

Village of Hanover Planning & Development Meeting

April 10, 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/Joined mid meeting.
Rex Adkins - Present
Mayor, Hale

MINUTES:

The Minutes of the March 13, 2024 meeting were reviewed. With no additions or corrections, Collins made a motion to approve the minutes, second by Jennings, All Ayes.

VISITORS:

Neighborhood Strategies, Leigh Morgan, Don Flowers, Jeff Hanger, Pam Vogel

ZONING INSPECTOR'S REPORT:

- 15 new permits. 0- new home builds.
- BZA variance granted for pool setback at 337 Hainsview Dr.
- Email sent to builder Jon Green after numerous complaints on his properties in Hainsview Phase 5. See attachment. Deadline for items to be addressed is April 22, 2024.
- Complaints received for insufficient culverts in Hainsview Phase 5 during recent storms. Those culverts are being addressed.

OLD BUSINESS/NEW BUSINESS:

- ATP public workshops scheduled for April 22nd at the Licking Valley Media Center. Second round of fliers will be mailed along with sewer invoices April 15th. Great help has been received from the community and the Licking Valley School.
- SS4A has a May agreement deadline.
- Form Base Code is underway. Meeting for April 17th will need to be rescheduled.
- Public Hearing held this evening for cannabis and plasma center zoning amendments. No rebuttal received. Proactively managing our limit commercial space available is desired. Jennings made a motion to move the zoning amendments forward to Council, second by Hancock, All Ayes.
- Urban Boundaries discussed at LCATS TAC meeting yesterday. Both Matt Hill from LCATS and Ben Boyer from ODOT recommend the village being included in this area. The designation pertains to roadway funding and will make federal funding available. Rural funding for road projects is very limited. Jennings made a motion to have the recommendation made to Council for the village to be listed under the Urban Boundary designation, second by Collins, All Ayes.
- Jennings discussed a way to allow for additional planning and development discussion by having zoning inspector report at one meeting.
- Holophane may be attending a future meeting to talk about lighting standards for the village.
- American Legion second driveway approach discussed. A second access from High Street would not meet current zoning standards a variance would be needed. Molar will follow up with Will Little from the Legion.

Village of Hanover Planning & Development Meeting

- Mayor Hale made a recommendation that we utilize Neighborhood Strategies to update our zoning and subdivision regulations. Zoning committee has been meeting monthly. Because of numerous topics that need addressed it is taking longer than planned to update code. NS could provide us with this new resource by late summer. All present agreed that this would be the best direction to recommend to Council.
- Concerns regarding additional development being requested in the village before our zoning has been updated lead to the suggestion of a moratorium on new development. The village is undergoing a \$170K study/plan for the intersection of High and Hainsview Dr. End results will determine best traffic update, road expansion could be necessary, currently many unknowns. Premature development could cause issues with long term road expansion needs. Form Base Code is planned to be completed this summer. Zoning regulations and subdivision codes are being reviewed. Collins made a recommendation that the village place a moratorium on residential and commercial development for 6 months, second by Hancock. Vote by roll call: Hancock- Yes, Collins- Yes, Mitchell- Absent, Molnar- Yes, Jennings- yes.
- Licking County Building Codes (LCBC): Mitchell presented recommendation to planning on the implementation of commercial and residential building codes in the village. He has spoken to builders, architects, investors, and developers that suggest that we should adopt LCBC. Primary reason is the standard of quality that they would bring to the village as well as contractors would be bonded. The concerns LCBC addresses centers on life safety. Most permits are structural and electrical systems, nothing simple needs a permit or inspected. Having LCBC would provide comfort to residents. LCBC could not approve their permit until the village approves our own permits. Stormwater management specifications would not be considered in the permitting or inspecting of LCBC so implementing would not resolve the current issues at hand. Inspector Adkins suggested that the implementation of LCBC would provide a more conducive start to finish building process. NS advised that benefits from building codes in general is not seen until decades down the road. The downside to LCBC is there is a cost for the permitting and inspecting. LCBC would not negate the villages zoning and permitting process, it would be in addition too. Hanover is one of three exempt villages in the county.

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

Properties located at 815 and 819 Mandy Lane and 701 Colby Way

RA Adkins <racodeenforcement@gmail.com>
To: "jonandlizzie@live.com" <jonandlizzie@live.com>

Tue, Apr 9, 2024 at 10:42 PM

Mr. Green,

This notice is to inform you that the Village has received numerous complaints reference the above listed properties belonging to you. All of these properties are currently under construction for new homes and the condition of the construction sites are a blight to the neighborhood and create possible safety issues for neighboring property owners. After receiving the initial complaints, I checked the sites on March 26th and discovered trash, rubbish and debris throughout the sites, along with construction materials scattered around the sites. There was trash and debris in the storm water drainage ditches hampering the flow of water. I was hoping that the issues would be addressed by the contractors or yourself before further complaints. However additional complaints were received by Village officials and myself. On April 3rd, I again checked the sites to discover that the issues had not been resolved and in fact were worse. I found pieces of soffit that had blown into the street and observed vehicles having to drive around the construction materials. Some of these materials had also ended up on neighboring properties. The drainage ditches were blocked by trash.

Understand at this time your properties are in violation of Article 14 Sections #1415 and #1416 of the Village of Hanover Zoning Regulations, for failing to maintain the premises in a clean, safe and sanitary condition. The Village is seeking your compliance to immediately resolve the below listed issues and take measures to prevent further issues.

- 1) Clean up and remove all trash, rubbish and debris from the listed lots.
- 2) Clean up and secure all loose construction materials to prevent possible damage to neighboring properties.
- 3) Remove all construction materials being stored in the village right-of-way and place them onto the owner's lot.
- 4) Clean out and maintain the storm water drainage ditches on the listed lots.

Failure to comply with this notice and resolve the issues by April 22nd may result in additional penalties and fines as allowed by law.

Feel free to contact me should you have any questions.

Sincerely,

R. Adkins