

CITY OF PERU PERU PLAN COMMISSION



Date: April 25th, 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 (A), Sandi Faust (P), Joe Molyneux (P), Dave Moon (P), 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:

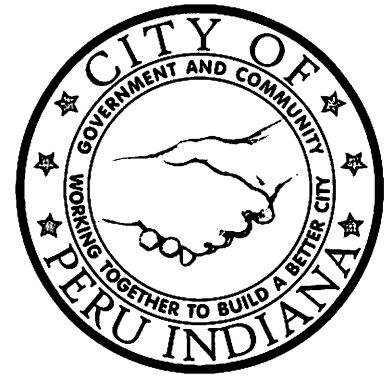
None

NEW BUSINESS

- Jim Tidd to present the expansion of the Industrial Park Tiff to include the former ~~CSX~~ ~~Dorm~~ Norfolk Southern Dormitory parcel 52-08-27-101-024.001-016, commonly known as 333 N Smith, and Square D Plant 2 parcel, 52-08-27-200-002.001-016, commonly known as ~~252 N Tippecanoe~~ 175 E Washington.
 - Jim Tidd came in front of the board explaining that MCEDA (Miami County Economical Development Authority) would like to expand the Tiff district.

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333 N Smith has an investor that would like to turn the old dormitory into 1- and 2-bedroom apartments and add onto the building. 175 E Washington has an investor that would like to build onto the building to make offices for new industry. The Board members had some questions about what the “Tiff district” meant. He explained that whatever the assessed value as of January 1st of 2023, will stay as the based assessed value and will continue to go to the City. What the Tiff does is capture the increase of the assessed value that will be based off the new improvements to the property. The board approved the recommendation, 7-0.

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

ROLL CALL:

Joe Molyneux	<u>X</u> YES	___ NO
Dave Moon	<u>X</u> YES	___ NO
Patricia Russel	<u>X</u> YES	___ NO
Ron Rylands	<u>X</u> YES	___ NO
Dennis See	<u>X</u> YES	___ NO
Drew Stevenson	<u>X</u> YES	___ NO
Sandi Faust	<u>X</u> YES	___ NO

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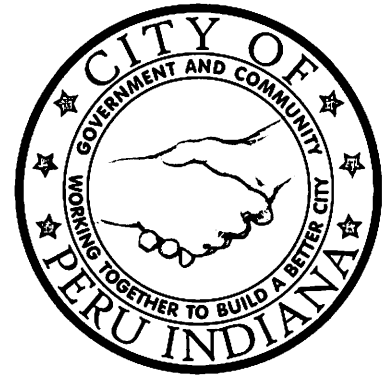


NEW BUSINESS

- Rezone parcel 52-08-27-401-030.000-016, commonly known as 121 E Canal from I-1 to I-2.
 - Carrie Ashby, Ashby Towing & Recycling, went in front of the board and explained that she received a Cease and Desist for her business. She had a packet for the Board to show evidence that her business is following the zoning district 121 E Canal is currently in, I-1. She explained what the business does and that she does not feel like she needs to be rezoned to an I-2. And that she is not a junkyard like the Cease and Desist stated. Haley Shuck, Zoning Administrator, told the board that the appeal she started out with was actually for the Board of Zoning Appeals, and those packets were where all the emails from the Secretary of State, DNR, and IDEM were located. Mrs. Shuck also stated that because there is Recycling in the name of the business and what was on her Zoning Affidavit for the automotive salvage license, that is why the Cease and Desist was issued. According, to the City of Peru's Zoning Ordinance 151.042 Primary Uses, all things recycling are supposed to be in I-2 zoning districts.
 - Jason Bowman, Miami County Metals, went in front of the Board and remonstrated against the Ashby salvage license. He told the Board that in order to have a salvage license that they must operate in a zoning district of I2, more than an acre, and have a special exception that would be granted by the board (BZA). He said that the Ashby's do not meet any of that criteria. He handed the Board some pictures that he has printed off showing that they are running a type of business that is not permitted in a property zoned I1. He also showed the Board what the property could look like if they granted the rezone to an I2 and with an automotive salvage license.
 - The Board voted to table the request until the next meeting. 7-0.

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Motion to table: 1st: Dave Moon 2nd: Ron Rylands

ROLL CALL:

Joe Molyneux	<u>X</u> YES	___ NO
Dave Moon	<u>X</u> YES	___ NO
Patricia Russel	<u>X</u> YES	___ NO
Ron Rylands	<u>X</u> YES	___ NO
Dennis See	<u>X</u> YES	___ NO
Drew Stevenson	<u>X</u> YES	___ NO
Sandi Faust	<u>X</u> YES	___ NO

New Business

- Discuss ordinance 151.064 Lot sizes.
 - The Zoning Administrator, Haley Shuck, has had citizens trying to get properties split within the city limits and because of this ordinance, surveyors are not willing to do the splits on certain properties because the end property sizes are not in compliance with the ordinance. Once she explained that to the Board some of the members were worried about the lots that are out in the 2 mile jurisdiction that would require their own septic tank and well. The Board tabled the ordinance until next meeting. 7-0.

Motion to Vote: 1st: Joe Molyneux 2nd: Dave Moon

ALL IN FAVOR

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ADJOURNMENT

1st: Joe Molyneux

2nd: Sandi Faust

Time: 7:35 pm



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