

Village of Hanover Planning & Development Meeting

December 11, 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- Absent
Stephanie Hancock- Absent	Eric Mitchell- Absent
Brandon Collins- Present	Rex Adkins- Present
Mayor Brandon Hale- Present	

MINUTES:

The Minutes of the December 11, 2024 meeting were reviewed. Table approval for Feb 12, 2025 meeting pending a quorum is present.

VISITORS: Howard Hannah realtor Andrew Mernan and 115 Audrey Lane property owner Rob Thomas were present to discuss lot and structure placement on lot as well as being advised by Zoning Inspector the need for a patio variance. Onset of property review began when property owner installed a non-permitted fence. Property owner was unaware of zoning regulations within the village limits. Upon notification property owner filed a permit along with fee. Portion of fence next to utility box will be adjusted with onset of feasible weather. During lot review by zoning inspector it was discovered that house was built not according to development plans. Driveway and house front should be on Mandy Lane. Because of incorrect positioning the current structure is not meeting setbacks. Patio and corner of house is in the rear setbacks. Property owner did not have the home built. Jon Green built the house in 2022. House is also not square on lot. Property owner purchased house directly from builder Jon Green. Certificate of Occupancy or Certificate of Compliance was not an enforceable zoning requirement at the time home was constructed by builder. Zoning Inspector advised that next step for property owner is to submit a variance for patio and advised to include in that variance any lot updates that are currently in the works in order to cover as much in one shot as possible. Anything placed on the lot moving forward will not meet setbacks and will require variances. Cost of variance is \$300.00.

ZONING INSPECTOR REPORT:

- 2024 Summary provided: 42 Permits issued, 26 property complaints received, 15 complaints closed, 11 complaints pending.
- Hainsview Phase 5 Stormwater: Letters mailed. Survey's completed and final report issued by ADR. Next set of letters to be mailed in this month to property owners and builders with drainage ditch or culvert pipe issues.
- Inspector attended several committee meetings regarding updating the village zoning resolution and map. Committee is close to final draft. Final will be presented to P & D with a recommendation to council to follow.
- International Property Maintenance Code voted into use and will assist in addressing blight properties.
- Procedures developed for issuing commercial building permits via the LCBC department. Updated permit application and created a Certificate of Zoning Compliance as part of the procedures.
- Training conference attended on legal updated regarding zoning/code enforcement and current trends in Planning/development.

OLD BUSINESS/NEW BUSINESS:

Village of Hanover Planning & Development Meeting

- Form Base Code/ Zoning Update: Neighborhood Strategies provided a status update. Timeline provided for implementation of zoning updates and FBC. DOT Rural Assistance Grant opportunity shared with the village officials. Funding up to \$750K for individual entity or \$500K-\$2.25M if regional. Can be used for future phases of W. High St Concept Design Project. Will provide information to Council.
- SS4A: Kickoff Meeting will be held Wed, Jan 22 5-6 PM
- Molnar is working with Meadows at Hanover Condo Dev to aid in discussion with Licking County Water and Wastewater to assist with waterline implementation and how it will impact their condo community.
- Ron Burnett, ADR has created a model for stormwater improvement in the lower center village which will be released for village review soon.
- Molar notified that Buckeye Lake is in EPA violation of MS4 permitting and asked if village has made permit. The Village of Hanover has met necessary requirements and made permit EPA/MS4 Permit.
- S. Main/ Marne Rd Traffic Study- need study to reduce speed to 35mph on county side. Can discuss with LCATS.
- High/Hainsview TIP: timeline update provided. Importance placed on making sure traffic data was collected during peak hours.
- W. High St Concept Design- TIP Meetings scheduled for 1/21 11:00 AM

Collins made a motion to adjourn the meeting, 2nd by Mayor Hale. All Ayes.

RESPECTFULLY SUBMITTED:

President David Molnar

Clerk Nicole D. Gieseler