

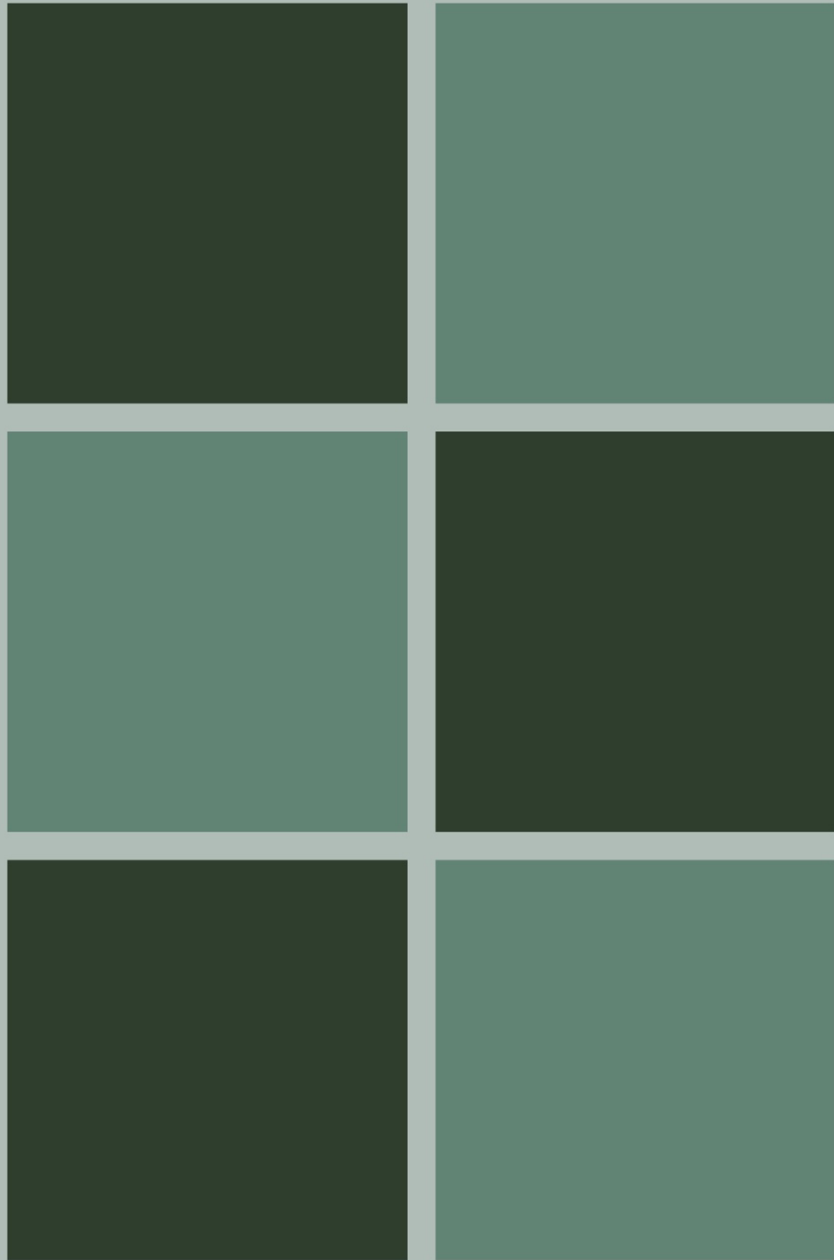
# HANOVER TOWNSHIP COMPREHENSIVE PLAN

Adopted: December 3, 2023



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# **ELEMENT 1**

## INTRODUCTION

# ELEMENT 1. INTRODUCTION

## 1.01 | INTRODUCTION TO HANOVER TOWNSHIP

Hanover Township is in eastern Licking County. The Township 25.2 square miles and is predominately farmland, large lot homes and scattered areas of suburban subdivisions. Hanover is the largest village with a population of 1,278 based on 2020 US Census data.

## 1.02 | ABOUT HANOVER TOWNSHIP

Considered part of the Columbus, Ohio metro region, Hanover Township is in eastern Licking County.

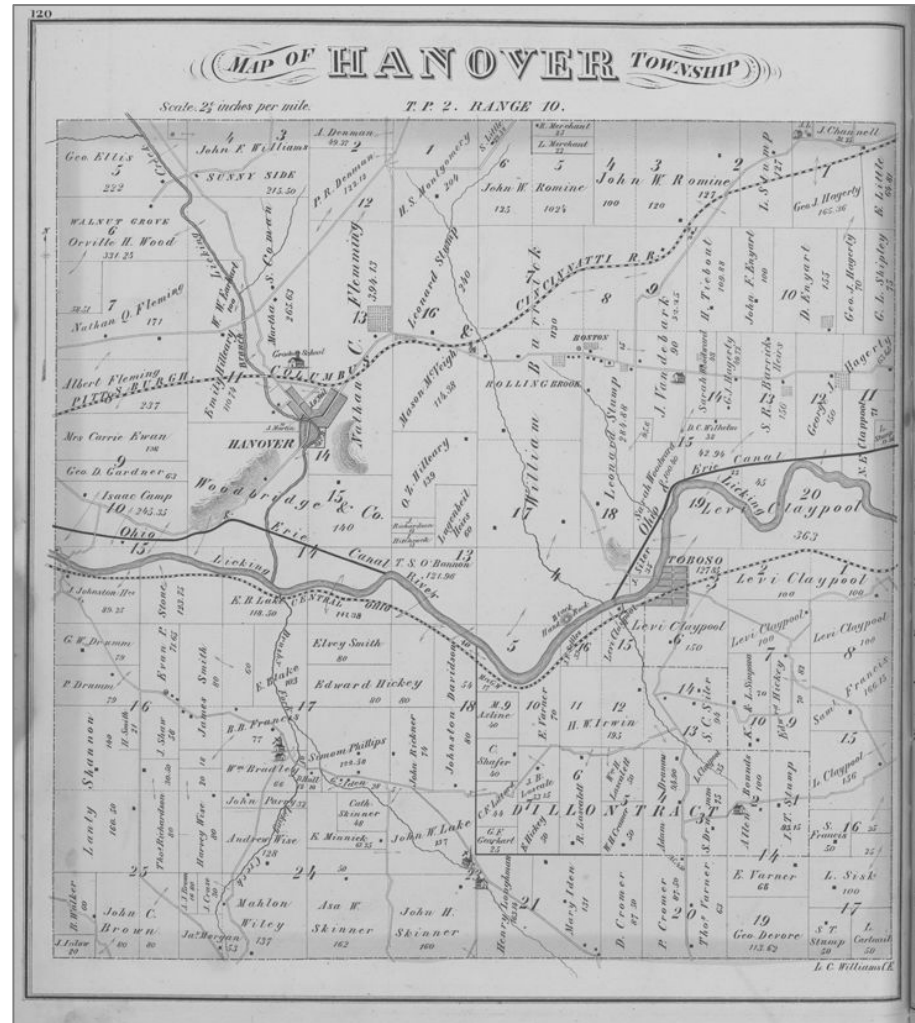
Bordered to the west by Madison Township, to the north by Perry Township, to the south by Hopewell Township and to the east by Muskingum County.

The Township has direct access SR-16 and SR-146.

Hanover Township lies entirely within Licking Valley School District.

## 1.03 | HANOVER TOWNSHIP IS HOME

People often find that Hanover Township with its rural, slower paced lifestyle provides many benefits and a sense of contentment that they may not be able to find in a more urban setting. It can be a relief to be away from the hustle and bustle of the city, and to be able to enjoy the simpler things in life. The rural lifestyle often allows people to develop a closer relationship with nature, and to enjoy the beauty of the countryside on a day-to-day basis. It can also be a great way to connect with the local community and to build strong connections with people who have similar values and interests. Furthermore, the slower pace of life may allow for people to take the time to appreciate the little things in life and to find a sense of peace and serenity.

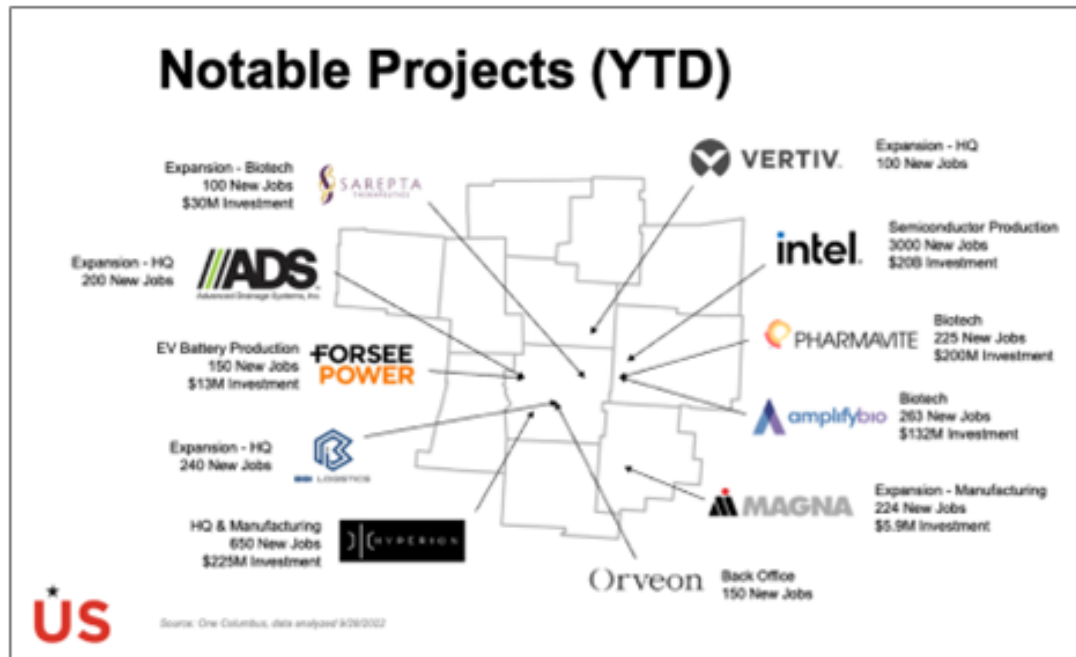


## 1.04 | PREPARATION BEGINS NOW

In recent years, land development in western and central Licking County has become increasingly popular. Unfortunately, this new trend often comes with a lack of proper planning, resulting in the development of landscapes without any thought to their overall impact. This type of unplanned land development can have serious repercussions for the environment and local communities, as it often fails to consider the consequences that its actions may bring about. For example, an area may be developed without proper infrastructure in place (or plans to put in place), such as roads or water services, leading to inadequate utilities being provided for local residents. Furthermore, it's not uncommon for these developments to occur on fragile terrain that has been disturbed by human interference before - further damaging nature and potentially impacting species survival. Unplanned land development can also lead to an increase in traffic and noise pollution due to the additional vehicles now needed within the area; this can then have a detrimental effect on people's quality of life within that region.

## 1.05 | CENTRAL OHIO REGION

Knowing Hanover Township is an attractive option to growing families and others looking for a rural lifestyle, the Hanover Township Board of Trustees began the process of creating this comprehensive plan in the winter of 2022 with the assistance of Neighborhood Strategies.



The Central Ohio region continues to grow and is on track to exceed three million residents by 2050, based on the most recent data from the Mid-Ohio Regional Planning Commission (MORPC).

The most recent modeling projections of 3.15 million for the 15-county region represents a slight uptick from previous projections. Over the next 25 years, the Central Ohio region will see a growth of 726,000 people, which equates to 272,000 additional households and 357,000 additional workers.

Central Ohio is expected to keep growing at an even-faster pace as mega projects like Intel's semiconductor plant in the City of New Albany come online. The employment at Intel in 10 years, if they completely follow through with

their plans, could be around 12,000 according to economist Bill LaFayette, owner of Regionomics which focuses on economic development strategy and local economies. It can only be assumed the newly created jobs in the region will drive up the population of Etna Township. At the time of this plan, it was too early to know exactly how many people will move to Etna Township. However, proximity to Intel’s factory will in no doubt impact the population growth in the Township.

In addition to Intel, there are many major projects in some stage of construction in the central Ohio including Honda/LG, Ohio State Wexner Medical Center, John Glenn International Airport, and Silicon Heartland Innovation Park.

	2018	2050	INCREASE
<b>POPULATION</b>	2,373,300	3,007,3000	634,000
<b>HOUSEHOLDS</b>	920,878	1,168,878	248,000
<b>JOBS</b>	1,196,303	1,490,303	294,000

Source: Mid-Ohio Regional Planning Commission (MORPC)

### 1.06 | INTEL CORPORATION LOCATES IN WESTERN LICKING COUNTY

Intel Corporation, one of the world’s leading technology companies, has recently announced plans to bring its cutting-edge innovations to New Albany, Ohio. This move will not only create thousands of jobs across the state but also make Ohio an even more attractive destination for tech investments and talent.

This construction will build upon Intel’s existing presence in the state, which includes locations in Hudson and Dayton, as well as its site located in Hillsboro, Oregon. The \$20 billion investment will be used to construct two new advanced manufacturing facilities: a 3D packaging plant and a research and development center. Together, these facilities are expected to deliver up to 12,000 permanent jobs once they are completed.

Hanover Township is part of the Columbus (OH) metro region which is expected to grow by more than 500,000 people and add an additional 300,000 jobs by 2050. Continued regional economic success will play a role on the pressures faced by Hanover Township.

This document will provide local and regional policy makers, business leaders, developers, and public stakeholders with a clear and objective understanding of the impacts of varying growth and public investment decisions.



## 1.07 | THE PURPOSE AND USE OF A COMPREHENSIVE PLAN

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### *PURPOSE*

The comprehensive plan should be used as a guide for public decisions that affect the physical development and maintenance of the Township. For example, the plan may be used as a basis for:

1. Development of detailed physical plans for sub-areas of the Township;
2. Analysis of subdivision regulations, zoning standards and maps, and other implementation tools;
3. The location and design of thoroughfares and implementation of other major transportation facilities and programs;
4. Identification of areas to be served with utility development and extensions;
5. The acquisition and development of sites for community facilities;
6. The acquisition and protection of major open space;
7. Provision of a framework by which short-range plans (zoning requests, subdivision review, site plan analysis), and day-to-day decisions can be evaluated regarding their long-range benefit to the community; and,
8. Preparation of zoning regulations so they can be adopted in accordance with a comprehensive plan.



## USE

The maps and figures that describe the recommended locations of various land uses and facilities should not be assumed to be entirety of the plan. They are only one component of the comprehensive plan. The primary role is to show how policies and standards are to be applied to the actual physical form of the community. Recognize, however, that commitment of citizens to planning is fundamental to the implementation of the recommendations made by maps, figures, and other components of the plan. Keeping in mind the welfare of the total community in the decision-making process, a user of the comprehensive plan is encouraged to consider the following procedural steps:

- STEP 1 Refer to the future land use plan text and map to ensure over-all consistency of pending decisions with the plan;
- STEP 2 Refer to the other elements of the plan (i.e., residential, commercial, transportation, etc.) for appropriate goals, objectives and policies;
- STEP 3 Refer to related plans, technical information and/or individualized characteristics of the issue under study;
- STEP 4 Assess the public interest, the technical nature and/or time constraints of the issue under study; and,
- STEP 5 Evaluate information and take appropriate planning and decision-making action. Used in this manner, the community's comprehensive plan will aid in implementing a sound growth-management program.

### 1.08 | WHY ADOPT A COMPREHENSIVE PLAN?

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With or without a comprehensive plan, local officials should base their decisions on what they perceive to be best for the community's future. But how can officials demonstrate that these decisions are neither arbitrary nor biased, and that they do in fact represent the community's best interest? A comprehensive plan is a legally and locally adopted document, and a committee of residents using public input formulates it. As such, courts have consistently upheld decisions that are based on the recommendations of a comprehensive plan. In fact, Ohio law goes as far as to necessitate comprehensive planning for townships that implement zoning.

According to Chapter 519.02 of the Ohio Revised Code, "For the purpose of promoting the public health, safety, and morals, the board of township trustees may in accordance with a comprehensive plan regulate by resolution the...uses of land for trade, industry, residence, recreation, or other purposes in the unincorporated territory of such township..."

Many communities regard comprehensive planning as unnecessary until there is some evidence that change is imminent. In doing so, they fail to realize that the very purpose of comprehensive planning is to be proactive in influencing the community's future.

Although Hanover Township is not facing immediate growth pressure, the time to plan for future growth and development is now.

The widening of State Route 161, continued location of businesses to the New Albany International Beauty Park and regional economic successes, plus the attractive rural and small-town character of the area are likely to result in significant growth within the

next five years. As growth and development occur, township residents will benefit from an established plan that was designed to protect the community in the face of change.

## 1.09 | GUIDING PRINCIPLES

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The vision and goals in the following chapters are the foundation for the Land Use Plan, which is the central element of this Comprehensive Plan.

The designation of each parcel within unincorporated Hanover Township into a specific land use category, as expressed on the Future Land Use map is intended to provide the framework for the continuing sustainable development and redevelopment of the community, and for the coordination between the Township and its neighboring cities.

In general, the community planning decision-making process should, first and foremost, be concerned with the long-term sustainability of our communities, environment, and economy. Physical solutions by themselves will not solve all problems. A coherent and supportive physical framework should be established to provide economic vitality, community stability, and environmental health. Below are the general guiding principles that are woven through the Hanover Township Comprehensive Plan. These principles should be challenged against any new development within the Township.

