

Village of Hanover Planning & Development Meeting

May 8, 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
Rex Adkins - Absent
Mayor Hale- Present

MINUTES:

The Minutes of the April 10, 2024 regular meeting and public hearing were reviewed. With no additions or corrections, Hancock made a motion to approve the minutes, second by Jennings, All Ayes.

VISITORS:

Neighborhood Strategies, ADR Nick Mill, Leigh Morgan, Don Flowers, Jeff Hanger, Pam Vogel

ZONING INSPECTOR'S REPORT:

- Please see attached report.
- 829 Mandy Lane- pipe removed- request completed.
- 819 Mandy Lane- construction materials continue to not be secured.
- LV School/ Spaulding Lot Split is underway.
- 1913 W. High St. – Property needs to be rezoned by property owner (not business) or vehicles need removed.
- MHP needs further resolved in zoning regulations.
- Home buyer from Phase 5: VA Loan requesting a Certificate of Occupancy.
- Real Estate appraiser called on the Family Dollar property.

OLD BUSINESS/NEW BUSINESS:

- ATP final public workshop is schedule for Wed May 22 at the Licking Valley High School Media Center 5:30-7:00 pm
- Meeting with the VA for the City of Pataskala to discuss design standards and building codes on Wed May 15 at 5:00 pm.
- Meeting with Neighborhood Strategies Wed May 15 6:00 pm to discuss Form Base Code and Zoning Resolution updates. Jim Lenner advised that they have began the draft of the enforcement side. In upcoming meeting, he would like the village reps to share a list of areas that need addressed in the current code.
- Licking County Building Codes: implementation was discussed. Commercial code would pull oversite from the state to the local county. Residential implementation may be applicable to present on ballot to insure community majority agrees. Mitchell made a recommendation that a request to council be made to move forward with Licking County Building Code- Commercial adoption, second by Councilor Hancock, Vote by Roll call: Mitchell- Yes, Jennings- Yes, Collins- Yes, Hancock – Yes. Mitchell made a recommended that Licking County Building Code- Residential be placed on the November 2024 ballot for a citizen vote, second by Jennings, Vote by Roll call: Mitchell- Yes, Jennings- Yes, Collins- Yes, Hancock – Yes.

Village of Hanover Planning & Development Meeting

- WWTP Expansion meeting – tomorrow May 9th at 12:00 noon. Goal is to work regionally to try to come up with the best solution for our area.
- SS4A agreement deadline date coming up. FO will reach out to Toby Miller at Buckeye Lake for assistance with agreement completion.
- Lighting Standards: Lighting engineer from Holophane is planning on attending a future meeting to discuss standards and lighting options.
- LCATS- next meeting is scheduled for Tuesday May 14 at 9:30 pm. There is a plan to ask about the future plans of the intersection of 16 and Licking Valley Rd. Brian Bosch at ODOT has been reached out too to inquire about plans. Ben Boyer at ODOT will be contacted as well.
- Meeting will be organized at sometime in the near future to pull local funders together to share what's going on in the Village and to brainstorm how we can leverage multiple funding opportunities in order to get the desired projects completed.

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

RESPECTFULLY SUBMITTED:

President David Molnar

Fiscal Officer/Clerk Nicole D. Gieseler

Village of Hanover

Monthly Zoning & Code Enforcement Report

To date 17 zoning permits have issued.

Letters sent to the following addresses/owners to inform them of Zoning complaint(s)

- 401 Meadows Drive: junk/inoperable vehicles & rubbish/junk stored on property
- 713 Colby Way: non-permitted driveway access installed on property

Emails sent to the following addresses/owners to inform them of Zoning complaint(s)

- 829 Mandy Lane: non-permitted driveway installed (owner has removed the driveway & culvert pipe)
- 813 Mandy Lane: incorrect culvert pipe size installed
- 701 Colby Way: construction in Village right-away (materials have been moved)
- 815 Mandy Lane: culvert pipe under driveway was crushed and causing water to back up / also trash scattered thru-out lot (culvert pipe dug out and replaced / trash was cleaned up)
- 819 Mandy Lane: construction materials blowing around lot / trash scattered thru-out lot (construction material picked up/removed, trash has been cleaned up some)

Meeting with Spaulding family at site on survey for lot split.

Returned several phone calls on zoning questions. Patrol village each week to address any zoning or code violations.

Items for Discussion:

- 1913 W. High Street: 1) car sales lot still being operated on property, not a permitted zoning use under M-1 (rumor is business owner is going to sell all the cars in inventory)
2) an apartment was built inside building closest to W. High St several years ago and is still being rented out to tenants, not a permitted zoning use under M-1

2318 W. High Steet: received phone calls from party/investor that is in talks with mobile home park about expanding the size of the mobile home park by adding more pads for trailers / under current zoning regulations mobile home parks are not allowed, current mobile home park at this location allowed to continue to operate as a Nonconforming Use of Land under section 404, section #404-1 reads that **“No such nonconforming uses shall be enlarged or increased, nor extended to occupy a greater area of land than was occupied by such uses at the effective date of adoption or amendment of this resolution, unless approved by the Board of Zoning Appeals in accordance with Article 5.”** ,suggest discussion with attorney to prevent expansion of current park