



TOWN OF HANOVER

COMPREHENSIVE PLAN

ADOPTED: FEBRURY 2024



RESOLUTION 2024-05

A RESOLUTION TO ADOPT THE COMPREHENSIVE PLAN
FOR THE TOWN OF HANOVER, JEFFERSON COUNTY, INDIANA

WHEREAS, the Town Council of the Town of Hanover, Indiana recognizes the importance of planning for the future growth and development of the Town and surrounding areas; and,

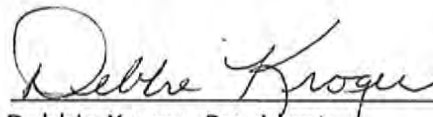
WHEREAS, Taylor Siefker Williams Design Group, from Louisville, Kentucky, working in concert with the Town Council, Plan Commission and a Steering Committee of stakeholders, developed a comprehensive plan to serve as a guide for the Town's future growth and development, based on examining existing and future conditions and,

WHEREAS, achieving the Town's vision for the future will be accomplished through the implementation of the comprehensive plan; and


NOW, THEREFORE, BE IT RESOLVED, upon the recommendation of the Plan Commission of the Town of Hanover, Indiana, the Hanover Town Council hereby adopts the comprehensive plan and all plan recommendations, attached hereto.

DULY PASSED AND ADOPTED this 6th day of February 2024 by the Town Council of the Town of Hanover, Jefferson County, Indiana.

YES ☒ NO ☐


Debbie Kroger, President

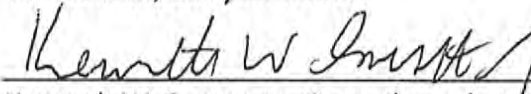
☒ ☐


Treva Shelton, Vice President


☒ ☐

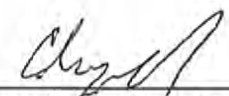

Tim Buxton, Councilmember

☒ ☐


Kenneth W. Garrett Jr., Councilmember

☒ ☐


Ben Sommer, Councilmember

ATTEST: 
Coby Cloud, Clerk Treasurer

February 6, 2024
Date

(Signed copy for insertion in Comprehensive Plan for the Town of Hanover)

COMPREHENSIVE PLAN STEERING COMMITTEE

Warren Auxier, Auxier Gas Service
Bill Barnes, Community Foundation of Madison and Jefferson County
Jeff Bates, Southwest Public Schools
David Bramer, Jefferson County Commissioners
Kenny Garrett, Town Board
Ann Inman, Jefferson County Public Library
Lynn Maricle, Community Member
Stephanie Miller, Thornton Terrace
Ben Sommer, Town Board
Kay Stokes, Hanover College
Linda Trapp, Town of Hanover
Bonnie Watson, Community Member

CONSULTANT TEAM

Taylor Siefker Williams Design Group
The Wheatley Group

TOWN BOARD

Debbie Kroger, President
Treva Shelton, Vice President
Tim Buxton
Kenny Garret
Ben Sommer



ACKNOWLEDGEMENTS

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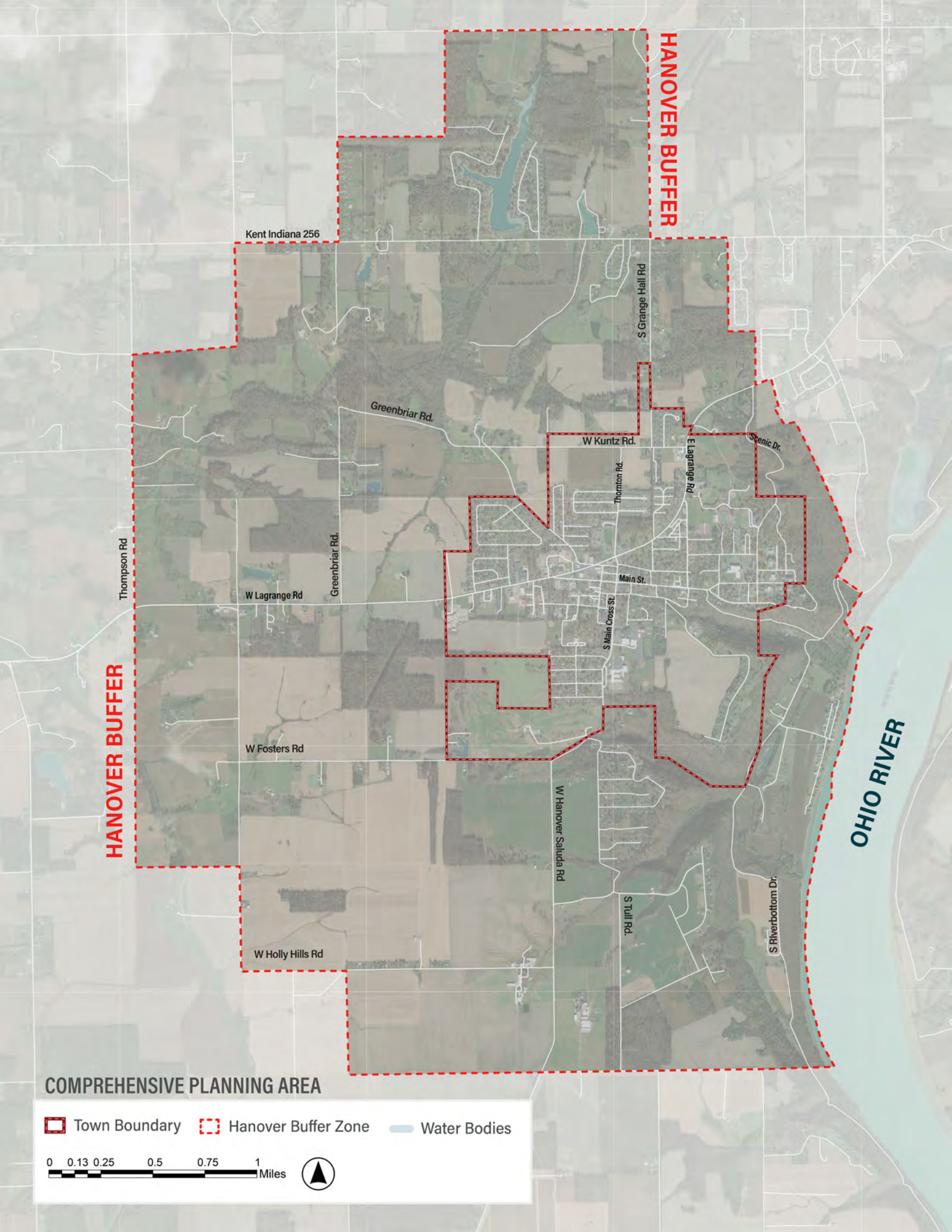


ABOUT THE PLAN

In 2023, the Town of Hanover began the process of developing a comprehensive plan to help guide the next twenty years of the town's future.

After six months of public engagement and strategic planning, the final Hanover Comprehensive Plan offers detailed guidance on how to achieve the community's vision with actionable strategies that address six major topics: placemaking, historic character, transportation, land use and housing, utilities, and community services. Like any comprehensive plan, this plan is a legislative document that serves as a foundation for future land use decisions and provides an official policy statement for Town projects and policies.

The concepts included in this plan are based on community input and ultimately aim to advance the public's shared values and ideas in order to build a future that serves the entire community. While Hanover itself consists of the roughly two square miles located within the town's boundaries, the plan also applies to areas located within the Town's Buffer Zone, as shown on page seven.



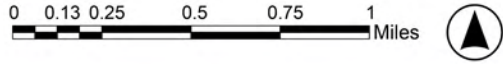
HANOVER BUFFER

HANOVER BUFFER

OHIO RIVER

COMPREHENSIVE PLANNING AREA

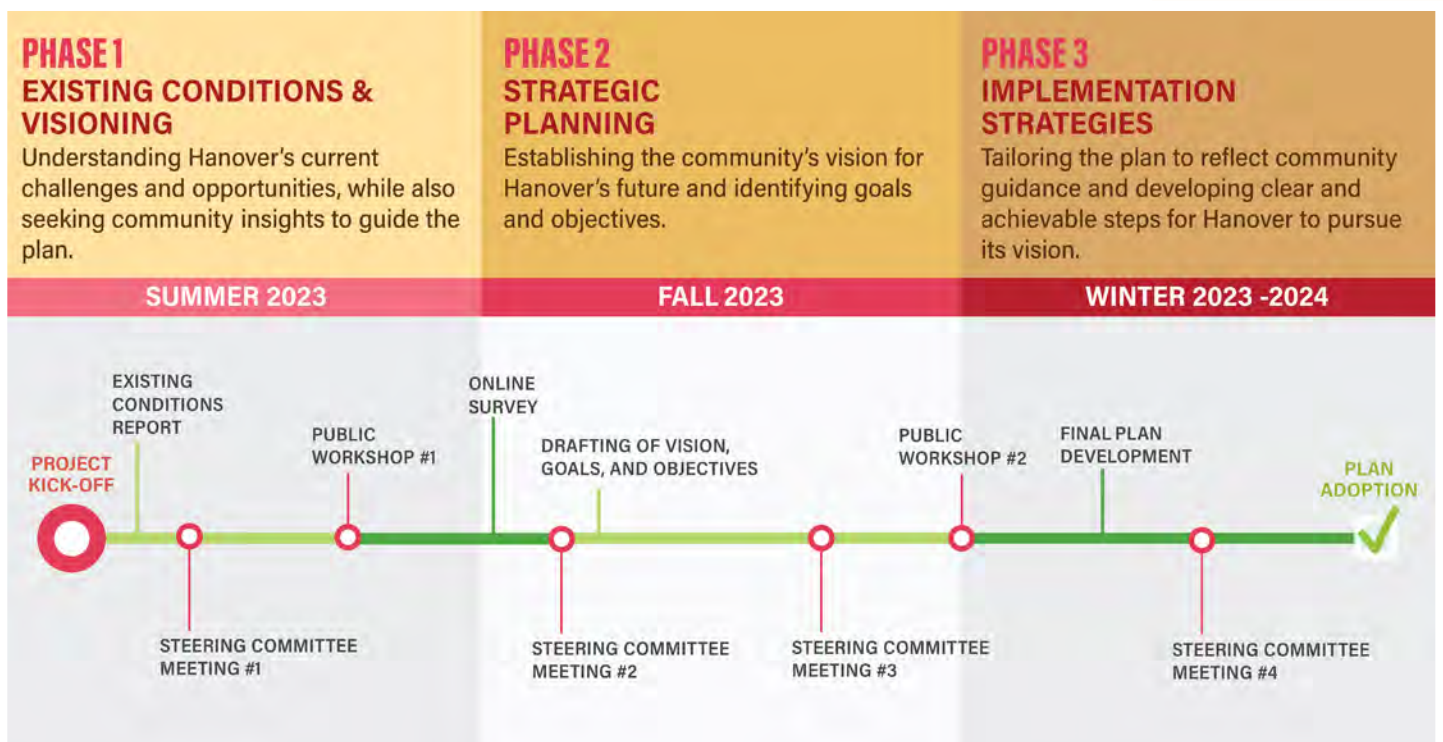
 Town Boundary  Hanover Buffer Zone  Water Bodies



PLANNING PROCESS PROJECT PHASES

The planning process for the Comprehensive Plan was generally separated into three phases. The aim of Phase 1 was to understand Hanover's current challenges and opportunities for the future, as well as gaining community insights that can guide the overall vision for the plan. Phase 2 was focused on strategic planning through identifying the goals and strategies the community wants to pursue. After solidifying the overall direction and strategies of the plan, Phase 3 focused on developing achievable recommendations for implementing the plan to provide a phased and strategic stepping stones towards fulfilling the community's vision.