### *PLANS & IMPLEMENTATION*

1. Township planning decisions which affect neighboring communities should consider multi-jurisdictional impacts.
2. Township comprehensive plan should be reviewed periodically and updated as necessary to remain viable documents.
3. Township zoning resolution should be reviewed periodically and updated as necessary to ensure they are consistent with the comprehensive plan
4. Township zoning resolution should be consistent with the Township comprehensive plan.
5. Township zoning decisions should be consistent with the current Township comprehensive plan
6. The Township comprehensive plan should be accompanied by an action strategy that specifies individual tasks, timing, and responsibilities for implementation.
7. The Township comprehensive plan and zoning resolution should include interpretive graphics conveying standards and design guidelines

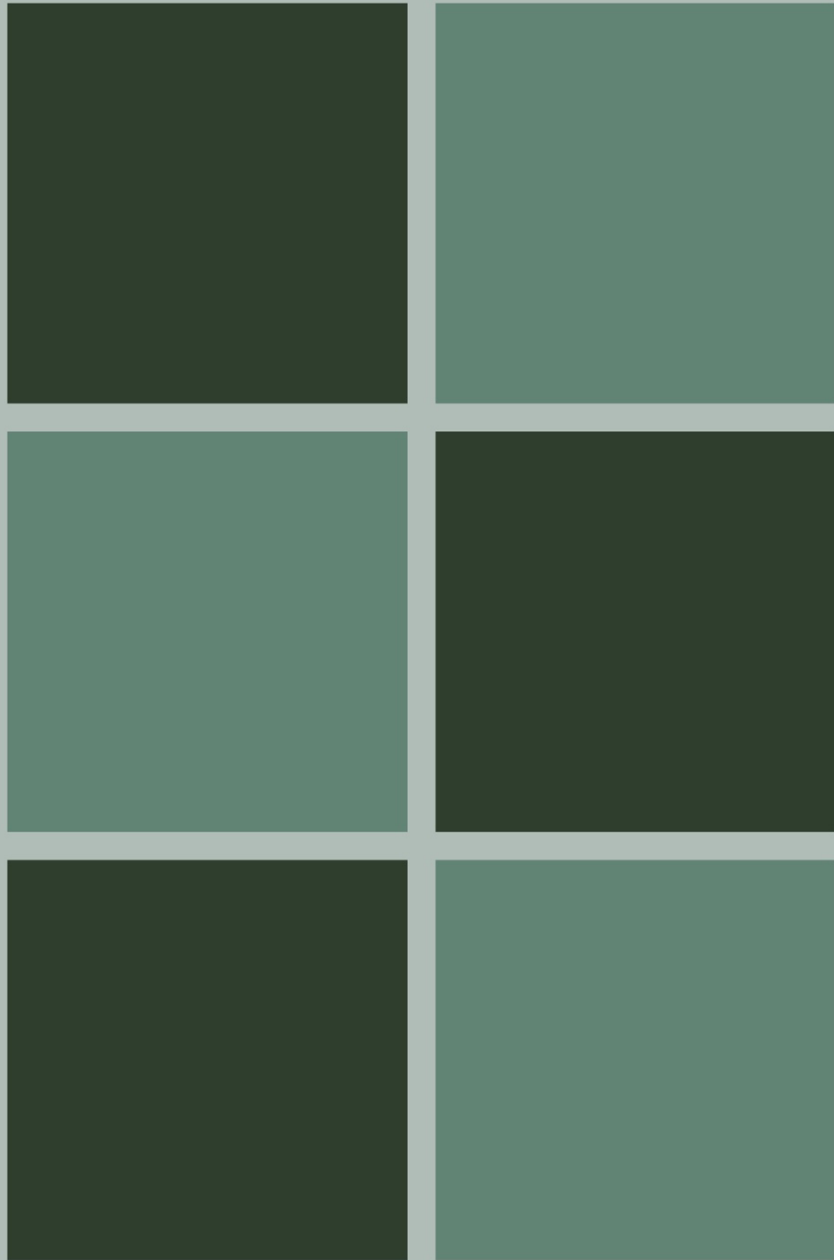
### *ENVIROMENT*

1. Community planning should recognize that natural resources are system-dependent, not limited to jurisdictional boundaries.
2. Lands with unique or sensitive resources should be preserved in their natural state.
3. The health and quality of the natural resource base are directly related to public health, welfare, and economic growth.

4. Natural resource areas, farmlands and open space characterize the rural landscape. They are important and useful in shaping development and maintaining and establishing a rural community character.
5. To preserve rural community character, site design should encourage clustering of development and preservation of open space.
6. To preserve rural community character, site design should include desirable views and vistas across water features and farmlands.
7. Natural resources are limited in their ability to accommodate development without incurring damage. Development within our natural environments should occur in a balanced and sustainable manner.
8. Sensitive and fragile lands should be protected from degradation.
9. Wildlife habitat corridors should be interwoven with development to achieve environmental balance and maintain biodiversity.

#### *INFRASTRUCTURE*

1. Development should be directed to areas serviced by adequate roads, water, sewers, and utilities.
2. Expansion and upgrading of public roads, water and sewer services should be planned to strategically direct growth.
3. Public transportation should connect homes to jobs, community center and cultural, recreational, educational and institutional facilities.
4. A comprehensive transportation plan should support a unified, long-term vision of how the land is to be used.
5. Non-motorized transportation should be accommodated in new road corridors and strategically retrofitted into existing transit corridors and greenway linkages.
6. The number and frequency of automobile access driveways along road corridors should be minimized.



# **ELEMENT 2**

## DEMOGRPAHICS

## ELEMENT 2. DEMOGRAPHICS

### 2.01 | POPULATION AND HOUSING UNITS<sup>1</sup>

- The population of Hanover Township is 3,017 as of the 2021 American Community Survey. In 2010, the population was 2,705 so there has been significant growth.
- The median age is 40.1 with 62% of the population between 18-64.
- 52% of the population is male and 48% female.
- 97% of the population is white.
- There are 1,066 households with 2.8 persons per household.
- 63% are married and 37% are unmarried.
- Hanover Township has 1,178 housing units of which 90% are occupied and 86% are owner occupied. 88% are single units and the balance are multi-family units and mobile homes.
- The median value of owner occupied housing units in Hanover Township is \$185,600.

Home Value	Percent of Units
Under \$100k	10%
\$100k-200k	45%
\$200k-300k	17%
\$300k-400k	20%
400k-500k	7%
\$500k-1m	2%

Table 1 Township Home Value

### 2.02 | INCOME AND POVERTY

- The median household income in Hanover Township is \$80,956 and per capita income is \$33,084.
- 5% of the population is below the poverty line which is considerably lower than the Licking County rate of 9.5%

Income	Percent of Population
Under \$50K	22%
\$50K - \$100k	35%
\$100k - \$200k	42%
Over 200k	1%

Table 2 Per Capita Income

### 2.03 | EMPLOYMENT

Due to COVID-19 pandemic, employment statistics have been skewed due to the high number of individuals quitting their jobs, unable to work or choosing to switch professions. According to the 2020 census, the class of worker in Hanover Township is broken down into the following categories:

- Employee of private company workers - 66.4%
- Self-employed in own incorporated business workers - 0.1%

<sup>1</sup> U.S. Census Bureau (2021). American Community Survey 5-year estimates

- Private not-for-profit wage and salary workers - 11.8%
- Local, state, and federal government workers - 17.6%
- Self-employed in own not incorporated business workers and unpaid family workers - 4.2%

## 2.04 | COMMUTING

- Due to the rural nature of Hanover Township, most people commute to and from work by themselves. Over 88% drove to work alone while 3.8% used a carpool.
- Working from home has increased due to COVID-19. 6.7% reported they work from home.
- 0% of workers used public transportation as an alternative to single use vehicles.
- The average travel time to work is 32 minutes compared to Licking County’s travel time of 27 minutes.

## 2.05 | INDUSTRY & OCCUPATION

Residents (over age 16) of Hanover Township are employed in a wide variety of industry. The largest is management, business, science, and arts occupations with 496 employees.

- Management, business, science, and arts occupations – 496
- Sales and office occupations-323
- Service occupations – 314
- Natural resources, construction, and maintenance occupations – 222
- Production, transportation, and material moving occupations – 180

## 2.06 | EDUCATION

95.1% of Hanover Township residents are high school graduates or higher which is higher than the 92.8% for Licking County. However, Hanover Township residents have a lower percentage of bachelor’s degrees or higher (18.5%) when comparing to Licking County’s rate of 28.6%.

Education Level	Percentage of Population
No degree	5%
High school	45%
Some college	31%
Bachelor’s	15%
Post-grad	3%

*Table 3 Population by Highest Level of Education*



**ELEMENT 3**  
LAND USE &  
GROWTH  
MANAGEMENT

# ELEMENT 3. LAND USE & GROWTH MANAGEMENT

Land use and growth management help a community decide how to use the land. This includes things like deciding where homes, businesses, parks and roads will go. It also helps the community plan for future growth.

## 3.01 | COST OF COMMUNITY SERVICES

Cost of community services studies from 25 states show that, on average, the median cost per dollar of revenue raised to provide public services for commercial and industrial lands was \$0.30, for working and open space lands was \$0.37, and for residential lands was \$1.16.<sup>2</sup>

## 3.02 | FUTURE LAND USE MAP VS ZONING MAP

The Future Land Use Map (FLUM) is the primary guide to the future physical development of the Township. The map and its land use designations describe the desired types, intensity and spatial arrangement of the Township’s land uses to achieve the vision described in this plan.

Cost Per Dollar of Revenue Raised

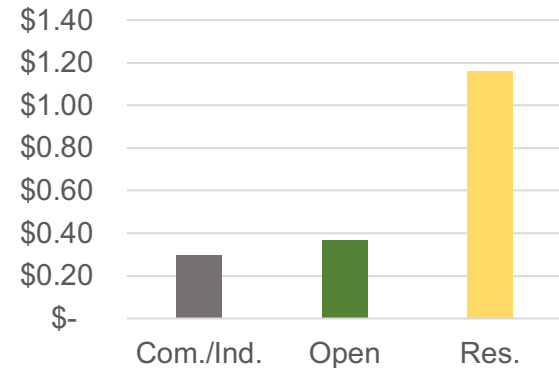


Table 4 Cost of Community Services

WHAT THE FLUM DOES	WHAT THE FLUM DOES NOT DO
Serves as a guide for future decisions about zoning, development, and infrastructure investments	NOT a zoning map
Describes intended use and character attributes for future development throughout the Village	Not a mandate for development nor redevelopment
Is related to zoning, but serves a different purpose	Does NOT change property rights allowed by zoning in place today

The Future Land Use Map is a policy guide and is not the same as the Zoning Map. The differences include:

<sup>2</sup> Source: American Farmland Trust



FLUM AND COMPREHENSIVE PLAN	ZONING MAP AND RESOLUTION
<p><b>FUTURE.</b> Describes land uses and physical characteristics intended in an area in the future.</p>	<p><b>TODAY.</b> Defines land uses and development characteristics allowed on a specific site today.</p>
<p><b>GENERAL INTENT.</b> Describes general land uses, physical characteristics, and other considerations</p>	<p><b>SPECIFIC REQUIREMENTS/ALLOWANCES.</b> Defines specific permitted or conditional land uses, minimum and maximum structure size, required architectural and site design features, and review procedures.</p>
<p><b>GENERAL LOCATIONS.</b> Not parcel specific.</p>	<p><b>SITE SPECIFIC.</b> Each parcel of land is assigned a specific zoning district.</p>
<p><b>A FLEXIBLE GUIDE.</b> Makes recommendations about the future, but is not legally binding. Adopted by Trustees as a guide. Zoning changes should be “in accordance with” the Plan.</p>	<p><b>A LAW.</b> The map and zoning resolution are legal documents adopted by City Council.</p>

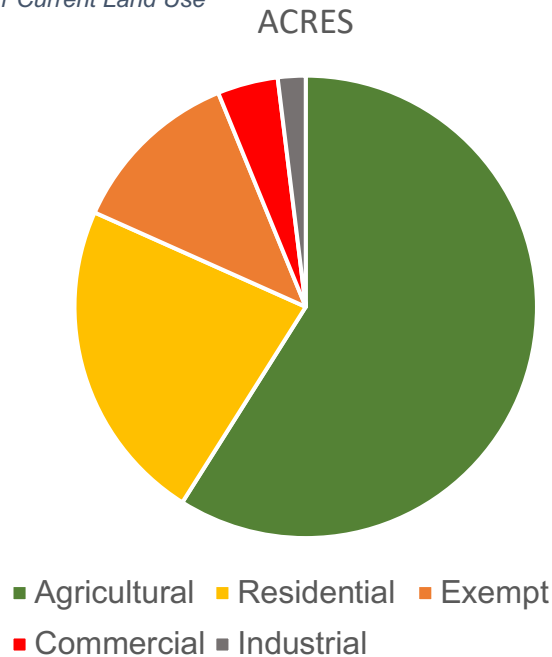
### 3.04 | CURRENT LAND USE

Each separate parcel of real property with improvements shall be classified according to its principal and current use, and each vacant parcel of land shall be classified in accordance with its location and its highest and best probable legal use. In the case where a single parcel has multiple uses the principal use shall be the use to which the greatest percentage of the value of the parcel is devoted. The following definitions shall be used by the county auditor to determine the proper classification of each such parcel of real property:

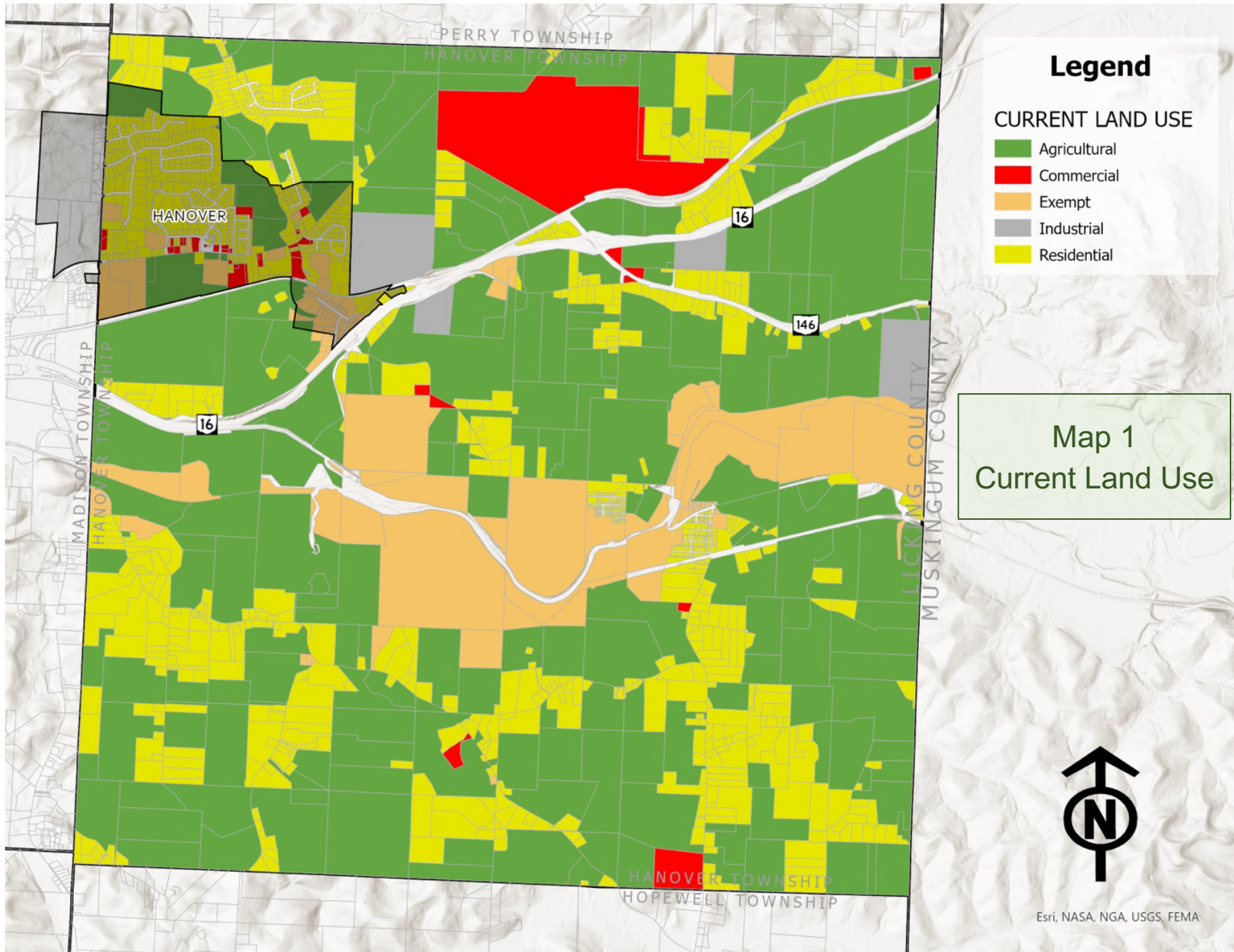
1. "Agricultural land and improvements" - The land and improvements to land used for agricultural purposes, including, but not limited to, general crop farming, dairying, animal and poultry husbandry, market and vegetable gardening, floriculture, nurseries, fruit and nut orchards, vineyards and forestry.

2. "Mineral land and improvement" - Land, and the buildings and improvements thereon, used for mining coal and other minerals as well as the production of oil and gas including the rights to mine and produce such minerals whether separated from the fee or not.
3. "Industrial land and improvements" - The land and improvements to land used for manufacturing, processing, or refining foods and materials, and warehouses used in connection therewith.
4. "Commercial land and improvements" - The land and improvements to land which are owned or occupied for general commercial and income producing purposes and where production of income is a factor to be considered in arriving at true value, including, but not limited to, apartment houses, hotels, motels, theaters, office buildings, warehouses, retail and wholesale stores, bank buildings, commercial garages, commercial parking lots, and shopping centers.
5. "Residential land and improvements" - The land and improvements to the land used and occupied by one, two, or three families.

Figure 1 Current Land Use



CLASS	PARCELS	ACRES	PERCENT
Agricultural	212	9,101	59%
Residential	1,439	3,508	23%
Exempt	159	1,872	4%
Commercial	42	653	4%
Industrial	4	299	2%



### 3.05 | FUTURE LAND USE

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A good plan seeks a balance in land uses that have potential for conflict, sustains quality growth, and is broad enough to anticipate a wide array of situations.

Comprehensive land use plans of decades past relied heavily on maps, showing where various land uses were allowed. But this was found to be a rigid method of planning, not responsive to market forces and environmental conditions. Today, principles upon which decisions can be made provide more flexibility, self-determination, and transparent values.

Developers are encouraged to work with the Township, the school district, and other public bodies, so that appropriate decisions are made in concert with the timing of new development. This process ensures that new development and existing development can be served by adequate roads, septic sewer systems, schools, and public services. Thus, new development can proceed without over-extending the existing infrastructure and educational and public service systems which benefit existing residents and businesses.

A creative partnership between government and the private sector can provide the physical, social and government structure needed to ensure a well-run, pleasant community in the future.

