

Village of Hanover
Council Meeting Minutes

August 14, 2024

Mayor Brandon Hale called the Village of Hanover Council Meeting to order at 6:30 pm and led us in the Pledge of Allegiance. Fiscal Officer Gieseler gave the invocation.

ROLL CALL:

Brandon Hale: Present	Brett Wright: Present
Sue Spaulding: Present	Justin Pierce: Present
Donna Renicker: Absent	Pam Vogel: Present
Steve Cost: Present	Rex Adkins: Present

Councilor Wright made a motion to excuse Councilor Renicker, second by Councilor Spaulding, All Ayes.

MINUTES:

The Minutes of the July 24, 2024 meeting were reviewed and discussed. Being no further corrections or additions, a motion to accept the minutes was issued by Councilor Spaulding, and 2nd by Councilor Pierce. All Ayes.

VISITORS:

- None.

CITIZENS:

- None.

FIRE DEPT REPORT:

- July: 4 – Village, 25- Hanover Twp, 15 – Perry Twp, 7 – Mutual aid

PLANNING & DEVELOPMENT

- A recommendation for LCATS TIP application submission for W. High St Concept Design was presented to Council. Applications due end of August. Neighborhood Strategies will submit under retainer. Design will be an extension to the High/Hainsview Feasibility Study and will aid in directing developers toward the suggested management of the remaining undeveloped land within the current village limits. Mayor Hale asked for a motion to approve the application submission for the W. High Street Concept Design, Councilor Pierce made that motion, second by Councilor Spaulding. Vote by roll call: Pierce- Yes, Wright- Yes, Vogel- Yes, Renicker- Absent, Cost- Yes, Spaulding- Yes.

ZONING INSPECTOR'S REPORT:

- Please see attached document for zoning inspectors report.

LETTERS AND CORRESPONDENCE:

- Discussion with American Legion took place prior to this evenings meeting regarding creating a partnership between the village and American Legion. Representative Will Little was planning on attending the meeting and was not present for discussion. President of Planning Dave Molnar spoke with Little and did provide an idea or concept for member drop off and parking. The idea generated was not a village approved plan, only an idea in trying to assist Little.

FISCAL OFFICER REPORT:

- All money for the month of July is accounted for and the bank statement has been reconciled.
- Gieseler thanked community members Leigh Morgan, Dale Jennings, Angi Sidwell, Sue and Mike Spaulding for assisting in the water project public meeting notification mailer.
- Future Meetings:
 - Water Project Public Meetings: Thur 8/29 6-8 LVHS
 - AED/CPR Training by fire dept: 8/19 6:00 Hanover TWP building.
 - SS4A- Pre-submittal Meeting Wed 8/28 5:30-6:30 before Council Meeting.
 - SS4A- Scoring Meeting Wed 9/25 5:30-6:30 before Council Meeting
- Licking County River Round Up is scheduled for the morning of Sept 7th. The Rock Fork Creek from the bridge in Hanover W. High St to the bridge at Marne Rd will be the focus. Councilor Pierce volunteered to assist this year with the service project. A local Boy Scout group will also participate. Registration will be posted on our Facebook page for additional local

volunteers to have the opportunity to sign up. The Don Flowers family has approved access to their property as a place for meeting and removal of collected debris. Flowers suggested that he and his wife could provide snacks for the volunteers.

- Councilor Spaulding made a motion to send the bills to finance, second by Councilor Wright. All Ayes.
- Councilor Wright made a motion to pay the bills, second by Councilor Pierce. All Ayes.

FINANCE/CIP REPORT:

- Finance Committee meet the first Wednesday of the month to discuss current project list, CIP/Future Forecast.
- New Future Forecast will be present by FO Gieseler at the second meeting in September.
- OPWC Lower Village Paving Project Phase 2- application submission is due the is fall. Councilor Vogel made a motion to move forward with submitting the application through Verdantas and requesting a fee proposal for their services, second by Councilor Wright, All Ayes, Councilor Renicker- absent. Legislation will be created for the next meeting.
- 4 Way Stop and S Main Drainage- Municipal Bond inquiry sent to community bank. Total approx. \$85K, 3 year pay off at approx. \$28K per year.
- WWTP Expansion Study- suggestion made to reapply for capital funding in 2025.

BPA REPORT:

- 48 customers behind, total \$8,926.80.
- Gear box repaired.
- UV Light repaired.
- Plant is running well.

GROUND DIRECTOR REPORT:

- August 7th West Nile was detected on Valley Blvd. Licking County Health Department sprayed the entire village for mosquitos Thursday August 8th.
- Village Hall/Fire Station AC unit needed repairs. Repairs fell under warranty. Houston's completed the service and has advised that there is no charge.
- Kitchen back splash pending till October.