Planning Timeline



PLANNING PROCESS

COMMUNITY ENGAGEMENT

Public engagement is an essential element of the planning process because local community members not only have valuable insights and knowledge of their past experiences, but they also hold the power to help shape and implement the ideas in this plan. Acquiring community input early in the planning process ensures residents have a voice throughout the entire process and can make a meaningful impact in the future. In order to gain robust and thoughtful input from a variety of community members, three major engagement efforts were undertaken to create this plan:

- **A steering committee**, composed of 13 local community members and stakeholders, met four times throughout the six-month planning process to help guide and revise the goals, strategies, and plan elements.
- **Two public workshops** were held, which were collectively attended by roughly 50 people.
- **An online survey** was shared with the public to collect additional input from people who could not attend public meetings. In total, 78 people completed the survey.



PLAN ORGANIZATION

Following Section 1, the plan is organized into six additional sections:

SECTION

2

Hanover: Then, Now, and Tomorrow provides an overview of the public input and existing conditions that have helped shape the vision statement in Section 3. While the appendices provide a more detailed narrative on these topics, Section 2 summarizes the most prominent information and ideas.

PAGE 8

SECTION

3

The Vision Statement is a brief narrative that summarizes the overarching aspirations of the Hanover community. The vision also includes three themes (or topics) by which the plan's goals, supporting strategies, and actions are organized.

PAGE 16

SECTION

4

Our People Are Connected includes the goals, strategies, and action steps that relate to Placemaking and Historic Character.

PAGE 18

SECTION

5

Our Places Are Connected includes the goals, strategies, and action steps that relate to Transportation as well as the Future Transportation Plan that identifies road, sidewalk, and trail projects.

PAGE 30

SECTION

6

Our Community is Connected includes the goals, strategies, and action steps that relate to Land use and Housing, Utilities, and Community Services. This section also includes the Future Land Use Plan, which is used as a guide for decisions regarding land use and development.

PAGE 42

SECTION

7

Plan Implementation

Implementation Plan includes details on how to implement this plan, a phasing timeline, and additional resources and funding sources.

PAGE 62

SECTION 2

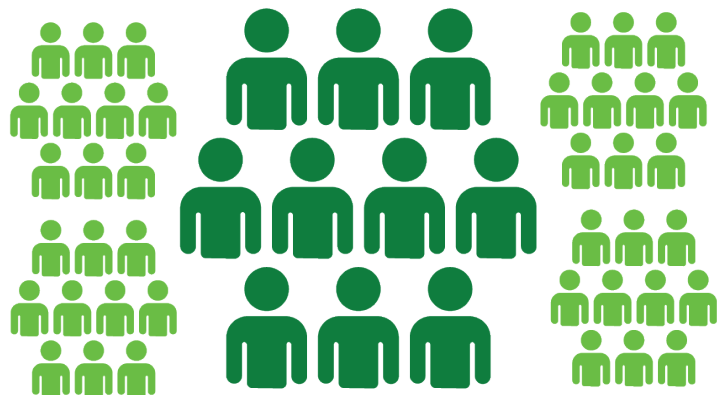
HANOVER: THEN, NOW, AND TOMORROW

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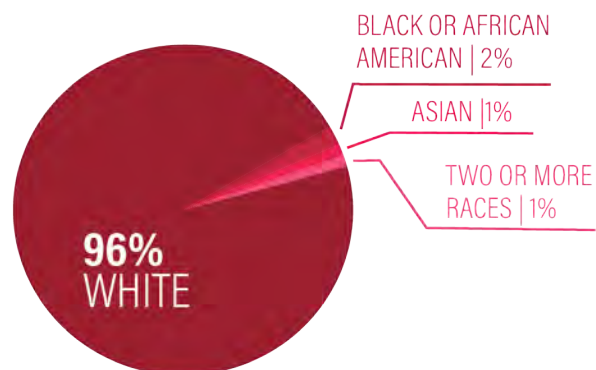
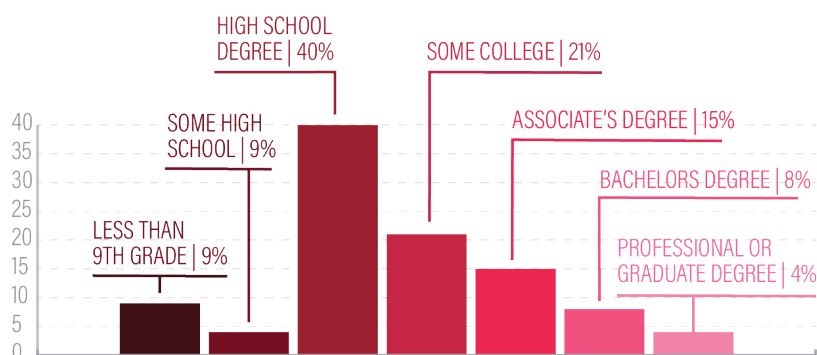
HANOVER TODAY



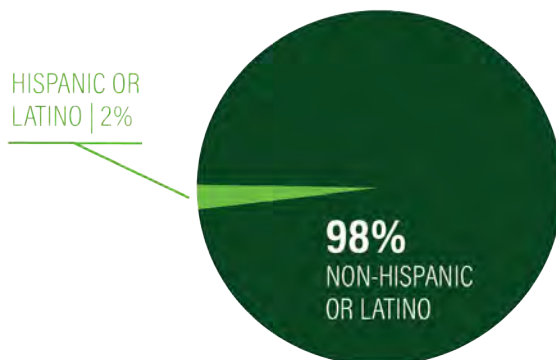
3,673 PEOPLE
LIVE IN HANOVER TODAY

28.3 YEARS
MEDIAN AGE

EDUCATIONAL ATTAINMENT



RACE & ETHNICITY



DEMOGRAPHIC SUMMARY

The demographic summary offers a high-level view of the key demographic, social, and economic factors that informed the planning process. For a detailed analysis of these topics, see Appendix A.

HANOVER'S HOUSING STOCK

1,055 TOTAL HOUSING UNITS

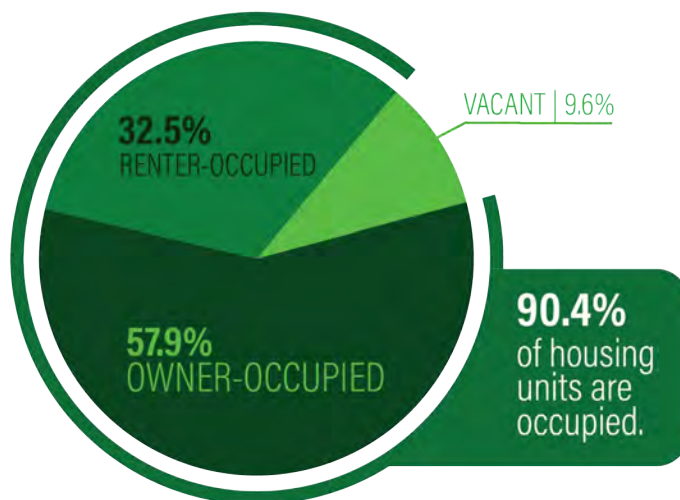


73% OF THEM ARE SINGLE FAMILY HOMES

MULTI-FAMILY HOUSING OPTIONS ARE ON THE DECLINE



HOUSING TENURE



\$52,279

MEDIAN HOUSEHOLD INCOME

COMMUTES TO WORK

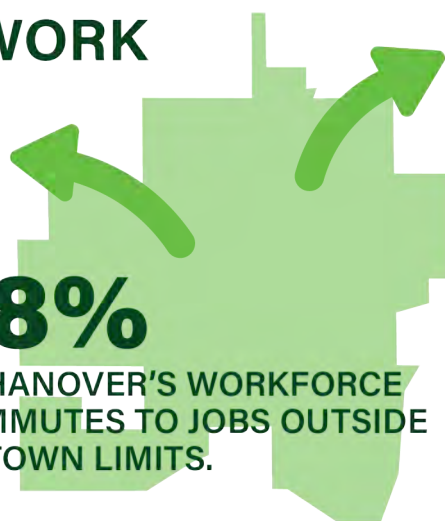


15.6%

OF HANOVER'S WORKFORCE WALKS TO WORK.

78%

OF HANOVER'S WORKFORCE COMMUTES TO JOBS OUTSIDE OF TOWN LIMITS.



LOOKING TO TOMORROW HANOVER'S GREATEST STRENGTHS

"Small town/ friendly community atmosphere. No huge big business buildings, fast food places, etc. lining the streets which makes the town look nicer."



"The Hanover sign and the flowers that were planted. I appreciate Pride grocery store. I love the improvements to Hanover Park."

"I like our natural resources. There are many great places to walk and drive through."

COMMUNITY ENGAGEMENT SUMMARY

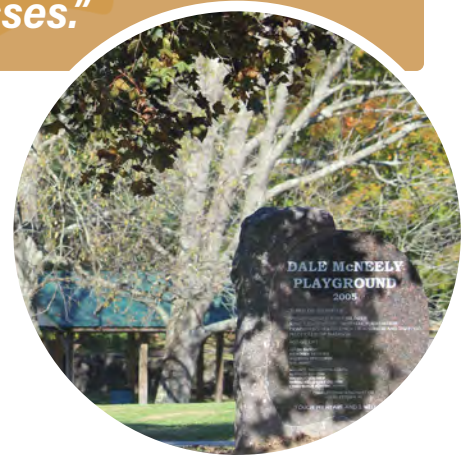
Hanover community members and stakeholders contributed their ideas to help shape the future of the community. "Hanover's Greatest Strengths" includes some of the things that people love about the community today and "Hanover's Greatest Opportunities" includes a summary of what people want to see changed or improved in the town. For a detailed review of all community input, see Appendix B.





"I have lived in Hanover my whole life. I met my husband at Southwestern and we are high school sweethearts. I love how Hanover is a community that comes together to support each other. I love all of the local businesses and how everyone supports small businesses."

"The park is a beautiful resource. Our schools are open minded and invested in the community. Hanover is a family friendly community with people who go above and beyond to help each other."



"Hanover College, friendly people, Presbyterian Church, historic homes being renovated."

