

Village of Hanover
Planning & Development Meeting Minutes
September 9th, 2026

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

Roll call:

Dave Molnar-Present Bob Meister-Present
Stephanie Hancock-Present Jim Vogel-Present
Bill Sweeney-Present

Additional People Present:

Rex Adkins-Absent
Mayor Hale-Present

Meeting Minutes Approval:

The minutes of the August 12th, 2026 meeting were reviewed, with no changes or additions Sweeney motion to approve the minutes, seconded by Vogel, all ayes.

Visitors/Guest:

- Ella Diehl with The Reporting Project was present. The Reporting Project is a non-profit news organization run through a program at Denison University and staffed by journalism students. Looking to expand reporting and coverage range to all of Licking County including Hanover.

Zoning Update:

- Zoning Permit Application Received Year to Date: 43
- Zoning Permit Issued Year to Date: 20
- Code Enforcement & Zoning Complaints Year to Date: 19
- Code Enforcement & Zoning Complaints Open: 13
- Code Enforcement & Zoning Complaints Closed: 6
- Notice of Violations sent to property owners:
 - 118 Duane summary letter sent reference the multiple zoning & code violations at the property. Update: July-Property owner submitted permit application for fence. August-Property owner still has not complied with permit application procedures to complete the process. September- final letter to property owner being drafted summarizes all Zoning Issues and Code Enforcement issues and what steps need to be taken to resolve these issues prior to any citations issued
 - 2288 W. High St 3 zoning violation notices sent out to property owner reference failure to obtain permits. Update: July- Property owners submitted 4 permit applications. August- Property owners have failed to complete the application process. September- email conversation with owner explaining what needs to be done and waiting on updated documents from him

- 259 New Hope zoning violation notice sent to property owner for failing to obtain a permit for fence. Update: August-Contract submitted application, but has failed to complete the process and completed fence work without an approved permit.
- 714 Colby Way code violation notice sent to property owner about removing trash & rubbish from exterior of property. Update: August-property checked and trash & rubbish removed, still monitoring for issues. September- spoke to property owners about some of the issues at the property and they are working to correct everything
- 154 New Home zoning violation notice sent to property owners reference garage being located on neighboring property. Update: August-property owner has been working with an attorney who was in contact with Lodge's attorney to obtain to resolve the issue. Village attorney updated on situation. September- Village attorney still trying to work it out with other attorneys involved in this matter
- 915 Audrey Lane letter of non-compliance sent to property owner for not complying with conditions of variance, which resulted in 4 zoning permits being revoked. Property owner must comply and continue to comply with conditions of variance to restore non-conforming status of property and zoning permits
- Working on annual review of the Zoning Code regulations. Update: July-review meeting occurred and approximately 30 items were discussed for amends to the zoning code and development standards. August-revisions draft should be completed. September- respectfully asking that ordinance amended Zoning code be tabled by Council until all conflicts between Zoning Code, Development Standards & Sub-Division Regulations can be resolved and a final draft to Council for review and approval
- 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. Update: July- 2 property owners working with an attorney to go after the builder to fix the culvert issue/1 property owner submitted additional documentation reference work that was done on the ditch to address the issues & being reviewed by Village Engineer / 1 property owner is saying the builder advised them they followed what Village said reference culvert pipe size. August- 4 properties given to Village Attorney to address with property owners/1 property Village will address the culvert issue, spoke to property owner to explain what has and will occur / 2 additional compliance letters sent out September- 2 property owners that had the attorney decided to repair their culvert pipes and applied for permits, fees waived with Mayor's approval, corrected culvert pipes should be installed soon.

Village Planner Update:

- Perry Twp. will be on the ballot for zoning in November. Hanover Twp. will likely be next spring for zoning.
- Three minor updates to the zoning, second reading will be tonight.
- Meeting with Village Engineer, Sam Eppley next week to review subdivision regs.

Planning Commission Structure:

- Third reading of legislation will be read for Council this evening to establish and change the Planning & Development Committee to a Planning Commission to better align with Ohio Revised Code.
- Planning Commission will consist of 2 active village residents, 1 Council member, Mayor and 1 general (resident or non-resident). James Vogel and Stephanie Hancock decided to step down which will leave Dave Molnar, Bob Meister, Bill Sweeney, Mayor and 1 Council. Mayor will speak with to Council to see who may be interested.

New Business:

- None

Current Operations/Projects:

- Meeting was held with Seth Elliot, Mayor Hale, President Molnar, and Village Engineer on the proposed development Mr. Elliot is planning for the property located directly behind Village Hall. Mayor Hale showed Planning the plans that were provided. Estimated, 66 homes being put in as raised homes which will be rentals. Majority of property is in the flood zone and will have to be approved by the Army Corps of Engineers. There will also be a concern with the entrance and exit to the property, sewer taps, and added traffic.
- Mayor Hale gave an update to Planning on recent walk through of water project construction completed by Mayor, Village Engineer, Sam and Tyler. Hundreds of pictures and videos were taken to be provided back to Miller Pipeline and Structurepoint to stress the concern of the conditions throughout the entire Village due to their construction. Mayor is continuing to stress to Miller Pipeline, Structurepoint, Licking County, City of Newark that the entire project and the conditions the Village is being left is unacceptable and there is an expectation that all areas touched will need to left as is or better than before the project started.

Hancock made a motion to adjourn the meeting, seconded by Vogel at 6:26PM.

RESPECTFULLY SUBMITTED:

X

President, David Molnar

X

Fiscal Officer, Zoe Moran