



CITY OF PERU

PERU PLAN COMMISSION

Peru Plan Commission
Regular Meeting
October 28, 2025
Common Council Room

PERU PLAN COMMISSION

Called to order: Joe Molyneux

Time: 6:00 PM

ROLL CALL Mike Siblisk (P), Jim Baker (A), Joe Molyneux (P), Dennis See (P), Drew Stevenson (P)

READING & APPROVING PREVIOUS MONTH'S MINUTES

Motion made to waive the reading and accept the minutes for June 24, 2025.

- 1st: Joe Molyneux 2nd: Drew Stevenson
- Voted in favor 4-0 ~ Motion Passed

OLD BUSINESS:

❖ None

NEW BUSINESS

- ❖ Petition to Rezone parcel 52-08-27-302-409.000-016, commonly known as 63 W. 6th Street from a B3 to R1.
 - Joe Molyneux asked if anyone was present for this matter. No one was present. Joe then asked the zoning administrator Lisa Ford what the reason is for the rezone request. Lisa stated that the dwelling belonged to the church, and it was purchased by Joe Derozier, and he was making it a single-family dwelling there for needed it zoned residential.
 - Joe asked if there were any questions from the board and there were none.
 - Motion to vote: Dennis See
1st Joe Molyneux
2nd Drew Stevenson
 - Votes in Favor 4-0 ~ Motion Passed
 - Joe stated this matter will be passed to the next City Council meeting on Monday November 3, 2025

Lisa Ford
Zoning Administrator
35 S. Broadway
Peru, IN 46970
Phone: 765-919-4127
Email: zoning@cityofperu.org

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❖ Resolution Of the Peru Plan Commission

- Jim Tidd stated they are asking the Plan Commission to adopt this resolution which approves a declaratory resolution. He stated his board serves as the redevelopment commission and the plan commission board passed a declaratory resolution back on October 8 which declared this intent to create two separate allocation areas within the city's consolidated tiff area. The two separate allocation areas that we are establishing, one is called 2 N Broadway, which takes into account anticipated improvements that we're working on to rehab and reuse the prior First Farmers Bank & Trust into downtown apartments as well as a restaurant on the first floor. The second allocation area deals with 71 & 73 South Broadway which is the former fireworks building that we're working with a developer right now to rehab and use the building as well. This sets up a separate tiff allocation area around those two properties. Those two properties are the only ones that are in the allocation area, but they're set up as separate allocation areas in the development plan. So, what you would be approving here is the declaratory resolution from my board. Again, that resolution October 8, 2025, plus the amendment to the overall development plan which now incorporates these two allocations areas as part of that plan. Any questions?
- Joe Molyneux asked if there were any questions There were no questions.
 - Motion to vote: Joe Molyneux
 - 1st: Joe Molyneux 2nd: Drew Stevenson
 - Voted in Favor 4-0 ~ Motion Passed

PUBLIC COMMENTS:

None

ADJOURNMENT:

- 1st: Joe Molyneux 2nd: Mike Siblisk
- All in favor ~ meeting adjourned at 6:07 PM

The City of Peru is committed to making its programs accessible to individuals with disabilities. Anyone who requires an auxiliary aid or service for effective communication, or a modification of policies or procedures to participate in a program, service, or activity of the City of Peru, should contact the ADA Coordinator, Matthew Jelenek, 35 S. Broadway, Peru, IN 46970, (765) 472-2400, as soon as possible but no later than five (5) days before the scheduled event.

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