### 3.06 | FUTURE LAND USE CATEGORIES

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The Future Land Use map of Hanover Township includes six (6) different future land use categories. The categories are as follows:

1. Rural
2. Rural Service
3. Exempt
4. Industrial
5. Residential
6. Park & Open Space

The following paragraphs provide general descriptions of the various land uses that are provided for on the Future Land Use Map. These descriptions should be considered in conjunction with the Future Land Use Map, as the name of each proposed land use classification may not be entirely representative of the intent of the plan.

**RURAL** - The large area of the Township that remains as active farmland. Includes agricultural and rural activities, farmsteads, home occupations, scattered ag-related facilities or businesses. Little new residential development is anticipated in this area, although small residential clusters may be allowed under some circumstances in areas not well-suited for farming. Commercial or other non-agricultural uses are not appropriate for this district. Recommended housing density is 1 unit per 35 acres (gross).

**RURAL SERVICE** – Centered primarily around the SR 146/SR 16 intersection, the commercial district should allow commercial, office, service development, along with limited production in some settings. This category will apply primarily to existing commercial corridors along major highways or new commercial areas.

**EXEMPT** – Property currently owned by a governmental entity including but not limited to the federal, state or local government, school district, or other real estate tax-exempt entity or organization.

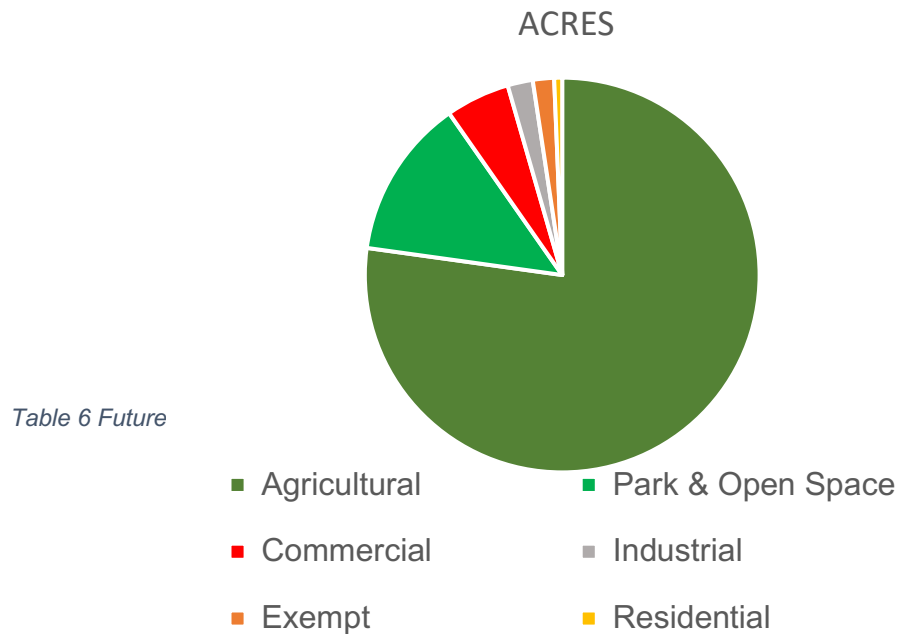
**INDUSTRIAL** - Light industry and manufacturing, assembly and wholesale uses; office and research facilities, limited retail and services. Most activities (except for limited outdoor storage) take place within enclosed buildings.

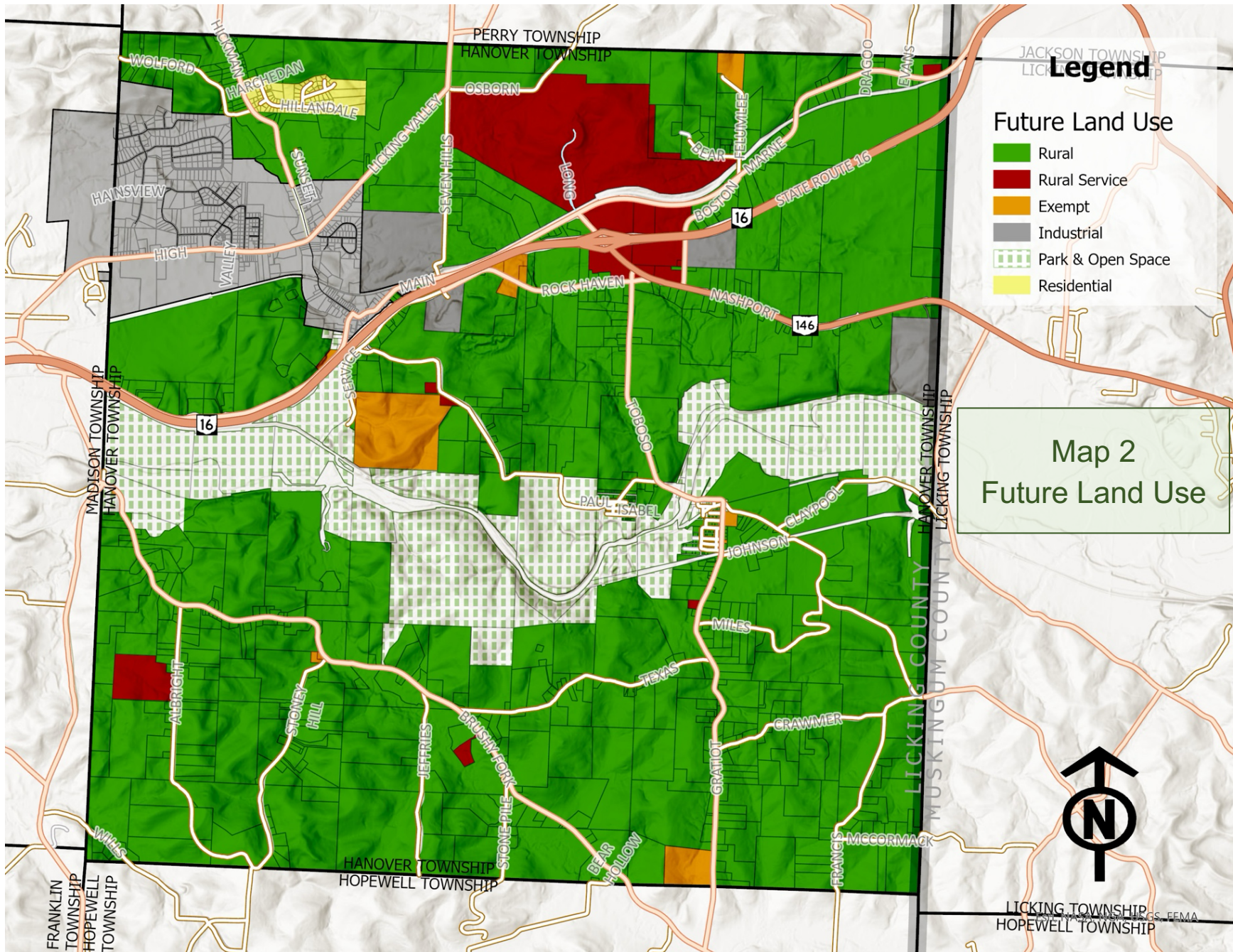
**RESIDENTIAL** - This district is intended to provide for very low-density residential development, with on-site well and septic systems. There is an emphasis on retaining natural features. The recommended housing density is 1 unit per 5 acres.

**PARK & OPEN SPACE** – The center of Hanover Township is contained with FEMA designated flood plain areas. It is also the location of the State of Ohio Backhand Gorge State Nature Preserve. Most of the land that is designated as Park and Open Space should remain as passive recreation by keeping it in its natural state.

CLASS	ACRES	PERCENT
Rural	11,229	77%
Park & Open Space	1,905	13%
Rural Service	764	5%
Industrial	300	2%
Exempt	253	2%
Residential	95	1%

Figure 2 Future Land Use





### 3.07 | AMENDMENTS TO THE FUTURE LAND USE MAP

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Anyone wishing to change the future land use map designation of a property shall have the burden for justifying the amendment including identifying specific reasons warranting the amendment. Therefore, unless waived by the Board of Trustees, as part of the Future Land Use Map (FLUM) change request, anyone wishing to amend the future land use map shall provide justification for the proposed change by providing the following required items along with any supporting data and information:

STEP 1. Describe why the proposed change is needed, including any change in circumstances to the property or the neighborhood/area in which the property is located that warrant a change in the FLUM designation.

STEP 2. Describe how the proposed amendment to the FLUM is compatible with the goals, objectives, and policies of the Comprehensive Plan.

STEP 3. Describe how the proposed amendment is compatible with the FLUM designations within the immediate vicinity of the property subject to the proposed change and will not lead to undesirable changes to established residential neighborhoods.

STEP 4. Provide School Impact Analysis, if allowable residential density is increased, indicating number of potential dwelling units by type.

STEP 5. Provide data and analysis of the impacts on non-educational school facilities and services. This analysis should show the availability of and demand on the following: sanitary sewer, solid waste, drainage, potable water, roads, and recreation, as appropriate. The demand estimates should be based on the change in demand over the current land use designation for the property and clearly spell out the assumptions used in the demand and availability analysis.

### 3.08 | ALTERNATIVE DESIGN FOR RESIDENTIAL DEVELOPMENT

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**Conservation Design** is an innovative and sustainable approach to land development that aims to preserve natural landscapes, protect ecosystems, and maintain biodiversity while accommodating growth and development. This design strategy contrasts sharply with typical subdivision design, which often prioritizes maximizing the number of lots over environmental considerations. Here, we explore the principles of conservation design and highlight the differences between typical subdivision design and conservation design.

#### **Key Principles of Conservation Design**

1. **Preservation of Natural Features:** Conservation design prioritizes the preservation of natural features such as wetlands, woodlands, streams, and wildlife habitats. This is achieved by identifying and protecting these areas during the planning and development process.

2. **Cluster Development:** Homes and buildings are clustered on smaller portions of the land, leaving larger areas of open space untouched. This reduces the overall footprint of development and minimizes environmental impact.
3. **Open Space Preservation:** A significant portion of the development site is set aside as open space, which can be used for recreation, conservation, or agriculture. This open space is often managed by homeowners' associations, land trusts, or municipalities.
4. **Sustainable Infrastructure:** Conservation design promotes the use of sustainable infrastructure, such as permeable pavements, green roofs, and natural stormwater management systems like rain gardens and bioswales.
5. **Community and Connectivity:** These designs encourage community interaction and connectivity through the creation of trails, parks, and communal spaces that enhance the quality of life for residents.

### Typical Subdivision Design vs. Conservation Design

#### 1. Land Utilization:

- **Typical Subdivision Design:** Prioritizes maximizing the number of individual lots. Large areas are often cleared for housing, streets, and utilities, with minimal regard for natural features.
- **Conservation Design:** Focuses on preserving a significant portion of the site in its natural state. Development is concentrated in smaller, more compact areas.

#### 2. Environmental Impact:

- **Typical Subdivision Design:** Often leads to habitat fragmentation, increased stormwater runoff, and loss of biodiversity due to extensive land clearing and impervious surfaces.
- **Conservation Design:** Minimizes environmental impact by preserving critical habitats, reducing impervious surfaces, and maintaining natural hydrology.

#### 3. Aesthetics and Quality of Life:

- **Typical Subdivision Design:** Generally features uniform lot sizes and designs, which can lead to a monotonous landscape with limited recreational space.
- **Conservation Design:** Offers diverse and scenic landscapes with ample open space for recreation and aesthetic enjoyment, enhancing residents' quality of life.

#### 4. Infrastructure and Costs:



- **Typical Subdivision Design:** Requires extensive infrastructure development, including roads, sewers, and utilities, which can be costly and environmentally disruptive.
- **Conservation Design:** Reduces infrastructure needs by clustering development, which can lower costs and minimize ecological disturbance.

### Benefits of Conservation Design

- **Environmental Protection:** By preserving natural areas, conservation design helps protect water quality, reduce flood risks, and maintain local wildlife populations.
- **Economic Value:** Properties in conservation developments often have higher market values due to their proximity to preserved open spaces and enhanced aesthetic appeal.
- **Health and Well-being:** Access to natural areas and recreational spaces promotes physical activity, mental well-being, and a stronger sense of community.

Conservation design represents a forward-thinking approach to land development that balances human needs with environmental stewardship. By focusing on preserving natural landscapes and creating sustainable communities, conservation design offers a viable alternative to typical subdivision practices, fostering a harmonious relationship between development and nature. As communities and developers increasingly recognize the long-term benefits of this approach, conservation design is poised to become a cornerstone of sustainable urban planning and development.

## 3.09 | LAND USE POLICY

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### 1. Lot Size and Density Requirements:

- a. Establish minimum lot sizes and density restrictions to maintain rural character and ensure sustainable growth.

### 2. Open Space Preservation:

- a. Require developers to set aside land for open space or conservation easements.
- b. Promote cluster development to preserve larger areas of open space.

### 3. Infrastructure and Services:

- a. Ensure adequate infrastructure, including roads, water, and sewage systems, before approving new developments.
- b. Encourage sustainable infrastructure, such as rainwater harvesting and on-site wastewater treatment.

**4. Affordability and Housing Diversity:**

- a. Promote a mix of housing types and sizes to accommodate various income levels and household needs.

**5. Location and Scale of Retail Development:**

- a. Concentrate retail development in designated traffic corridors or commercial zones to prevent sprawl.
- b. Limit the size of retail establishments to maintain small-town character and support local businesses.

**6. Design and Aesthetics for Retail and Commercial Development:**

- a. Implement architectural guidelines reflecting the rural and historical character.
- b. Require high-quality landscaping, signage, and lighting to enhance visual appeal.

**7. Parking and Access:**

- a. Design parking areas to minimize visual impact, using rear or side parking and landscaped buffers.
- b. Ensure safe and convenient access for pedestrians, cyclists, and vehicles.

**8. Economic Development:**

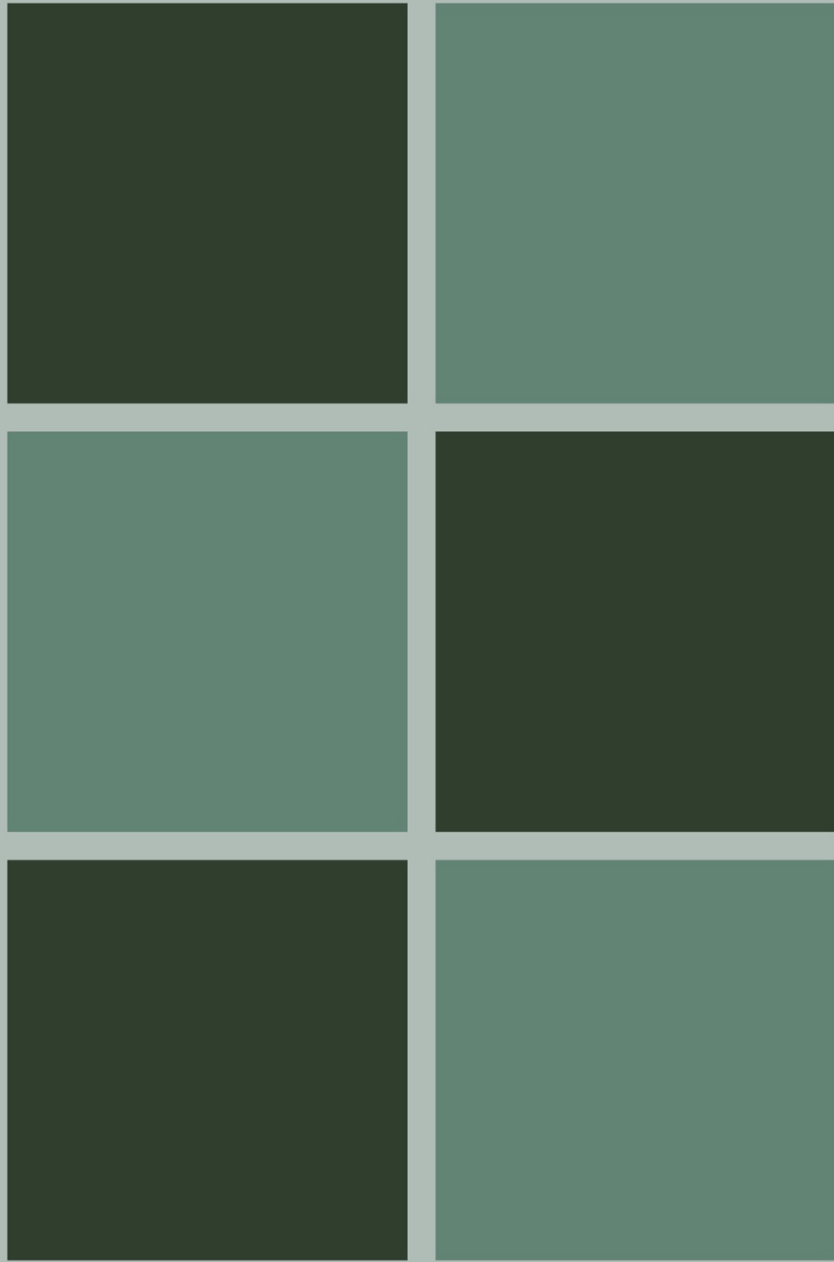
- a. Consider mixed-use developments combining retail, office, and residential uses.

**9. Zoning Resolution:**

- a. Designate specific areas for commercial development to prevent encroachment into residential or agricultural zones.
- b. Establish clear zoning regulations defining allowable uses, building heights, and setbacks.

**10. Traffic and Transportation:**

- a. Require traffic impact assessments for new developments to ensure road capacity.
- b. Promote alternative transportation options, such as bike lanes and public transit.



**ELEMENT 4**  
TRANSPORTATION

## ELEMENT 4. TRANSPORTATION

Transportation is essential for the efficient functioning of any community. It is the means by which people, goods, and services are able to move between different locations. Without transportation, it would be impossible to access essential resources, conduct trade, and maintain social connections. Transportation also helps to reduce the cost of living by providing access to cheaper goods and services that may not be available locally. In addition, transportation allows for the safe and efficient movement of people, including those with disabilities, who may not be able to travel otherwise. Furthermore, transportation can help to reduce environmental impacts by providing efficient, low-pollution forms of transportation. Ultimately, transportation is an essential component of any functioning community, and its importance should not be underestimated.

### 4.01 | TOWNSHIP ROAD SYSTEM

Care and maintenance of the township road system is the largest function of townships today. Hanover Township maintains 67 miles of roadway. The maintenance of these roads and road right-of-ways includes paving, repairs, snow/ice removal, ditching, and mowing.

