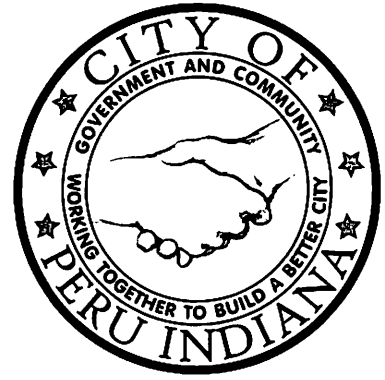


CITY OF PERU PERU PLAN COMMISSION



Date: March 28th, 2023

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: Rick Day (P), Sandi Faust (P), Joe Molyneux (P), Dave Moon (A), Patricia Russell (P), Ron Rylands (P), Dennis See (A), 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

OLD BUSINESS:

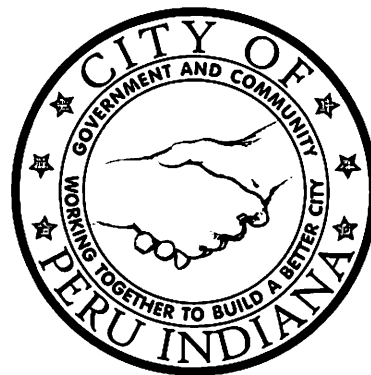
None

NEW BUSINESS

- Rezone 6 parcels on Monroe, lots 268-273, parcel #s: 52-08-21-401-204.000-016, 52-08-21-401-205.000-016, 52-08-21-401-206.000-016, 52-08-21-401-207.000-016, 52-08-21-401-208.000-016, 52-08-21-401-209.000-016 and 3 parcels on Madison, lots 237-239, parcel #s: 52-08-21-401-176.000-016, 52-08-21-401-175.000-016, 52-08-21-401-173.000-016 from **R-1 to R-3.**

Haley Hewitt
Zoning Administrator
35 S. Broadway
Peru, IN 46970
Phone: 765-473-4881
Fax: 765-472-5815
Email: hhewitt@cityofperu.org

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- Jamie Castro & Partner would like to build duplexes. They want to start with 1 to see if it is cost effective. If it is, then they would like to build 4 or 5 altogether. The board voted in favor of the rezone 6-0

ROLL CALL:

Rick Day	<u>X</u> YES	___ NO
Joe Molyneux	<u>X</u> YES	___ NO
Patricia Russel	<u>X</u> YES	___ NO
Ron Rylands	<u>X</u> YES	___ NO
Drew Stevenson	<u>X</u> YES	___ NO
Sandi Faust	<u>X</u> YES	___ NO

NEW BUSINESS

- Rezone 6 parcels on Circle Drive, lots 45-51 in the Bunnell's Addition, parcel #s: 52-08-28-102-051.000-016, 52-08-28-102-052.000-016, 52-08-28-102-053.000-016, 52-08-28-102-054.000-016, 52-08-28-102-055.000-016, 52-08-28-102-056.000-016, from R-1 to B-3.
 - Bernie Giver, 37 Delores Ave, went in front of the board and told them that the original plan for the area was to be residential. He is worried about the proposed project being less than 100 ft away from his property and how it will make the property value of his home decline. He spoke about how the removal of the tree line will disrupt wildlife and remove the wind breaker to the neighborhood. The traffic flow is a big concern in that area as well. He also told the board that he spoke with the City of Kokomo about them having a ban or moratorium on the mini storage units due to the market saturation and the

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Zoning Administrator
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Peru, IN 46970
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encroachment of storage units in residential areas. The Kokomo Plan Commission is reevaluating their building standards and zoning codes when it come to storage units, Mr. Giver explained that it would not be acceptable to build storage units in other subdivisions such as Hidden Hills, Parkview Heights, etc., so why would it be acceptable to build them in his neighborhood. Mr. Giver is also worried about the transfer of owners for the storage units. He mentioned Bolt Storage out of Chicago, how they are an out of state investors and what would stop Mr. Dillman from selling to out-of-state investors.

- Krista Zeppakowsky, 9 Delores Ave, worries about the increase of traffic, safety issues for the children at play, people walking dogs. She is also worried about the littering that could occur with storage units around the area. She mentioned issues that she has seen with the already existing storage units when people do not want their things anymore, they just leave it lay wherever.
- Tom McKeg, 44 Albert St, he is concerned that switching from residential to business in this area will mess up the master plan. He spoke about how he believes that we need more affordable housing in the area and not more storage units.
- Brent Wedding, 25 Delores Ave, one of his concerns is the fact that there are no storm drains in that area. He said that they are at the bottom of a hill, and he is worried about if there is an elevation of land, where will the storm water run off. He also spoke about how the roads are narrow, almost like allies, and the flow of traffic is a concern along with the type of vehicles that would drive on those roads.
- William Vance spoke more on how there needs to be a better drainage system if there is going to be business/industrial buildings in that area. Mr. Vance also spoke on how the children in the area are safer because of the less traffic.

