

Village of Hanover Planning & Development Meeting

February 14, 2024

President Dave Molnar called the Village of Hanover Planning & Development meeting to order at 5:30 pm.

ROLL CALL:

David Molnar- Present
Dale Jennings – Absent
Stephanie Hancock – Present
Brandon Collins – Present
Eric Mitchell - Present
Jeff Collins - Present
Rex Adkins - Present

MINUTES:

The Minutes of the January 10, 2024 meeting were reviewed. With no additions or corrections, Collins made a motion to approve the minutes, second by Hancock, All Ayes.

VISITORS:

None.

ZONING INSPECTOR'S REPORT:

- Annual report reviewed. Report is attached to minutes. Mayor Hale thanked Inspector Adkins for all of his work in 2023.
- Zoning Committee continues to meet for zoning review. Next meeting is Feb 21, 2024.
- Complaint received from resident of Hainsview Phase 5 of standing water in ditch. This will be evaluated.
- LV/Spaulding survey complete.

OLD BUSINESS/NEW BUSINESS:

- Complaint received regarding cement with rebar scraps placed in open space at Armstrong Steel. Discussion also took place of bank wall removal and purpose of.
- Dog complaint on Rocky Fork Drive received.
- Recycle survey submitted. Areas of improvement suggested: time of pick up, buffer around bins, move from residential location.
- ADR will locate NOI for Hainsview Phase 5. Standing water in ditches will be evaluated. Culvert placement and size will be evaluated. 831 Mandy Lane pipe size has been addressed.
- Second access for Hainsview Phase 5 was discussed. Traffic study, engineering review did not warrant second access. Developer did not want to install second access.
- Zoning Committee continues to meet to review, discuss and update Form Based Code and existing regulations.
- LCATS/ ATP Meeting took place Feb 7th. Committee is very engaged. Public survey will be disbursed to community later this spring. Next Meeting is scheduled for March 6th 6:00 pm.
- Meadows at Hanover Condo Development storm infrastructure evaluated, discussed deviation of plans with developer. The developer and ADR, our village engineer, have meet to discuss plan of action needed. Two solutions presented to developer. 1. Build to approve plan. 2. Ask developers engineer to show how current infrastructure will meet the developments needs. Deadline date for response needs set. Sewer tap fees for new units need submitted asap. Mitchell would like to be included in meetings with the developer.
- Licking County Building Code adoption continues to be under review. Pataskala- Tim Hickins Pataskala's VA is willing to meet with us Tuesday March 5th at 3:00pm. His Planning director Scott Fulton (who

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developed their design code) will be present to discuss the pros and cons and their history with building codes and design standards.

- Quick Lube business opportunity was submitted by Grow Licking County. We do not have the demographics to meet business needs at the present time.
- HR forms given to planning members for 2024 signature. Forms included Ohio Auditor of State Fraud Reporting form and village's OBWC policy.

Hancock made a motion to adjourn the meeting, second by Collins, all in favor.

RESPECTFULLY SUBMITTED:

President David Molnar

Fiscal Officer/Clerk Nicole D. Gieseler

Village of Hanover
2023 End of Year Zoning & Code Report

- Note report only reflects last 3 quarters of the year

Total Zoning Permits issued: 45 permits

Key Zoning/Code complaints addressed:

146 S. Main St: unable to determine for use of property was approved by per Zoning officials

1913 W. High St: violation notice sent to property owner / claims made that previous business was still utilizing the storage containers / conversation with current/new owner of business and was determined claim was true / property owner agreed to have storage containers removed by spring 2024 / still working on unpermitted car sales lot located on the property

271 Clearview Dr: violation notice sent to property owner / phone conversations with property owner who agreed to clean property up and remove junk / property was cleaned up and neighbors were satisfied with new condition of property / no further violations at this time

229 Meadows Dr: violation notice sent to property owner / owner started remodel on home and then listed it for sell / property was partially cleaned up

Hainsview Vacant Lots: phone calls were made to builders about cutting grass/weeds and cleaning up trash on building lots that was blowing onto neighboring lots and roadways / area cleaned up

2288 W. High St: violation notice sent to property owners / owners provided documentation from previous zoning official that possibly granted permission for continued use / conflicting zoning regulations and zoning map complicated the issue / attorney consulted and discovered recent court ruling that favored the mobile home park / upon attorney's advice violation was suspended / working on new regulations to address future issues with property

732 Colby Way: violation notice sent to property owner / phone conversations with owner / agreement reached to drain pool until fencing issue could be addressed in spring of 2024

734 Colby Way: violation notice sent to property owner / phone conversations with owner / agreement reached to drain pool until fencing issue could be addressed in spring of 2024

Zoning Appeals Board Variances:

2005 W High St: initial permit of signs denied due to not complying with current zoning regulations / variance granted for both signs

180 Conn Dr: initial permit of pole barn denied due to not complying with setbacks / variance granted for small side yard setback

225 Jenna Dr: initial permit of pool and fence was denied due to no contact from owner to complete site inspection and timeline was running out / stop work order had to be issued because owner installed pool violating permit regulations and required setbacks / variance was granted for rear and side yard setbacks

Additional Items of Note:

Resolution was passed to amend zoning regulations mis-statements, clarifications and clerical errors

Zoning permit application procedures were created and placed on website to help streamline the process.

Zoning review committee was established to update current zoning regulations.

Zoning permits issued were reported to county as required (thank you to Nicole as this)

U.S. Department of Commerce form C-404 completed as required for new residential housing units that permits were issued for and total valuation of housing units. Village had approximately 3.5 to 4 million dollars in housing units built in 2023.