

Village of Hanover Planning & Development Meeting

March 13, 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 – Present

Stephanie Hancock – Present

Brandon Collins – Present

Eric Mitchell - Present

Jeff Collins - Present

Rex Adkins - Present

MINUTES:

The Minutes of the February 14, 2024 meeting were reviewed. With no additions or corrections, Collins made a motion to approve the minutes, second by Jennings, All Ayes.

VISITORS:

Gibson property owner of 17428 Wolford present to discuss easement and lot split. 2 surveys are needed. One for lot split and a second for combining all necessary parcels together. Permitting a second access for Hainsview Phase 5 was suggested by planning but no such action was desired from property owner. Gibson was thanked for permitting the village to access his property as a parking and collector site for the LCSW Operation River Round up.

ZONING INSPECTOR'S REPORT:

- 9 zoning permits received to date.
- Notification letters sent to Phase 5 property owners regarding stormwater. Letters passed out to planning members for their review. ADR was requested to be present at March 27th council meeting to assist with mediation. ADR, Nick Mills advised that it is law of the State of Ohio that no one can cause water discharge issues onto a neighboring property. The development ditching is in the right-of-way and the village has legal authority.
- Stop work order placed on the Meadows at Hanover Condo Dev. Developer will be completing stormwater plans that were submitted and approved by village and EPA as advised by solicitor. ADR will inspect upon completion. Weather permitting construction on stormwater infrastructure will begin March 20. A meeting will be scheduled with developer, village and ADR upon completion.
- All semi storage trailers have been removed from W. High St.

OLD BUSINESS/NEW BUSINESS:

- BZA meeting scheduled for 337 Hainsview Drive pool variance. March 27 6:00.
- Building Code/Design Standard meeting with the City of Pataskala will be rescheduled for May.
- Hainsview/High Intersection TIP Project cost proposal completed by Verdantas. Proposal will be sent for committee review. A meeting will be scheduled with Verdantas to discuss cost and scope.
- High/Main Intersection TIP Project- if desired we could submit application in July.
- Cannabis and Plasma Center legislation available for planning review. Member Jennings made a motion to move forward to the public hearing step, second by Member Hancock, All Ayes. Discussion took place regarding implications of zoning amendments. The purpose is to consider the development of the minimal remaining available land within the village in consideration to the proximity of parks, public school campus and residential lots. As district codes in the village are rolled out in the future, amendments to those

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districts can be pursued. There is no intent to remove rights from individual property owners currently in the village. The Planning & Development public hearing will be scheduled for April 10, 2024 at 5:00 pm.

- ATP public workshops scheduled for April 22nd at the Licking Valley Media Center. Fliers will be mailed along with sewer invoices March 15th. Great help has been received from Licking Valley School.
- SS4A has a May agreement deadline. ADR will aid in finding assistance from a consultant to help with agreement completion.
- Form Base Code is underway. The committee recently met districts and density was discussed. A gateway entrance from 16 is being planned and Madison Twp. is on board.
- LCATS meeting attended yesterday- Asking for traffic count at 668/Licking Valley Rd. A resolution was passed that will impact Granville Rd from 21st to the OSU campus. The intent is to place a multi modal path on the north side of the street.
- Ben Boyer at ODOT will be contacted to discuss Urban Boundaries and its possible impact on the village.
- Consideration for an additional time each month was requested to allow adequate discussion on the growing list of projects and topics. Additional meeting will be placed on next months agenda for feedback from planning committee.

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

RESPECTFULLY SUBMITTED:

President David Molnar

Fiscal Officer/Clerk Nicole D. Gieseler