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- Loraine Overmyer, was there on behalf of her mother that resides in 32 Delores Ave. Her mother is concerned about the strange people that would be coming to the storage units. She is also worried about the trees and wildlife in the area.
- Diana Still, 33 Delores, she spoke about how the space is right in front of her home and she is worried that it will lower the property value drastically. She is also worried about the flow of traffic and the noise that the units would bring.
- Christopher Thomas, speaking for his mother, Yvonne Thomas, 37 Jean Ave, her home is going to be the closest to the proposed project. He is worried about her safety with her property butting up against the land. He hopes that his hometown would take care of his mother and the residents that reside here when they have these concerns about new projects like this.
- Haley Shuck, Secretary of the Commission, read a letter from Carl Scholz who resides at 511 Circle Dr. that could not be at the meeting. Mr. Scholz spoke about how if the land is rezoned to commercial then almost anything may be placed there that could be even worse than what is proposed.
- The board voted no to changing the zoning from R-1 to B-3. 0-6

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

ROLL CALL:

Rick Day	___ YES	<u>X</u> NO
Joe Molyneux	___ YES	<u>X</u> NO
Patricia Russel	___ YES	<u>X</u> NO
Ron Rylands	___ YES	<u>X</u> NO
Drew Stevenson	___ YES	<u>X</u> NO

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Sandi Faust YES X NO

New Business

- Vacate the undeveloped alley between parcel #52-08-28-200-001.000-015, commonly known as 352 Blair Pike, and lots 45-51 in the Bunnell's Addition, parcel #s: 52-08-28-102-051.000-016, 52-08-28-102-052.000-016, 52-08-28-102-053.000-016, 52-08-28-102-054.000-016, 52-08-28-102-055.000-016, 52-08-28-102-056.000-016.
 - Bernie Giver explained that there has never been an alley, it has always been trees. Joe Molyneux explained that it was a proposed alley, and it was platted there just in case there were houses built on those lots, then they could use the alley. All the remonstrators voiced they were against this as well.
 - The board voted no to vacating this alley. 0-6.

Motion to Vote: 1st: Sandi Faust

ROLL CALL:

Rick Day	<u> </u> YES	<u> X </u> NO
Joe Molyneux	<u> </u> YES	<u> X </u> NO
Patricia Russel	<u> </u> YES	<u> X </u> NO
Ron Rylands	<u> </u> YES	<u> X </u> NO
Drew Stevenson	<u> </u> YES	<u> X </u> NO
Sandi Faust	<u> </u> YES	<u> X </u> NO

New Business

- Vacate a triangle of land bordering lots 50 and 51 in the Bunnell's Addition.

Motion to vote: 1st: Patricia Russell 2nd: Sandi Faust

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ROLL CALL:

Rick Day	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
Joe Molyneux	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
Patricia Russel	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
Ron Rylands	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
Drew Stevenson	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
Sandi Faust	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO

New Business

- Rezone parcel #52-08-16-200-002.000-012, commonly known as 1995 N Mexico from B-3 to an I-1.
 - Rebecca Thoden, Code Enforcement, went in front of the Board and explained that she has been receiving a lot of complaints about the vehicles and tall grass. She said that she spoke with the owner of the property last year and he was having health issues, so they put it on the back burner until they started to receive more complaints already this year. The owner stated there was a legal court case on that property about the cars before, but the city started it and never went anywhere. Mrs. Thoden stated that the action now is to get it rezoned and get the property approved to be a junkyard, otherwise the City will step in and start towing. The board was concerned about how close the neighboring house was to this property. Mrs. Thoden also stated that all the cars would need to be behind the fence and that if he was serious about keeping them, he would need to move the cars to behind the fence.
 - The Board voted no to rezone the property. 0-6

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

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ROLL CALL:

Rick Day	<u> </u> YES	<u> X </u> NO
Joe Molyneux	<u> </u> YES	<u> X </u> NO
Patricia Russel	<u> </u> YES	<u> X </u> NO
Ron Rylands	<u> </u> YES	<u> X </u> NO
Drew Stevenson	<u> </u> YES	<u> X </u> NO
Sandi Faust	<u> </u> YES	<u> X </u> NO

ADJOURNMENT

1st: Sandi Faust

2nd: Joe Molyneux

Time: 6:40 pm

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