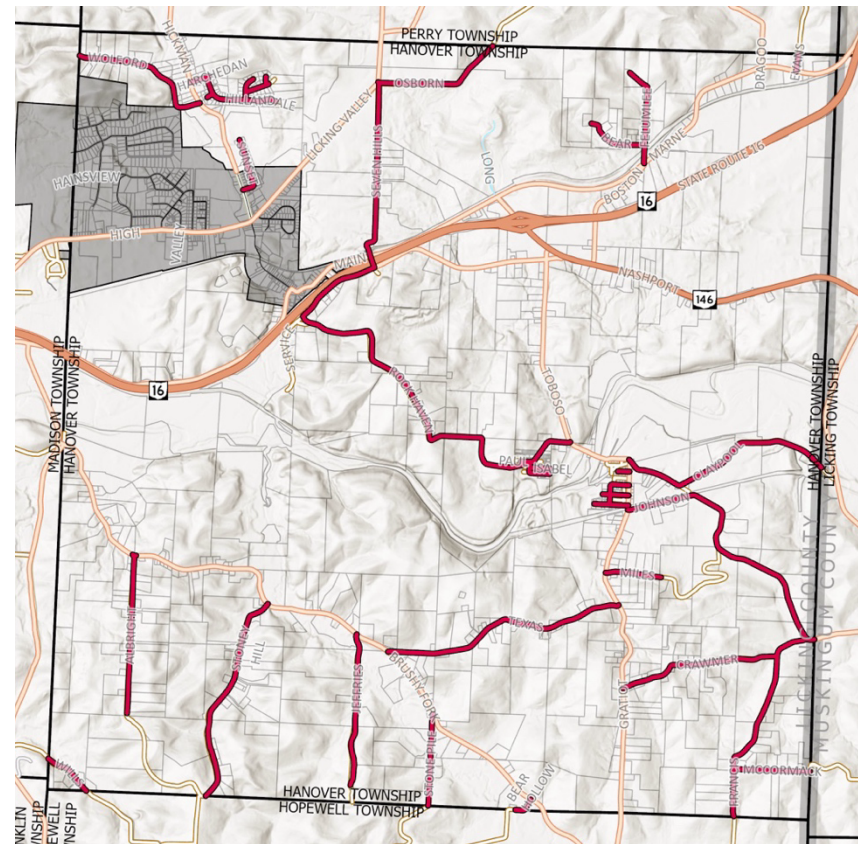
### 4.02 | TRANSPORTATION RECOMENDATIONS

#### 1. Traffic Impact Assessments:

- a. **Requirement:** Mandate comprehensive traffic impact assessments for all significant new developments.
- b. **Purpose:** Assess the potential impact on local traffic patterns and road capacities, ensuring that the existing infrastructure can handle increased demand.

#### 2. Roadway Infrastructure Improvements:

- a. **Upgrades:** Plan for necessary roadway improvements, including widening, repaving, and intersection enhancements.
- b. **Funding:** Explore funding options such as impact fees, grants, and public-private partnerships to finance these improvements.



3. **Road Maintenance and Management:**

- a. **Schedule:** Establish regular maintenance schedules for roads to ensure they remain in good condition.
- b. **Budget:** Allocate sufficient funds within the township budget for ongoing road maintenance and repairs.

4. **Safety Enhancements:**

- a. **Traffic Calming:** Implement traffic calming measures, such as speed bumps, roundabouts, and signage, to enhance road safety.
- b. **Crosswalks and Signals:** Install pedestrian crosswalks, traffic signals, and appropriate lighting at key intersections and high-traffic areas.

5. **Alternative Transportation Options:**

- a. **Biking and Walking:** Develop and maintain bike lanes, sidewalks, and walking trails to promote non-motorized transportation.

6. **Connectivity and Access:**

- a. **Interconnectivity:** Ensure new developments are well-connected to existing road networks, providing multiple access points and reducing congestion.
- b. **Emergency Access:** Plan for adequate emergency vehicle access in all new developments, including fire lanes and clear signage.

7. **Parking Management:**

- a. **Design:** Require efficient and aesthetically pleasing parking designs that minimize land use and environmental impact.
- b. **Capacity:** Ensure sufficient parking capacity for new developments, including spaces for visitors, employees, and deliveries.

8. **Environmental Considerations:**

- a. **Runoff Management:** Implement stormwater management practices to handle runoff from roads and parking areas, reducing environmental impact.

- b. **Green Infrastructure:** Incorporate green infrastructure elements, such as permeable pavements and bioswales, in transportation planning.

9. **Funding and Grants:**

- a. **Pursuit:** Actively seek state and federal grants, as well as other funding opportunities, to support transportation infrastructure projects.
- b. **Collaboration:** Work with regional planning organizations and neighboring municipalities to coordinate transportation improvements and share resources.



**ELEMENT 5**  
HOUSING

## ELEMENT 5. HOUSING

Having a diverse housing stock is important for a variety of reasons. It provides stability to communities by ensuring that there is housing available for people of all incomes and backgrounds, as well as for different family sizes. It also helps to promote economic growth and diversity in neighborhoods by providing people with access to different types of housing that can meet their needs. Additionally, having a diverse housing stock encourages inclusivity, as it allows everyone to have access to their own space and to enjoy the same amenities that their neighbors do. Finally, it helps to promote environmental sustainability by allowing people to access housing that is energy-efficient and that can be used to reduce their environmental footprint.

### 5.0 | EXISTING HOUSING STOCK

When housing stock becomes old, it can lead to a variety of problems. Neighborhoods deteriorate as the buildings age and they can become run-down, which leads to a decrease in property values and an increase in vandalism and crime. Old buildings also tend to suffer from lack of maintenance, with broken windows, crumbling infrastructure, and hazardous materials such as asbestos or lead paint that can threaten public safety. Furthermore, older structures are often not built to current building codes and may not have energy efficiency features like insulation which can lead to increased heating costs for occupants. In addition, with an aging population there is often an increased need for accessible housing units that many older buildings don't provide.

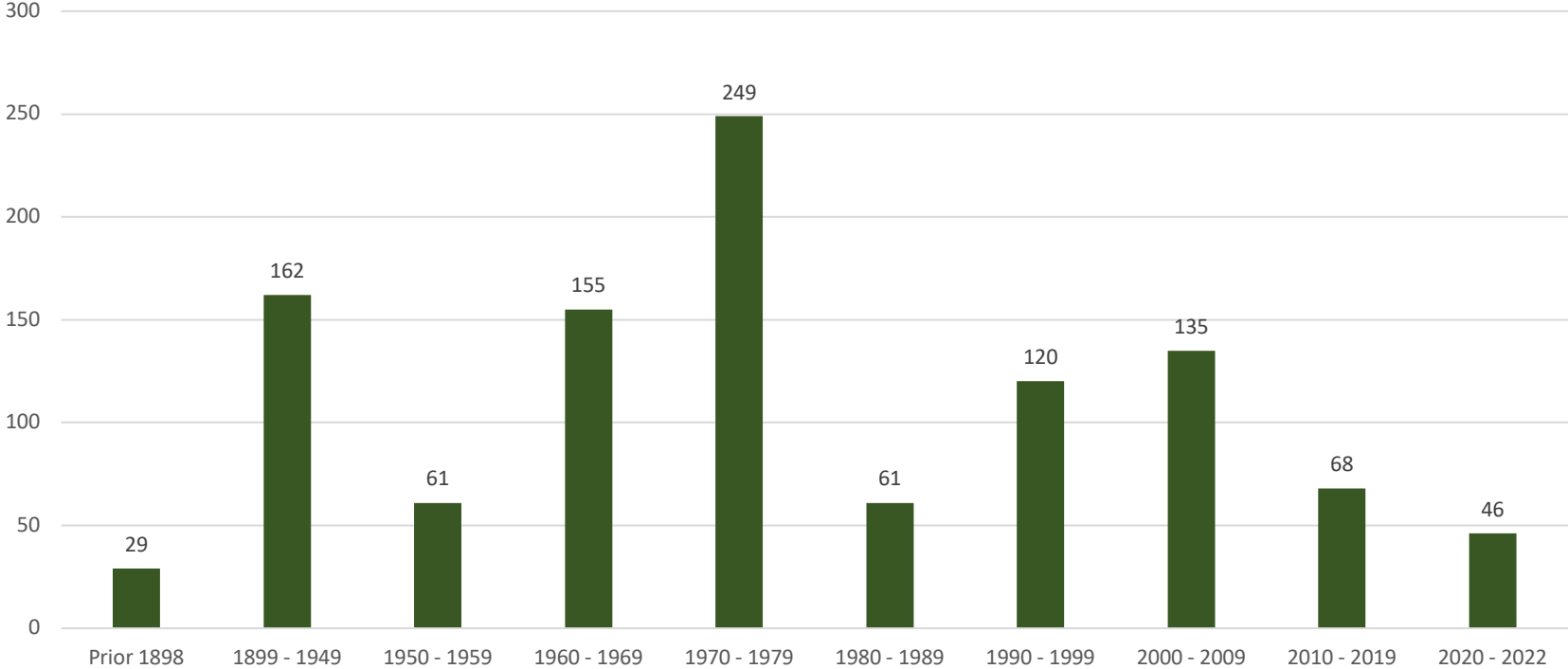
This has far-reaching effects on communities; when neighborhoods become rundown, businesses close and employment opportunities dry up. Also parents may not want their children growing up in such an environment so they leave the area, resulting in both a decrease in school enrollment numbers and local taxes available for reinvestment. As these issues compound over time it increases pressure on communities as people search for more affordable housing options elsewhere.

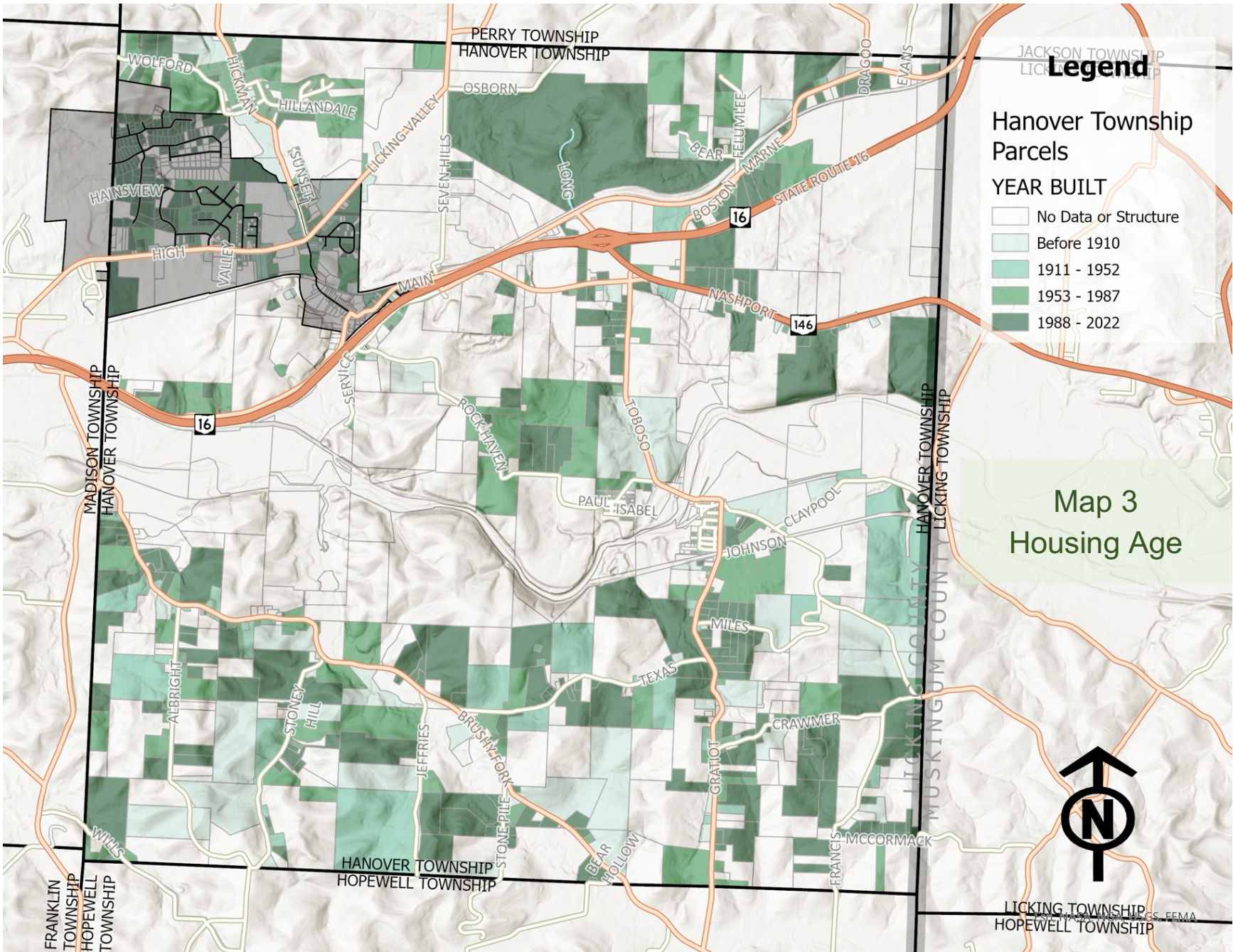
The key to preventing this issue is investing in updated housing stock that meets the demands of today's residents while adhering to safety standards set by local governments. New construction should strive to incorporate green building techniques whenever possible through use of renewable energy sources such as solar panels, improved insulation methods and natural air conditioning systems all of which help reduce energy costs over time.

Year Built	Count
Prior 1898	29
1899 - 1949	162
1950 - 1959	61
1960 - 1969	155
1970 - 1979	249
1980 - 1989	61
1990 - 1999	120
2000 - 2009	135
2010 - 2019	68
2020 - 2022	46



### Year Structure Built





Hanover Township has a significantly higher percentage of owner-occupied housing units in comparison with Licking County, Ohio and the United States<sup>3</sup>.

	UNITED STATES	STATE OF OHIO	LICKING COUNTY	HANOVER TOWNSHIP
<b>TOTAL</b>	142,148,050	5,269,498	73,010	1,178
<b>OWNER OCCUPIED</b>	83,396,990 65%	3,530,563 67%	55,487 76%	913 86%
<b>RENTER OCCUPIED</b>	44,147,744 35%	1,738,935 33%	17,523 24%	153 14%

### 5.01 | NATIONAL HOUSING TRENDS

Existing home sales in the US which include completed transactions of single-family homes, town homes, condominiums and co-ops, fell 1.5% to a seasonally adjusted annual rate of 4.02 million in December of 2022<sup>4</sup>, slightly above market forecasts of 3.96 million. It marks an eleventh straight month of falling home sales, the longest stretch since 1999, and the lowest level since November of 2010, as buyers continue to face limited inventory and high mortgage rates. Total housing inventory was 970,000 units, which was down 13.4% from November but up 10.2% from one year ago. The median existing-home price for all housing types was \$366,900, an increase of 2.3% from December 2021, as prices rose in all regions. “However, expect sales to pick up again soon since mortgage rates have markedly declined after peaking late last year”, said NAR Chief Economist Lawrence Yun.

In order to purchase the “average” home of \$366,900, household income needs to be at least \$94,750.

<sup>3</sup> Source: U.S. Census Bureau (2021). American Community Survey 1-year estimates

<sup>4</sup> Source: National Association of Realtors - January 9, 2023

**VACANCY RATE**

According to the 2021 American Community Survey, Hanover Township has 90% occupancy rate which is comparable to Licking County, Ohio and the United States.

STATUS	UNITED STATES	STATE OF OHIO	LICKING COUNTY	HANOVER TOWNSHIP
OCCUPIED	127,544,730 90%	4,832,922 92	67,761 93%	1066 90%
VACANT	14,603,320 10%	436,576 8%	5,249 7%	112 10%

**TYPE OF STRUCTURE**

The following chart shows the type of structure that is currently constructed within Hanover Township.

TYPE	LICKING COUNTY	HANOVER TOWNSHIP
Single unit	77.90%	88.50%
Multi-family	17.70%	3.50%
Mobile home	4.50%	8.10%

## YEAR MOVED IN, BY PERCENTAGE OF POPULATION

The following chart shows the year in which residents moved into the Township.

	LICKING COUNTY	HANOVER TOWNSHIP
Before 1990	10.40%	12.30%
1990's	12.20%	15.80%
2000's	22.90%	28.50%
2010 - 2014	16.2	9.10%
2015 - 2016	29	31.3
Since 2017	9.30%	3%

## 5.02 | HOUSING AFFECTS ON SCHOOL DISTRICT

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Having a highly regarded school district is a blessing and a curse at the same time. When a school district is highly coveted, parents desire to have their child in the school district. When new families move into a school district, the school buildings become full, and residents are asked to fund the construction of new facilities.



### 5.03 | LICKING VALLEY LOCAL SCHOOL DISTRICT

Licking Valley Local School District has an enrollment of 2,167 students housed in four buildings<sup>5</sup>. Since 2007, the enrollment has not changed significantly. In 2007, the enrollment was 2,112 and drooped until 2017 when it was 2,036. Since 2017, enrollment has increased by 131 students. There are several new potential housing developments that could increase enrollment if they are built which would put several of the buildings at their capacity limits.

The school district and associated activities such as sports has been the centerpiece of the community. About 10% of the student population is from open enrollment from other districts due to the school district being highly desirable within the county.

FACILITY	GRADES	YEAR OPENED/REMODELED	ENROLLMENT	CAPACITY
High School	9 - 12	2000	566	1,000
Middle School	6 - 8	1959	521	Near Capacity
Intermediate School	3 - 5	2007	503	Near Capacity
Primary School	K - 2	2007	488	Near Capacity

<sup>5</sup> Source: Licking Valley Office of the Superintendent



**ELEMENT 6**  
PARKS &  
RECREATION



## **ELEMENT 6. PARKS & RECREATION**

Residents of Hanover Township have access to the programming and opportunities provided by the Licking Park District, Licking County Family YMCA, and much more. The abundance of rural areas allows plenty of opportunities for hiking, biking, fishing, and hunting.

One of the most difficult and at the same time most important aspects of land subdivision is the provision of public open spaces. It has long been agreed that accessible parks, playgrounds, and schools are as necessary to a good living environment as are proper densities and compatible land uses. Yet, hundreds of square miles of residential subdivisions containing no more open space than the minimum amount required in private yards are being developed every year in the United States.

