

CITY OF PERU PERU PLAN COMMISSION



**Peru Plan Commission
Regular Meeting
Tuesday, June 25, 2024
6:00PM Common Council Room**

Peru Plan Commission

Meeting in session at 6:00 PM

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

READING & APPROVING PREVIOUS MONTH'S MINUTES

Joe Molyneux made a motion to suspend the rules and dispense without reading the minutes.

- 2nd Ron Rylands Voted in favor 8-0 ~ Motion Passed

OLD BUSINESS:

None

NEW BUSINESS

1. Rezone request of parcel # 52-08-27-101-062.000-016, aka 401 E. Washington Ave. Peru, IN. 46970, from R1 to R3 for the purpose of converting the single-family home into a duplex.
 - John Madden Jr. spoke briefly stating he intended to make the dwelling a duplex.
 - Sandi Faust asked if everybody had driven by and observed the property, all stated yes.
 - The board asked if it was an existing rental already, John stated yes.
 - The board asked if there was plenty of parking, John stated the whole road was available with at least 3 spots and at the back of the dwelling he could do a huge driveway if needed.
 - Sandi asked if there were any additional questions, no one responded.
 - Joe asked if anyone in the audience had any questions, no one responded.

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

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❖ Sandi Faust made a motion to change the zoning from R1 to R3 at 401 E. Washington Ave. Peru, IN. 46970.

- 2nd: Joe Molyneux

ROLL CALL:

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

- Voted in Favor 8-0 ~ Motion Passed to rezone.

2. Request to amend the ordinance pertaining bees.

➤ Sandi stated until now it has been forbidden to have bees, beekeepers, and beehives within the city limits. Changing the ordinance would make it easier for people to raise bees, but a lot of rules and laws need defined. Sandi then read the proposed new ordinance for bee keeping in city limits as below:

- It shall be unlawful for any person, firm, or corporation to keep and raise bees within the city limits within 500 feet of any building or other structure where people dwell or reside, work or conduct business unless the owner or beekeeper contains them so that the bees are confined to their own premises; or keeps the bees at an elevation above the surface of the earth which prevents them from alighting and working on and around the dwellings and places of business within the prohibited distance if the bees are not to his property; the owner or keeper of the bees shall keep them at an elevation of not less than 30 feet above the surface of the ground where they are kept, bees kept within the city in violation of this section are declared a nuisance.
- Conviction of a violation – the nuisance shall be abated immediately; if the owner or beekeeper fails immediately on conviction to remove the same the police shall have the power and authority and are

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directed to abate the nuisance by removing the bees from the city limits at the cost and expense of the owner thereof.

- Discussions opened.
- Tim Simpkins from the audience stated he is the one who brought this up for consideration and the ordinance will need to be changed because the state law changed on this matter in 2019. He stated the state law prevents cities, units, municipalities from being able regulate certain matters of beekeeping and the ordinance being proposed does not follow the law on beekeeping and should not be passed

❖ Joe Molyneux made a motion to table for further research.

- 2nd: Jim Murphy

ROLL CALL:

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

- Voted in Favor 8-0 ~ Motion Passed to table.

3. Vacate alley between parcels commonly known as 500 N. Broadway and 20 Albert Street to make a utility easement.

- Hailey Hewitt stated utilities denied this because they have a bunch of overhead electrical wires and water pipes in the alley. The alley is also overgrown, and the neighbors like to drive through it. The owner of T-Mobile requested the utility easement to help maintain the area. The attorney Dustin Kern

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and Peru Utilities had it surveyed for a utility easement so the residence are not maintaining it, it will be recorded tomorrow and then vacated. This resolved the issue with the residence having to maintain it.

- The daughter of the residents of 20 Albert Street stated her concerns of people driving through the area and wanted to know how it could be prevented.
- Sandi Faust stated if they vacate the alley then it will be private property, and her parents and T-Mobile would each have half.

❖ Sandi Faust made a motion to vacate the alley between 500 North Broadway and 20 Albert Street.

- 2nd: Joe Molyneux

ROLL CALL:

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

- Voted in Favor 8-0 ~ Motion Passed to vacate.

4. Haley Shuck resignation

- Discussion about finding a replacement, an add has already been placed for the position and they will start taking resumes and doing interviews.

5. Sandi Faust resignation

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PUBLIC COMMENTS:

None

ADJOURNMENT:

- ❖ Ron Rylands made a motion to adjourn the meeting.
 - 2nd: Joe Molyneux

- All in favor ~ meeting adjourned at 6:25 PM

The City of Peru is committed to making its programs accessible to individuals with disabilities. Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a program, service, or activity of the City of Peru, should contact the ADA Coordinator, Matthew Jelenek, 35 S. Broadway, Peru, IN 46970, (765) 472-2400, as soon as possible but no later than five (5) days before the scheduled event.

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