

**AUGUST 17, 2023 BOARD OF BUILDING APPEALS MEETING:
2PM
PERU CITY HALL**

Present: Jeff Gunning, DeeDee Richards, Dick Wiles
Absent: Derek Sharp, Garry Church
Staff Present: Ron Dausch, Brenda Douglass, Dustin Kern
Meeting called to order at 2:00pm
Reading of Minutes from Previous Meeting were waived:

Old Business:

**11 S HUNTINGTON: HALL, SHANE: NO ONE PRESENT
ALL WORK COMPLETED. REQUEST CLOSING.**

MOTION TO CLOSE: DR
SECOND: JG
APPROVED: 3 TO 0

**164 W 10TH: PROKOP, RANDY: RANDY PROKOP PRESENT
ALL WORK COMPLETED. REQUEST CLOSING.**

MOTION TO CLOSE: JG
SECOND: DR
APPROVED: 3 TO 0

**2573 AIRPORT RD (GARAGE): WHOOP WHOOP REVOCABLE TRUST: NO ONE PRESENT
ALL WORK COMPLETED. REQUEST CLOSING.**

MOTION TO CLOSE: DR
SECOND: DW
APPROVED: 3 TO 0

**256 EUCLID: MNP DEVELOPMENT CO, LLC: NO ONE PRESENT
ALL WORK COMPLETED. REQUEST CLOSING.**

MOTION TO CLOSE: DR
SECOND: JG
APPROVED: 3 TO 0

**652 MONROE: OVERTON, MATTHEW ALAN: NO ONE PRESENT
DEMOLISHED BY OWNER. REQUEST CLOSING.**

MOTION TO CLOSE: DR
SECOND: JG
APPROVED: 3 TO 0

362 E 6TH: SMITH, JAMES: NO ONE PRESENT
ALL WORK COMPLETED. REQUEST CLOSING.

MOTION TO CLOSE: JG
SECOND: DW
APPROVED: 3 TO 0

1693 N 175 E: BLACKMAN, ROGER: NO ONE PRESENT
DEMOLISHED BY OWNER. REQUEST CLOSING.

MOTION TO CLOSE: DR
SECOND: JG
APPROVED: 3 TO 0

906 W MAIN LOT 15: MARRAKESH: NO ONE PRESENT .
ALL WORK COMPLETED AS REQUESTED.

MOTION TO CLOSE: DR
SECOND: JG
APPROVED: 3 TO 0

906 W MAIN LOT 11: MW2, LLC: NO ONE PRESENT .
ALL WORK COMPLETED AS REQUESTED.

MOTION TO CLOSE: DR
SECOND: JG
APPROVED: 3 TO 0

906 W MAIN MULTIPLE LOTS: 1,2,3,7,9,10,12,17,30,31,35,36,39,41,42,43,44,45,48,49,50,52,53:
SHERWOOD MHP, MWEST, ROBERT MILLER & KIMBERLY OVERPECK, AMBER BEAN, MW3, KIRK
PARRISH, MARRAKESH, RAY & THELMA BEAN, MW2, KARA HOSLER, BLAUDE BULLINS, DIANNA
MURRAY, JAMIE ENYEART, EMERY MHP PARTNERS: NO ONE PRESENT .
NO CHANGE IN CONDITION.