"I like the Hanover Park improvements and the increase of child involvement at the Park. I can't wait to see what the future continues to bring to Hanover Park."

LOOKING TO TOMORROW HANOVER'S GREATEST OPPORTUNITIES



"I wish we had more sidewalks next to the main roads in Hanover. It would allow easier and safer access to grocery stores."

"There need to be street lights along the sidewalks."

"We need a light in front of McDonalds. There are many college and high school cross country meets across the road."

"More bike trails and walking paths."

"I would like to see bike lanes. Also, it would be valuable to have a sidewalk from the school to the park for students that walk there."

"So grateful people are enjoying this beautiful park! There is a great need for soccer space."

"At the park, more summer/fall programs for the kids - crafts, music programs."



"Splash pad needed. "

"Lack of building codes or restrictions if there are any...they haven't been enforced in years. Too many run down houses/buildings."



"I think new building around the entrance to the college from the town would be the ideal place for new apartments, coffee shop, boutique hotel, restaurant with entertainment on the weekends, ice cream shop and other retail."

"A stronger focus on beautifying the town."

"It would be help full to have more activities available for our youth, including after school programs."

"Family resources and parent support services to create stronger, more skilled parents."

"Public transportation in cooperation with other Jefferson County municipalities."



HANOVER'S VISION STATEMENT

Hanover – *A welcoming community with a small-town atmosphere where:*



Our people are connected through our shared history, local character, and active public spaces;



Our places are connected through our safe and accessible roads, sidewalks, and trails; and



Our community is connected through our quality neighborhoods, community services, and entertainment options.



USING THE VISION STATEMENT:

The vision statement offers a succinct statement of what life in Hanover aims to become within the next 20 years. While this statement is aspirational, it translates into action-oriented steps that can be followed to achieve it. Each of the three themes (or topics) in the vision statement help to organize the plan's seven goals. The goals are then further defined by a series of strategies and action steps that are designed to achieve each goal.



SECTION 4

OUR PEOPLE ARE CONNECTED...

... through our shared history, local character, and active public spaces.



GOAL 1: PLACEMAKING

Celebrate Hanover's identity and encourage community pride by investing in quality public spaces and hosting events that bring people together.



GOAL 2: HISTORIC CHARACTER

Emphasize Hanover's historic character and preserve local history.



GOAL 1

PLACEMAKING

PLACEMAKING

STRATEGY

1.1

Improve the visual appearance of the town by installing gateway features at key entry points into the town.

When traveling to or through Hanover, a sense of arrival should signal to community members and visitors that they have arrived somewhere special. This could be done through entry points or “gateways” that are lower cost or a larger capital investment and can include a range of different design features, from simple signs and landscaping to decorative lighting and larger structures. Three possible gateways into Hanover include State Road 56/62 at the southern town boundary, State Road 56/62 at the northern town boundary, and S Hanover Saluda Road. Gateways not only mark the boundaries of a community at entry/exit points, but they can also contribute to the overall community character and encourage visitors to stop and explore a town they are traveling through.

ACTION STEPS

- **Action Step 1.1a:** Prioritize entry points that should receive gateway improvements and determine the level of investment the town desires for each gateway location (funding may include grants).
- **Action Step 1.1b:** Work with a contractor (if a lower investment project) or designer (if a higher investment project) to determine the design elements that should be included at each gateway (such as type of signs, landscaping, lighting, and other features).



Above: example gateway signage and landscaping.

STRATEGY

1.2

Install additional elements that reinforce the town's character, such as decorative street lights, along Main Street and S. Main Cross Street.

The intersection of Main Street and Main Cross Street is a pivotal location in Hanover – it is located at the heart of the town's neighborhoods and, because Main Cross Street is the only roadway that connects the town's southern neighborhoods and public schools to the downtown, many community members regularly travel through this area. By installing decorative streetscape elements at this intersection and along both streets, Hanover can work to reinforce the overall town character and help create quality and distinct public areas for the community. Streetscape improvements can include a mix of decorations and amenities that both improve the visual appearance of the town and support community needs. For example, street lights, benches, and trash receptacles all provide benefits that make travel safer and more convenient, but they can also be designed to make the town more attractive. Additional decorative elements, such as planters or banners, are also lower cost options that enhance visual aesthetics. To kick-off this effort, the Town can partner with schools or other organizations to recruit volunteers to install temporary decorations, such as painted crosswalks or bump-outs. These kinds of projects can help boost local support for quality-of-place projects while also demonstrating the Town's commitment to streetscape improvements, which can increase Hanover's competitiveness for grant funding.

ACTION STEPS

- **Action Step 1.2a:** Determine the types of decorative streetscape features that the Town wants to see along Main Street and Main Cross Street.
- **Action Step 1.2b:** Identify low-cost, temporary streetscape elements, such as painted crosswalks or bump-outs, that can be installed with help from local volunteers.
- **Action Step 1.2c:** Work with funding partners to determine the feasibility of improving the first priority segments through the LPA program and/or another INDOT funding source (see Strategy 3.1).

GOAL 1

PLACEMAKING



PLACEMAKING

STRATEGY

1.3

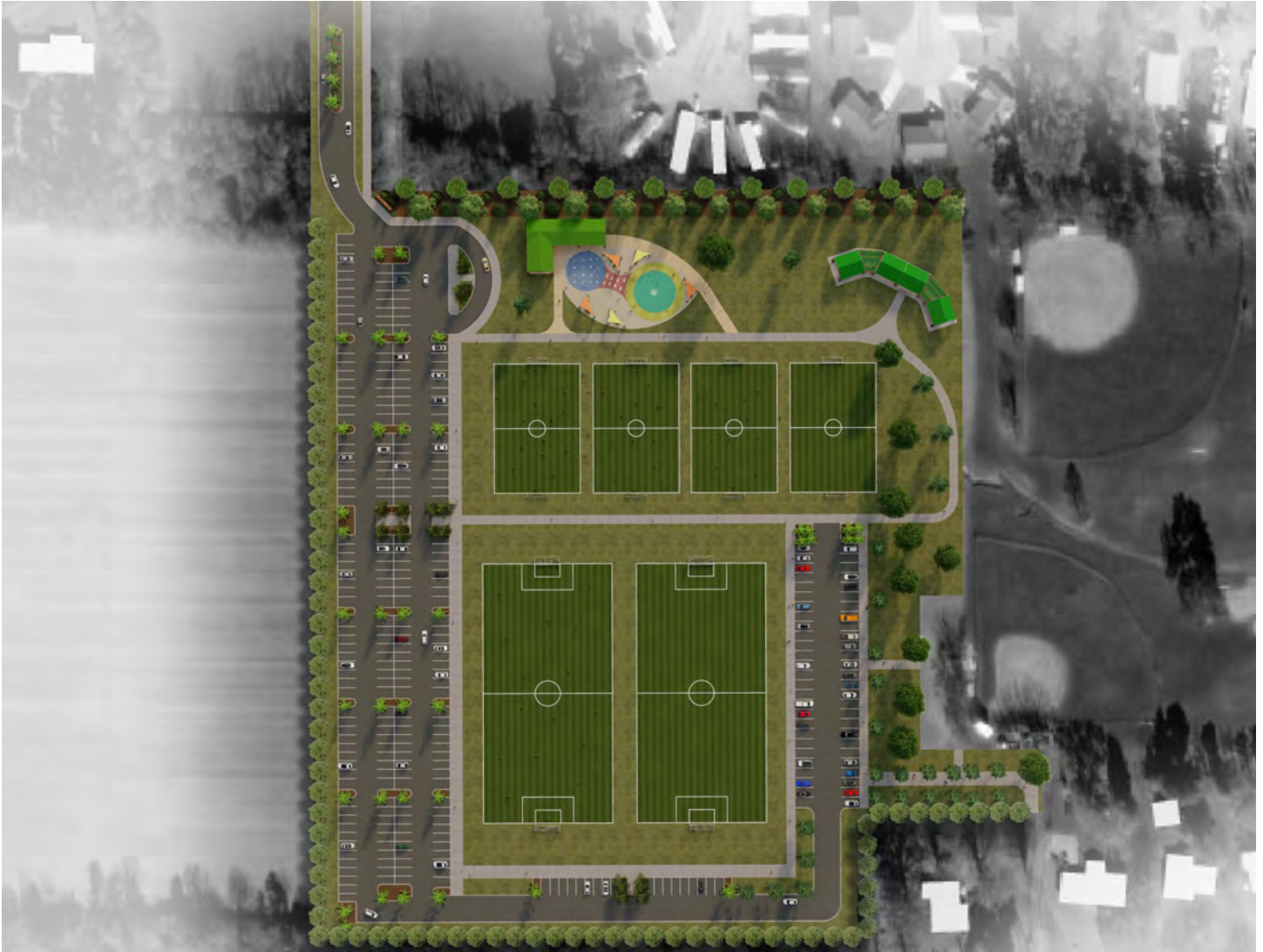
Explore options for expanding Hanover Park to support new park amenities, such as a splashpad and parking.

One of the top issues identified in this planning process was the lack of a public pool or a splashpad in Hanover. While the town previously maintained a public pool, it was closed due to the high costs and low use. A splashpad, or splash ground, would provide a place for families to cool off and play on hot summer days while also providing lower construction costs, reduced maintenance costs, and no on-duty lifeguards. Because Hanover Park is already a major recreation destination in the town, additional parking would be needed for a new splashpad to accommodate additional visitors. The demand for parking is already greater than the current number of parking spots, which is causing visitors to park along the narrow residential streets that lead to the park entrance. By expanding parking areas as Hanover Park develops and exploring additional entry points into the park, the Town can alleviate existing strain on local neighborhoods and make the park experience more enjoyable for all. In order to realize these goals, it is vital that the Town's Park Board work to develop a five-year parks and recreation master plan, which can establish a timeline and priorities for park expansions and help the Town qualify for grant funding from the Indiana Department of Natural Resources (IDNR).

ACTION STEPS

- **Action Step 1.3a:** Develop and maintain a five-year parks and recreation master plan to guide future recreational projects and seek IDNR funding opportunities for improvements.
- **Action Step 1.3b:** Coordinate with the land owner on the west side of Hanover Park to determine potential options for expanding the park and adding an additional park entrance from State Road 56/62.

OUR PEOPLE ARE CONNECTED



Above: a conceptual plan to demonstrate the Hanover Park expansion, which includes a splashpad, a new entry point from State Road 56, additional parking, new trail connections, restrooms, a pavillion, and athletic fields.

GOAL 1

PLACEMAKING



PLACEMAKING

STRATEGY

1.4

Evaluate if additional indoor recreational and multi-purpose facilities are needed.

The Hanover community is interested in seeing more indoor recreational and gathering space within town, however, the feasibility of both constructing and maintaining new facilities and the demand for different amenities are unknown. Public input provided ideas about indoor facilities ranging from an exercise gym to event space. The current community building, local churches, and Hanover College also currently have indoor spaces that might not be fully utilized. The Town should work with the community to further determine the highest-priority desires, and perform a study to determine the cost, location, and maintenance requirements for such facilities (or if existing space could be used).

