

*** CITY OF PERU COMMON COUNCIL AGENDA***

PERU CITY HALL, COUNCIL CHAMBERS

PERU, INDIANA

October 2, 2023

6:00 PM

CALL TO ORDER: Mayor Hewitt

PLEDGE OF ALLEGIANCE - led by:

INVOCATION – Pastor Brent Wedding

ROLL CALL – Anderson, Gustin, Plohow, Ramsey, Russell, Sahaidachny, and Wolfe.

READING & CORRECTING JOURNAL - of minutes of Regular Meeting on September 11, 2023.

COUNCIL LIASON COMMUNICATIONS:

UNFINISHED BUSINESS:

RESOLUTION # 20-2023

FOR APPROPRIATIONS AND TAX RATES State Form 55865 (7-15) Approved by the State Board of Accounts, 2015 Prescribed by the Department of Local Government Finance Budget Form No. 4

Be it ordained/resolved by the Peru Common Council that for the expenses of PERU CIVIL CITY for the year ending December 31, 2024, the sums herein specified are hereby appropriated and ordered set apart out of the several funds herein named and for the purposes herein specified, subject to the laws governing the same. Such sums herein appropriated shall be held to include all expenditures authorized to be made during the year, unless otherwise expressly stipulated and provided for by law. In addition, for the purposes of raising revenue to meet the necessary expenses of PERU CIVIL CITY, the property tax levies and property tax rates as herein specified are included herein. Budget Form 4-B for all funds must be completed and submitted in the manner prescribed by the Department of Local Government Finance. This ordinance/resolution shall be in full force and effect from and after its passage and approval by the Peru Common Council.

CITY OF PERU COMMON COUNCIL
ORDINANCE 21, 2023 (TABLED 9/11/23)

AN ORDINANCE TO AMEND 151.080 (C)(10)(12)

WHEREAS, the City of Peru Plan Commission has request amendments to the Zoning Code and has caused public notice to be placed in the Peru Tribune; and

WHEREAS, Section 151.0080(C)(10) of the City of Peru Code of Ordinances shall be amended to reflect necessary changes; and

WHEREAS, it is in the best interest of the City of Peru, that Section 151.0080(C), (10) and (12) of the City of Peru Code of Ordinances be amended to reflect necessary changes.

NOW THEREFORE, BE IT HEREBY ORDAINED BY THE COMMON COUNCIL OF THE CITY OF PERU, INDIANA, That:

1. It is in the best interest of the City of Peru to amend Section 151.080(C), (10) and (12) of the City of Peru Zoning Code of Ordinances.

2. Section 151.080 (C) currently reads as follows:

(C) Prior discussion and approval shall be required from the agent of City of Peru Plan Commission prior to fence installation at said specified sites.

(10) Fences shall be no greater than eight feet in height along the side and rear of the front properties with Zoning Administrator approval, not greater than 4 feet in height along the front property line in all residential zoned areas. Fences shall be at least 18 inches (45.72cm) from the sidewalk or alley, all gates will swing inward. It is recommended that fences are erected at least one inch (2.54 cm) inside property line and post shall be placed inside toward the property of fence owner.

(12) Fences shall be set no closer than 4 inches (10.2 cm) from the front of the property corners. Any exceptions shall be at the discretion of the City of Peru Plan Commission per recommendation the agent of said Commission. (See division (A)(5) for reference to sidewalk encroachment.)

3. To reflect the necessary amendments to Section 151.080 (C), (10) and (12) of the City of Peru Code of Ordinance Book, said Section shall now be amended to read as follows:

(C) Prior permit, discussion and approval shall be required from the agent of City of Peru Plan Commission prior to fence installation.

(10) Fences shall be no greater than eight (8) feet in height along the side and rear of the front properties with Zoning Administrator approval, not greater than four (4) feet in height along the front property line in all residential zoned areas. Fences shall be at least eighteen (18) inches (45.72cm) from the alley, all gates will swing inward. It is recommended that fences are erected at least one inch (2.54 cm) inside the property line and posts shall be placed inside toward the property of the fence owner.

