

Village of Hanover
Council Meeting Minutes
June 10, 2026

Mayor Brandon Hale called the Village of Hanover council meeting to order at 6:30PM and led us in the Pledge of Allegiance.

Roll Call:

Mayor Brandon Hale: Present	Justin Galigher: Present
Brett Wright: Present	Brandon Collins: Present
Pam Vogel: Present	Sue Spaulding: Present
Steve Cost: Present	Rex Adkins: Absent

Minutes:

- The minutes of the May 27th, 2026 meeting were reviewed and discussed. With no further corrections or additions, a motion to accept the minutes was issued by Councilor Galigher and seconded by Councilor Spaulding. All Ayes.

Visitors/Citizens:

- None

Fire Dept. Report:

- Hanover Twp. 18, Village of Hanover 16, Perry Twp. 11 mutual totaling 56 runs for the month of May. Yearly total, 280.

Letters and Correspondence:

- Mayor Hale received 5 calls from residents regarding water tap locations. Mayor walked 3 of the 5 properties and awaiting a call back with addresses for the others. Concern with tap being located on opposite side of property from the well. Jacobs Brooks with Structurepoint was contacted and made aware of the concern but stated it would be on Miller Pipeline to speak with residents on location. Miller Pipeline was then contacted and they stated they work off the drawings provided. Mayor requested that the residents need to be contacted before the taps are installed. Council collectively agreed that the current tap installation process is unacceptable and going to cost residents a large amount of money to fix. Mayor is requesting a meeting with Miller Pipeline, Structurepoint and Licking County to be held by the end of the week to figure out a remedy for all of these problems otherwise a cease and desist will be ordered immediately to stop all work within the Village.

Planning & Development:

- Members from the New Home Masonic Lodge attended meeting to address their concern regarding a property line dispute. The neighboring resident constructed a metal building that crosses over the property by roughly five feet from the front and 7 feet from the rear of the building. New Home Masonic Lodge has spent funds of over \$3,500.00 in survey fee and attorney fees to resolve the solution but they are looking for additional support from the Village.

Village Planner: Neighborhood Strategies

1. M/I Homes Meeting

- a. An informal meeting was held with representatives from M/I Homes on May 19 at the Village office. Stephanie and Jim outlined Hanover's adopted Comprehensive Plan, updated zoning regulations, and new development standards, emphasizing that these efforts were intentionally shaped by the community's vision for growth. The Village's goal is to establish a mixed-use village center focused on High Street, with residential development set back from the main corridor that honors the Village's history and heritage. The zoning code overhaul, development standards and form-based code in the village center support a walkable, main street atmosphere. It was explained that buildings are encouraged to be located near the street with parking behind, and a wider mix of housing types is being promoted.
- b. It was explained several times that these policies reflect the will of the community and were adopted deliberately to help make the Village more fiscally sustainable. We have set a vision of a village center with mixed-use development, small-scale commercial activity, and a broader range of housing options because Hanover needs to diversify its tax base, generate additional revenue for Village operations, and better support the long-term maintenance of streets, stormwater infrastructure, public spaces, and water and sewer facilities. These development regulating policies and ordinances are also intended to create village-scale amenities for Hanover residents while avoiding challenges similar to those experienced with the single-family Hainesview development. The Village emphasized its desire to shift toward "gentle" density, attainable housing, and financially responsible growth. Throughout the meeting, we made it clear that after investing four years of time, effort, and public resources to prepare for future development, the Village intends to remain committed to its newly adopted regulations and standards.
- c. Representatives from MI Homes showed their concept which is for about 150 single-family homes. We reiterated the village wants mixed-use and gentle density elements, especially at High Street/frontage and near the proposed Flowers Drive extension. Housing above retail and small commercial nodes were called out as important components, and preservation of natural corridors (like the creek) for recreation and stormwater management was mentioned. Water and sewer capacity were discussed as ongoing considerations and constraints.
- d. Next step: M/I was told that major proposals require a formal application, triggering public review by village bodies and professional consultants on behalf of the village. The village is in the process of updating its review procedures: moving from a "planning and development committee" to a formal ORC planning commission, and updating the subdivision regulations (work that Sam and his Verdantas team are advising on) for better local fit. We recommended M/I review all updated codes and design standards before application which have been given to them months ago.

2. Hazard Mitigation Planning

- a. On May 28th, 2026, we attended the County Hazard Mitigation Plan kickoff on behalf of the Village. The Village of Hanover is covered by the County Hazard Mitigation Plan due to participation in the planning process as long as the Village formally adopts the plan once it is ready. This is important for unlocking future funding opportunities if a natural disaster hits the Village.
- b. There is a Licking County survey currently open for anyone in the County to take. The details should have been received by the Village. The Village can share on social

media. If it is shared, please take a screen shot and send to Jamie Stout

- JamieS@AllClearEMG.com.

