

CITY OF PERU

Board of Zoning Appeals



Date: December 19th, 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: 6:00 pm

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

READING & APPROVING PREVIOUS MONTH'S MINUTES

Motion to waive the reading and accept the minutes.

1st: Dave Moon 2nd: Brent Wedding

ALL IN FAVOR

OLD BUSINESS

- NONE

NEW BUSINESS:

- 2 use variances for parcel # 52-08-22-401-483.000-016 commonly known as 456 Monroe.
 - Use Variance for age of Mobile Home- built in 1997.
 - Use Variance for width of Mobile Home.
 - John Grady, 451 Jackson, was there to remonstrate against these variances. He was worried about the value of the properties around this property and mentioned that the ordinance was just amended to not allow mobile homes older than 15 years old. The board denied the variances 3-0.

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

Roll Call:

Dave Moon	<u> </u> YES	<u> X </u> NO
Brent Wedding	<u> </u> YES	<u> X </u> NO
Joe Molyneux	<u> </u> YES	<u> X </u> NO

NEW BUSINESS

- Use Variance for parcel # 52-08-22-401-032.000-016
 - Special Exception restricts only 1 entrance on any street- Variance to keep 2nd Entrance on State Road 19.
 - Jason Bowman went in front of the board and explained that both entrances have been approved by the State and he is trying to get the complaints to stop so he is requesting a variance. He then explained that when this property used to be County and 19 stopped at the place of business. Board granted the variance request, 3-0.

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

Roll Call:

Dave Moon	<u> X </u> YES	<u> </u> NO
Brent Wedding	<u> X </u> YES	<u> </u> NO
Joe Molyneux	<u> X </u> YES	<u> </u> NO

NEW BUSINESS

- Use Variance for age on mobile home for parcel #s 52-08-34-304-014.000-023 & 52-08-34-304-013.000-023, commonly known as West Warren Lots 12 & 13.

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- Russell Gamester, owner of Gamester mobile home park, went in front of the board and explained that the home is 28X76 Shamrock that was manufactured in 2000. He is wanting to move it right outside of the park on two lots he owns. He will be doing block foundation. The board granted the request 3-0.

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

Roll Call:

Dave Moon	<u>X</u> YES	___ NO
Brent Wedding	<u>X</u> YES	___ NO
Joe Molyneux	<u>X</u> YES	___ NO

ADJOURNMENT:

1st: Joe Molyneux 2nd: Dave Moon

Time: 6:11pm

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