

Village of Hanover Planning & Development Meeting

August 8, 2018

Planning Commission President Chris Felumlee called the Village of Hanover Planning & Development Meeting to order at 6:00 pm.

ROLL CALL:

Chris Felumlee- Present
Brett Wright- Absent
Chad Shumaker- Present
Jeff Collins- Present
Brandon Hale- Present
Kim Christian- Present

ADDITIONAL PEOPLE PRESENT:

Village Engineer Consultant: Jeff Carr

APPROVAL OF PRIOR MEETING.

The minutes of the July 11th, 2018 meeting were reviewed with no additions or corrections a motion to accept the minutes was made by Jeff Collins, 2nd by Chad Schumaker, all Ayes.

Zoning Inspector's Report:

Zoning Inspector Kim Christian reported: Sign permit was received from gas station. A new home permit was received for 605 Eric Drive. No permit received from the deck built on Darla Drive. Braunbeck permit, Rocky Fork Dr, will be submitted to Felumlee. Christian verified that the new fee schedule is being used and Carr verified that the correct one is on the website. Carr asked for update on the paving request on N. Main St., Christian stated nothing further to report but she will follow up.

OLD/NEW BUSINESS:

President Felumlee reported that WAHO fees are paid to date. Carr informed that construction progress continues. The pipes, stone and headwalls have been installed and the crew is now working up the hill. He reported that Hainsview PH 5 continues to be at a standstill. An additional Final Plat review has been completed by Jim Roberts with Jobes Henderson and a Pre Con meeting needs to be scheduled to move forward. Felumlee asked if anyone on the Planning Commission had any comments regarding Jim Robert's report. Collins clarified that Ph 5 should be discussed during Planning meeting and not at the Council meeting. Collins clarified to Tate that they could start construction with the steps that have provided in the letter. However, lots cannot be sold. The bond needed for the Final Plat is not needed for construction to begin. Tate reiterated that if he has to get a 120K Bond the development is done. It was clarified that completing the construction of the road and utilities will decrease the cost of the bond. Upon the Developer feeling comfortable with some construction being completed, which will enable the bond amount to be reduce, the Developer can pay the bond at that time. Hale inputted that you can build the entire subdivision at this point without a bond but a lot cannot be sold. Tate clarified that he could have the roads and utility all in place and then he would not need a bond. Collins agreed. Tate question why the bond was needed. The Bond is for the Final Plat. A recorded Final Plat is needed to sell lots. If you get the entire development done you do not need a bond, the bond is to insure that you do not walk away with an unfinished development (roads, utility, sewer) leaving it to the village to complete. Per Collins, what is needed is the correct dollar amount in escrow for inspections, which is approx. 42K, the correct amount is stated in the last letter to Carl. Per Collins, construction can be started tomorrow as long as you meet pre-con requirements. Carr clarified that the letter the Planning Commission sent to you (Carl) that included inspection fees and provided the information needed to start construction. Carr stated shop drawings are also preferred from suppliers. These assist the inspector on materials needed to build structures correctly. Tate also questioned the need for an additional bond on an existing road. Carr stated an additional bond covers damage that construction traffic has on a frequently used road. Planning Commission wanted a dedicated route for the flow of the construction equipment and vehicles. Carr stated if the road is in the Village it is not a bond to replace the entire road. We do not want to destroy a road while creating more roads. Therefore, what would be needed is a road maintance bond. The pre-con meeting will bring discussion to all of these questions. Carr also wanted to make clear that the Final Plat that is drawn up is for Ph 5 A only. Tate confirmed this but

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clarified the entire sewer system will be installed for the entire development. Carr informed to not build roads outside of Ph 5 A. Tate remarked that they would not be building roads for Ph 5 B but it would be impossible to not touch Ph 5 B because the amount of dirt that will need moved. Carr clarified what he told Planning Commission that the developer could start with a smaller part of Ph 5 to reduce cost of bond. Tate respond that they are unable to do this because of the way the sewer must be implemented. Tate at this point is going to take the Final Plat to the bank and informed them that the Plat will not be changed however; it is not recorded, in order to get the financing needed. He has 16 lots already sold; it is just a matter of finishing the subdivision. Carr stated he could come to the Planning Commission at whatever point he think the bond is affordable and request it. Carr requested that Tate send Damon Faulk and himself an email in regards to setting up the pre-con meeting. Collins stated for the record that many agree that the 3 million being used is a high number but as elected officials, all we can do is take the advice of a professional, along with a second opinion from Jobes Henderson, and use this advice to protect the Village. Both professionals came back with the same number.

There was a question from a citizen at the meeting regarding the storage trailers at Family Dollar. It was said that the Family Dollar is in the midst of combining with the Dollar General within the store. Christian stated that Family Dollar did reach out to her to get a temporary sign permit, but she will reach out to see if the trailers are intended to be temporary.

Collins presented the Planning Commission with binders created by ADR that included all of our village regulations. He stated that 15 were assembled and purchased and that each Planning Commission member and Council member will be signing out one for their personal use. He stated there are 15 binders with a table of contents and the most current regulations.

Jeff Collins made a motion to adjourn the meeting, 2nd by Chad Shumaker. All ayes.

RESPECTFULLY SUBMITTED:

President Chris Felumlee

Clerk Nicole D. Gieseler