

CITY OF PERU PERU PLAN COMMISSION



Peru Plan Commission
Regular Meeting
November 26th, 2024
6:00PM Common Council Room

PERU PLAN COMMISSION

ROLL CALL Jim Baker (H), Joe Molyneux (H), Jim Murphy (A), Ron Rylands (H), Mike Siblisk (H), Dennis See (A), Drew Stevenson (H), Jill Sharp (H)

READING & APPROVING PREVIOUS MONTH'S MINUTES

OLD BUSINESS:

- Rules of Decorum - Joe asked to modify the agenda and move this to the end of the meeting.
 - Joe Molyneux 1st, Jim Baker 2nd
 - Voted in favor 6-0

NEW BUSINESS

- Proposed Rd Closing : Parcels 52-08-16-303-001.000-015 (Lot 41) and 52-08-16-303-010.000-015 (Lot 71)
 - Larry West from Hidden Hills spoke about wanting to close the proposed road and there is no one that wants to develop the road to connect to Leigh Woods. The road area is 280 ft long, 60 ft wide. He would like to add that land to one of the lots to make it bigger.
 - Some discussion by the board between themselves over what happens to the land that is a proposed rd.
 - No Public Comment
 - Joe Molyneux 1st, Jim Baker 2nd
 - Voted in Favor 6-0

Jennifer Hopkins
Zoning Administrator
35 S. Broadway
Peru, IN 46970
Phone: 765-919-4127
Email: zoning@cityofperu.org

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- Rezoning from R-1 to B-1 : Parcel 52-08-08-101-009.000-012 also known as 2852 N Mexico Rd.
 - Owner Mark Dexter spoke of wanting to change to a B-1 so that they can use their studio bedroom apartment as an AirBNB short term rental unit. They just had a baby and this will help provide extra income.
 - Mike Siblisk inquired about how many acres the parcel is and if the renters would have access to the pond in the back. Dexter responded with the acreage is about 6.4 and the renters would be allowed to access the pond.
 - Jennifer Hopkins asked how what would be the maximum length of a renter. Mark responded that the Air BNB website only allows for a maximum of 30 days.
 - No Public Comment
 - Joe Molyneux 1st, Mike Siblisk 2nd
 - Voted in Favor 6-0

- Re-Plat of parcels 52-08-31-301-002.000-016 and 52-08-21-301-001.000-016 Lot 1 & 2 in Peru Commons, also known as 353 W Old Key Dr.
 - Brent White was not in attendance. (He arrived after this was voted on.) Jennifer Hopkins explained that the new C-Store wanted to combine or Re-plat Lots 1 and 2 to create a singular lot. Only the middle dividing line would be removed. The outer perimeter of the lots are staying the same.
 - No Public Comment
 - Joe Molyneux 1st, Ron Rylands 2nd
 - Voted in Favor 6-0

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OLD BUSINESS:

- Rules of Decorum
 - Joe Molyneux stated that after researching the Plans Commission Rules and Procedures book added in rules of decorum a number of years ago. Joe suggested that the committee keep with the rules already written.
 - No Public Comment
 - Voted in Favor 6-0

- Jennifer Hopkins spoke, she is starting a new job as of December 9th.

- Some discussion on members missing meetings. Jim Murphy has missed 3 meetings in a row. Dennis See is still out after his surgery. Jennifer confirmed that Jim Murphy is a mayoral appointee.

- Date change from Tuesday December 31st to Monday December 30th
 - No Public Comment
 - Joe Molyneux 1st, Mike Siblisk 2nd
 - Voted in Favor 6-0

PUBLIC COMMENTS:

None

ADJOURNMENT:

18:16

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