ENGINEERING REPORT:

- LCTID Funding- Bill Lozier spoken with and was advised that TID projects are specifically for commercial/industrial projects.
- 4 Way Stop High/Main- Solar powered stop signs investigated. Cost is \$2-3K per sign, total cost \$10-12K. This type of sign can be a maintenance issue and also has a history of resident complaints due to close proximity to houses.
- Regional Stormwater Study- project has begun. Overall cost for the stormwater study has been applied to Future Forecast. Forecast will be infused with the study cost and projects that evolve from study.
- WWTP Expansion Study-Inquiry was made to Mayor and Council regarding the opportunity to apply for WPCLF funding. This consist of a 5-year planning period with possibly cost payback from project loan upon project implementation.
- Water Project plan review meeting is set with the Village, ADR, NS and Structurepoint – August 21st at 9:30pm.

STREET COMMITTEE REPORT:

- Complaint received from 2347 W. High St regarding tree growing out of storm drain. Tree will be removed.
- New Home Dr- Gas company needs to install a new lid or a new lock.
- W. High Street Sidewalk Update discussed. Estimate from Layton's reviewed and will be discussed for reductions where applicable.

STORM WATER REPORT:

- Hains Hill Stormwater Repair: Notice to Resident letter has been drafted. Pending project date. Notice may include exhibit and design notes to give a thorough understanding to residents of project scope.
- W. High St curb cuts are pending estimate from The Shelly Co. Will include with manhole repair legislation.
- Hainsview Phase 5 Ditch Solution surveys are completed. Data is being complied. Parcels needing adjustments should be identified by first council meeting in September (Sept 11).

LAW SOLICITOR'S REPORT:

- Nothing.

GRIEVANCE COMMITTEE REPORT:

- Nothing.

APPEALS BOARD:

- Nothing.

ORDINANCES/RESOLUTIONS:

Ordinance 17-2024 An Ordinance providing for additional estimated revenue for the Village of Hanover for the calendar year ending December 31, 2024 and declaring an emergency. Councilor Vogel made a motion to waive the second and third reading, second by Councilor Pierce, Vote by Roll Call: Wright- Yes, Vogel- Yes, Cost- Yes, Renicker- Absent, Pierce- Yes, Spaulding- Yes. Councilor Spaulding made a motion to adopt, second by Councilor Wright. Vote by Roll Call: Wright- Yes, Vogel- Yes, Cost- Yes, Renicker- Absent, Pierce- Yes, Spaulding- Yes.

Ordinance 18-2024 An Ordinance authorizing and directing the Mayor to enter into an agreement with Layton Inc for the cost incurred for the Hains Hill Drive Drainage Repair Project on behalf of the Village of Hanover, Licking County, State of Ohio and declaring an emergency. Councilor Wright made a motion to waive the second and third reading, second by Councilor Pierce, Vote by Roll Call: Wright- Yes, Vogel- Yes, Cost- Yes, Renicker- Absent, Pierce- Yes, Spaulding- Yes. Councilor Vogel made a motion to adopt, second by Councilor Wright. Vote by Roll Call: Wright- Yes, Vogel- Yes, Cost- Yes, Renicker- Absent, Pierce- Yes, Spaulding- Yes.

Ordinance 19-2024 An Ordinance authorizing and directing the Mayor to execute a contract with Layton Inc for the continued construction of the W. High Street Sidewalk Project on behalf of the Village of Hanover, Licking County, State of Ohio and declaring an emergency. Councilor Spaulding made a motion to waive the second and third reading, second by Councilor Wright, Vote by Roll Call: Wright- Yes, Vogel- Yes, Cost- Yes, Renicker- Absent, Pierce- Yes, Spaulding- Yes. Councilor Wright made a motion to adopt, second by Councilor Vogel. Vote by Roll Call: Wright- Yes, Vogel- Yes, Cost- Yes, Renicker- Absent, Pierce- Yes, Spaulding- Yes.

Ordinance 20-2024 An Ordinance authorizing and directing the Mayor to execute a paving contract with The Shelly Company for the Village of Hanover, Licking County, State of Ohio and declaring an emergency. Councilor Wright made a motion to waive the second and third reading, second by Councilor Pierce, Vote by Roll Call: Wright- Yes, Vogel- Yes, Cost- Yes, Renicker- Absent, Pierce- Yes, Spaulding- Yes. Councilor Spaulding made a motion to adopt, second by Councilor Vogel. Vote by Roll Call: Wright- Yes, Vogel- Yes, Cost- Yes, Renicker- Absent, Pierce- Yes, Spaulding- Yes.

NEW/OLD BUSINESS

Mayor Hale presented an opportunity for all to speak:

- Nothing additional.

MAYOR'S MINUTE:

- Nothing additional.

A motion to adjourn the meeting was made by Councilor Spaulding, 2nd Councilor Pierce. All Ayes.

RESPECTFULLY SUBMITTED:

Mayor Brandon Hale

Fiscal Officer Nicole D. Gieseler

Village of Hanover
Monthly Zoning & Code Enforcement Report
August 2024

Zoning permits received / issued to date: 33

Zoning / Property Code Complaints:

217 Clearview: Property owner was sent a "Notice of Violation" on 6/28/2023. Original complaint closed on 12/1/2023, after property completed clean up of property.