ACTION STEPS

- **Action Step 1.4a:** Work with the community to identify the desired activities for an indoor recreational/multi-purpose facility.
- **Action Step 1.4b:** Assess if existing indoor facilities (such as the community building) are being best or fully utilized, and determine the feasibility of developing a new or repurposed indoor recreational/multi-purpose facility (including evaluating estimated development costs, maintenance and staffing requirements, funding options, and revenue streams).

STRATEGY 1.5

Work with partners to host an annual town festival to strengthen local pride and encourage people from nearby communities to visit Hanover.

The community has a desire for more festivals and events in town. In the past, Hanover hosted an annual parade and residents are interested in seeing a similar event return. It could also include a seasonal festival or an event to celebrate Hanover's anniversary. By collaborating with local organizations, businesses, and a new events committee, the Town can explore different options for an annual town event.

ACTION STEPS

- **Action Step 1.5a:** Expand promotion of current and future community events with notice through utility bills, social media, and flyers in community spaces.
- **Action Step 1.5b:** Form a committee of interested community members to plan and organize an annual festival to celebrate the town and community.

GOAL 2

HISTORIC CHARACTER



HISTORIC CHARACTER

STRATEGY 2.1

Highlight the town's history with signs or exhibits that tell the story of historic structures and sites.

Hanover is home to several sites and structures that have either played a part in the town's history or have historic buildings. By installing signs at these sites that narrates the area's past, residents and visitors will be able to enjoy another dimension of what Hanover has to offer. One lower-budget option is to develop smaller, more simplistic signs at each site that feature a link or QR code to a website with more information. This website can also include a map of all historic sites and signs throughout Hanover to encourage residents and visitors to explore the town's history.

ACTION STEPS

- **Action Step 2.1a:** Partner with the Jefferson County Historical Society to identify historic sites and events that should be commemorated through signs or exhibits.
- **Action Step 2.1b:** Form a volunteer Historic Hanover committee or organization to lead local historic preservation projects.
- **Action Step 2.1c:** Create an online platform to share Hanover's history with the public and to host a guide to the different historic sites throughout the town.
- **Action Step 2.1d:** Develop and install low-cost signs that feature information about historic sites and link to the website.

STRATEGY

2.2

Consider creating design guidelines for new development along key corridors to encourage development that complements historic structures and the overall character of the town.

Design guidelines provide developers and property owners with a “guide” to how buildings and properties should be designed to support the desired aesthetic for an area. Unlike design standards that are regulations that must be followed, design guidelines are not a requirement but rather help communicate what the community wants to see and how a new development can reach those goals. By developing a set of design guidelines for new developments along Main Street and Madison Avenue, property owners can understand the desired style and more easily support this vision, if they choose.

ACTION STEPS

- **Action Step 2.2a:** Develop a set of design guidelines that identify the desired architectural and landscaping features along Main Street and Madison Avenue that will emphasize Hanover’s historic character, and educate property owners on the importance of these guidelines.

GOAL 2

HISTORIC CHARACTER



HISTORIC CHARACTER

STRATEGY

2.3

Incentivize the preservation and reuse of historic structures through the town's zoning ordinance and promote state and federal funding sources.

One of the greatest challenges to historic preservation is the cost burden placed upon property owners to maintain historic architectural features. The town can support property owners by promoting local, state, and federal financing and grant options to help historic property owners. Additionally, Hanover's zoning ordinance can also be reviewed to identify current standards that might discourage or complicate historic preservation. The town can also amend the zoning ordinance to streamline the redevelopment process and allow for reduced standards (such as parking) if they follow the design guidelines. By identifying opportunities where historic preservation can be encouraged through grants and zoning incentives, Hanover can help maintain its historic character.

ACTION STEPS

- **Action Step 2.3a:** Evaluate updating the zoning ordinance to streamline the redevelopment process and include zoning incentives that encourage the preservation of historic structures.
- **Action Step 2.3b:** Guide property owners to state and federal grants programs that would reduce the cost burden of preserving historic properties.

OUR PEOPLE ARE CONNECTED



SECTION 5

OUR PLACES ARE CONNECTED...

... through our safe and accessible roads, sidewalks, and trails.



GOAL 3: TRANSPORTATION

Ensure Hanover's transportation network allows people to drive, walk, bike, and access public transportation for both daily needs and recreation.



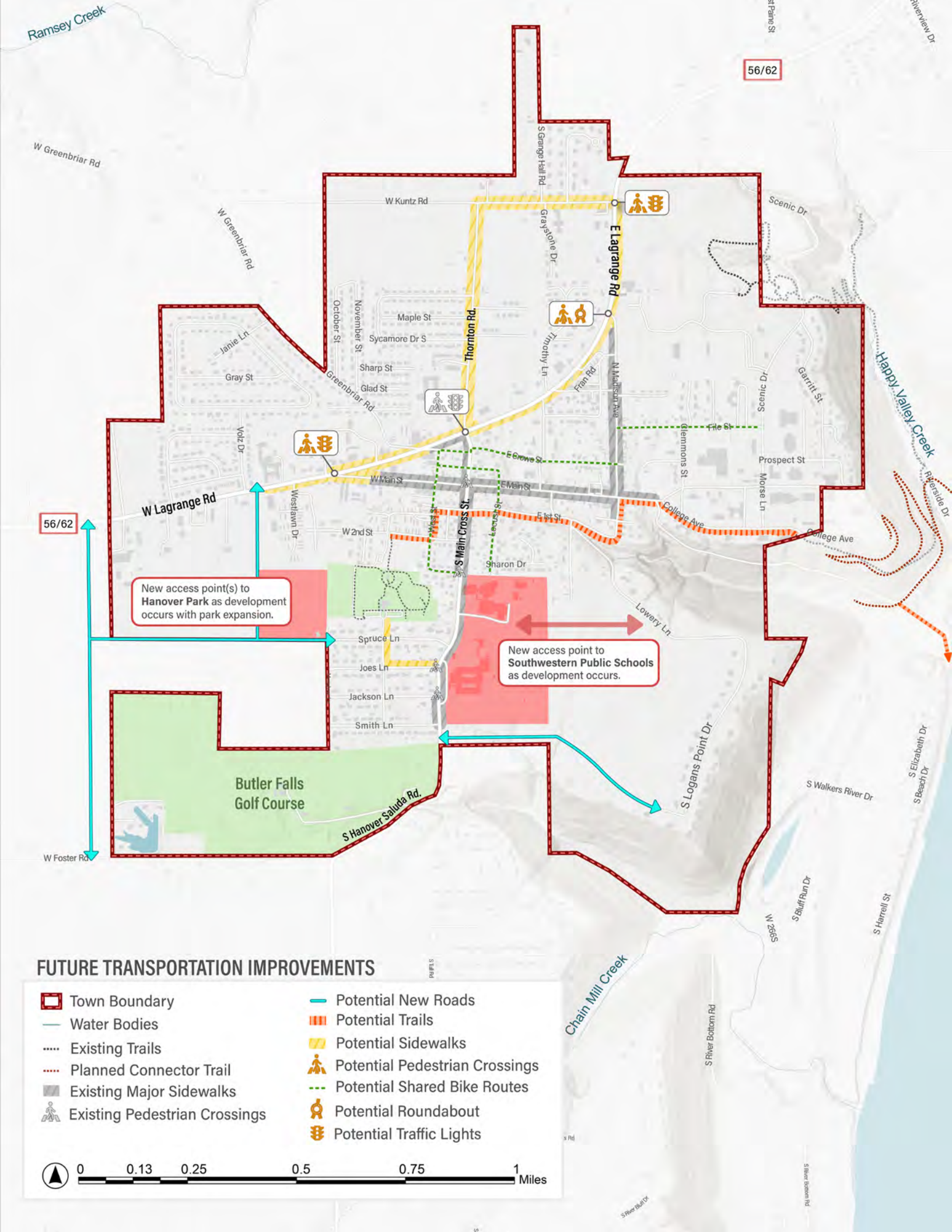
GOAL 3 TRANSPORTATION

TRANSPORTATION

FUTURE TRANSPORTATION PLAN

The transportation goal is not only supported by strategies and action steps, but it also includes a Future Transportation Plan, which includes a map of proposed road, sidewalk, and trail projects that the community wants to see. The projects are explained in more detail within the following transportation strategies and action steps for implementation.





56/62

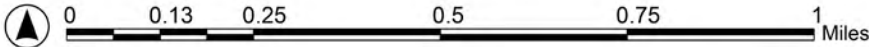
56/62

New access point(s) to
Hanover Park as development
occurs with park expansion.

New access point to
Southwestern Public Schools
as development occurs.

FUTURE TRANSPORTATION IMPROVEMENTS

- | | |
|-------------------------------|--------------------------------|
| Town Boundary | Potential New Roads |
| Water Bodies | Potential Trails |
| Existing Trails | Potential Sidewalks |
| Planned Connector Trail | Potential Pedestrian Crossings |
| Existing Major Sidewalks | Potential Shared Bike Routes |
| Existing Pedestrian Crossings | Potential Roundabout |
| | Potential Traffic Lights |



GOAL 3

TRANSPORTATION



TRANSPORTATION

STRATEGY

3.1

Create a safe sidewalk network by installing new sidewalks where there are gaps and pedestrian crossings at key intersections.

Some people in Hanover already walk to reach destinations throughout town. To further support people being able to walk around town and increase safety for people using Hanover's roads, the Town can consider sidewalk and crosswalk projects that make it safer for people walking as well as drivers on the road. Proposed projects include installing signalized pedestrian crossings, such as flashing signals and high-visibility crosswalks, at a few key intersections along State Road 56/62 to make people more visible to drivers as they cross the road. Additionally, completing a connected sidewalk network along the high-priority roads will also help separate people and cars. As sidewalk improvements are planned, the Town should also consider which streetscape improvements, if any, should be installed along the corridor, such as lighting, seating, or planters.

