



# City of Peru Board of Building Appeals

Building and Zoning Department  
35 S. Broadway  
Peru, IN 46970  
765-473-4881

## **BOARD OF BUILDING APPEALS MINUTES MEETING DATE: JULY 30, 2020**

CITY OF PERU STAFF PRESENT:  
RON DAUSCH, BUILDING COMMISSIONER  
DUSTIN KERN, CITY ATTORNEY  
BRENDA DOUGLASS, ADMINISTRATIVE ASSISTANT TO THE BUILDING DEPARTMENT  
REBECCA THODEN, ADMINISTRATIVE ASSISTANT TO THE CODE ENFORCEMENT OFFICER

### **CALL TO ORDER: 2:00PM, JULY 30, 2020**

BOARD PRESENT:  
DEEDEE RICHARDS, JACK STODGELL, DEREK SHARP, JEFF GUNNING, GEORGE MIZE

**MINUTES FROM PREVIOUS MEETING.** Moved to waive reading and accept the minutes. DS, DR

## **OLD BUSINESS: UPDATES BY BUILDING COMMISSIONER, RON DAUSCH**

### **336 E 3<sup>rd</sup>: BECKY WRIGHT SAMPSON (UPDATE)**

No one present to represent owners or neighbors. According to Ron Dausch, a new contractor has been assigned to the project. Will revisit in 60 days.

### **352 VAN BUREN: KARY KINTNER OR CHRIS TYLER**

No one present to represent owners or neighbors. According to Ron Dausch, Mr. Tyler has been out of work since COVID. Schleppenbach is to start the roof in a month or so. Owners will keep us updated. Will revisit in 60 days.

### **109 N HUNTINGTON: GLEN & AUTUMN BALDWIN**

No one present to represent owners or neighbors. According to Ron Dausch, all foundation work is done. Back porch is torn off and framed in. Will revisit in 60 days.

### **51 STRAWTOWN: ERICK HAWK**

No one present to represent owners or neighbors. According to Ron Dausch, roof leaks repaired under 10% (no permit required), broken windows repaired & operational, removed arched windows, water & power updated by Peru Utilities, old electric will be terminated or removed, foundation repaired where sagging, completely alarmed & secured, overgrowth removed, place where tree fell through the wall is having a special brace made and Brooks Masonry will install the brace and do any repairs, perimeter drain has been cleared and is running properly. One more drain will be installed in the back after a consult with DNR and IDEM. Anyone who wants to see the property is welcome to. Will revisit when complete.



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## **312 W 6<sup>TH</sup>: SCOTT JAMES LLC**

No one present to represent owners or neighbors. As of 2/2020, a permit was issued (not paid for yet). To date, no changes. Will revisit if contact is not made and update the Board accordingly.

## **58 E 5<sup>TH</sup>: BUZZONA INVESTMENTS TWO, LLC 21 E 2<sup>ND</sup>: SCOTT JAMES LLC**

No one present to represent owners or neighbors. Lonnie Pope of L & S out of Logansport pulled the permit. They had to fix a main waterline. They have installed adequate bracing. As soon as work is complete downstairs, inspections will be done and a Certificate of Occupancy will be issued for that portion of the house and they will complete the upstairs. Will revisit when complete.

## **294 TYLER: CHADD PATTISON**

No one present to represent owners or neighbors. Updated pictures shown. All required work was completed and a Certificate of Occupancy was issued. This case will be closed.

## **116 EWING: DANIEL & MINDY GEHLE:**

No one present to represent owners or neighbors. Updated pictures shown. Not the prettiest repair, but the structure has been secured. This case will be closed.

## **119 SHIELDS: NANCY KERN**

No one present to represent owners or neighbors. Updated pictures shown where all documents have been demolished and the property cleared. The City will not record the civil penalty that had been issued on this case. This case will be closed.

## **472 JEFFERSON: SHANA HYDE**

No one present to represent owners or neighbors. Updated pictures shown. All required work was completed and a Certificate of Occupancy was issued. This case will be closed.

