

Village of Hanover Planning & Development Meeting

October 13, 2021

Planning President David Molnar called the Village of Hanover Planning & Development Meeting to order at 6:00 pm.

ROLL CALL:

David Molnar- Present	Chris Felumlee - Present
Ben Moore – Absent	John Morgan - Present
Jeff Collins- Present	Kim Christian – Present

Additional People Present:

Dale and Jan Jennings, Jeff Carr, Brandon Hale, Bob Meister

Mayor Collins completed the swearing in process of John Morgan to the Planning and Development Committee prior to the meeting.

The Minutes of the Sept 8, 2021 planning meeting were reviewed and discussed. Being no further corrections or additions, a motion to accept the minutes was issued by Morgan and 2nd by Felumlee, All Ayes.

ZONING INSPECTOR REPORT:

Kim Christian reported:

- Mayor Collins spoke with Solicitor Richter regarding the situation of stored vehicles on 271 Clearview Drive. A violation letter will be sent by Inspector Christian.
- 4 building permits received for Hainsview Ph 5.
- 1 building addition permit for a home on Meadow Drive.
- 1 phone call to discuss the possibility of a resident needing a permit.
- Meadows at Hanover Condo development has two condo units under way. There is a possibility that the first one is in the process of being sold. The developer does indicate that he plans to move forward with phase 2 at some point beside the bus garage.
- Licking Valley Water District updated provided. Both Madison Twp and Hanover Village has passed a resolution to participate. The City of Newark requires two readings for their resolution and the second reading will be this week. Once these resolutions are completed an attorney will determined the next step in forming the water district. All entities will use ARP money to help fund the project and the additional cost will be bonded through the newly formed water district.

NEW BUSINESS:

- Residents Dale and Jan Jennings were present to discuss a lot split request of their existing property on W. High St. The property was reviewed and discussion took place. The land is not in the flood plain. Utility agreement will be created for all homeowners sharing the drive to protect future homeowners in the event of a sale. This agreement may be broadened to include gas, electric and right-a-ways. Inspector Christian advised that a road frontage variance would be needed and this request would go in front of the BZA. Order of process would be variance then lot split and surveying. Further conversation took place regarding the material contents draining into his ditch from the west side of the village flowing east.

UNFINISHED BUSINESS:

- Public Hearing was held this evening prior to the regular scheduled P & D Meeting. An overview of the language change was provided. The goal was to further define expectations of the stated sections in order to be proactive with maintenance responsibilities and steer expectations for future growth within the community. Morgan made a motion approving the zoning regulation changes to 1420.01-1420.06 and present them to council for adoption. 2nd by Felumlee. Roll Call Vote: Felumlee- Yes, Morgan – Yes, Collins – Yes, Molnar – Yes. Moore- Absent.

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- Hainsview Phase 5B Development – construction continues. Jeff Hanger informed that driveways in Ph 5A continue to be too high this will be problematic with snow removal. Inspector Christian will send letters to residents. Councilor Felumlee asked what the village expected when approving the final plat. This will be researched.
- Meadows at Hanover Condo Development- Jeff Carr noted that the development is approx. 2.5 weeks from sewer being approved.
- Mayor Collins will attend the next LCATS meeting on behalf of Pres. Molnar. Traffic study of W. High Street is a possibility for the future.
- Discussion with Richard Waugh with the Licking Parks district will take place regarding Carr's property.
- Johnstown Village Manager, Jim Lenner will be presenting the Build Back Better Grant funding opportunity in the months to come.
- Pres. Molnar suggested funds be budgeted within the 2022 budget for P & D to complete an engineering traffic flow over view of the west side of W. High Street. Potential modification to the OPWC Ph 3 design might be necessary and a delay of that project until further details and discussion have been worked out was suggested. The delay will allow time for LCATS and P & D to work on the further development of that area.
- Resident Bob Meister presented his concern regarding the OPWC Ph 3 project on W. High Street and the need for removing a large tree on his property along the sidewalk. He wishes to evaluate possibilities in which permit him to keep his trees. Suggestions such as move the project to the south to accommodate room or place brick pavers in that specific section to allow for roots was discussed.

Felumlee made a motion to adjourn the meeting, 2nd by Morgan. All Ayes.

RESPECTFULLY SUBMITTED:

President David Molnar

Clerk Nicole D. Gieseler