NEW BUSINESS:

CITY OF PERU COMMON COUNCIL
ORDINANCE # 22, 2023

AN ORDINANCE TO AMEND 151.078

WHEREAS, the City of Peru Plan Commission has request amendments to the Zoning Code and has caused public notice to be placed in the Peru Tribune,

WHEREAS, Section 151.078(B)(1) of the City of Peru Code of Ordinances shall be amended to reflect necessary changes,

WHEREAS, it is in the best interest of the City of Peru, that Section 151.078(B)(1) of the City of Peru Code of Ordinances be amended to reflect necessary changes,

NOW THEREFORE, BE IT HEREBY ORDAINED BY THE COMMON COUNCIL OF THE CITY OF PERU, INDIANA, That:

1. It is in the best interest of the City of Peru to amend Section 151.078(B)(1) of the City of Peru Zoning Code of Ordinances.

2. Section 151.078(B)(1) currently reads as follows:

(1) Have been constructed after January 1, 1981;

3. To reflect the necessary amendments to Section 151.078 (B)(1) of the City of Peru Code of Ordinance Book, said Section shall now read as follows:

151.078 (B)(1) ~~Have been constructed after January 1, 1981;~~ Shall have been manufactured within fifteen (15) years prior to the date the permit to place was requested.

CITY OF PERU COMMON COUNCIL
ORDINANCE 23, 2023

AN ORDINANCE TO AMEND ORDINANCE 151.006 (B)

WHEREAS, the City of Peru Plan Commission has request amendments to the Zoning Code and has caused public notice to be placed in the Peru Tribune.

WHEREAS, Section 151.006(B) of the City of Peru Code of Ordinances shall be amended to reflect necessary changes.

WHEREAS, it is in the best interest of the City of Peru, that Section 151.006(B) of the City of Peru Code of Ordinances be amended to reflect necessary changes,

NOW THEREFORE, BE IT HEREBY ORDAINED BY THE COMMON COUNCIL OF THE CITY OF PERU, INDIANA, That:

4. It is in the best interest of the City of Peru to amend Section 151.006(B) of the City of Peru Zoning Code of Ordinances.

5. Section 151.006(B) currently reads as follows:

(B) The following fees, charges and expenses are hereby established:

- | | |
|-----------------------------------|--|
| (1) Amendment to zoning code | \$160 + \$25 recorders fee |
| Rezones | |
| Alley/street vacations | |
| (2) Improvement location permits: | \$2 per \$1,000 of construction with a minimum charge of \$30 and a maximum charge of \$600. |
| (3) Appeals | \$160 |
| (4) Special exception | \$160 |
| (5) Use variance | \$160 |
| (6) Area variance | \$160 |
| (7) Planned Unit Development | \$300 |
| (8) Subdivisions | \$300 plus \$10 per lot |

6. To reflect the necessary amendments to Section 151.006(B) of the City of Peru Code of Ordinance Book, said Section shall now be amended to read as follows:

(B) The following fees, charges and expenses are hereby established:

- | | |
|-----------------------------------|------------------------------|
| (1) Amendment to zoning code: | \$ 160 + \$25 Recorder's Fee |
| Rezones | |
| Alley/Street Vacations | |
| (2) Improvement location permits: | \$45 Residential |
| | \$75 Commercial |
| (3) Appeals | \$160 |
| (4) Special exception | \$160 |
| (5) Use variance | \$160 |
| (6) Area variance | \$160 |
| (7) Planned Unit Development | \$300 |
| (8) Subdivisions | \$300 plus \$10 per lot |
| (9) Signs | \$50 Per Sign |
| (10) Home Occupations | \$20 |

COMMUNICATIONS:

Notice:

- If you are hearing impaired and require special hearing devices for this meeting, please notify us in advance of the meeting.
- If you require an interpreter for this meeting, please notify us in advance.