

CITY OF PERU

Board of Zoning Appeals



Date: February 27, 2024

Time: 6:00 pm

Place: Peru City Hall- Common Council Room

35 S. Broadway Peru, Indiana

PERU BOARD OF ZONING APPEALS

Call to Order: Tom Lennon

Time: 6:07pm

ROLL CALL: Tom Lennon (P), Ron Rylands (P), Brent Wedding (P), Myke Wilson (P)

READING & APPROVING PREVIOUS MONTH'S MINUTES

Motion to waive the reading and accept the minutes.

1st: Ron Rylands

2nd: Myke Wilson

ALL IN FAVOR

OLD BUSINESS

- NONE

NEW BUSINESS

- Appeal the Board's decision on the use variance for parcel # 52-08-23-301-091.000-016, commonly known as 603 Harrison.
 - Width of new mobile home
 - Ken Spears, owner of 603 Harrison, went in front of the Board and explained that he didn't want to pay for everything until he could obtain the permit to place the

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brand new mobile home on his property. He already has everything ready to go for the new mobile home, water, sewage, gas, and electric. Mr. Wedding asked how many lots he owned on this property, and Mr. Spears stated that he has 5 lots on this property and that he is wanting to place this mobile home. Mr. Spears also stated that he is going to try and get a double wide, Mrs. Shuck explained to the Board that she advised Mr. Spears to still try for the variance for a 16 ft wide mobile home in case the financing falls through for the double wide. The board voted with 2 yes's and 2 no's. After some more discussion, the Board decided to table this request until the next meeting.

Motion to vote: 1st: Tom Lennon 2nd: Brent Wedding

Roll Call:

Ron Rylands	<u> </u> YES	<u> X </u> NO
Brent Wedding	<u> X </u> YES	<u> </u> NO
Myke Wilson	<u> X </u> YES	<u> </u> NO
Tom Lennon	<u> </u> YES	<u> X </u> NO

Motion to table: 1st: Tom Lennon 2nd: Ron Rylands

NEW BUSINESS

- Floodplain variance for # 52-08-21-401-111.001-016, commonly known as 112 Shields
 - Keep garage floor 0.7 feet below the Base Flood Elevation of 649.2 ft (NAVD88) making the floor at the height of 648.5 ft (NAVD88).

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- Joshua Sibert, contractor for BBS Homes, went in front of the board and said that a lot of the property is about half an acre and DNR requires the house to be 2 feet above the base flood elevation. As of now, the house is about 3 feet above the neighbor's property, and they have had to do some steep mounding to follow the DNR regulations within the Floodplain. He explained that the garage floor would be 0.7 feet underneath the Base Flood Elevation. The Board approved the request, 4-0.

Motion to vote: 1st: Tom Lennon 2nd: Ron Rylands

Roll Call:

Ron Rylands	<u>X</u> YES	___ NO
Brent Wedding	<u>X</u> YES	___ NO
Myke Wilson	<u>X</u> YES	___ NO
Tom Lennon	<u>X</u> YES	___ NO

ADJOURNMENT:

1st: Tom Lennon 2nd: Myke Wilson

Time: 6:23 pm

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