

# Village of Hanover Planning & Development Meeting

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July 11, 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- Present  
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 June 13th, 2018 meeting were reviewed with no additions or corrections a motion to accept the minutes was made by Brandon Hale, 2nd by Chad Schumaker, all Ayes.

## **Zoning Inspector's Report:**

Zoning Inspector Kim Christian advised that the Whites have changed the location of their house and it meets requirements. She also will continue working through the Sunoco sign issue that has been in question. A public hearing will take place July 25 6:00 pm for variances that pertain to the Bradley residential property on Flowers Drive. It also has been determined that a sign permit for WAHO park at the entrance of the ballfields is not necessary. Zoning map update is in process.

## **OLD/NEW BUSINESS:**

President Felumlee informed that the Final Plat of Hainsview Ph 5 is being reviewed by Jim Roberts and we are waiting for a response. Jeremy Tate was present to represent the Ph 5 development. He reiterated from the previous planning meeting that a sign plat is needed to begin selling lots. The Village Solicitor was spoken with and a Resolution was to be present at this meeting. Engineering Consultant Carr advised the Resolution was submitted to Solicitor Morrison by Attorney Untied and Morrison is reviewing. Tate informed the developer and others involved are waiting to move forward. Carr advised that ADR Engineer Jeremy Osborn informed there are easement issues per Brian Smart going from Phase 5 to Phase 4. In addition, the Dedication Statement on the Plat needs modified to match the Resolution. One states utilities included and one does not. Osborn indicated to Tate that only the Mylar Map is needed therefore the Final Plat was presented to the Village. Carr stated that is not correct, comments need received from Roberts and then sent to Osborn. In conclusion per Carr, the Dedication, a Performance Bond and Resolution all need to be consistent and available along with Jim Roberts final response to the Final Plat before Final Plat can be signed off on. Furthermore, Carr advised that construction typically begins prior to Final Plat being signed. Meaning gravel is down and base asphalt before Final Plat is signed. The bond covers the initial construction. From there the Final Plat is signed before lots are sold. The bond at that time is for only what is remaining. Discussion took place regarding the needed bond. Carr stated it's up to Planning to decide if they want to except the bond and approve the Final Plat now or wait until construction is in progress. Typically, lots are not sold and building permits are not issued until the initial construction is done. Tate advised Solicitor Morrison informed him last week that this is not the case and that is why he could move forward with drawing up the Resolution. Carr stated it can be done as Morrison stated, but we will need 100% bonding and the Dedication problem changed in order to do so. Planning will have the final say on how to proceed. Pres Felumlee stated a decision needs to be made by Planning, the verbiage does need changed to accept the Dedication to cover the Village, and comments are needed back from Roberts review of the Final Plat. Village interest needs to be kept in mind. Tate requested a signed list from the Village of what exactly is needed to move forward after tonight's meeting.

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A WAHO park update was given by Engineer Consultant Carr. He advised the bike path being built as part of WAHO Park has been delayed due to weather. Tate advised the water issue with WAHO Park is resolved. It is unknown when Layton is moving back in.

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

RESPECTFULLY SUBMITTED:

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President Chris Felumlee

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Clerk Nicole D. Gieseler