

CITY OF PERU PERU PLAN COMMISSION



**Peru Plan Commission
Regular Meeting
February 25, 2020
6:00PM Common Council Room**

PERU PLAN COMMISSION

ROLL CALL Rick Day (P), Sandi Faust (P), Dennis See (P), Joe Molyneux (P), James Comerford (A), Kathleen Plothow (A), Jason Bowman (A), Dave Moon (P), Jonathon Moon (P)

READING & APPROVING PREVIOUS MONTH'S MINUTES

Motion to waive the reading and accept the minute

1st: Joe Molyneux 2nd: Dave Moon

OLD BUSINESS:

None

NEW BUSINESS:

- Rezoning of parcel 52-08-22-404-026.000-016, commonly known as 476 Adams Ave., **AND** 52-08-22-404-028.000-016, commonly known as 472 Adams Ave., **AND** 52-08-22-404-027.000-016, commonly known as 360 N Smith, from an R-1 to a I-1.
 - All three parcels are owned by Allen Myers. In anticipation of his development on these parcels it is necessary that these properties be rezoned.
- Rezoning for parcels 52-08-27-400-004.000-016 and 52-08-27-400-009.000-016, commonly known as 105 S. Benton St, from an I-1 to a B-3.
 - Parcels, commonly known as 105 S. Benton St, are owned by Abundant Life Church and owners would like to operate a church in the building.

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- Petition to vacate north/south alley that is west of the 211 W. Main property.
 - Wayne Bunker would like to vacate the north portion of the N/S Alley west of the property he owns 211 W Main.
- Petition to vacate undeveloped land, commonly known as E 8th St, between N Wayne St. and Highway 19/Benton St., parcels to the south of the property 52-08-27-121-012.000-016, commonly known as 117 N Wayne St, and 52-08-27-121-013.000-016, commonly known as 332 E 6th St.

PUBLIC COMMENTS:

1. Dave Moon had mentioned the I-1 rezone concern about the residents already living there. Did not want to cause more problems if rezoned. It would be okay because it's also for tax purposes. The board also mentioned the concerned for retention ponds and if Allen had talked to state about it or anyone else. Allen said he would. Board passed 6-0 votes. Will go in front of the City Council Monday night March 2, 2020.
2. Charlie Riley is the Senior Pastor of Abundant Life Church; Les Harding is the contractor/applicant. Dennis See said that he was not sure why this came to the board for the rezone down to a B-3 and since it was going down in the rezone there should not be a problem. I had mentioned that according to the table in the ordinance a church or temple cannot go into an I-1 zoning district and that I just wanted to cover my bases. Board passed 6-0 votes. Will go in front of the City Council Monday night March 2, 2020.
3. Wayne Bunker owns property 211 W Main St., he was wanting to close the alley to get the extra 5 feet for his property and eventually build a garage behind the property. The owner of 215 W Main, Victor, was there to speak on the behalf of his renters because they do not want the alley closed. They have a garage where the door faces W. Main St. and they use the north portion of the alley to access the garage. Board denied 0-6 votes. Will still go in front of the City Council Monday night March 2, 2020.

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