

CITY OF PERU

Board of Zoning Appeals



Date: March 28th, 2023

Time: 6:00 pm

Place: Peru City Hall- Common Council Room
35 S. Broadway Peru, Indiana

PERU BOARD OF ZONING APPEALS

Call to Order: Joe Molyneux

Time: 6:42 pm

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

READING & APPROVING PREVIOUS MONTH'S MINUTES

Motion to waive the reading and accept the minutes:

1st: Brent Wedding

2nd: Myke Wilson

OLD BUSINESS:

- None

NEW BUSINESS

- Use Variance request to place a 14' X 70' Mobile Home on parcel #52-08-34-100-010.005-023, commonly known as 120 E Spring.
 - Andre Burton, owner of 120 E Spring, explained to the Board that he wants to provide more affordable housing within the county. He told the board there are 7 other mobile homes around the area and he believes that it will help the city with the utilities he will have to provide hookups for the mobile home being placed. He is not going to leave it the way it looks now. He plans on fixing it up and making it look presentable. He also explained to

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- the board that he does not tolerate bad tenants. He recently kicked out the tenant that was living in the house next to the property where he wanted to place the mobile home. Mr. Burton told the Board that he owns 3 houses in town and 7 houses within the county and he pays taxes on all of them and that he has owned this particular property for about 5 years and has not done anything to it and would like to make the neighborhood become in better shape than it is now.
- Robert Sacket, 263 E Spring St., is worried about the foundation, roof, and siding. Does not like the rental property next to him. He also asked how many variances he will need to place the mobile home. He believes that mobile homes need to be in mobile home parks. He is worried about how the other renters in the neighborhood trash the properties.
 - Hope Burton, Mr. Burton's wife, owner of 120 E Spring, explains that fixing up properties and renting them out is what they do for a living. She understands the way this mobile home looks right now is not how it will look when they are finished with it.
 - Mark Murray, 223 E Spring, told the Board the neighbor across the street from him tried to place a single wide mobile home about 15 years ago and was denied. He believes the Burtons should have to follow every code as they are.
 - Rebecca Thoden, Code Enforcement, explained that he would need to follow all the Building Codes, the neighbors could call and complain if the Burtons did not comply with the Property Maintenance code.
 - Robert Sacket asked how long he would have to fix up the mobile home if the variance was approved. I explained that he had 6 months to come into compliance according to our Zoning Code. Mr. Burton explained that he had not started on any of the improvements until he knew the Zoning Board would grant the variance.

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- Brent Wedding spoke to everyone about how the board has approved variances like this in the past if they met the requirements. He is going to make his decision on variance and the building codes. He will not make his decision based off whether the Burtons wanted to make this property a rental property or not, the board does not have that authority.
- The Board approved the variance 3-0.

Roll Call:

- Brent Wedding X YES ___ NO
- Myke Wilson X YES ___ NO
- Joe Molyneux X YES ___ NO

Motion to Vote: 1st: Joe Molyneux 2nd: Brent Wedding

NEW BUSINESS

- Special Exception for parcel #52-08-16-200-002.000-012, commonly known as 1995 N Mexico Rd to continue to use as a junkyard.
 - The Board tabled the request until the City Council made their decision to approve or deny the rezone request.

Roll Call:

- Brent Wedding X YES ___ NO
- Myke Wilson X YES ___ NO
- Joe Molyneux X YES ___ NO

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ADJOURNMENT:

1st: Joe Molynuex

2nd: Mike Wilson

Time: 7:04pm

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