

# Village of Hanover Planning & Development Meeting

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August 14, 2024

President David Molnar called the Village of Hanover Planning & Development Meeting to order at 6:00 pm.

## **ROLL CALL:**

David Molnar- Present                      Dale Jennings- Present  
Stephanie Hancock- Present              Eric Mitchell- Present  
Brandon Collins- Present                    Rex Adkins- Present  
Mayor Brandon Hale- Present

## **MINUTES:**

The Minutes of the July 10, 2024 meeting were reviewed. With no additions or corrections, Collings made a motion to approve, second by Hancock.

## **VISITORS:**

- Nothing.

## **ZONING INSPECTOR REPORT:**

- See Attached Report.

## **OLD BUSINESS/NEW BUSINESS:**

- Neighborhood Strategies (NS) – Form Base Code/ Zoning Resolution update: Lenner provided an update. Updated zoning draft as well as Form Base Code was presented. Next step is to review with committee. Meeting set for Wednesday Sept 18 6-8:00pm for zoning committee review. Updated zoning code will not be finalized until beginning of 2025 and extending the development moratorium was discussed. Pres. Molnar asked for a motion to extend the moratorium on commercial and residential development through the end of the 2024, Hancock made that motion, second by Collins, All Ayes. Pres. Molar will send the recommendation to council for consideration.
- Water project plans will be discussed with ADR and Structurepoint on August 21, 2024 9:30-10:30am, meeting will be held at ADR.
- LCATS TIP applications are due at the end of August. NS, FO Gieseler attended a meeting with LCATS the first week of August. Discussion took place regarding which project makes most sense financially and in planning. Pros and cons listed of the following projects: High/Main Intersection Feasibility study, ATP/SS4A Pathway design and construction, or W. High Street Concept Design. High/Main Intersection will be very costly and may need to be collaborated with a developer if and when that is applicable. Pathway design and construction could seek funding under TAP. W. High Street Concept Design made the most sense at the present time. Reasons given but not limited to: continuation of High/Hainsview TIP, would provide developers visual concepts as development is desired, would leverage funding, could incorporate stormwater study, ATP/SS4A plans. Pres. Molnar asked for a motion to move forward with presenting the W. High Street Concept Design to Council for the next TIP application, Jennings made a motion, second by Hancock, All Ayes.
- Pres. Molar met with American Legion representative Will Little regarding parking lot and driveway design concepts. A proposed plan was drawn up by Molnar and serves as an idea and not an approved plan of the village. Trying to assist Mr. Little with a solution to the veteran drop off situation. Little also is planning a 5K run in the village and would like village support. FO Gieseler indicated that the village could advertise on Facebook page once a PDF flier is created and provided.

Collins made a motion to adjourn the meeting, 2<sup>nd</sup> by Hancock. All Ayes.

## **RESPECTFULLY SUBMITTED:**

\_\_\_\_\_  
President David Molnar

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Clerk 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 8<sup>th</sup>, 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 8<sup>th</sup>, 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