In order not to repeat the mistakes of the past and in the belief that new residential developments should contain an adequate amount of public open space, the Township should adopt a requirement concerning land for public purposes within the zoning resolution.

The use of open space can be active, passive or agricultural. Active open space is used for sports, exercise or active play; passive open space is used for sitting and relaxing. Open space can also be classified as land that has been set aside for the protection and/or enhancement of the natural environment.

Since Hanover Township is heavily reliant upon the agricultural industry, maintaining land that is part of a residential neighborhood but still used for farming will maintain the rural character of the neighborhood

New residential and commercial development in Hanover Township should enhance the quality, availability and access of parks, trails and recreational opportunities for the community's well-being.

## 6.01 | FLINT RIDGE ANCIENT QUARRIES & NATURE PRESERVE

Hiking trails through the 533-acre preserve and see ancient pits left by America Indians who came from the surrounding area to quarry flint. The unique rainbow-colored flint was used as an item of trade, tools and weapons. Within the museum, learn about Ohio's official gemstone and the shaping of flint into tools, known as knapping. A picnic area with tables, grills, drinking water and restrooms is available for visitors to the quarry. **FLINT RIDGE** is a nearly eight-mile-long vein of high-quality flint located in Licking and Muskingum counties of eastern Ohio. Hundreds of quarry pits and workshop sites are scattered across more than 2,000 acres of ridge top in these Appalachian foothills. It has been called the "Great Indian Quarry of Ohio." Flint Ridge seems to have been well known in the ancient world, as small amounts of it have been found at American Indian sites across the present-day eastern United States. Because of this flint's great beauty, it has been respected throughout the ages in the tools, weapons and ceremonial objects of native cultures and in modern times in the production of jewelry.

## 6.02 | NEWARK EARTHWORKS

Located just minutes from Hanover Township, the Newark Earthworks are the largest set of geometric earthen enclosures in the world. Already a National Historic Landmark, in 2006, the State of Ohio designated the Newark Earthworks as "the official prehistoric monument of the state." Interpretive signage around the park will help to explain the significance of the site and why American Indians regard the **NEWARK EARTHWORKS** as a sacred site. Built by people of the ancient Hopewell Culture between 100 B.C. and 500 A.D., this architectural wonder of ancient America was part cathedral, part cemetery and part astronomical observatory. The entire Newark Earthworks originally encompassed more than four square miles. The Newark Earthworks are one

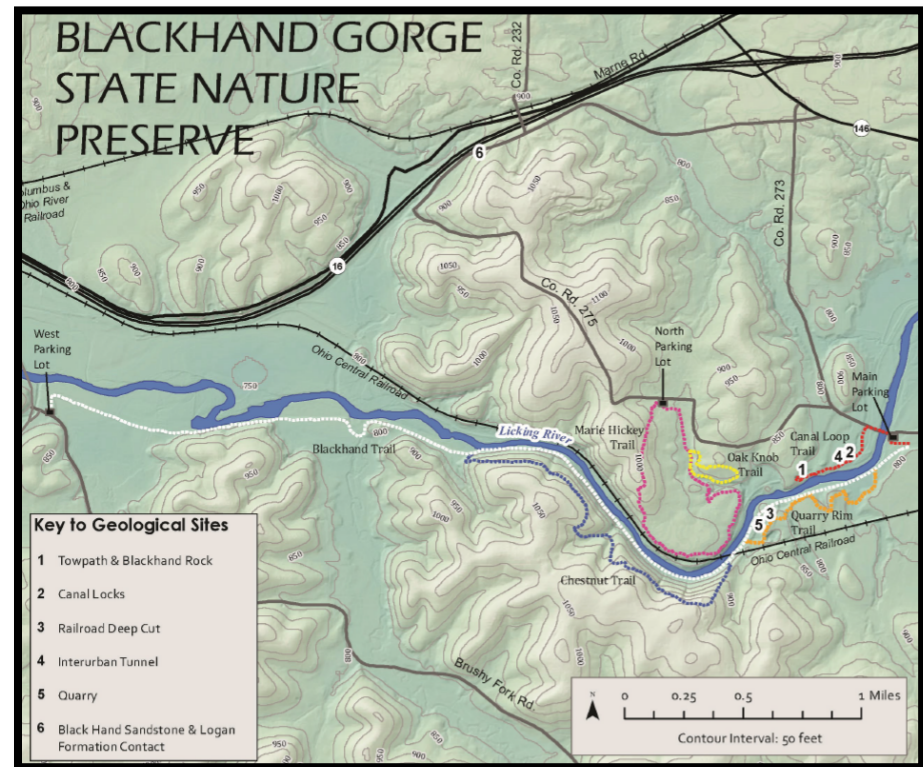


Image 1 - Source: Ohio Department of Natural Resources

step closer to becoming part of Ohio's first World Heritage site. The site is one of seven Ohio sites in a serial nomination of Hopewell Ceremonial Earthworks.

### 6.03 | BUCKEYE LAKE STATE PARK

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Ohio's oldest state park remains a beloved day-use destination. Buckeye Lake first served as a feeder lake for Ohio's canal system during the early 1800s. After the canal era, the new parklands began drawing tourists from around central Ohio. During the mid-20th century, visitors flocked to the park's amusement park and dance hall, now closed. Today, the park's largest draw is the 3,100-acre lake which provides wonderful boating and fishing opportunities. A 4-mile shoreline path connects the North Shore to Lieb's Island and offers a variety of areas for fishing and relaxation. **CRANBERRY BOG STATE NATURE PRESERVE**, which is also a National Natural Landmark, is a small and shrinking remnant of this bog. When the lake was impounded in 1826, Cranberry Bog broke loose from the bottom and became a floating island which may conceivably be the only one of its kind in the world. Most of the island is an open sphagnum moss meadow with an abundance of cranberries and pitcher plants making the area a naturalist's delight. Due to the fragile nature of the bog remnant, access to the island is by permit only from the ODNR Division of Natural Areas and Preserves. Buckeye Lake's shoreline offers excellent habitat for waterfowl. Good bird-watching opportunities exist especially during the spring and fall migrations. One of the state's largest great blue heron rookeries is situated on adjacent private land, but the birds can often be seen in the park

### 6.04 | REGIONAL RECREATIONAL OPPORTUNITIES

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**DAWES ARBORETUM** is easily accessible; the park consists of 1149 acres including nature trails, private fishing, picnic areas, and a nature center. The arboretum offers unique bird habitats, beautiful trees, and well-manicured gardens.

**LICKING COUNTY RECREATIONAL TRAILS** runs from Johnstown to Newark and into Hanover Township. It is utilized year-round for hiking, jogging, skating and biking. The trail is well maintained and easily accessible.

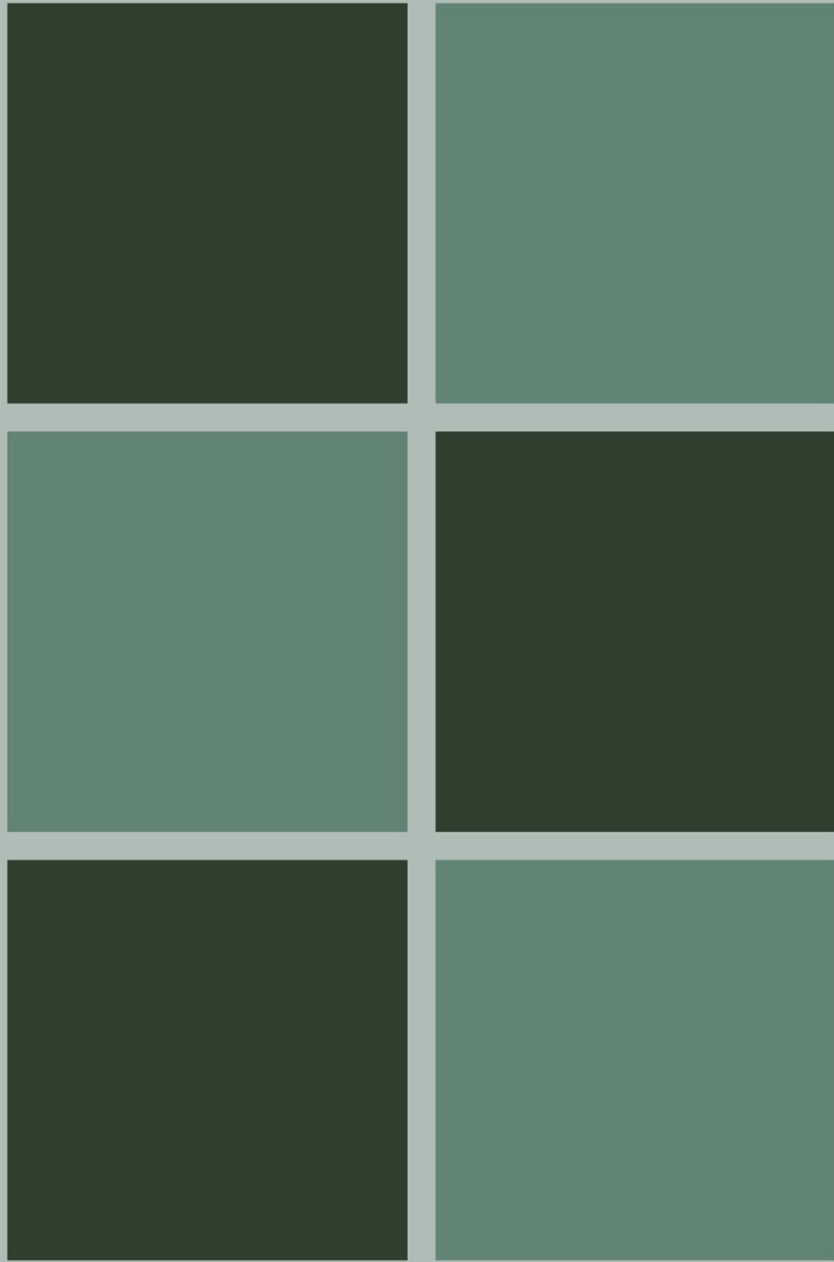
Other recreational sites include Infirmary Mound Park on State Route 37, which is operated by the Licking Park District; the Hebron Fish Hatchery; Licking County Family YMCA; and The Wilds, located in nearby Muskingum County. The Evans Athletic Complex, Sharon Valley Road in Newark has an outdoor jogging track and fields for soccer and football. Adjacent to the Evans Athletic Complex is the location of the Newark Outdoor Ice-Skating Rink. The WORKS in downtown Newark is dedicated to the interpretation, education, and preservation of Licking County's industrial history from the 19th century to today's latest technology.

### 6.05 | PARKS AND RECREATION RECOMMENDATIONS:

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1. Ensure new development considers the amount and type of open space early in the process.
2. Ensure new development connects open space to adjoining open space or planned open space.
3. Identify natural areas and ensure adjacent uses are compatible.

4. Partner with Licking Parks District and Ohio History Connection to promote recreational assets such as the TJ Evans Trail, Infirmary Mound Park, Flint Ridge and Newark Earthworks.

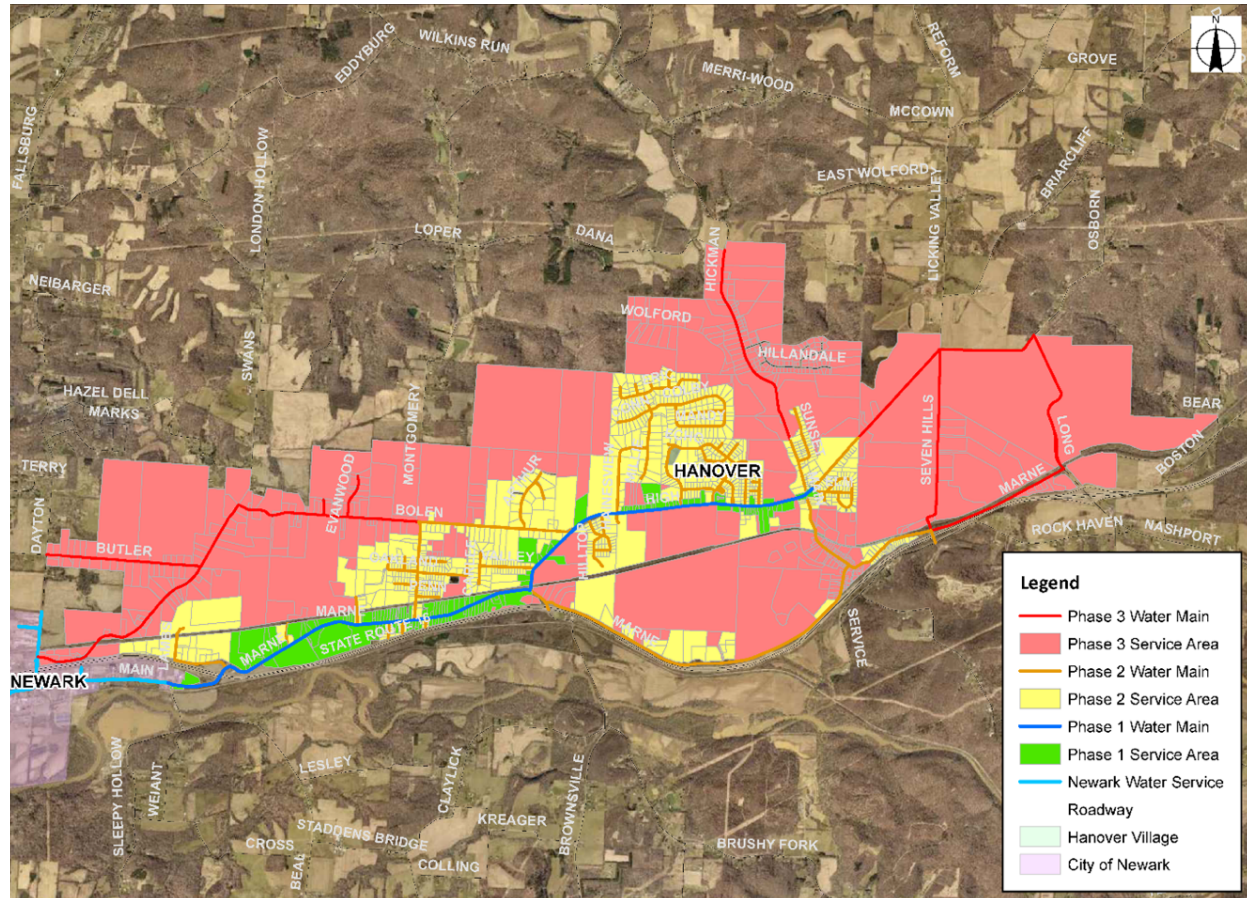


**ELEMENT 7**  
WATER &  
WASTEWATER

# ELEMENT 7. WATER & WASTEWATER

## 7.01 | CENTRAL WATER SERVICE

Hanover Township does not have a central water system. All homes and businesses are served by wells. In 2020, the Licking County Commissioners appropriated \$12M for the construction of a waterline to service the Village of Hanover and portions of Madison Township, specifically the Marne area. Design of the waterline is in the preliminary stage at the time of this document. The waterline must be constructed by December 31, 2026. If it is not constructed by that time, the Commissioners must return the funding to the federal government. The preliminary design work is being completed by a consultant which produced Image XX, Image XX and Image XX. The waterline location, pressures and diameters are subject to change based on the consultants' recommendations.



The system will be owned and operated by Licking County with water supplied by the City of Newark.

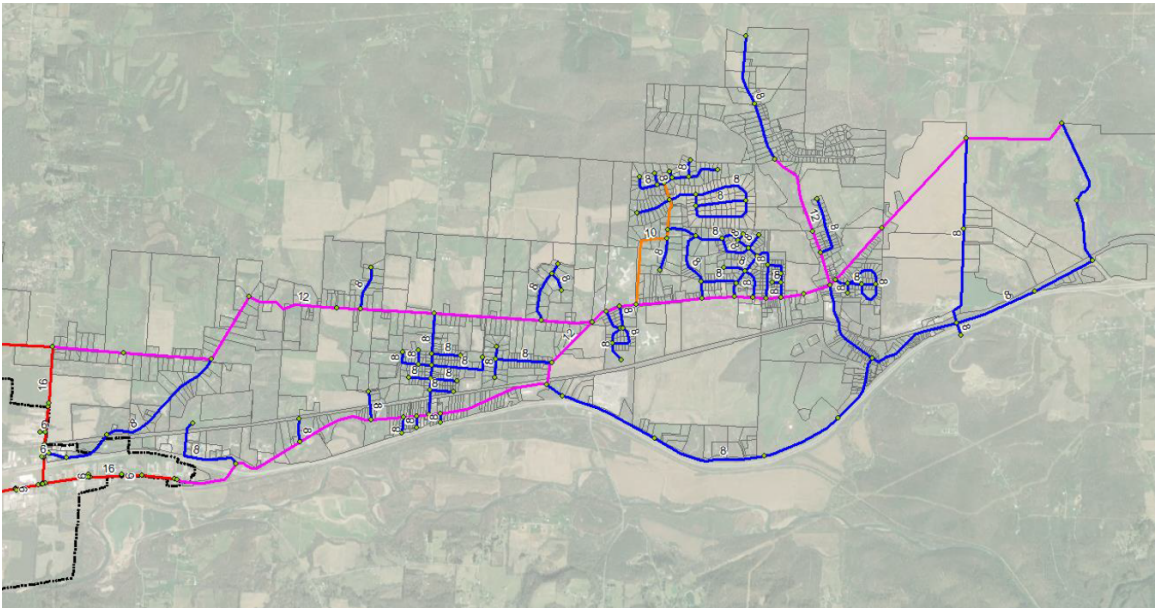


Image 2 Full Buildout of Hanover Water System

**Water Recommendations**

Coordinate with Madison Township and Village of Hanover on Joint Economic Development Districts within areas that are unavailable for annexation but require water and/or sewer services.