MOTION TO DEMOLISH LOT 44: DR
SECOND: JG
APPROVED: 3 TO 0

MOTION FOR ADDITIONAL \$5000 CIVIL PENALTY ON PARK: DR
SECOND: JG
APPROVED: 3 TO 0

23 S PARK AVE MOBILE HOME PARK: NO ONE PRESENT.
NO CHANGE IN CONDITION OF UNITS.

MOTION TO DEMOLISH LOT 2: DR
SECOND: JG
APPROVED: 3 TO 0

MOTION FOR ADDL \$5000 CIVIL PENALTY ON PARK, TO COME BACK TO OCTOBER MEETING: DR
SECOND: DW
APPROVED: 3 TO 0

61 E 6TH STREET: NO ONE PRESENT.
NO ELECTRIC SINCE NOVEMBER 2022. POSSIBLY GOING BACK TO BANK ON FORECLOSURE.

MOTION FOR \$3000 IMMEDIATE CIVIL PENALTY, TO COME BACK TO OCTOBER MEETING: DR
SECOND: JG
APPROVED: 3 TO 0

309 LOVELAND: 309 LOVELAND AVENUE LAND TRUST; NO ONE PRESENT.
NO CHANGE IN CONDITION.

MOTION FOR ADDITIONAL \$2000 IMMEDIATE CIVIL PENALTY, TO COME BACK TO OCTOBER MEETING:
JG
SECOND: DR
APPROVED: 3 TO 0

32 EWING: CAROLYN DALY, DALTON BARRON/GIBSON: NO ONE PRESENT.
NO CHANGE IN CONDITION.

MOTION FOR ADDITIONAL \$1500 IMMEDIATE CIVIL PENALTY, TO COME BACK TO OCTOBER MEETING:
DR
SECOND: JG
APPROVED: 3 TO 0

130 W BOULEVARD: ROSALINDA ACOSTA ROSALINDA ACOSTA PRESENT.
NO MAJOR CHANGE IN CONDITION. OUR CONCERN IS THE EXTERIOR AT THIS POINT.

THE BOARD INDICATED THEY WOULD APPROVE THREE ITEMS FROM THE SCHEDULE OF RENOVATION
BEING SELECTED BY THE OWNER TO BE DONE & INSPECTED BEFORE OCTOBER 6, 2023. THIS CASE
WILL COME BACK TO THE OCTOBER MEETING. MOTION: DR
SECOND: JG
APPROVED: 3 TO 0

230 COLUMBIA: RASMUS, ALLEN & TERRI: NO ONE PRESENT.
MINOR PROGRESS.

MOTION FOR CONTINGENT \$1500 CIVIL PENALTY TO BE APPLIED IF SOR IS NOT SUBMITTED &
APPROVED BY AUGUST 28, 2023 AND PROGRESS & INSPECTIONS COMPLETED BY OCTOBER 6: DR
SECOND: DW
APPROVED: 3 TO 0

258 W 2ND: RHINE, BRADY & BREANNA PEAR: NO ONE PRESENT.
MINOR PROGRESS.

MOTION FOR IMMEDIATE \$1500 CIVIL PENALTY AND TO RETURN TO OCTOBER MEETING: DR
SECOND: JG
APPROVED: 3 TO 0

537 E 2ND: PATRICK, CLAYTON & GRANVILLE: : SUSAN PATRICK PRESENT.
MINOR PROGRESS.

OWNERS APPLIED FOR USDA GRANT. RESUBMITTING MISSING INFORMATION IN APRIL OR MAY OF
2023. WAS TOLD IT MAY TAKE 6 MONTHS FOR APPROVAL.

MOTION TO TABLE FOR UPDATE ONLY AT OCTOBER MEETING: JG
SECOND: DR
APPROVED: 3 TO 0

341 EUCLID: WHITE, DEBORAH: DEB & RICK ACHEY PRESENT.
MINOR PROGRESS.

MOTION FOR SCHEDULE OF RENOVATION TO BE IN BY AUGUST 28, 2023 AND INSPECTIONS &
PROGRESS TO BE DONE PRIOR TO OCTOBER 6, 2023: DR
SECOND: JG
APPROVED: 3 TO 0

132 W 7TH: FREEMAN, QUENTON & MARIAN: NO ONE PRESENT.
NO UPDATES FROM OWNER.

MOTION FOR \$2000 CONTINGENT CIVIL PENALTY FOR A NEW SCHEDULE OF RENOVATION BY AUGUST
28 AND INSPECTIONS & PROGRESS BY OCTOBER 6, 2023. THE BOARD WOULD LIKE TO REVIEW THIS
CASE AGAIN ON OCTOBER 20, 2023: DR
SECOND: JG
APPROVED: 3 TO 0

387 W 7TH ST: 387 W 7TH STREET LAND TRUST: NO ONE PRESENT.
NO UPDATES OR CHANGES. NEIGHBOR PRESENT: CHIMNEY ON ACCESSORY BUILDING PULLING
AWAY FROM THE STRUCTURE.

