

Village of Hanover
Planning & Development Meeting Minutes
June 10th, 2026

President David Molnar called the Village of Hanover Planning & Development Meeting to order at 5:30PM

Roll call:

Dave Molnar-Present VACANT-
Stephanie Hancock-Present Jim Vogel-Present
Bill Sweeney-Absent

Additional People Present:

Rex Adkins-Absent
Mayor Hale-Present

Resident Robert K. Meister was present and sworn in as a new member of the Planning and Development Committee.

Meeting Minutes Approval:

The minutes of the May 13th, 2026 meeting were reviewed, with no changes or additions Vogel motion to approve the minutes, seconded by Hancock, all ayes.

Visitors/Guest:

- 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. President Molnar requested 30 days to review and get information from Zoning Inspector, Rex Adkins.

Zoning Update:

- 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.

Village Planner Update: 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 M/I 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.

New/Unfinished Business:

- Hancock suggested that something is added or changed to require more concrete information on property lines when it comes to zoning permits rather than resident word.

Current Operations/Projects:

- None

Hancock made a motion to adjourn the meeting, seconded by Vogel at 6:33PM.

RESPECTFULLY SUBMITTED:

X

President David Molnar

X

Fiscal Officer, Zoe Moran