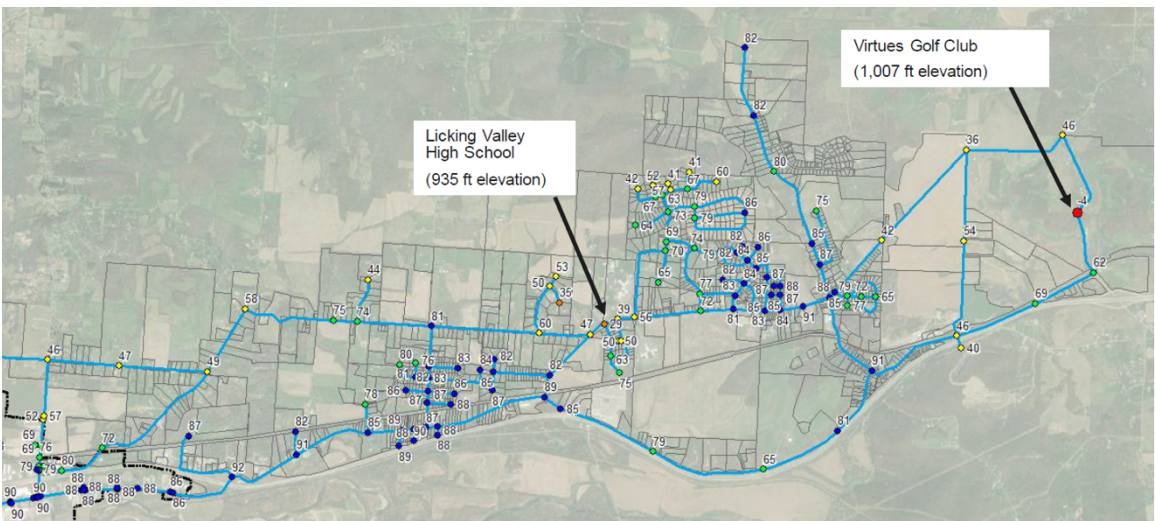


Image 3 System Pressure

## 7.02 | PRIVATE WATER SYSTEMS

Access to safe drinking water is a fundamental public health need for communities to prevent water-borne disease and illness.

Private water systems, including wells, cisterns, hauled water storage tanks, and ponds used for drinking water are regulated by the Ohio Private Water Systems Regulations (Ohio Administrative Code 3701-28). A permit must be issued by the health department prior to installing or altering a private water system.

Private water systems are:

- Wells
- Springs
- Ponds
- Cisterns
- Hauled water storage tank

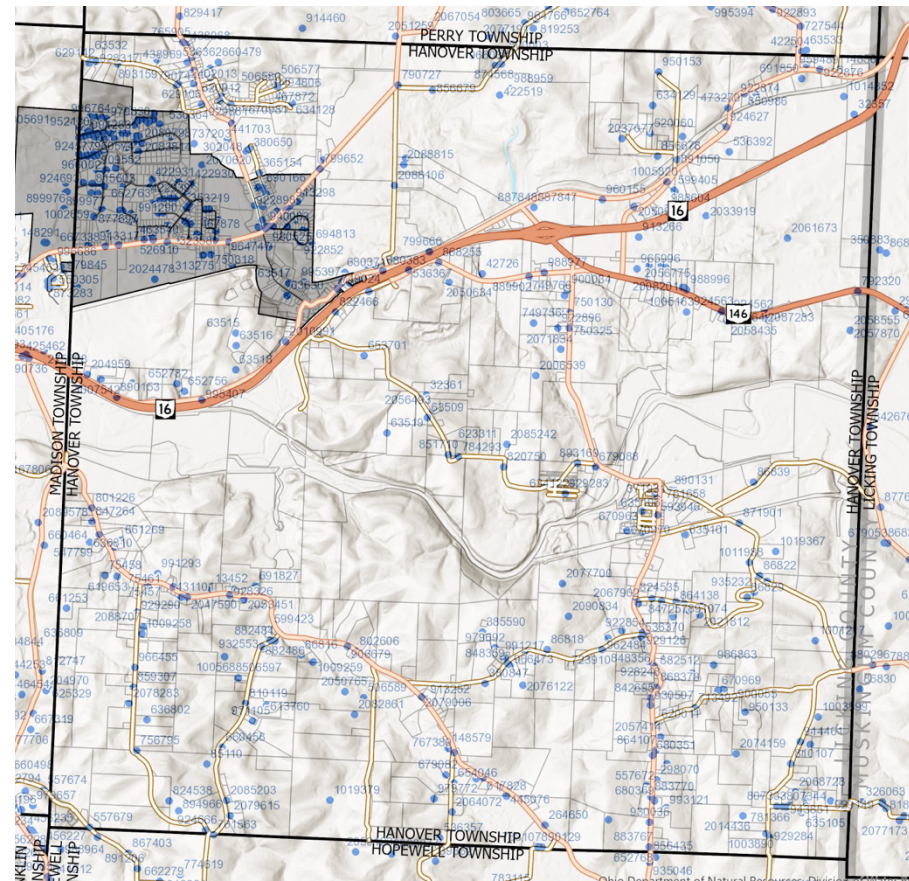
That provide potable water for human consumption and supplies water to:

- Fewer than fifteen (15) service connections; and
- Do not regularly serve an average of at least twenty-five (25) individuals daily at least sixty (60) days of each year.

These include:

- 1, 2, and 3 family dwellings;
- Multiple dwellings on the same or adjacent properties;
- Buildings including barns, small businesses, churches, etc.; and
- Small manufactured home parks and campgrounds.

A private water system includes any auxiliary water supply for a structure to supplement toilet flushing or laundry.





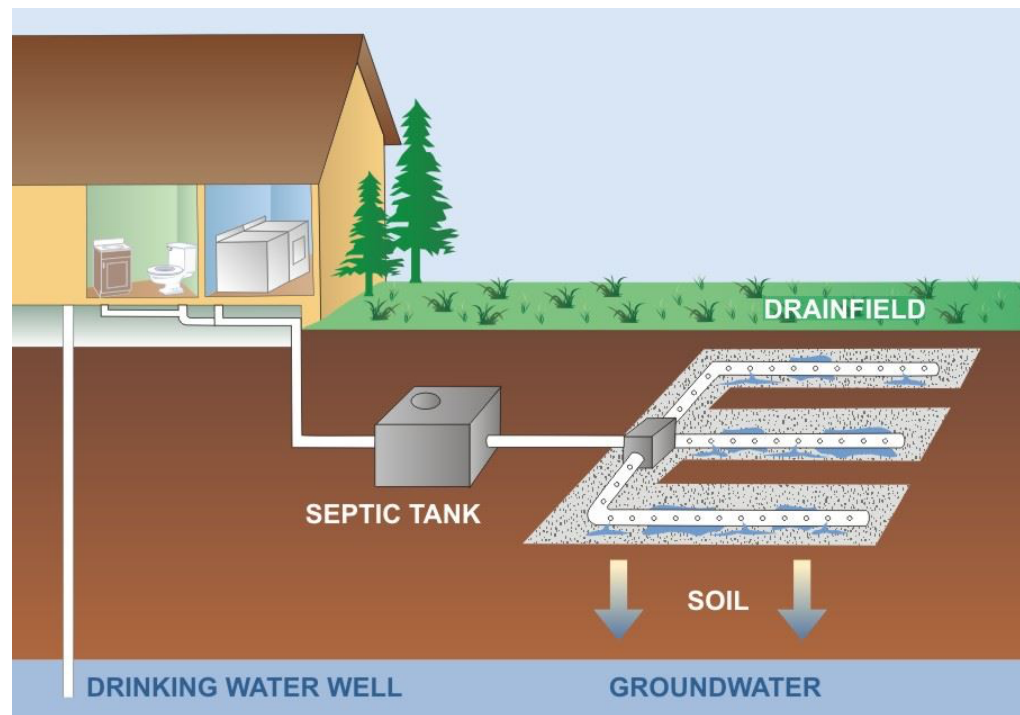
## 7.03 | SEPTIC SYSTEMS

A septic system (or sewage treatment system) treats and disposes of sanitary wastewater from a home or business that does not have access to the sanitary sewer. Where a sanitary sewer system pipes wastewater to a central treatment plant, a septic system treats the waste on the property where it is produced. This most commonly is done with a soil absorption system (leaching system). However, when soil and/or space is insufficient to accommodate a soil absorption system, self-contained treatment devices, like aerators, are used to treat and release clean effluent to a ditch or creek. Both types are designed to protect public health and the environment by properly treating waste before it reaches the groundwater table or discharges to surface water. To achieve this goal, not only is proper installation important but so is routine maintenance and inspection.

### Septic System Recommendations:

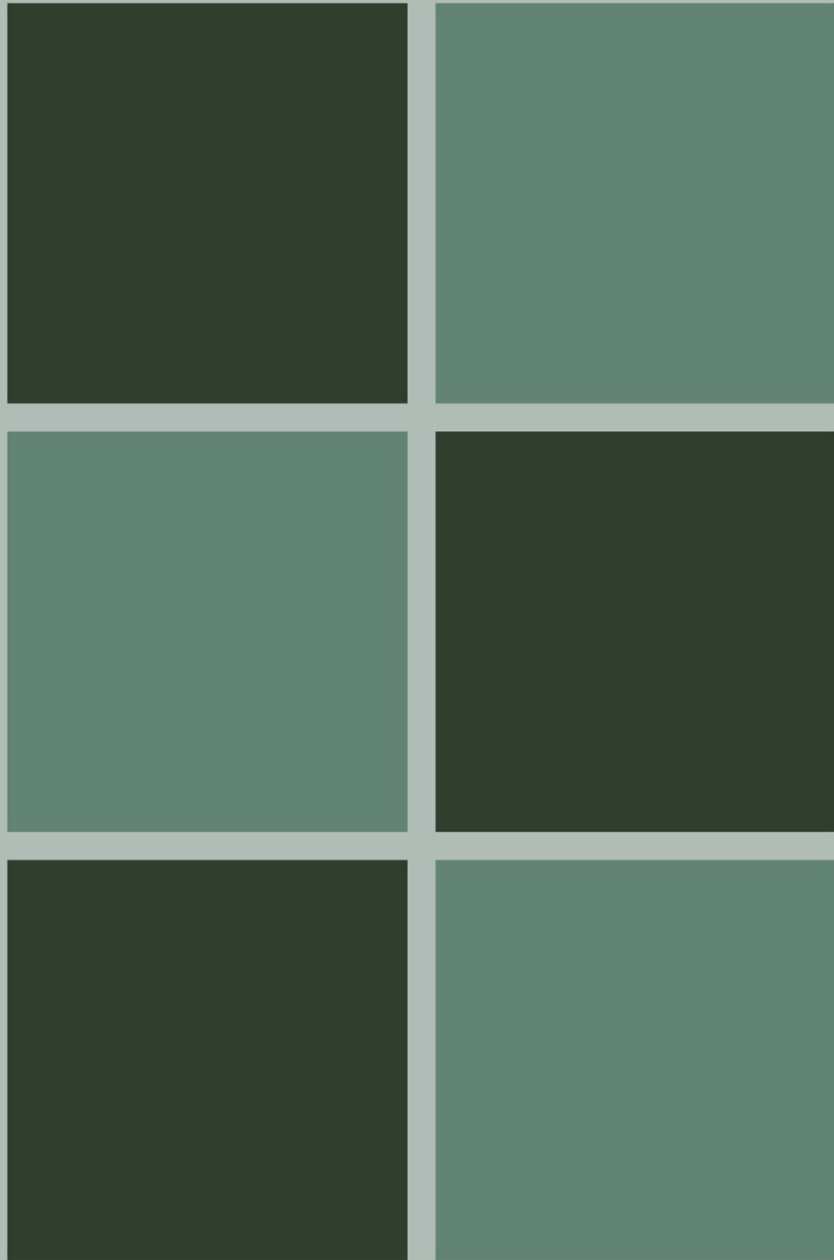
Promote best management practices to prolong the life of septic tanks including but not limited to the following:

1. Prolonged heavy use of water in the home for laundry and bathing often force water through a septic tank before the suspended solids can separate. Also, the use of today's soaps, detergents and cleaning agents can kill off the natural enzymes and bacteria that liquefy solids. Allow your septic tank a period of rest during the day after very heavy or prolonged use. Also, consider using biodegradable cleaning products and non-color, non-printed toilet paper.
2. Never drive or park vehicles or place other large objects on the leach field area, as this will compact the soil and reduce its ability to treat liquefied sewage. It also may damage the network of pipes within the field, causing them to need to be replaced.
3. Avoid planting water-loving shrubs with deep root systems or trees near the leach field area, as roots could damage the pipes, or they could change moisture levels within the soil causing it to be less effective.
4. Water discharge from sump pumps and roof drains should never flow towards or in the vicinity of a leach field, as this would keep the



soil too wet, reduce its capacity to absorb the liquefied sewage and causing puddling on the surface, creating an environmental and health hazard. Never ever send sump pump or storm water into a septic tank!

5. Check for depressions in the leach field area where surface water might collect. The leach field should be level with the surrounding soil to discourage puddling. If the leach field is on a sloping site, surface water diversion may need to be considered.
6. It is helpful to draw a diagram of the septic system which shows the location of the house, the septic tank and its manholes, distribution box and the leach field(s). This diagram will make it easier for qualified professionals and service personnel to check and maintain the system. Be sure to show the location of the septic tank and leach field in relation to the house, measuring exact distances from at least two reference points (such as the corner of the house and a tree) if possible. This need only be a sketch, although the more accurate the drawing, the more helpful it will be in the future, so include measurements of distance wherever possible.



**ELEMENT 8**  
ENVIRONMENT

# ELEMENT 8. ENVIRONMENT

## 8.01 | GROUNDWATER VULNERABILITY

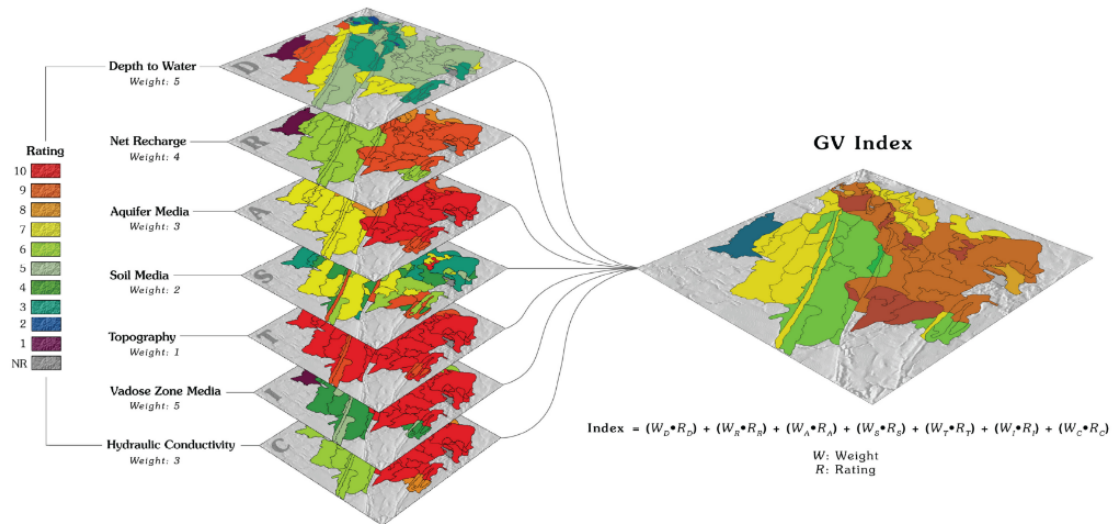
In 2022, the Ohio EPA Groundwater Program updated and replaced its existing Groundwater Pollution Potential maps with a new statewide, seamless Groundwater Vulnerability map. The new map uses a highly modified DRASTIC model consisting of two major elements:

The designation of mappable units, termed hydrogeologic settings.

The superposition of a relative rating system to determine each area’s vulnerability to groundwater contamination.

Hydrogeologic settings form the basis of the system and incorporate seven major hydrogeologic factors affecting the movement and occurrence of groundwater:

- Depth to Water
- Net Recharge
- Aquifer Media
- Soil Media
- Topography
- Impact of the Vadose Zone Media
- Hydraulic Conductivity of the Aquifer



These factors, which form the acronym

**DRASTIC**, are incorporated into a

relative ranking scheme that uses a

combination of weights and ratings to produce a numerical value called the groundwater vulnerability index. Hydrogeologic settings are combined with the groundwater vulnerability indices to create units that can be graphically displayed on the map.

Groundwater Vulnerability (GV) maps depict an area's vulnerability to groundwater contamination based upon its hydrogeologic, topographic, and soil media characteristics. Conceptually, these maps consider the case in which a generic contaminant is

introduced at the land surface and allowed to percolate into the aquifer, be attenuated by natural processes, or be transported out of the area. As the hydrogeologic parameters controlling the fate of the contaminant change, the likelihood of the aquifer's contamination increases or decreases. This likelihood is reflected in the overall GV Index shown here. Notably, GV maps do not consider the presence of contaminant sources, only the hydrogeology of the area in question. Therefore, a pristine, uninhabited plot of land with hydrogeologic characteristics conducive for water to flow into its aquifer would exhibit (despite having no known case or source of contamination) a GV Index higher than the location of a chemical storage facility, if hydrogeologic conditions at the facility limited the aquifer's potential pathways for contamination. In short, GV Index is a contaminant and land use indifferent measure of groundwater contamination potential.

***Groundwater Vulnerability Recommendations:***

1. Ensure potentially contaminating land uses are not within areas with vulnerability to groundwater contamination.

## 8.02 | PRIME FARMLAND

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Land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and is also available for these uses. It has the soil quality, growing season, and moisture supply needed to produce economically sustained high yields of crops when treated and managed according to acceptable farming methods, including water management. In general, prime farmlands have an adequate and dependable water supply from precipitation or irrigation, a favorable temperature and growing season, acceptable acidity or alkalinity, acceptable salt and sodium content, and few or no rocks. They are permeable to water and air. Prime farmlands are not excessively erodible or saturated with water for a long period of time, and they either do not flood frequently or are protected from flooding.

**Prime farmland**, as defined by the U.S. Department of Agriculture, is land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and is available for these uses. It could be cultivated land, pastureland, forestland, or other land, but it is not urban or built-up land or water areas. The soil quality, growing season, and moisture supply are those needed for the soil to economically produce sustained high yields of crops when proper management, including water management, and acceptable farming methods are applied. In general, prime farmland has an adequate and dependable supply of moisture from precipitation or irrigation, a favorable temperature and growing season, acceptable acidity or alkalinity, an acceptable salt and sodium content, and few or no rocks. The water supply is dependable and of adequate quality. Prime farmland is permeable to water and air. It is not excessively erodible or saturated with water for long periods, and it either is not frequently flooded during the growing season or is protected from flooding. Slope ranges mainly from 0 to 6 percent.