- c. Of vital importance is the inclusion of discussion of the Hazard Mitigation Plan process during Planning Commission and Village Council. The topic must be explicitly listed on the agendas, and meeting minutes must be provided to Jamie as well. Steph and I can brief both bodies on the planning process at the June 10 Planning Commission and Village Council meeting. Documentation of this discussion via meeting minutes is needed to ensure the Village is covered by the plan.
- d. Jamie also needs the attached matrix updated. Steph and I reviewed and updated as we knew best. However, a few categories need to be confirmed.
- e. NS will send the 2022 Comp Plan, 2025 Zoning Code and 2026 Development Standards to Jamie.
3. Establishment of Planning Commission
 - a. On May 15, 2026, Stephanie provided a comprehensive guide on what Hanover needs to do to establish and govern a Planning Commission in order to be in compliance with several sections of the ORC, especially as the those acting on behalf of the Village interpret and regulate via the zoning code, Village Center development standards, and the soon to be adopted subdivision regulations.
 - b. The guide needs legal review by Yaz to make sure it is accurately following/interpreting ORC and any relevant case law before proceeding forward.
4. High Street Concept Plan
 - a. Next Committee meeting is June 17th at 6:00pm. We will review the comments and general trends provided by the public at the open house. We will also review an alternative plan (#5) that incorporates the general comments of the public.
5. Zoning
 - a. Yearly review meeting is scheduled for July 7 at 6:00. A change log has been created and emailed to the group. This log contains updates items known to need addressing from Rex, NS, and Verdantas. If you have any items to discuss, please send to Steph or me.
6. State Capital Request
 - a. The State released their selected project. Unfortunately, the village's projects were not awarded funding.

Zoning Inspectors Report:

- Zoning Permit Application Received Year to Date: 28
- Zoning Permit Issued Year to Date: 15
- Code Complaints Year to Date: 11
- Code Complaints Open: 6 Code
- Complaints Closed: 5
- Notice of Violations sent to property owners:
 - 118 Duane summary letter sent reference the multiple zoning & code violations at the property.
 - 2288 W. High St 3 zoning violation notices sent out to property owner reference failure to obtain permits
- Items for Discussion:
 - Meeting with M/I Homes reps went well and a good conversation was had about the Village Center concept and current development standards for the area
 - Spoke to several residents about new parking ordinance, most of the discussion was just educating them on the need for it and where they could legally park
 - Working on annual review of the Zoning Code regulations

- Final Hainsview Phase 5 Stormwater Ditch letters sent out to residents from ADR report;
 - 14 letters of compliance sent to advise residents that their ditches were now in compliance and no additional actions were needed.
 - 9 letters of non-compliance sent to advise residents that their ditches were still not in compliance and they had until July 1st to come into compliance after that the issue would be referred to the Village's law firm for additional legal remedies to resolve the issue and bring the property into compliance.

Fiscal Officer Report:

- None

Finance Report:

- Due to schedule conflicts, a finance meeting was not held.
- Village did receive a RITA retainer refund of \$9,528.00
- Looking to transfer funds for Village Engineer retainer

BPA:

- 26 customers behind for a total of \$1,352.00

Grounds Report:

- A/C went out at Village Hall this week. Replacement parts have been ordered and are under warranty.

PW Report:

- Complaint received from resident regarding the no dumping signs and vehicles sounding their horn in the tunnel. The resident requested the sign to be removed. Resident was invited to attend the Council meeting to address the concerns but they were not in attendance. Mayor was given the full details of the complaint and advised to direct resident directly to Mayor in the future.
- Miller Pipeline contacted on 06/09 because they covered up the end of the culvert pipe at the Event Center.
- During Village review it was noticed that several of the hydrants are a lot higher and sticking out of the ground. Concern with the height and if a small car were to hit one, it would break it directly at the line.

Engineers Report: Verdantas

- High Street (Intersection) LIC-CR668-10.75
 - Plans are under internal review with the goal to submit in the next two weeks.
- Water Main Installation (Structurepoint)
 - Project is planned to be completed by December 2026.
 - The primary Mainline crew that was in Darla and Meadow neighborhood is finished there to allow for full restoration crews to continue to work in area.
 - That Mainline crew will begin finishing work on Licking Valley Rd. in front of the Schools and the Hainsview intersection.
 - Verdantas inspector (Steve Crist) worked with Structurepoints inspector (Mark Campbell) on identifying repair areas along High Street
- OEPA Audit