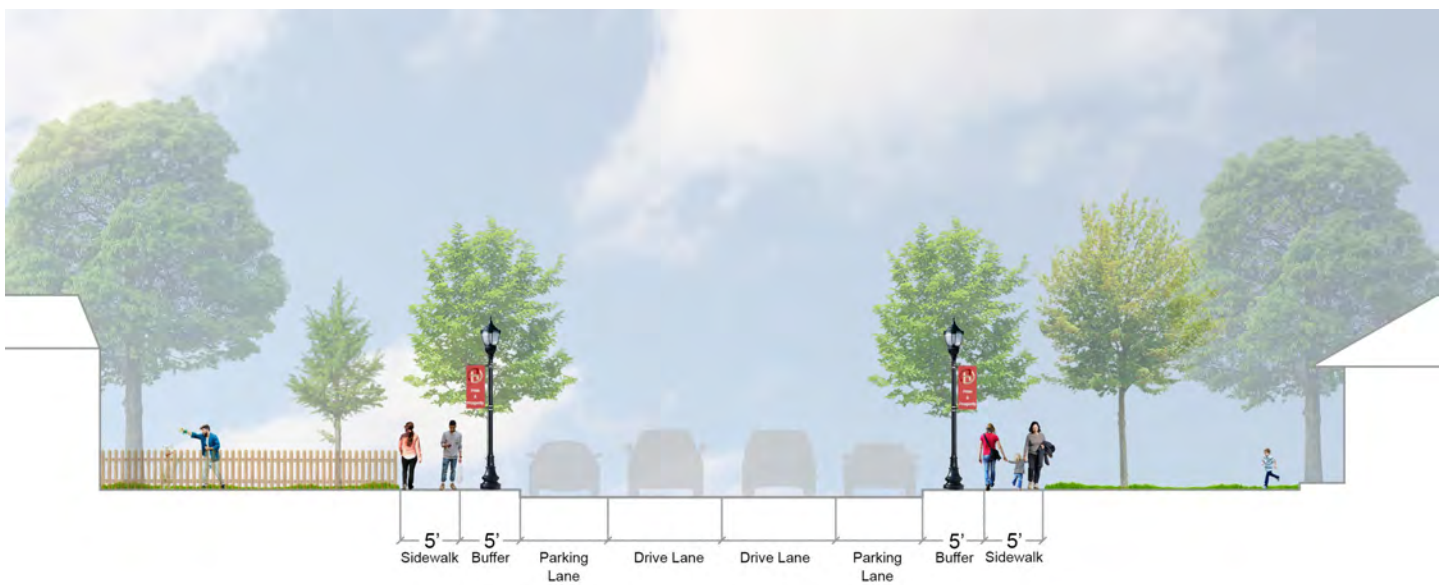
ACTION STEPS

- **Action Step 3.1a:** Work with INDOT to determine the feasibility of improving State Road 56/62 with sidewalks and other design elements (decorative lighting, street trees, etc.) through the LPA program and/or another INDOT project (Note: this should be coordinated with Strategy 3.2 and 3.7).
- **Action Step 3.1b:** Evaluate revising the town's zoning and subdivision regulations to require sidewalks and corresponding design elements to be installed by the applicant as development occurs.
- **Action Step 3.1c:** Coordinate with INDOT to determine the feasibility of installing signalized pedestrian crossings along SR 56/62.
- **Action Step 3.1d:** Prioritize the gaps in the existing sidewalk network and allocate funding annually (local and/or state) for construction of new sidewalks, especially in areas around Hanover Park and public schools.

OUR PLACES ARE CONNECTED



Above: example Main Street streetscape with six-foot sidewalks and public plaza.



Above: example Main Street residential streetscape with five-foot sidewalks.

GOAL 3

TRANSPORTATION



TRANSPORTATION

STRATEGY

3.2

Work with INDOT and Jefferson County to evaluate the need for and feasibility of a center turn lane or spot improvements at high congestion points along along State Road 56/62 in Hanover.

The community is interested in seeing a center turn lane along State Road 56/62 in order to improve traffic flows. Currently, there are center turn lanes where State Road 56/62 intersects with Main Cross Street and Madison Avenue. The successful implementation of this strategy will require coordination with INDOT to, first, assess the need for a complete center turn lane through Hanover and then, if deemed necessary, evaluate the feasibility of constructing the center turn lane, which will likely require an expansion of the right-of-way in some locations. If a continuous center turn lane is not feasible on State Road 56/62, the Town can also explore options for spot improvements or “blisters” that target turn lanes at high-congestion points along the corridor. In this process, the Town should also consider how other objectives, such as installing sidewalks along State Road 56/62 (Strategy 3.1) or installing a roundabout at the Madison Avenue intersection (Strategy 3.7) could possibly be hindered or strengthened by establishing a center turn lane.

ACTION STEPS

- **Action Step 3.2a:** Work with INDOT to determine the feasibility of adding a center turn lane or spot improvements at high congestion points to State Road 56/62 within the town and coordinate with Jefferson County to determine if it should be extended outside of town limits.

STRATEGY

3.3

Work with Southwestern Public Schools to develop a plan for reducing traffic congestion adjacent to campus.

Hanover's two public schools are currently only accessible by car from Main Cross Street. When students are arriving or leaving school, traffic congestion presents a challenge. Because Main Cross Street is the only road that directly connects downtown Hanover to the southern extent of the Buffer Zone, this affects people on their daily commutes to other destinations as well. The Town should coordinate with the local school district to identify options for improving current and future traffic flows during pick-up/drop-off hours, such as new traffic patterns, encouraging student carpooling, or identifying future access points to campus.

ACTION STEPS

- **Action Step 3.3a:** Initiate coordination between the Town of Hanover and Southwestern Public Schools to develop a plan for reducing traffic congestion adjacent to campus.

GOAL 3

TRANSPORTATION



TRANSPORTATION

STRATEGY

3.4

Identify existing, low-speed streets where bicyclists can share the road with cars and install signs and road markings as needed.

The community would like to see more routes for bicycles throughout Hanover, however, narrow right-of-ways combined with the installation costs can create a challenge for providing a separated bike network in town. Alternatively, the Town can designate some low-speed streets as “shared streets” in order to direct bicyclist onto safer roads. The routes identified as potential shared streets on the Future Transportation Plan (see page 33) are located on low-speed streets and also connect to either important destinations or roads where current and proposed sidewalks or trails are located. These shared streets should include on-street pavement markings and signs to let drivers know that they must share the road with bicyclists. A map or educational materials can also be shared with the community for awareness. The Town should consider installing bike racks or updating the zoning ordinance to require businesses to provide them along higher-traffic routes.

ACTION STEPS

- **Action Step 3.4a:** Install pavement markings and sign that denotes shared street routes.
- **Action Step 3.4b:** Develop a map of bike routes in Hanover to share with residents and community organizations.
- **Action Step 3.4c:** Evaluate amending the zoning ordinance to require new development to install bike racks near local businesses, schools, and public spaces.

STRATEGY 3.5

Construct multi-use, recreational trails throughout town that connect parks and other amenities.

As construction on the Hanover-Madison Connector Trail gets underway, the Town has the opportunity to explore additional opportunities for expanding trail access throughout the town in order to develop an even more comprehensive trail network. Trails differ from sidewalks because they are usually wider to accommodate both cyclists and pedestrians and are most commonly constructed of asphalt instead of concrete. Trails typically connect recreational facilities or regional destinations and are primarily located on only one side of the road. As shown on the Future Transportation Map (see page 33), two new trails routes are proposed: A trail connection between Hanover Park to Hanover College and another trail connection between the Hanover-Madison Connector Trail and Hanover Beach.

ACTION STEPS

- **Action Step 3.5a:** Design and construct a trail or sidewalk that connects Hanover Park with the Hanover-Madison Connector Trail.
- **Action Step 3.5b:** Partner with the College, City of Madison, and Jefferson County to support overall development of the Hanover-Madison Connector Trail and the Align Southern Indiana Parks-2-Parks Regional Trail Plan.

GOAL 3

TRANSPORTATION



TRANSPORTATION

STRATEGY

3.6

Coordinate with INDOT to determine the feasibility of a roundabout or signalized intersection at the State Road 56/62 intersection with Madison Avenue or an alternate location.

Currently, there is not a traffic signal at Madison Avenue and State Road 56/62. With the location of the public library, Hanover College, and adjacent residential areas, this intersection can be hazardous due to speed of traffic on State Road 56/62 and limited visibility when making a left turn from Madison Avenue. A roundabout at this intersection is desired in order to create a safer intersection while also limiting impacts on traffic flow. This would also create an opportunity to develop a more attractive entry into Hanover's downtown and potential development area.

ACTION STEPS

- **Action Step 3.6a:** Coordinate with INDOT to assess the feasibility of installing a roundabout or signalized intersection at the SR 56/62 and Madison Avenue intersection or an alternate location.

OUR PLACES ARE CONNECTED



SECTION 6

OUR COMMUNITY IS CONNECTED...

... through our quality neighborhoods, community services, and entertainment options.



GOAL 4: LAND USE AND HOUSING

Guide future development and support maintenance of existing properties to encourage a safe, attractive, and walkable community.



GOAL 5: UTILITIES

Maintain public utility services and proactively expand them to meet the current needs of the community.



GOAL 5: COMMUNITY SERVICES

Improve local access to programs that help community members access vital resources and services.



GOAL 4

LAND USE & HOUSING



LAND USE & HOUSING

FUTURE LAND USE PLAN

In addition to the strategies and action steps included in this section, the land use and housing goal is also supported by the Future Land Use Plan. Where the strategies and action steps articulate “how” Hanover can achieve its goals, the Future Land Use Plan illustrates “where” these changes in land use should occur. A Future Land Use Plan is an important tool for communities, developers, and local governments. For community members, the Future Land Use Plan helps them understand how the broader community is planned to change and grow within the next 20 years. For developers, it can serve as a guide for where they should target certain types of projects in the future. Most often, the Future Land Use Plan will be referenced when the Town is developing policies or projects related to land use or are making land use decisions, such as reviewing development proposals or rezoning requests.