In some areas, land that does not meet the criteria for prime or unique farmland is considered to be "**farmland of statewide importance**" for the production of food, feed, fiber, forage, and oilseed crops. The criteria for defining and delineating farmland of statewide importance are determined by the appropriate State agencies. Generally, this land includes areas of

soils that nearly meet the requirements for prime farmland and that economically produce high yields of crops when treated and managed according to acceptable farming methods. Some areas may produce as high a yield as prime farmland if conditions are favorable.

In some areas that are not identified as having national or statewide importance, land is considered to be "**farmland of local importance**" for the production of food, feed, fiber, forage, and oilseed crops. This farmland is identified by the appropriate local agencies. Farmland of local importance may include tracts of land that have been designated for agriculture by local resolution.

### Farmland Recommendations:

1. Implement and encourage farmland protection programs such as agricultural buffers, right-to-farm resolutions, transfer or purchase of development rights programs, farmland mitigation requirements,
2. Require cluster or conservation development regulations for any new residential development.
3. Establishing agricultural buffers between working farms and encroaching residential development to minimize land-use conflicts, and codifying right-to-farm provisions that protect farmers from nuisance complaints.
4. Encourage open space and other reserved area of a residential subdivision be used for agricultural purposes.
5. Work with the agricultural community to establish agritourism programming. One way to support agricultural economic development efforts in rural areas is to promote the diversification of farm-related activities. This typically takes the form of permitting the pursuit of value-added, agriculturally related, accessory commercial uses on working farms. The terms agricultural tourism or agritourism are commonly used to describe any activity incidental to the operation of a farm that brings members of the public to the farm for educational, recreational, or retail purposes.
6. Because many local zoning codes prohibit all undefined uses and activities, it is important for communities to specifically address agritourism uses in their plans and resolutions — both to allow farmers to integrate such uses into their operations.

### 8.03 | FLOOD HAZARD AREA (FLOODPLAIN)

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A federal flood hazard area is an area having special flood, mudflow or flood-related erosion hazards and shown on a Flood Hazard Boundary Map (FHBM) or a Flood Insurance Rate Map (FIRM) Zone A, or AE. The SFHA is the area where the National Flood Insurance Program's (NFIP's) floodplain management regulations must be enforced and the area where the mandatory purchase of flood insurance applies.

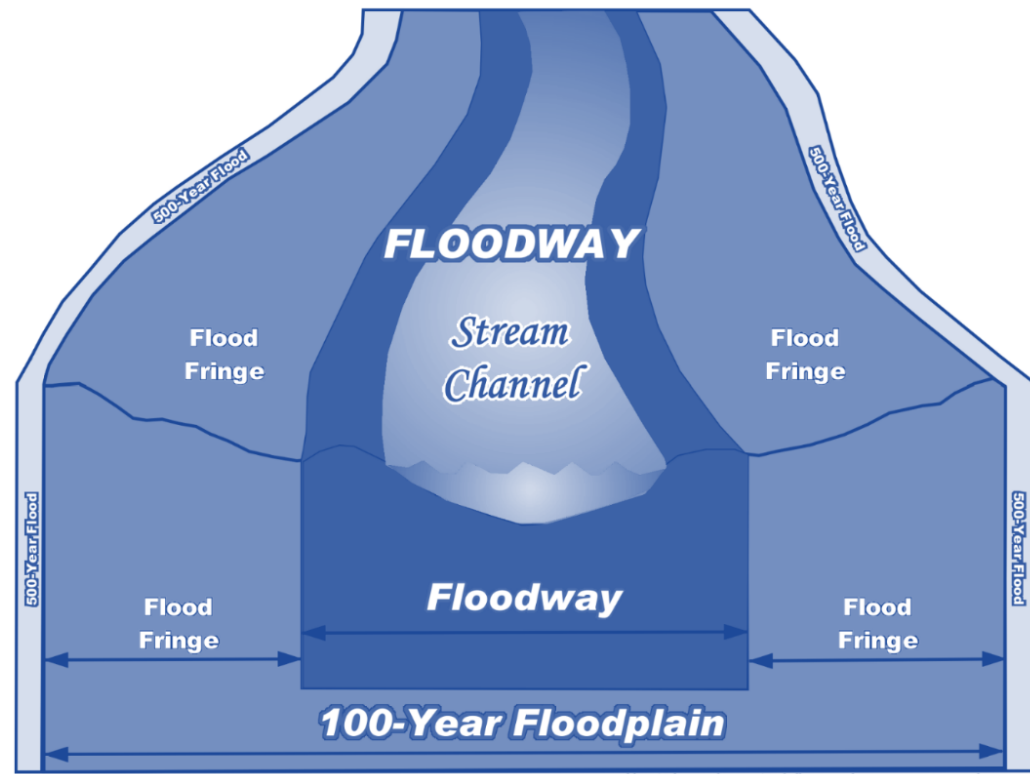
**ZONE A** - Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Because detailed analyses are not performed for such areas; no depths or base flood elevations are shown within these zones.

**ZONE AE** - Areas with a 1% annual chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage. Base flood elevations are provided.

**Floodway** - A "Regulatory Floodway" means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height. Communities must regulate development in these floodways to ensure that there are no increases in upstream flood elevations. For streams and other watercourses where FEMA has provided Base Flood Elevations (BFEs), but no floodway has been designated, the community must review floodplain development on a case-by-case basis to ensure that increases in water surface elevations do not occur, or identify the need to adopt a floodway if adequate information is available.

Licking County has special flood hazard areas that are subject to periodic inundation which may result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base.

Additionally, structures that are inadequately anchored, elevated, flood-proofed, or otherwise protected from flood damage also contribute to the flood loss. Therefore, an application for a floodplain development permit shall be required for all development activities located within or in contact with an identified special flood hazard area. Such application shall be made by the owner of the property or his/her authorized agent, prior to the actual commencement of such construction. Where it is unclear whether a development site is in a special flood hazard area, the Floodplain Administrator may require an application for a floodplain development permit to determine the development's location. It shall be unlawful for any person to begin construction or other development activity, including but not limited to, filling; grading; construction; alteration, remodeling, or expanding any structure; or alteration of any watercourse wholly within, partially within or in contact with any



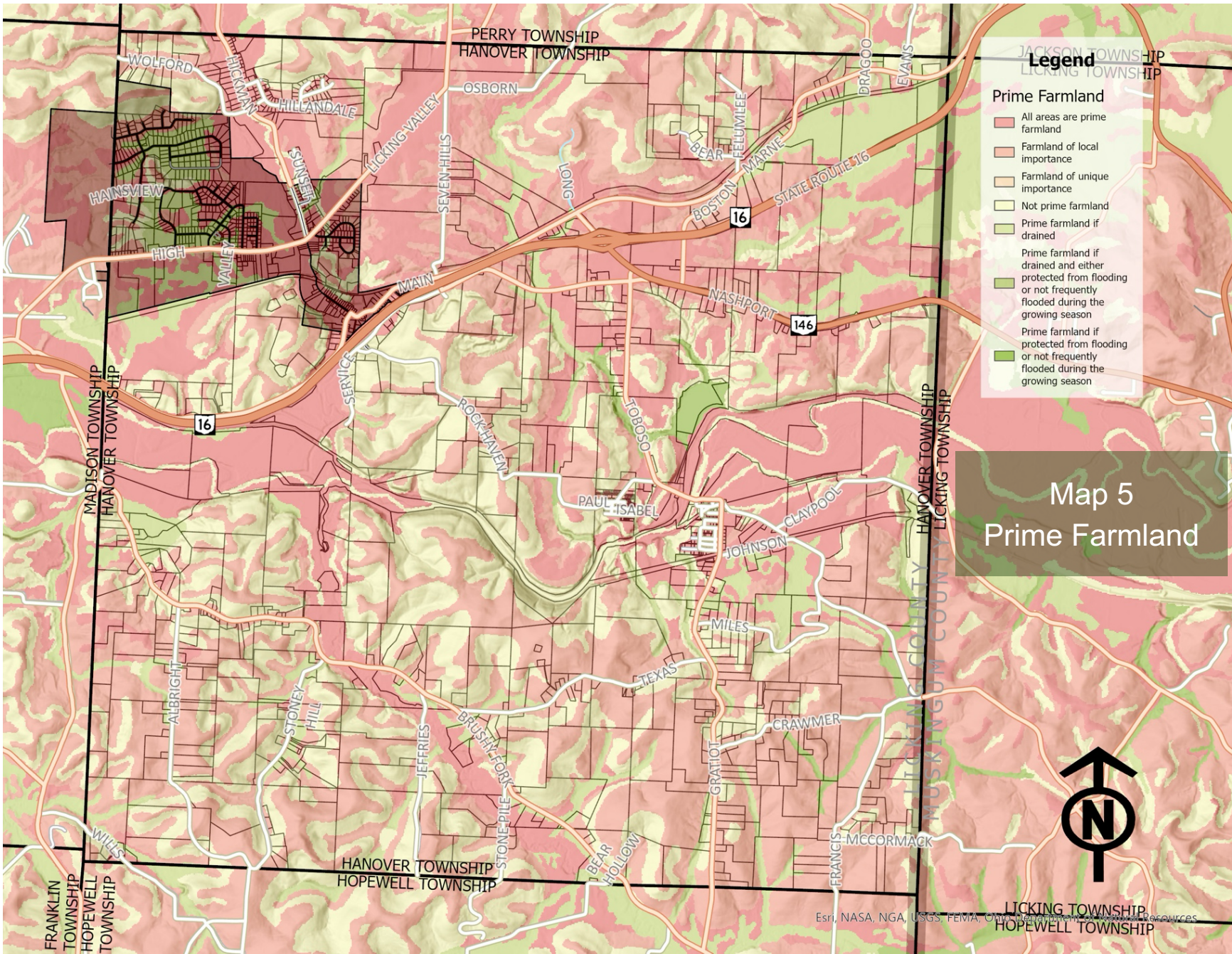
Prepared by: Trish A. Naskjevicz, Trumbull County Planning Commission, April 2005.

identified special flood hazard area, until a floodplain development permit is obtained.

**Floodplain Recommendations:**

1. Work with property owners and developers to limit any development within the floodplain.
2. Keep floodplain areas free of log jams and other blockages resulting in flooding.
3. Contact Licking County Planning Commission when unauthorized land disturbance is occurring in the floodplain and to control the potential negative impacts to rural character and agricultural practices that may result.





**Legend**

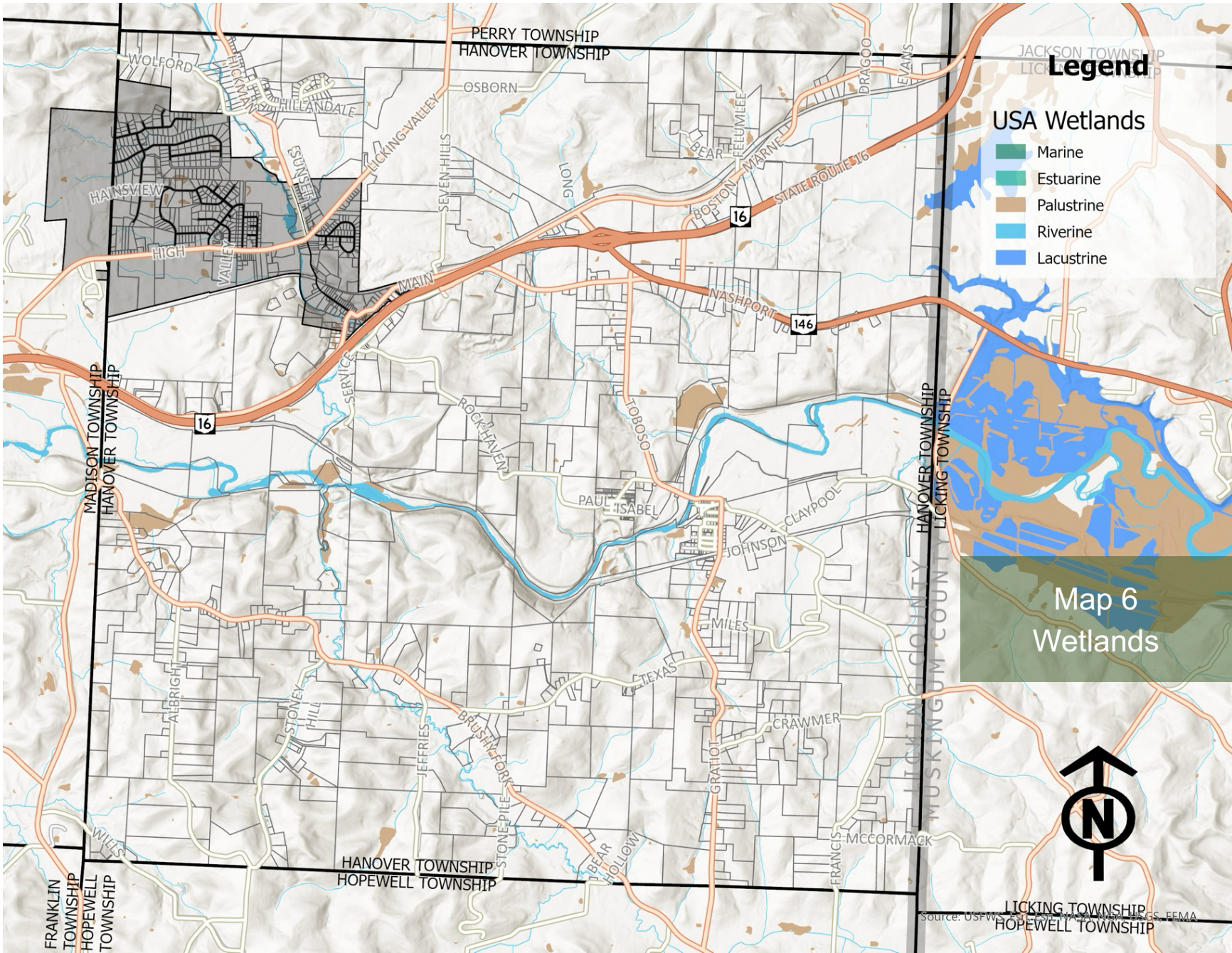
**Prime Farmland**

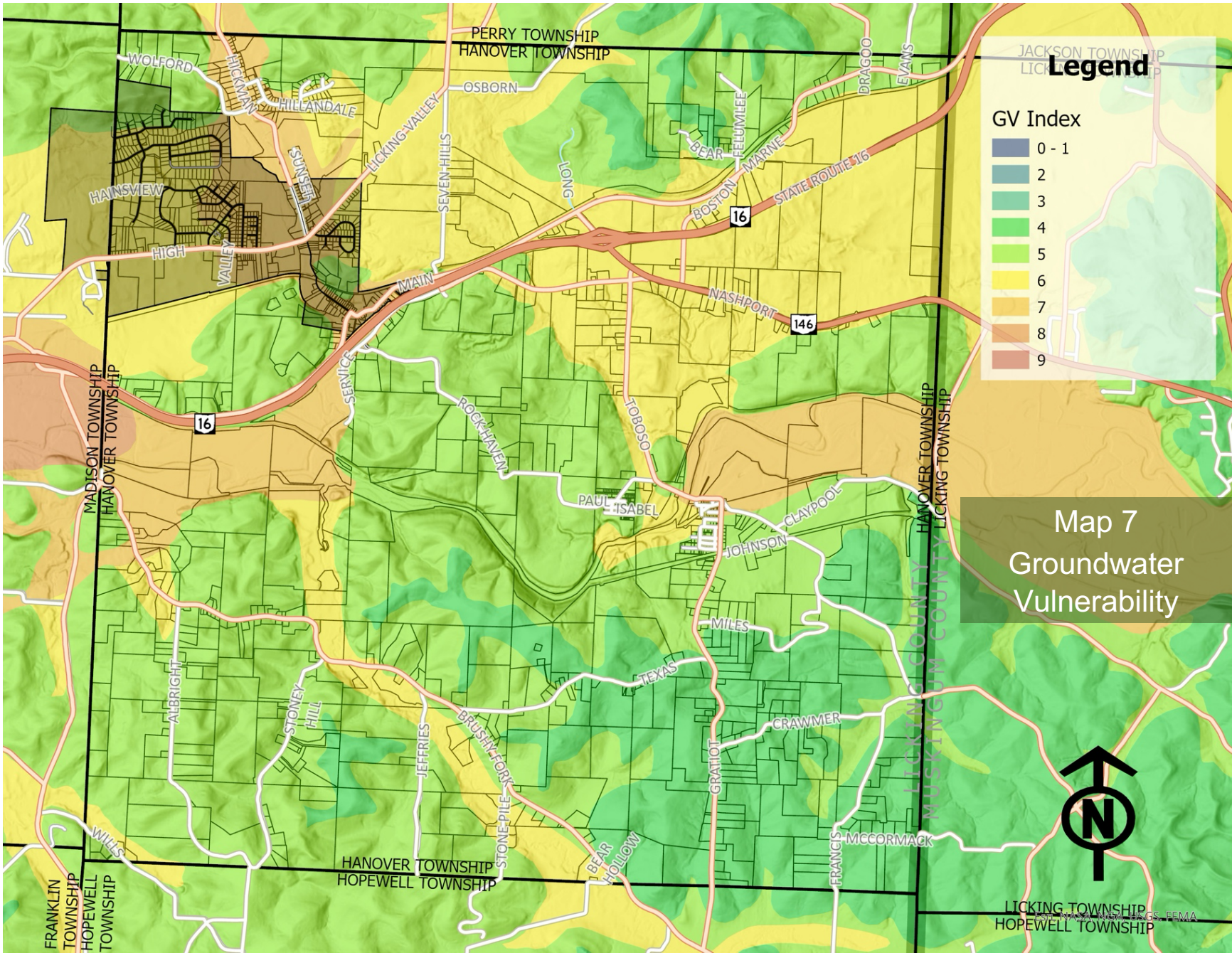
- All areas are prime farmland
- Farmland of local importance
- Farmland of unique importance
- Not prime farmland
- Prime farmland if drained
- Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season
- Prime farmland if protected from flooding or not frequently flooded during the growing season