MOTION FOR AN INTERIOR INSPECTION TO BE COMPLETED ON THE PROPERTY TO REVIEW FOR POTENTIAL DEMOLITION. ALSO IMMEDIATE \$2500 CIVIL PENALTY. CASE TO BE UPDATED AT OCTOBER 2023 MEETING: DR
SECOND: JG
APPROVED: 3 TO 0

611 W 3RD: ARACELI BENNETT: MRS. BENNETT PRESENT.
NO CHANGES.

MOTION FOR \$1500 CONTINGENT CIVIL PENALTY FOR THE SCHEDULE OF RENOVATION TO BE SUBMITTED BY AUGUST 28, 2023 AND PROGRESS AND INSPECTIONS BY OCTOBER 6, 2023: DR
SECOND: JG
APPROVED: 3 TO 0

19 E WARREN: KRISTINA SHUCK: KRISTINA SHUCK PRESENT:
NO MAJOR CHANGES OR UPDATES OTHER THAN THE ROOF BEING DONE IN MARCH.

MOTION FOR UPDATED SCHEDULE OF RENOVATIONS SUBMITTED WITH THREE ITEMS SELECTED BY AUGUST 28, 2023. THESE THREE ITEMS ARE TO BE COMPLETED & INSPECTED BY OCTOBER 6, 2023.
UPDATES IN OCTOBER: DR
SECOND: JG
APPROVED: 3 TO 0

21 E WARREN: SABRINA & BRAD WILLIAMS: SABRINA & BRAD WILLIAMS PRESENT.
NO MAJOR CHANGES OR UPDATES.

OWNERS INDICATED CONTRACTOR IS BILL HUFFMAN AND THE PLAN IS TO TAKE OFF THE BACK ½ OF THE HOUSE & REBUILD IT & SIDING TO BE COMPLETED.

MOTION FOR UPDATED SCHEDULE OF RENOVATIONS SUBMITTED BY AUGUST 28, 2023. PROGRESS & INSPECTIONS BY OCTOBER 6, 2023. UPDATES IN OCTOBER: DR
SECOND: JG
APPROVED: 3 TO 0

71 S BROADWAY: ANDREW ZELINSKY: ANDREW ZELINSKY PRESENT:
ALL WORK WAS TO BE DONE BY JUNE 6, 2023. STILL NOT DONE.

MOTION FOR UPDATED SCHEDULE OF RENOVATION TO BE SUBMITTED WITH THREE SELECTED ITEMS CHOSEN TO COMPLETE BY AUGUST 28, 2023 AND HAVE PROGRESS & INSPECTINOS BY OCTOBER 6, 2023 OR A \$1000 CIVIL PENALTY WILL BE APPLIED. THIS CASE WILL RETURN TO THE OCTOBER MEETING FOR UPDATES OR ACTION: DR
SECOND: JG
APPROVED: 3 TO 0

182 W 7TH: GEORGE OLESZKEWYCZ: NO ONE PRESENT.
NO UPDATES OR CHANGES.

MOTION FOR \$2000 CONTINGENT CIVIL PENALTY TO BE APPLIED IF SCHEDULE OF RENOVATION IS NOT UPDATED AND SUBMITTED BY AUGUST 28, 2023 WITH PROGRESS AND INSPECTIONS BY OCTOBER 6, 2023. CASE IS TO RETURN TO THE BOARD IN OCTOBER 2023: DR
SECOND: JG
APPROVED: 3 TO 0

New Business:

372 W 5TH: KEITH & DORIS TOLLIVER: NO ONE PRESENT.
NEIGHBOR PRESENT. NO UPDATES OR CHANGES.

MOTION \$2000 CONTINGENT CIVIL PENALTY IF SOR WAS NOT SUBMITTED BY AUGUST 28, 2023 AND PROGRESS AND INSPECTIONS BY OCTOBER 6, 2023. TO COME BACK TO OCTOBER MEETING: DR
SECOND: JG
APPROVED: 3 TO 0

2573 S 300 W: SCOTT SHEPHERD: SCOTT & DONNA SHEPHERD PRESENT.
SOME WORK COMPLETED AND SCHEDULE OF RENOVATION SUBMITTED AT TIME OF MEETING.