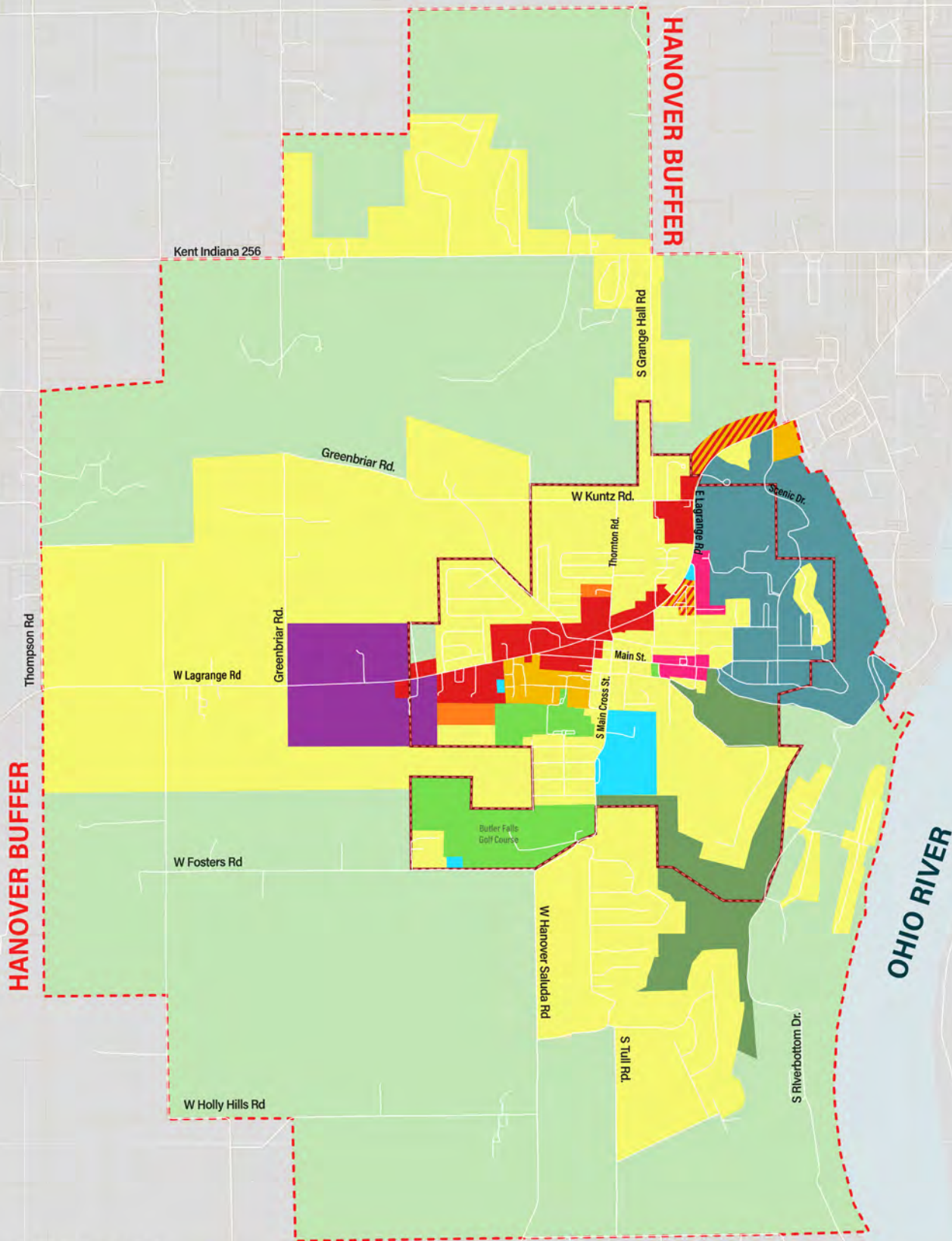
Hanover’s Future Land Use Plan includes three components: A general description of the planned development patterns and land uses within the buffer zone and Hanover’s town boundary, the Future Land Use Map (see page 45), and a description of each of the future land use category shown on the map.

The Hanover Buffer Zone

Today, areas within Hanover’s buffer zone are largely composed of agricultural land, open space, and rural residential homes. Some more dense neighborhoods are within the buffer zone as well, such as Country Estates East. As development grows within the next 20 years, the Future Land Use Map shows areas where residential growth should be concentrated in order to limit impacts on farmland and utilize existing utility infrastructure. As such, residential growth is largely concentrated along prominent corridors and near the town’s boundaries. Additionally, some areas along State Road 56/62 are planned for future industrial and commercial development.

Hanover Town Limits

Within Hanover’s town limits, the future land use plan strives to preserve long-standing residential neighborhoods while also supporting growth for commercial, mixed-use, and recreational uses. Areas for mixed-use development are identified in locations adjacent to Hanover College in order to support housing, retail, and dining options within walkable areas. Higher-density residential (such as apartments or townhomes) is located in areas where residents can easily access commercial areas while still transitioning in scale to single-family neighborhoods.



FUTURE LAND USE MAP



GOAL 4

LAND USE & HOUSING

LAND USE & HOUSING



FUTURE LAND USE CATEGORIES

- Agriculture, Open Space, Rural Residential:** Rural areas where agriculture serves as the primary use but also includes open space and low-density, rural residential uses.
- Open Space:** Natural areas that should be conserved, especially where topography and bodies of water limit development. Open spaces also apply to areas currently used for cemeteries.
- Parks and Recreation:** Public and private parks and recreational facilities.
- Single-Family Residential:** Low-density single-family neighborhoods. This typically includes detached houses but could include townhomes or patio homes as a transition between land uses.
- Mixed-Density Residential:** Areas where a variety of housing densities is suitable. Transitions in scale and intensity should be considered between these areas and less intense uses.
- Multi-Family Residential:** Medium-to-high-density residential areas that can support apartments, townhomes, patio homes, and similar options.
- Commercial:** Retail, dining, offices, and other commercial uses.
- Mixed-Use:** Areas where more than one use within a building or site is suitable. An example could include first floor retail with apartments above or one parcel with retail near the street and housing behind.
- Public Facilities:** Local government or public facilities that are not recreational in nature, such as government offices, public utilities, libraries, police or fire departments, or public schools.
- Hanover College:** Areas within the Hanover College campus.
- Industrial (Light and Heavy):** Areas with either high-or-low-intensity industrial uses.
- Mixed Suitability:** Areas that are suitable for commercial, mixed-density residential, or mixed-use.

STRATEGY 4.1

Explore options to increase building code enforcement to ensure private properties are well-maintained.

The community has concerns about maintenance of both commercial and residential properties in town, either due to disrepair or junk that has been left sitting out. Hanover has a Building & Zoning department; however, limited staffing makes code enforcement difficult. To help address this challenge, the Town can explore strategies that will reduce the number of properties that require attention from code enforcement and strategies that will help expand staff capacity. To begin, the Town can organize neighborhood “dumpster days” to help property owners easily dispose of oversized garbage or partner with Jefferson County to explore options to share the costs of Code Enforcement staff between the two jurisdictions.

ACTION STEPS

- **Action Step 4.1a:** Continue to host an annual or seasonal “dumpster day” to encourage residents to dispose of solid waste and work with the solid waste district for disposal of large items.
- **Action Step 4.1b:** Coordinate with the County to evaluate options to share the costs of Code Enforcement and Building Inspection staff between Hanover and Jefferson County jurisdictions.

GOAL 4

LAND USE & HOUSING



LAND USE & HOUSING

STRATEGY

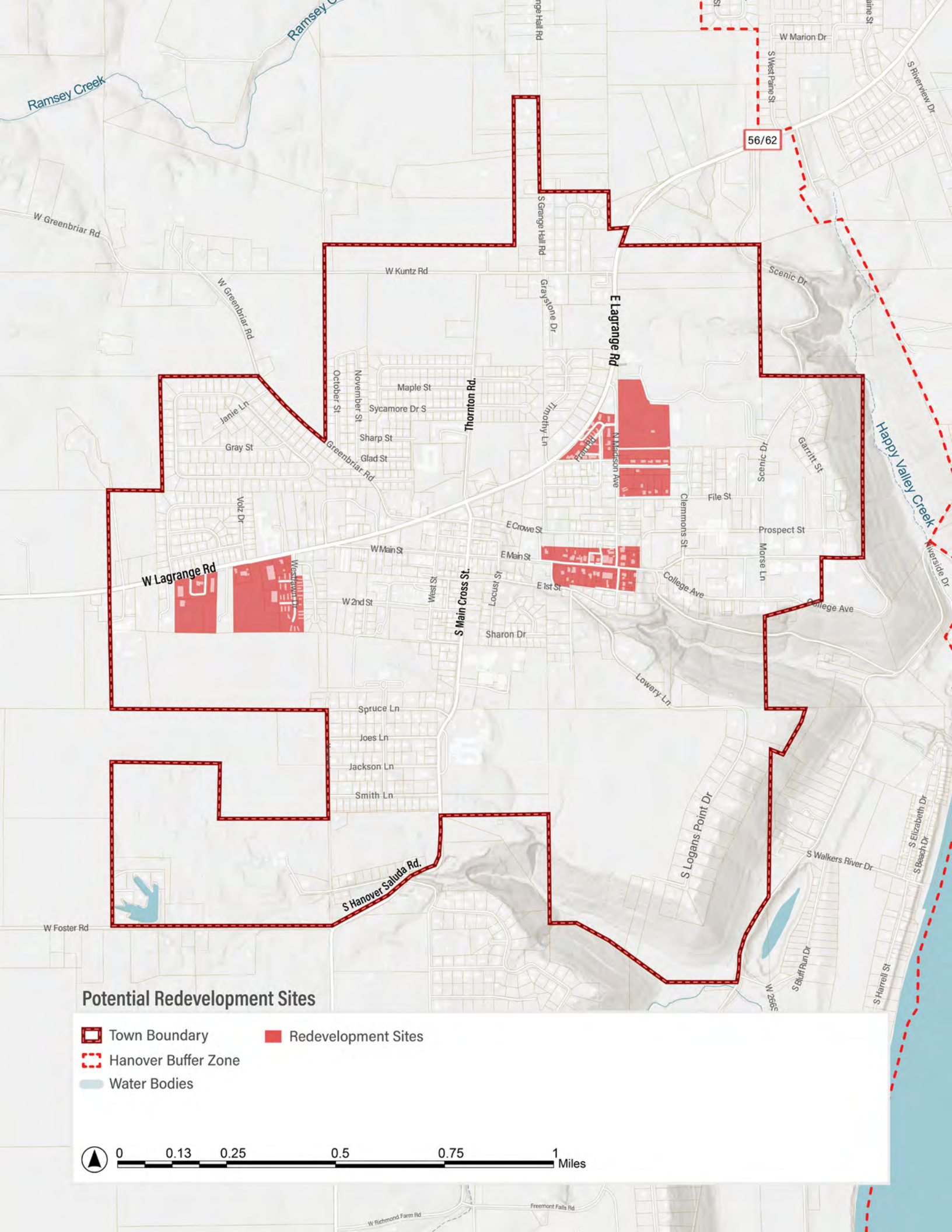
4.2

Encourage development and redevelopment that supports quality shopping, dining, entertainment and mixed-used options.

Hanover has properties that are underutilized or vacant that can be revitalized in order to support various needs within the community. The Sites for Revitalization map on page 49 identifies key areas for redevelopment or new development. By exploring potential programs to help incentive the reuse of these properties, Hanover can encourage the types of development that are desired within the community to create more housing, retail, and entertainment options for residents to enjoy. Options that support the redevelopment of existing structures include establishing an Economic Development Target Area (EDTA), incentivizing residential and commercial property improvements, or supporting residential to commercial conversions to make use of existing residential buildings in areas where additional housing is not a high priority. Ultimately, a combination of these strategies can be used to help activate downtown Hanover as a “main street” style area by generating more taxes, supporting local entrepreneurs, and creating places where people can both live and work.

ACTION STEPS

- **Action Step 4.2a:** Consider a Residential to Commercial Conversion to support existing, vacant buildings to be salvaged and reused for small, independent shops and other retail and commercial use.
- **Action Step 4.2b:** Establish a program to incentivize property improvements for both commercial and residential properties.



GOAL 4

LAND USE & HOUSING



LAND USE & HOUSING

STRATEGY 4.3

Incentivize the housing types that are needed within the community.