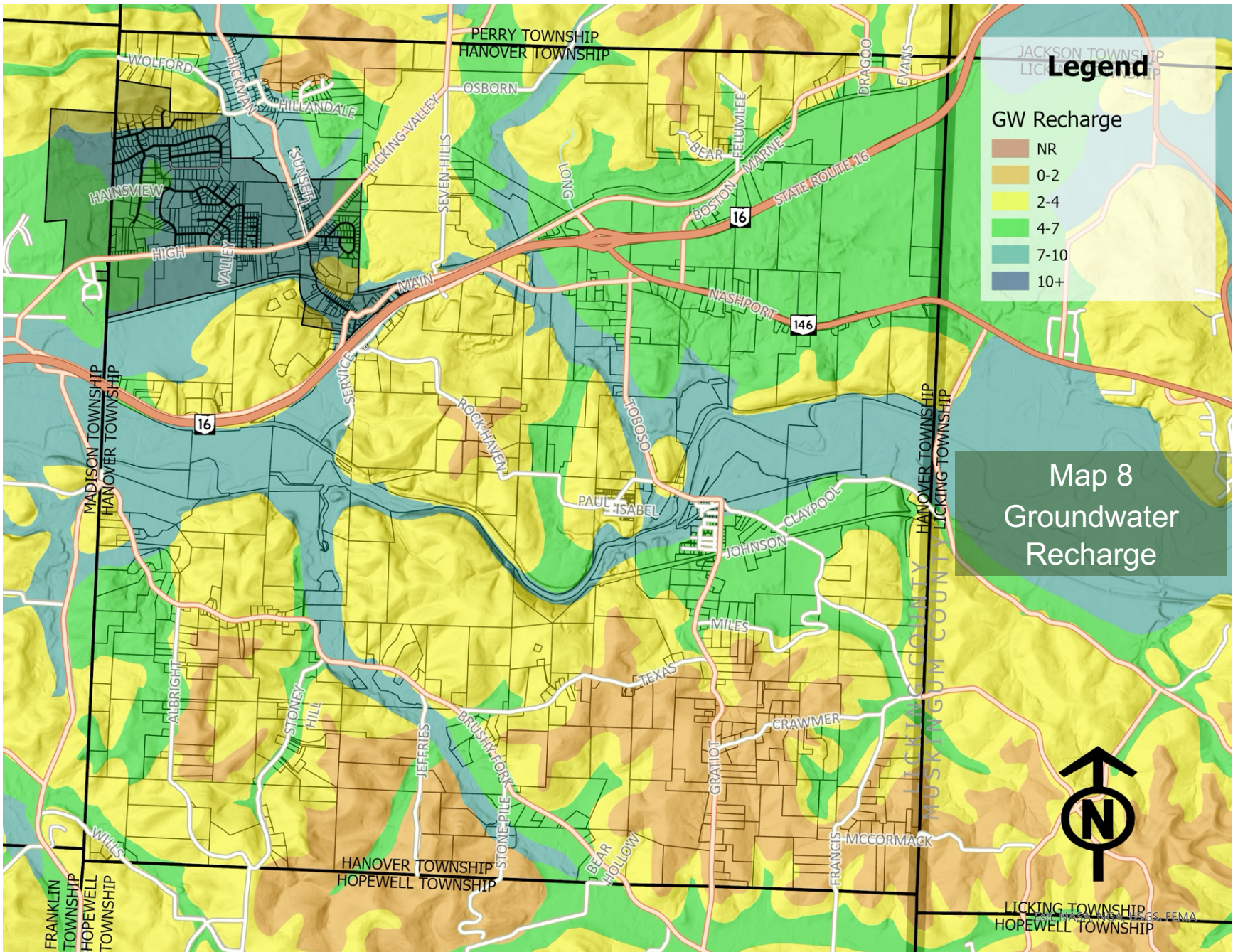
Map 5  
Prime Farmland

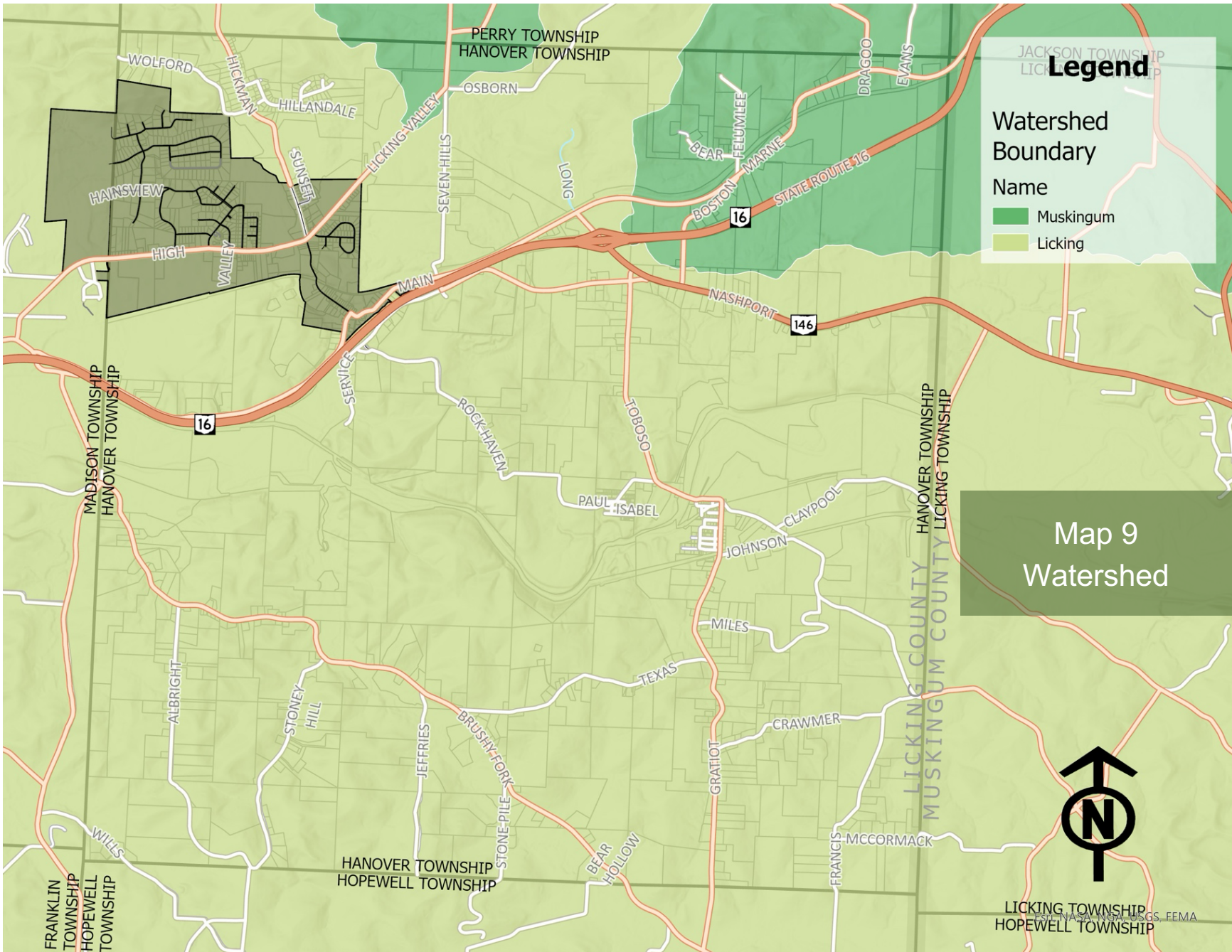


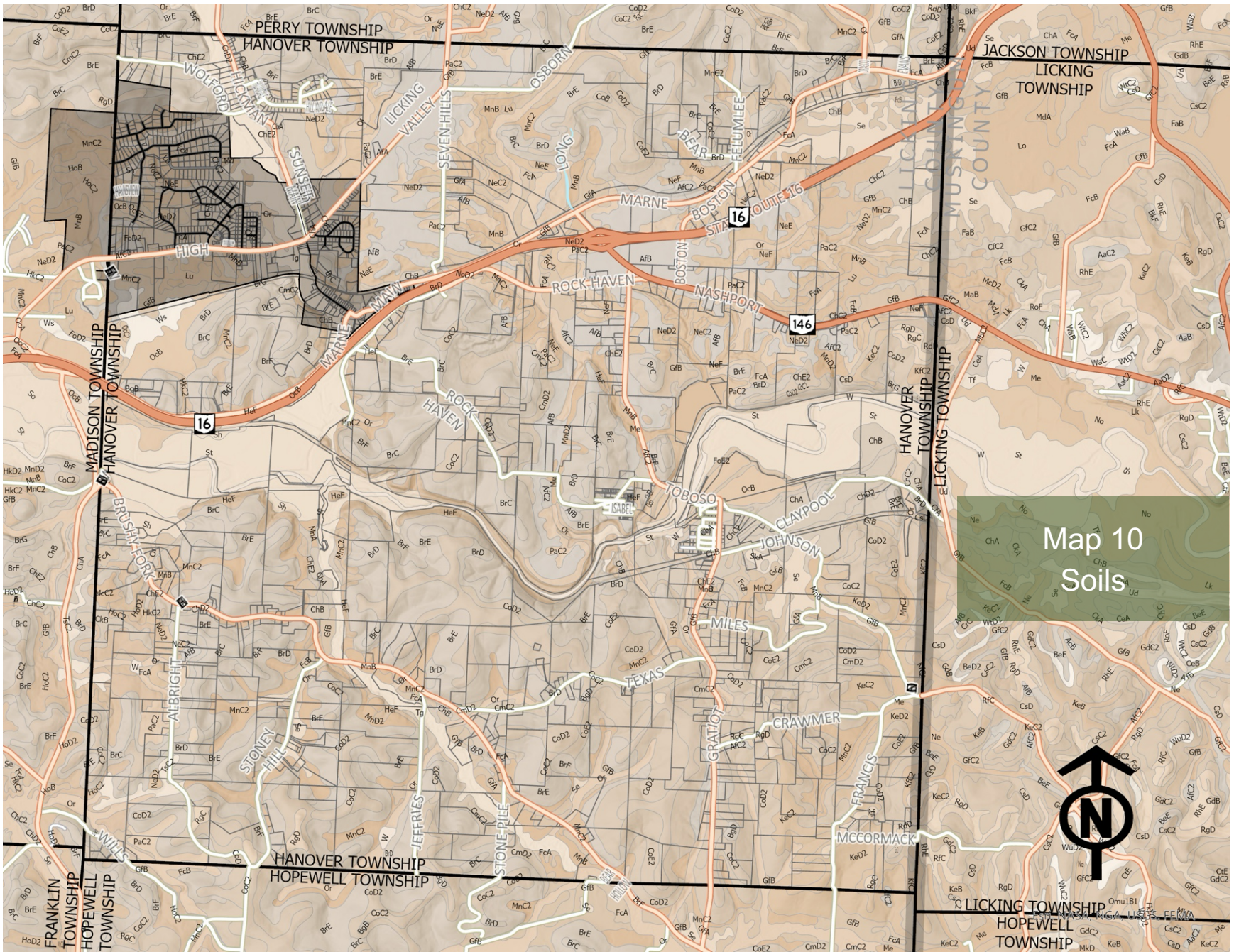
Esri, NASA, NGA, USGS, FEMA, OMB, Department of the Interior, U.S. Geological Survey



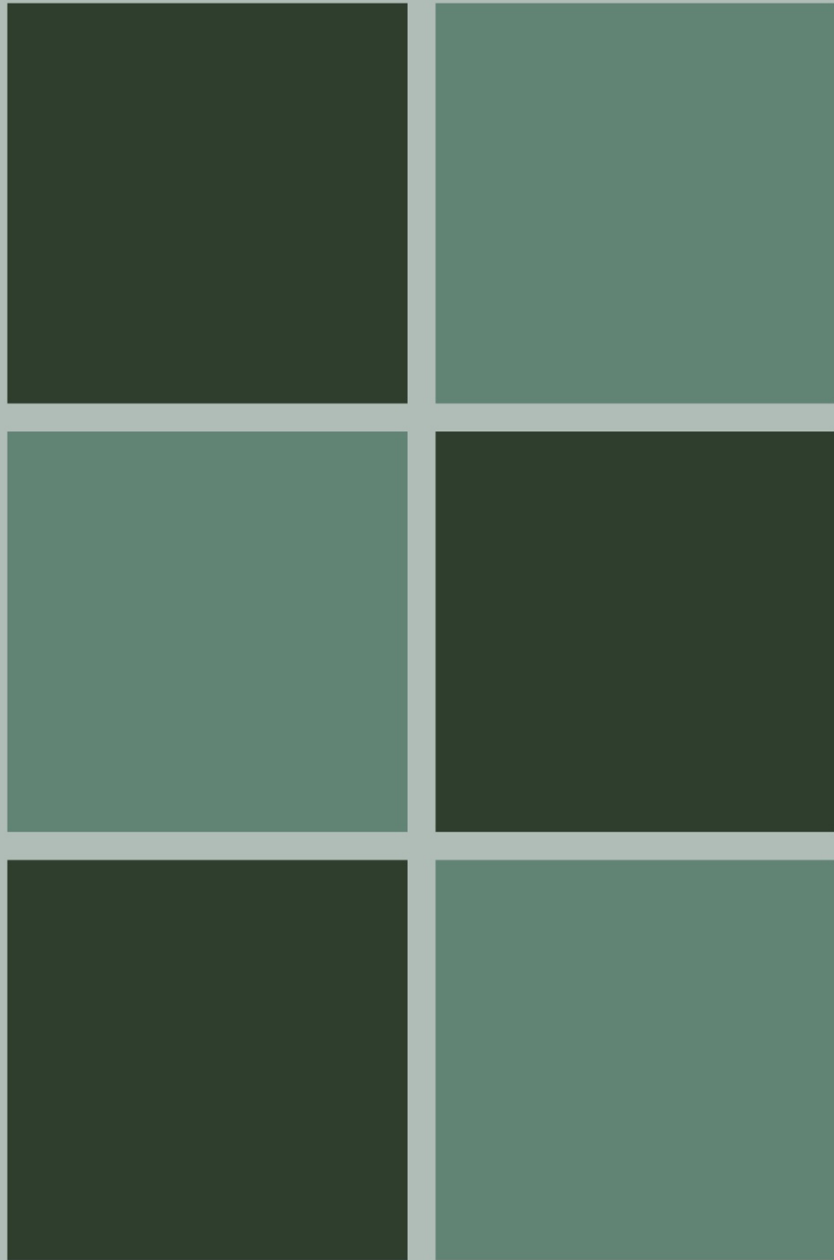












**ELEMENT 9**  
AREA PLANNING  
CONSIDERATIONS



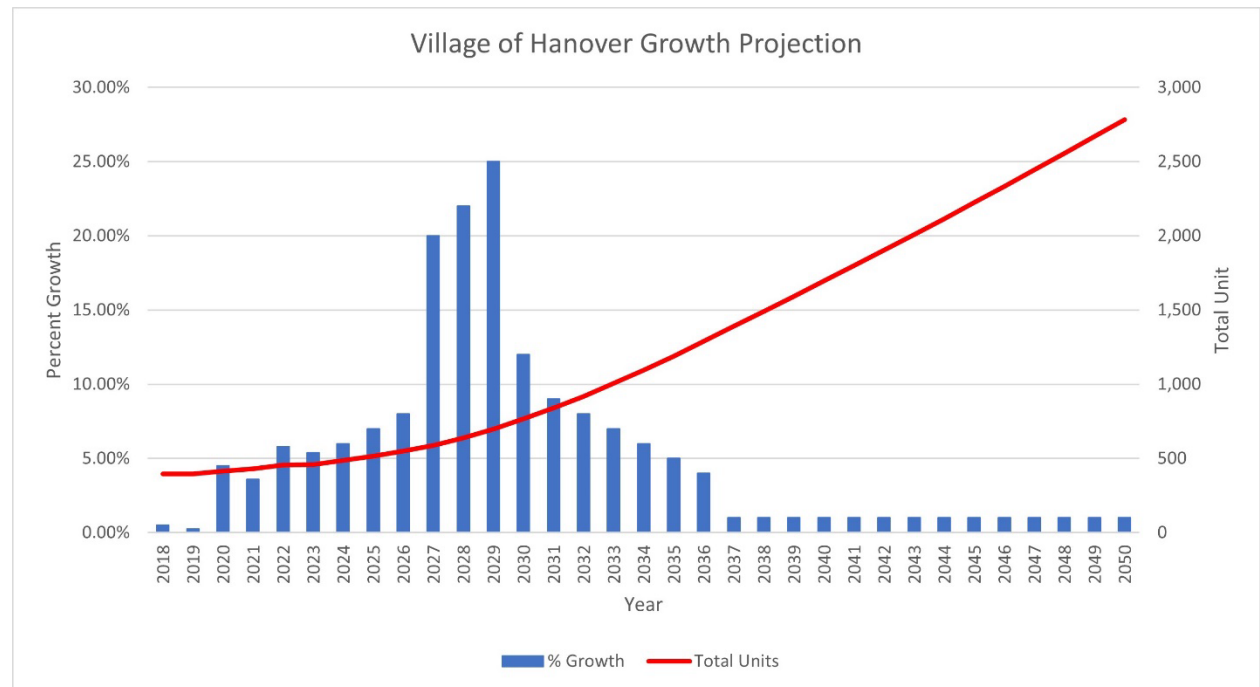
# ELEMENT 9. AREA PLANNING CONSIDERATIONS

## 9.01 | VILLAGE OF HANOVER

The Village of Hanover adopted *Forward Together*, their new comprehensive plan in December 2022. The plan builds upon the already rock solid foundation of the Hanover community. This plan will guide future development policy decisions in a tactical manner. Avoiding haphazard development is not within the best interest of the current or future residents of Hanover. Adherence to this plan will allow the Village of Hanover to provide a balanced community by ensuring services are not over worked, residents enjoy their sense of place, children grow up knowing their neighbors and the lines between social and economic inequality are blurred.

Each section of the plan is complete with best practices, sound planning tactics and recommendations for Village leaders to implement to take full advantage of the plan. The fear of any planner is the real possibility the most important policy document, the comp plan, will sit on a shelf rarely used. It is the responsibility of the residents, village council, planning and zoning commission, developers and many others to actively buy in to the direction of the plan. This document should be a living document being reviewed and amended no later than 2027.

Figure X illustrates the potential housing unit growth in the Village due to annexation and waterline construction. The red line is the total number of housing units including single family or multi family. The blue bars indicate the % growth of units. Notice in 2027, 2028 and 2029 the percentage is above 20 percent which can be attributed to the new waterline. Then slowly subsides beyond 2030 leveling at 3% in 2037.



# Map 12 Hanover Village Future Land Use