MOTION TO TABLE THE CASE FOR UPDATES ONLY AT THE MEETINGS IN OCTOBER AND DECEMBER 2023.: DR
SECOND: DW
APPROVED: 3 TO 0

15 N BENTON: TRUEBLOOD, MATILDA: NO ONE PRESENT.
NO UPDATES OR CHANGES.

MOTION FOR \$1500 CONTINGENT CIVIL PENALTY TO BE APPLIED IF SCHEDULE OF RENOVATION IS NOT UPDATED AND SUBMITTED BY AUGUST 28, 2023 WITH PROGRESS AND INSPECTIONS BY OCTOBER 6, 2023. CASE IS TO RETURN TO THE BOARD IN OCTOBER 2023: JG
SECOND: DR
APPROVED: 3 TO 0

379 W 7TH: BOBBY CHAFIN, JR: BOBBY CHAFIN JR PRESENT.
MINOR PROGRESS

MOTION FOR \$1000 CONTINGENT CIVIL PENALTY TO BE APPLIED IF SCHEDULE OF RENOVATION IS NOT UPDATED AND SUBMITTED, THREE ITEMS SELECTED FROM THE SOR TO HAVE DONE WITH PROGRESS & INSPECTIONS BY OCTOBER 6, 2023. CASE IS TO RETURN TO THE BOARD IN OCTOBER 2023 FOR AN UPDATE ONLY: DR
SECOND: JG
APPROVED: 3 TO 0

**207 W 7TH: JORDAN OLIVER-BOULAS: NEIGHBOR PRESENT.
NO CHANGES.**

**MOTION FOR \$1000 CONTINGENT CIVIL PENALTY TO BE APPLIED IF SCHEDULE OF RENOVATION IS NOT
UPDATED AND SUBMITTED BY AUGUST 28, 2023 WITH THREE ITEMS SELECTED TO HAVE COMPLETED
WITH PROGRESS AND INSPECTIONS BY OCTOBER 6, 2023. CASE IS TO RETURN TO THE BOARD IN
OCTOBER 2023: DR
SECOND: JG
APPROVED: 3 TO 0**

COMMUNICATION:

UPDATES:

616 W 2ND: (616 W 2ND LAND TRUST) Calling for inspections & making good progress.

119 DANIEL (HERNANDEZ, MIGUEL ZARATE) New windows & doors & siding. Making good progress & getting inspections.

305 E 3rd (Eddie VanHorn) No SOR, no inspections but is making progress on painting & electrical. Still need an interior inspection.

216 E 2nd (Delmar Sease) SOR, good progress & getting inspections.

122 E Canal (Troy Gornto) Unsafe case from 2017. Pulled permit, making amazing progress & inspection done 8/3/23.

214 S Huntington (Christopher Walker/Alex H LLC) Has a demo order but is going to court w/ City in September.

352 Van Buren (Chris Tyler) Dangerous porch is in great state of demolition. Delays with dumpsters but is making progress & staying in contact.

263 E 8th (Jessica Couchman) SOR in place. Inspected basement and the repairs passed. 325 W Main (Vicki Draper) Still stalled as she is suing the insurance company so the money is still tied up. See letter. Staying in contact.

62 S Miami (Jeff Harvey) : Walk through on 6/27/2023. Scraped walls, Nothing complete. No SOR submitted. No additional inspections.

PUBLIC COMMENT:

2023 MEETING DATES: OCTOBER 19, DEC 14

**MOTION TO ADJOURN: DR
SECOND: JG**

TIME: 3:48PM