

# CITY OF PERU

## Board of Zoning Appeals



**Date:** August 30<sup>th</sup>, 2022

**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: 6:10 pm**

**ROLL CALL:** Joe Molyneux (P), Dave Moon (P), Brent Wedding (A), Myke Wilson (P)

### **READING & APPROVING PREVIOUS MONTH'S MINUTES**

Motion to waive the reading and accept the minutes:

1<sup>st</sup>: Dave Moon

2<sup>nd</sup>: Myke Wilson

**ALL IN FAVOR**

### **OLD BUSINESS:**

- None

### **NEW BUSINESS**

- Area Variance for parcel #52-11-06-201-002.000-017, commonly known as 2560 W Airport Rd.

Request to build 5 inches into the 3-foot side setback area.

- John Mongosa went in front of the board and explained that he would like to build his shop 5 inches into the side setback. His property line sits about 14.5 feet away from Airport Road. Board approved the variance 3-0.

Motion to approve the variance.

1<sup>st</sup>: Dave Moon

2<sup>nd</sup>: Joe Molyneux

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### Roll Call:

Dave Moon	<u>X</u> YES	___ NO
Myke Wilson	<u>X</u> YES	___ NO
Joe Molyneux	<u>X</u> YES	___ NO

### NEW BUSINESS

- Use Variance for parcel #52-08-34-106-052.000-022, commonly known as 515 Sunnyside. Would like to periodically hook up camper for use.
  - JoAnn and Dennis Hughes, 10 Cory Ave/515 Sunnyside, went in front of the board and handed out packets to the board explaining that they would like to hook up their camper periodically. The camper has been in winterization mode for about 2 years, but they will hook up the camper to use the refrigerator. Mr. Molyneux asked if they stayed in the camper would they use the water and where the waste would go. Mr. and Mrs. Hughes said yes, they would hook it up to the water and it is already hooked up to the sewer. They said The City gave them permission by word of mouth to be able to have this camper hooked up to everything. The Hughes also explained that they keep things nice and neat year-round.
    - Dennis Gilbert, representing his mother's property at 516 Sunnyside, went in front of the board and explained that the Hughes property looks like a campground and how he is worried about the property value on his mother's property since he is in the process of selling it. William Gilbert went in front of the board and stated that for around 5 or 6 years the camper has sat on the lot and not moved. Mr. Gilbert also read off the City Code 151.066 (A) and 151.066 (B). Also stated that there is a water and electric meter set up on the property for the camper.
    - Jonna Courts, 513 Sunnyside, went in front of the board and explained that she and her husband own multiple properties in Peru and is worried that this would set precedent by giving this variance. She had concerns about the plates being expired.

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Also, if they are going to say there are two lots so they can have four campers. She was worried about the definition of periodically, how often is that?

- Clyde Fenton went up in front of the board to say that this is an ongoing issue within Peru, but nothing has been pressing the other issues. He also explained that the Hughes just want a getaway for a couple of days. He was talking for the Hughes to be granted the variance.
  - Rebecca Thoden, Code Enforcement for the City of Peru, went in front of the board and discussed some of the concerns of the remonstrators. She explained that the Hughes are trying to rectify the situation trying to get the variance. She also explained that she would be the one that would be policing this situation. She said that depending on the board's vote on this variance, is when she will start enforcing the codes in violation, if any. There were more questions from the Gilbert brothers and Clyde Fenton in the audience and she answered them until they started discussing amongst themselves and she stepped down from the podium.
  - There was a lot of discussion about the address, then the Hughes pointed out that the Courts had moved into their residence with the camper set up like it is now. Then more discussing amongst themselves in the audience until Dave Moon stated that it was going down hill and then another couple in the audience asked if they could come up and speak.
- Tim Howard and his wife, 75 Fuller Ave, live at the adjoining property to 515 Sunnyside. Explained to the board that it is basically for family gathering and they do not have a problem with them having the camper there and using the hook ups. They are not sure why it even matters being that it is practically in their back yard.
- The board had some discussion amongst themselves and voted to deny the request 0-3.

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### Roll Call:

Dave Moon	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
Myke Wilson	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
Joe Molyneux	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO

### ADJOURNMENT:

1<sup>st</sup>: Joe Molyneux                      2<sup>nd</sup>: Dave Moon

Time: 6:50pm

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