- Violation letter was sent on 01/05 from OEPA to the village as well as a suggestion letter.
- Village has three ordinances on tonight's agenda that will satisfy the OEPA's comments in their violation letter. OEPA has reviewed these ordinances as well. We incorporated their minor suggestions.
- OPWC Grant - (paving and storm) were submitted by Verdantas.
 - OPWC stormsewer grant for 2027. Assuming that it is planned to reapply for the storm sewer work. A conversation should occur with the landowners and the village to establish easements.
 - OPWC grant for Lower Village Paving Phase 2
 - OPWC has awarded the project and the funds will be released the 1st week of July. It should be noted that it is planned to complete the paving 1555 W Main Street Newark, OH 43055 +1 740-344-5451 Verdantas.com work early spring of next year due to the amount of construction currently occurring within the village.
 - Proposal has been sent to the village for the engineering work on the project.
- Updates
 - Engineering assessment of the Hainsview Ph5 Sewer has been sent to the developer by the solicitor.
 - Verdantas is finishing review of the Windstream R/W permit #2026008
 - Verdantas is completing two R/W permit reviews of work proposed by AEP and Spectrum. Construction areas within waterline work areas are to be delayed until next year. Remove aerial lines that are to be abandoned
 - Verdantas has a working draft for the Subdivision Regulations and has begun meeting with stakeholders to verify verbiage and standards
- Action Items • Coordinate water service line locations to shift curb boxes closer to resident's water wells

Street Committee:

- Mayor met with Mike Charles and drove the Village of collect information on future crack sealing and a few repair areas.

Stormwater Report:

- None

Grievance:

- None

BZA:

- None

Legislation

- Resolution 6-2026: A resolution of the Council of the Village of Hanover requesting the Licking County Auditor to certify to the Village the total current tax valuation of the Village and the dollar amount of revenue that would be generated by the renewal of the current 1.5 mill tax levied for fire protection and emergency medical services purposes. Third Reading. Councilor Collins made a motion to adopt, second by Councilor Cost. Vote by roll call: Wright-Yes, Vogel-Yes, Cost-Yes, Galigher-Yes, Collins-Yes, Spaulding-Yes.
- Ordinance 18-2026: AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO AN AGREEMENT FOR FISCAL OFFICER CONSULTANT SERVICES FOR THE VILLAGE OF HANOVER, LICKING COUNTY, STATE OF OHIO. Second Reading

- Ordinance 19-2026: AN ORDINANCE APPOINTING ZOE MORAN TO THE POSITION OF VILLAGE FISCAL OFFICER FOR THE VILLAGE OF HANOVER, LICKING COUNTY, STATE OF OHIO. Second Reading
- Ordinance 20-2026 Erosion & Sediment Control: AN ORDINANCE TO ADOPT EROSION AND SEDIMENT CONTROL FOR THE VILLAGE OF HANOVER, OHIO AND TO AMEND CONTRARY AND INCONSISTENT ORDINANCES BY REPEALING AND AMENDING PARTS THEREOF AND DECLARING AN EMERGENCY. Councilor Wright made a motion to waive the second and third reading, second by Councilor Galigher. Councilor Vogel made a motion to adopt, second by Councilor Collins. Vote by roll call: Wright-Yes, Vogel-Yes, Cost-Yes, Galigher-Yes, Collins-Yes, Spaulding-Yes.
- Ordinance 21-2026 Illicit Discharge & Illegal Connection Control: AN ORDINANCE TO ADOPT ILLICIT DISCHARGE & ILLEGAL CONNECTION CONTROL FOR THE VILLAGE OF HANOVER, LICKING COUNTY, OHIO, AND DECLARING AN EMERGENCY. Councilor Collins made a motion to waive the second and third reading, second by Councilor Wright. Councilor Spaulding made a motion to adopt, second by councilor Cost. Vote by Roll Call: Wright-Yes, Vogel-Yes, Cost-Yes, Galigher-Yes, Collins-Yes, Spaulding-Yes.
- Ordinance 22-2026 Comprehensive Stormwater Management: AN ORDINANCE TO ADOPT A COMPREHENSIVE STORMWATER MANAGEMENT PLAN FOR THE VILLAGE OF HANOVER, OHIO AND TO AMEND CONTRARY AND INCONSISTENT ORDINANCES BY REPEALING AND AMENDING PARTS THEREOF AND DECLARING AN EMERGENCY. Councilor Spaulding made a motion to waive the second and third reading, second by Councilor Vogel. Councilor Wright made a motion to adopt, second by Councilor Collins. Vote by Roll Call: Wright-Yes, Vogel-Yes, Cost-Yes, Galigher-Yes, Collins-Yes, Spaulding-Yes.

New/Old Business:

- None

Mayor's Minute:

- None

A motion to adjourn the meeting was made by Councilor Wright, second by Councilor Spaulding at 8:03PM. All Ayes.

RESPECTFULLY SUBMITTED:

X

Mayor Brandon Hale

X

Fiscal Officer Nicole D. Gieseler