UPDATE: Checked the property several times this and property is still being maintained.

1913 W. High St: Property was sent a "Notice of Violation" on 10/7/2023. Property owner did remove Conex containers and RV was removed from lot. Update in June 2024 was 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) and 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

UPDATE: Several cars (6-10 unlicensed) on lot that appear to be for sale. RV is still back on the property and appears someone maybe staying in it.

2318 W. High Steet: May 2024 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 Discussed issues with village attorney, who drafted a letter to be sent to anyone requesting zoning status of this property. Letter drafted by attorney sent out by me to new owner on May 24,2024 advising the property was zoned MHP Manufactured Home Park District and that is was currently a legal non-conforming use of the property.

UPDATE: Checked mobile home park several times there were five(5) existing vacant pads at the time park was sold and as of August 8th, 2024 there are two (2) existing vacant pads. Does not appear as if they have added any new lots or expanded the park.

734 Colby Way: Property owner sent a "Notice of Violation" on 10/23/2023 reference two violation, no fence enclosing swimming pool and driveway not paved as required. Spoke with property owner and they were going to drain pool and asked to be allowed to address the violation in 2024.

UPDATE: July 17,2024 still no fence around pool and driveway is still gravel

732 Colby Way: Property owner sent a "Notice of Violation" on 10/23/2023 reference no fence enclosing swimming pool. Spoke to property owner and they were going to drain the pool and asked to be allowed to address the violation in 2024, by add fence or removing pool.

UPDATE: July, 17,2024 still no fence around the pool

713 Colby Way: Property owner sent "Zoning Regulation Notice" on 5/6/2024 reference unpermitted driveway access with culvert that was installed.

401 Meadows Dr: Property owner sent "Zoning Regulation Notice" on 5/6/2024 reference unlicensed junk vehicles on property and rubbish, trash and misc. junk located on premises. Property owner spoke to Nicole at Village office and advised he is working on cleaning the property up and removing vehicles. Nicole advised on 6/4/2024 that some community members were going to organize help to clean up property and have vehicle removed.

UPDATE: August 8th, 2024 checked property and some clean up was done, but vehicles are still stored throughout the premises/yard.

829 Mandy Lane: Property owner sent email notice on 2/20/2024 reference non-permitted driveway with unsized culvert pipe. Property owner removed driveway access and culvert pipe by 4/16/2024 and restored ditch.

701 Colby Way: Property owner sent email notice on 4/9/2024 reference on construction materials placed in the Village right-a-way and partly on street and trash on construction site. Property owner had materials moved up onto the lot and cleaned up lot.

815 Mandy Lane: Property owner sent email notice on 4/9/2024 reference two issues culvert pipe under driveway is crushed and causing water to back up in ditch and construction materials and trash scattered thru-out the lot, blowing onto other people's property. Construction site cleaned up and replaced culvert pipe.

819 Mandy Lane: Property owner sent email notice on 4/9/2024 reference construction materials and trash scattered thru-out the lot, blowing onto other people's property. Construction site cleaned up and materials removed/stored elsewhere.

UPDATE: Property owner, Jon Green, sent final notice "Notice of Violation" on his three properties, 701 Colby Way, 815 Mandy Lane & 819 Mandy Lane on 7/23/2024 reference two violation failing to maintain properties in a clean, safe and sanitary condition and failing to keep weeds and grass cut to 6" or less in height.

915 Audrey Lane: Property owner sent a "Notice of Violation" on 8/3/2024 reference failure to obtain a zoning permit. Spoke with property owner and he is going to apply for a permit for the fence.

363 Meadows Dr: Property owner sent a "Notice of Violation" on 8/3/2024 reference failure to obtain a zoning permit.

118 Duane Dr: Property owner sent a "Notice of Violation" on 8/3/2024 reference failure to install a fence to enclose swimming pool.

Letter #3 sent out to all Hainsview Phase 5 property owners updating them on progress on the storm water management system and that Smart Services would be out in August to complete

the surveys of all ditches and driveway pipes. Once the surveys are completed and data collected ADR will perform the site inspections on properties that need it. Hopefully this will all be completed by the end of September.

Check of Hainsview was completed on 7/17/2024 for possible zoning/code issues.

Eight (8) properties had weeds and grass taller than a foot in height

701 Colby Way, 804, 808, 810, 812, 815, 816 and 823 Mandy Lane

901 Audrey Lane had storm water ditch filled in with dirt blocking water flow, spoke to property owner about the issues and he is working with home builder to address it

Four (4) properties had gravel driveways or parking areas

709 & 734 Colby Way, 610 Eric and 128 Millie

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

Met with Troy from Licking County Building Code Dept. for two hours about procedures for agreement on commercial building permits and inspections.

Items for Discussion: Meeting with Troy, Certificate of Zoning Compliance and Application for Commercial Builds/Use