The Hanover community wants to see more single-family housing options along with housing options that are more financially attainable, such as townhomes or patio homes. To improve housing affordability, Hanover can explore ways to make the development costs of future housing less burdensome while still encouraging single-family options. One option is for the Town to engage a builder or consultant to design housing plans that are then pre-approved by the Town for developers to use in their projects. These pre-approved building plans help make new housing types more affordable for local builders to develop, while also expediting the permitting process. By including a mix of medium-density, single-family housing options, such as townhomes or patio homes, into these building plans, the development process will be streamlined and less expensive for developers while also providing more affordable housing options. Additionally, this effort can be supported by revisions to the zoning ordinance to allow for smaller lot area, width, and living area requirements, which will make single-family housing less expensive to develop.

ACTION STEPS

- **Action Step 4.3a:** Evaluate the development of pre-approved building plans for desired housing types to expedite the design and permitting process and encourage local developers to enter the market.
- **Action Step 4.3b:** Consider amending the zoning ordinance to reduce minimum lot area, width, and living area requirements in order to support smaller scale single-family homes.
- **Action Step 4.3c:** Explore economic development tools that can support and encourage the development of single family residential housing.

OUR COMMUNITY IS CONNECTED

GOAL 5

UTILITIES

UTILITIES

STRATEGY 5.1

Expand and maintain water and sewer utilities to serve future development.

As new growth occurs in and around Hanover, the Town should work to not only ensure new developments are served by public utilities but also work to maintain the quality of service currently provided to existing properties. To do this, Hanover will need to coordinate with developers to ensure new growth can be sufficiently served by utility providers. One option to achieve this is to lead coordination between utility providers in order to identify prime areas for development so those locations can be marketed to developers. Additionally, the Town can require new developers to acquire “willingness to serve” letters from providers to confirm proposed developments can be sufficiently served by utilities or establish policies for providing town-owned utilities to areas outside of town limits.

ACTION STEPS

- **Action Step 5.1a:** Coordinate with local utility providers to identify areas where utilities can be expanded and identify potential challenges for expanding and maintaining utility service.
- **Action Step 5.1b:** Consider requiring developers to acquire a “willingness to serve” letter from relevant utility providers to ensure new developments can be properly served.
- **Action Step 5.1c:** Consider establishing policies for voluntary annexation, such as non-remonstrance agreements, for developments located out of town limits that are requesting town utilities.

STRATEGY

5.2

Expand access to quality internet service in areas with poor service in Hanover and the buffer zone.

In the past 20 years, internet access has increasingly become as important to daily life as utility services, like water and electricity. In small towns and rural areas, home internet can help people access important resources, such as education, financial services, or mental health care, that may not be available locally. While Hanover's ability to expand internet access is heavily dependent on the needs and capacity of private businesses, there are still measures the town can take to strengthen internet access in Hanover and surrounding areas. In 2020, Jefferson County adopted its comprehensive plan that includes strategies for improving access to high-speed internet and cell service, such as identifying areas where internet and cell service are limited, coordinating with current and new providers, utilizing state and federal funding opportunities, and coordinating with the Our Southern Indiana Regional Development Authority to accomplish these aims. Hanover should partner with the county to support these planning efforts in order to expand local access to internet.

ACTION STEPS

- **Action Step 5.2a:** Support strategies from the Jefferson County Comprehensive Plan to expand internet access.

GOAL 5

UTILITIES



UTILITIES

STRATEGY 5.3

Develop regulations to appropriately integrate large-scale utilities, such as solar fields, within town limits and the buffer zone.

As solar power has become more prominent throughout the Midwest and Southern Indiana in recent years, Hanover has the opportunity to update its zoning ordinance for large-scale utilities in order to ensure any future solar development is appropriately integrated. Because large-scale solar developments, often referred to as solar farms, require large tracts of land to be financially successful, flat open space and agricultural land are often prime locations. This means Hanover should establish standards for how and where large-scale utilities can be developed within town limits and the buffer zone.

ACTION STEPS

- **Action Step 5.3a:** Consider amending the zoning ordinance to include standards for large-scale utilities.

STRATEGY 5.4

Evaluate options for installing an Electric Vehicle charging station along State Road 56/62.

As electric vehicles (EVs) become more widely used across the Midwest, Hanover can support the installation of EV charging stations along State Road 56/62 as people travel through or within the town. Because there are currently very few publicly-accessible charging stations within Jefferson County, the Town can partner with a private business to encourage people to stop and refuel in Hanover while enroute to other destinations. In recent years, federal grant opportunities have made funding for EV charging more attainable for both public and private options. By leveraging these grant opportunities and exploring partnerships with local businesses or institutions, Hanover can make this alternative fuel source more attainable for the surrounding community.

ACTION STEPS

- **Action Step 5.4a:** Identify potential partners located along State Road 56/62, such as the public library, college, or a business, who can host an EV charging station.
- **Action Step 5.4b:** If and when an EV charging station is installed in Hanover, advertise the new amenity with road signage and public notifications.

GOAL 6

COMMUNITY SERVICES



COMMUNITY SERVICES

STRATEGY 6.1

Continue to support local access to high-quality public education.

The Southwestern Public Schools are celebrated and respected by the community for the schools' dedication to Hanover students. While the schools largely operate independently from the Hanover's local government, they also play a valuable role in the broader community, so it is important to continue coordination with the school system and to ensure future growth and development is coordinated with the schools' capacity to serve new students. To accomplish this, the Town can explore opportunities to coordinate future residential growth with the schools and continue to partner with the schools to host back-to-school events.

ACTION STEPS

- **Action Step 6.1a:** Continue to host an annual school supplies drive for local students.
- **Action Step 6.1b:** Coordinate with Southwestern Public Schools to provide notification whenever applications regarding new housing developments are submitted.

STRATEGY 6.2

Coordinate with schools and community organizations to provide after-school programs and events for children and teenagers.

Community members would like to see more after-school programs in Hanover to provide a wider range of extracurricular options, ensure children have safe and engaging activities outside of school, and strengthen community collaboration. The Town can continue to explore options for expanding recreational sports programs as well as partner with the schools and local organizations, such as the library or churches, to host other programs or events. A first step in this process will be asking for community input on the kinds of programs/clubs/sports leagues parents and children want to see in Hanover.

ACTION STEPS

- **Action Step 6.2a:** Survey residents to find out what types of recreational programs people want to see in Hanover and coordinate with the Hanover's Parks Department to determine the feasibility of implementing them.
- **Action Step 6.2b:** Support local partners, such as the public library, churches, and other organizations/institutions, to develop non-athletic youth programs.

GOAL 6

COMMUNITY SERVICES



COMMUNITY SERVICES

STRATEGY 6.3

Partner with local organizations to develop adult educational and recreational programs.

The community is interested in seeing more events and programs to support adult education and active recreation, especially for seniors. Without a senior center in Hanover, the Hanover Branch of the Jefferson County Public Library is the only organization in town that provides public educational programs for adults. Even in the private sector, there are no gyms or other recreational facilities in town that are available to residents. Initial steps towards achieving this aim can include coordination with Hanover College, the Hanover library branch, and the Parks Department to consider new ideas for adult events and to support the promotion of these, and existing, programs. From adult exercise programs to special lectures at the college, each of these organizations have the potential to offer unique enrichment options for adults while also providing new ways for people to engage with their community.

ACTION STEPS

- **Action Step 6.3a:** Coordinate with Hanover College, Hanover Library, and the Parks Department to organize new adult educational programs.
- **Action Step 6.3b:** Promote adult programs hosted by different businesses and organizations in Hanover through the Town Website, local news outlets, and other means.

STRATEGY 6.4

Coordinate with Jefferson County, the City of Madison, and Lifetime Resources to expand the “Catch a Ride” bus service to meet community needs.

While Hanover residents can access many daily needs within town, reaching destinations located in Madison or other areas requires access to public transit for people who cannot drive or do not have a car. Currently, the only public transit service in Jefferson County is Lifetime Resources’ “Catch-a-Ride” service, which provides on-demand services by appointment. This service fills a need within the community but operational limitations, such as limited baggage space and no weekend availability, can present challenges for residents to rely on this service to reach vital destinations. By speaking directly with Hanover community members and collaborating with Jefferson County, Madison, and Lifetime Resources, the Town can begin developing a plan to strengthen transit service.

ACTION STEPS

- **Action Step 6.4a:** Initiate coordination between Hanover, Madison, Jefferson County, and Lifetime Resources to develop a plan for expanding public transit service.

GOAL 6

COMMUNITY SERVICES



COMMUNITY SERVICES

STRATEGY 6.5

Create a committee of Hanover Town and College representatives to lead coordination efforts on projects that benefit the entire community.

Past coordination between the Town and College has been informal and there is currently no clear process nor identified staff to facilitate organized and strategic partnerships between them. To support future collaboration, the Town and College can both appoint representatives to a committee that can lead future coordination projects collaborate on projects that would benefit both organizations. Projects for coordination can include a community festival that is hosted on the College's campus, youth programs that are led by college students, future development projects, and many others.

ACTION STEPS

- **Action Step 6.5a:** Establish a committee of Hanover Town officials, College staff, and other potential organizations to lead coordination efforts.
- **Action Step 6.5b:** Identify at least one initial program or event that can be jointly hosted by the Town and College to kick-off collaboration efforts.

OUR COMMUNITY IS CONNECTED

PLAN IMPLEMENTATION

IN THIS SECTION

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PLAN IMPLEMENTATION

PLAN MAINTENANCE

The Hanover Comprehensive Plan provides guidance for achieving the town's vision based upon the community's current needs and the best practices, tools, and resources that are available today; however, future events may steer the Town toward other routes. As new opportunities and needs arise, the Town should update this plan every five years to ensure that it continues to reflect the goals of the local community. With a five-year update, the overall vision will likely not change but some of the specific strategies and action steps may need to be adjusted. In addition to a five-year update, the Town of Hanover should perform an annual progress report or meeting to assess which strategies are progressing and which ones should be revised. These annual reviews are also an opportunity for different departments, organizations, or boards/commissions to coordinate next steps for the upcoming year. During annual reviews or five-year updates, the Town can also consider analyzing recent demographic or economic shifts to understand changing conditions, as well as asking for additional public input to guide these updates.



IMPLEMENTATION TABLES

Pages: 66 to 79

The implementation tables serve two purposes that are essential to the comprehensive plan. First, each table offers a list of resources, tools, and partners to aid in the successful implementation of each strategy and action step, such as funding opportunities or sources of technical support. Second, the tables serve as a concise way of viewing the plan recommendations, ultimately providing local governments, residents, or organizations a snapshot of what the plan aims to accomplish, along with the methods for accomplishing it. While the implementation tables offer guidance for acting upon each strategy, new re-sources and potential partners will likely emerge that can also provide support for these efforts.