## **NEW BUSINESS:**

### **157 E 5<sup>TH</sup>: ANDRADE, JORGE LUIS (HOMETOWN FEDERAL CREDIT UNION)**

Mark Lowe was present. They will reclaim the house through Sheriff's Sale and act quickly to put it back on the market. They will ensure that the new owner is aware of the things that will need to be repaired to code. Ron Dausch will continue to update the Board on this property.

### **168 N LAFAYETTE: MCKINNEY, THOMAS**

No one present to represent owners or neighbors. Ron Dausch explained that the City had put the homeowner in touch with the USDA regarding some funding that was available to help with repairs and that Jason Brumpke of Byrd Construction had given Mr. McKinney an estimate. Ron Dausch suggested tabling for 60 days for the process to continue.

### **MOTION TO TABLE 60 DAYS:**

Motion: Derek Sharp, Seconded by: Jeff Gunning.



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## **101 E 3<sup>RD</sup>: BARROWS, NICHOLAS & MELODY**

Melody Barrows was present for the meeting. Ron Dausch explained the case history. The City initially wrote up the property in 2017. At that time, the property was owned by Wayne Bunker and being purchased on contract by Melody Barrows. In March 2020, the property was completely transferred to Melody & Nicholas Barrows.

Melody Barrows presented a written timeline for the work on 101 E 3<sup>rd</sup> after permits would be issued. They are detailed as follows:

- 8/10-8/14: Remove all noxious growth, Repair windows.
- 8/17-8/21: Repair/replace deteriorated front porch columns/decking/structural supports
- 8/24-8/28: Repair/replace open deteriorated outside basement entrance doors.
- 8/31-9/4: Repair/replace all missing or deteriorated soffit, fascia, overhangs.
- 9/7-9/11: Repair deteriorated masonry chimney.
- 9/14-9/18: Install riser weather head to acceptable height and distance.
- 9/21-9/25: Reframe/install acceptable siding in all exterior areas.

An inspection, prior to issuing a permit will be scheduled for Ron Dausch to visit the house.

### **MOTION TO TABLE 60 DAYS:**

Motion: Derek Sharp, Seconded by: DeeDee Richards.

## **336 W 3<sup>RD</sup> (garage): BARROWS, NICHOLAS & MELODY**

Melody Barrows was present for the meeting. Ron Dausch explained the case history. The City initially wrote up the property in 2017. At that time, the property was owned by Wayne Bunker and being purchased on contract by Melody Barrows. In March 2020, the property was completely transferred to Melody & Nicholas Barrows.

Melody Barrows presented a written timeline for the demolition of the garage indicating the demolition will happen between 8/10/2020-9/11/2020.

### **MOTION TO TABLE 60 DAYS:**

Motion: Derek Sharp, Seconded by: DeeDee Richards.

## **163 W 10<sup>TH</sup>: PROKOP, RANDY & LOUANNA**

Randy Prokop was present as the owners. Steve Woodhouse and his wife were present as neighbors.

Mr. & Mrs. Woodhouse noted that the condition of the property has been detrimental to their storage business behind this location as there are rodents that are at the property due to everything being stored there. Mr. Prokop indicated that the one garage had been moved (the white one) and the red garage/shed had been cleared out. It was recommended to that the red garage/shed would need rodent control/removal and be on a foundation. Ron Dausch asked to table for 30 days to recheck.

### **MOTION TO TABLE 30 DAYS:**

Motion: Derek Sharp, Seconded by Jeff Gunning.



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## **303 W 6<sup>TH</sup>: ROLES, KENNETH E JR.**

No one present to represent owners or neighbors. Mr. Roles was waiting on some funding and working towards the repairs. Ron Dausch asked to have tabled for 30 days.

### MOTION TO TABLE 30 DAYS:

Motion: Derek Sharp, Seconded by DeeDee Richards

## **600 JEFFERSON: MINNS, BRAD & TIONNA (CORRIE MORROW)**

Tionna Minns present. Corrie Morrow (purchasing) present.

Corrie Morrow will complete the siding on his own. Windows are done. Property cleaned out. New electrical installed. Suggested tabling 60 days.

### MOTION TO TABLE 60 DAYS:

Motion: Derek Sharp, Seconded by: DeeDee Richards.

**ADJOURN** With nothing else to come before the board, the meeting was adjourned.