ people on waiting lists. Currently have 14,000 units across 17 states.
- Citizen- our area is safe and doing this it will create more traffic. You may only see 5 cars go through the neighborhood. We want a guarantee that nothing will mess up our neighborhood. We want it on paper. Tammy

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explained she can't guarantee that people won't drive in your neighborhood. You have no idea what you could get if we don't do this. This way it is being controlled by us.

- Citizen – this was denied years ago, if you go look back you will see the courts denied it. This is low-income housing. Molyneux stated it is not low-income housing. Tammy spoke about how the funding works and how the funds are spent and why their lower rates work. The rent of \$380 is for only 3 units. It will go up with expenses as needed.
- Rylands asked Julie Allen how many units of this kind do we need? Julie stated there is a need for double of this. There aren't many places in town to hook up utilities.
- Molyneux explained that the Planning Commission is an advisory committee only and will make a recommendation to the City Council. At the next meeting on September 9th the city council will make the decision. He explained that they are looking to re zone this for this project.

- Motion to vote: 1st: Joe Molyneux 2nd: Ron Rylands

ALL IN FAVOR

- **ROLL CALL:**

Jim Baker	<u> </u> YES	<u> </u> NO - Abstain
Rick Day	<u> </u> YES	<u> </u> NO
Joe Molyneux	<u> X</u> YES	<u> </u> NO
Jim Murphy	<u> </u> YES	<u> </u> NO
Ron Rylands	<u> X</u> YES	<u> </u> NO
Mike Siblisk	<u> </u> YES	<u> X</u> NO
Dennis See	<u> X</u> YES	<u> </u> NO
Drew Stevenson	<u> X</u> YES	<u> </u> NO

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- Petition to Rezone parcel 52-08-28-300-008.000-016, commonly known as 364 N. Duke Street (Side Lot) from R-1 to R-3.

- **ROLL CALL:**

- Jim Baker ___ YES ___ NO - Abstain
- Rick Day ___ YES ___ NO
- Joe Molyneux X YES ___ NO
- Jim Murphy ___ YES ___ NO
- Ron Rylands X YES ___ NO
- Mike Siblisk ___ YES X NO
- Drew Stevenson X YES ___ NO

- Petition to Rezone parcel 52-11-06-400-007.000-017, commonly known as 2523 S Business 31 from R-1 to B-3.

- Tamlakisha Fields stated she is looking to re-zone to take care of seniors. Been a caregiver for over 30 years. She has multiple properties that she does residential care for seniors. She has cleaned up and made modifications to the house. Cut down trees. Made the doors bigger and added a ramp. They will offer care instead of a nursing home. Some rooms shared, some private. Caregivers will come in. Some will need nurses to come in to do the health care. It will be fully furnished with free wifi.
- Molyneux – how many people will you have living there. Tamlakisha said it would be between 8-10.
- Baker – What is there now, will the existing structure be torn down for new? Tamlakisha – there are cows and horses that they can watch. The current house will not be torn down they only did modifications to it. It looks much better.
- Baker- Is there accessibility for the residents to go up and down. Tamlakisha stated that there is a ramp in the back. If they are not independent, they will be staying upstairs.

Motion to vote: 1st: Jim Baker 2nd: Ron Rylands

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ALL IN FAVOR

- **ROLL CALL:**

- Jim Baker X YES __NO
- Rick Day __ YES __NO
- Joe Molyneux X YES __NO
- Jim Murphy __ YES __NO
- Ron Rylands X YES __NO
- Mike Siblisk X YES __NO
- Drew Stevenson X YES __NO

OLD BUSINESS

- Amend Ordinance Pertaining to Bees
 - Molyneux asked if everyone had the chance to read both ordinances. He stated the last ordinance was written by Dustin and Board members. The other one was written by Timm Simpkins. This has been looked at many times. Only one or two people have ever been interested. The city has always had a no bee ordinance, but the state has stated we have to. Molyneux states that he thinks the one Dustin worked on, researched, is adequate.
 - Rylands asked if the one he worked on was the Dustin one, Molyneux confirmed. Rylands stated it seems to cover everything it needs. Dennis See asked if there was anything in there about Fly aways and Rylands and Molyneux confirmed that there was.
- Motion to vote: 1st: Ron Rylands 2nd: Joe Molyneux

ROLL CALL:

- Jim Baker X YES __NO
- Rick Day __ YES __NO

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Joe Molyneux	<u>X</u> YES	__ NO
Jim Murphy	__ YES	__ NO
Ron Rylands	<u>X</u> YES	__ NO
Mike Siblisk	<u>X</u> YES	__ NO
Dennis See	<u>X</u> YES	__ NO
Drew Stevenson	<u>X</u> YES	__ NO

ADJOURNMENT

1st: Joe Molyneux 2nd: Ron Rylands

ALL IN FAVOR

Time: 7:05pm

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