IMPLEMENTATION TIMELINE

Pages: 80 to 85

In order to support a phased approach toward implementing the comprehensive plan over a twenty-year period, all of the plan's 55 action steps are arranged into immediate, short, medium, or long-range phases, along with a category for "ongoing" tasks that should be regularly performed throughout the plan duration. High-priority action steps are primarily included in the immediate and short-range phases, along with action steps that should be completed in tandem with high-priority action steps. For example, all action steps that recommend updates to the Town's land use regulations are all listed under "short-range" actions because code updates should all be performed together, even though some of them are ranked as high priorities and others are medium priorities. While future events will likely adjust the Town's priorities and phasing over the next twenty years, this timeline serves as a general guide for strategically putting the community's needs into action.

IMPLEMENTATION TABLES

PLACEMAKING

PLACEMAKING

GOAL 1: PLACEMAKING

Celebrate Hanover's identity and encourage community pride by investing in quality public spaces and hosting events that bring people together.

STRATEGY		PRIORITY	PARTNERS	TOOLS AND RESOURCES
ACTION STEPS	1.1	MEDIUM	<ul style="list-style-type: none"> Indiana Destination Development Corporation (IDDC) INDOT 	<ul style="list-style-type: none"> IN Indiana Placemaking Activation Grant Local Public Agency Program (LPA)
	Improve the visual appearance of the town by installing gateway features at key entry points into the town.			
	Champion: Town Board			
ACTION STEPS	1.1a	HIGH	<ul style="list-style-type: none"> INDOT IDDC Hanover College 	<ul style="list-style-type: none"> INDOT Community Crossings Grant Safe Routes to Schools, Surface Transportation Block Grant Program, Transportation Alternatives Program READI Program Lilly Foundation
	1.1b			
	1.2			
ACTION STEPS	1.2a	HIGH	<ul style="list-style-type: none"> INDOT IDDC Hanover College 	<ul style="list-style-type: none"> INDOT Community Crossings Grant Safe Routes to Schools, Surface Transportation Block Grant Program, Transportation Alternatives Program READI Program Lilly Foundation
	1.2b			
	1.2c			

OUR PEOPLE ARE CONNECTED

STRATEGY			PRIORITY	PARTNERS	TOOLS AND RESOURCES
ACTION STEPS	1.3	Explore options for expanding Hanover Park to support new park amenities, such as a splashpad and parking. Champion: Parks Board	HIGH	<ul style="list-style-type: none"> Parks Board Parks Dept. Local Property Owners IDNR 	<ul style="list-style-type: none"> IDNR Land and Water Conservation Fund IDNR Parks and Rec Master Plan Guidelines
	1.3a	Develop and maintain a five-year parks and recreation master plan to guide future recreational projects and seek IDNR funding opportunities for improvements.			
	1.3b	Coordinate with the land owner on the west side of Hanover Park to determine potential options for expanding the park and adding an additional park entrance from State Road 56/62.			
ACTION STEPS	1.4	Evaluate if additional indoor recreational and multi-purpose facilities are needed. Champion: Parks Board	LOW	<ul style="list-style-type: none"> Parks Board Parks Dept. Town Board Office of Community and Rural Affairs (OCRA) 	<ul style="list-style-type: none"> OCRA Public Facilities Program IDNR Land and Water Conservation Fund
	1.4a	Work with the community to identify the desired activities for an indoor recreational/multi-purpose facility.			
	1.4b	Assess if existing indoor facilities (such as the community building) are being best or fully utilized, and determine the feasibility of developing a new or repurposed indoor recreational/multi-purpose facility (including evaluating estimated development costs, maintenance and staffing requirements, funding options, and revenue streams).			
ACTION STEPS	1.5	Work with partners to host an annual town festival to strengthen local pride and encourage people from nearby communities to visit Hanover. Champion: Volunteer Committee, Parks Board	MEDIUM	<ul style="list-style-type: none"> Local Organizations and Businesses 	<ul style="list-style-type: none"> N/A
	1.5a	Expand promotion of current and future community events with notice through utility bills, social media, and flyers in community spaces.			
	1.5b	Form a committee of interested community members to plan and organize an annual festival to celebrate the town and community.			

IMPLEMENTATION TABLES

HISTORIC CHARACTER

HISTORIC CHARACTER

GOAL 2: HISTORIC CHARACTER

Emphasize Hanover's historic character and preserve local history.

STRATEGY			PRIORITY	PARTNERS	TOOLS AND RESOURCES
2.1	Highlight the town’s history with signs or exhibits that tell the story of historic structures and sites.		LOW	<ul style="list-style-type: none">Jefferson Co. Historical SocietyState Historic Preservation OfficeIndiana Landmarks	<ul style="list-style-type: none">Community Foundation of Madison and Jefferson CountyIDNR Historic Preservation Funds Program
	Champion: Historic Hanover Volunteer Group, Town Board				
ACTION STEPS	2.1a	Partner with the Jefferson County Historical Society to identify historic sites and events that should be commemorated through signs or exhibits.			
	2.1b	Form a volunteer Historic Hanover committee or organization to lead local historic preservation projects.			
	2.1c	Create an online platform to share Hanover's history with the public and to host a guide to the different historic sites throughout the town.			
	2.1d	Develop and install low-cost signs that feature information about historic sites and link to the website.			
2.2	Consider creating design guidelines for new development along key corridors to encourage development that complements historic structures and the overall character of the town.		LOW	<ul style="list-style-type: none">State Historic Preservation OfficeIndiana Landmarks	<ul style="list-style-type: none">IDNR Historic Preservation Funds Program
	Champion: Historic Hanover Volunteer Group, Town Board				
ACTION STEPS	2.2a	Develop a set of design guidelines that identify the desired architectural and landscaping features along Main Street and Madison Avenue that will emphasize Hanover’s historic character, and educate property owners on the importance of these guidelines.			

OUR PEOPLE ARE CONNECTED

STRATEGY			PRIORITY	PARTNERS	TOOLS AND RESOURCES
2.3	Incentivize the preservation and reuse of historic structures through the town's zoning ordinance and promote state and federal funding sources.		LOW	<ul style="list-style-type: none">State Historic Preservation OfficeIndiana Landmarks	<ul style="list-style-type: none">Historic Tax Credits,IDNR Historic Preservation Fund Grant
	Champion: Historic Hanover Volunteer Group, Town Board, Plan Commission				
ACTION STEPS	2.3a	Evaluate updating the zoning ordinance to streamline the redevelopment process and include zoning incentives that encourage the preservation of historic structures.			
	2.3b	Guide property owners to state and federal grants programs that would reduce the cost burden of preserving historic properties.			

IMPLEMENTATION TABLES

TRANSPORTATION

TRANSPORTATION

GOAL 3: TRANSPORTATION

Ensure Hanover's transportation network allows people to drive, walk, bike, and access public transportation for both daily needs and recreation.

STRATEGY		PRIORITY	PARTNERS	TOOLS AND RESOURCES
3.1	Create a safe sidewalk network by installing new sidewalks where there are gaps and pedestrian crossings at key intersections.	HIGH	<ul style="list-style-type: none"> INDOT 	<ul style="list-style-type: none"> Local Public Agency Program (LPA) Lilly Foundation Safe Routes to School Program
Champion: Town Board, Plan Commission				
ACTION STEPS	3.1a	Work with INDOT to determine the feasibility of improving State Road 56/62 with sidewalks and other design elements (decorative lighting, street trees, etc.) through the LPA program and/or another INDOT project (Note: this should be coordinated with Strategy 3.2 and 3.7).		
	3.1b	Evaluate revising the town's zoning and subdivision regulations to require sidewalks and corresponding design elements to be installed by the applicant as development occurs.		
	3.1c	Coordinate with INDOT to determine the feasibility of installing signalized pedestrian crossings along SR 56/62.		
	3.1d	Prioritize the gaps in the existing sidewalk network and allocate funding annually (local and/or state) for construction of new sidewalks, especially in areas around Hanover Park and public schools.		

OUR PLACES ARE CONNECTED

STRATEGY			PRIORITY	PARTNERS	TOOLS AND RESOURCES
3.2	Work with INDOT and Jefferson County to evaluate the need for and feasibility of a center turn lane or spot improvements at high congestion points along along State Road 56/62 in Hanover.		LOW	<ul style="list-style-type: none">INDOTJefferson County	<ul style="list-style-type: none">Local Public Agency Program (LPA)
	Champion: Town Board				
ACTION STEPS	3.2a	Work with INDOT to determine the feasibility of adding a center turn lane or spot improvements at high congestion points to State Road 56/62 within the town and coordinate with Jefferson County to determine if it should be extended outside of town limits.			
3.3	Work with Southwestern Public Schools to develop a plan for reducing traffic congestion adjacent to campus.		LOW	<ul style="list-style-type: none">Building and Zoning DeparementSouthwestern Public SchoolsTown Board	<ul style="list-style-type: none">N/A
	Champion: Plan Commission, Southwestern Public Schools				
ACTION STEPS	3.3a	Initiate coordination between the Town of Hanover and Southwestern Public Schools to develop a plan for reducing traffic congestion adjacent to campus.			

IMPLEMENTATION TABLES

TRANSPORTATION

TRANSPORTATION

STRATEGY			PRIORITY	PARTNERS	TOOLS AND RESOURCES
3.4	Identify existing, low-speed streets where bicyclists can share the road with cars and install signs and road markings as needed.		HIGH	<ul style="list-style-type: none">INDOT	<ul style="list-style-type: none">Safe Routes to School Program
	Champion: Town Board, Plan Commission				
ACTION STEPS	3.4a	Install pavement markings and sign that denotes shared street routes.			
	3.4b	Develop a map of bike routes in Hanover to share with residents and community organizations.			
	3.4c	Evaluate amending the zoning ordinance to require new development to install bike racks near local businesses, schools, and public spaces.			
3.5	Construct multi-use, recreational trails throughout town that connect parks and other amenities.		HIGH	<ul style="list-style-type: none">Parks BoardHanover CollegeIDNR	<ul style="list-style-type: none">Indiana Trails ProgramLocal Public Agency Program (LPA)READI ProgramLilly Foundation
	Champion: Hanover College				
ACTION STEPS	3.5a	Design and construct a trail or sidewalk that connects Hanover Park with the Hanover-Madison Connector Trail.			
	3.5b	Partner with the College, City of Madison, and Jefferson County to support overall development of the Hanover-Madison Connector Trail and the Align Southern Indiana Parks-2-Parks Regional Trail Plan.			

OUR PLACES ARE CONNECTED

STRATEGY			PRIORITY	PARTNERS	TOOLS AND RESOURCES
3.6	Coordinate with INDOT to determine the feasibility of a roundabout or signalized intersection at the State Road 56/62 intersection with Madison Avenue or an alternate location.		MEDIUM	• INDOT	• Local Public Agency Program (LPA) • READI Program • Lilly Foundation
	Champion: Town Board				
ACTION STEPS	3.6a	Coordinate with INDOT to assess the feasibility of installing a roundabout or signalized intersection at the SR 56/62 and Madison Avenue intersection or an alternate location.			

IMPLEMENTATION TABLES

LAND USE & HOUSING

LAND USE & HOUSING

GOAL 4: LAND USE & HOUSING

Improve local access to programs that help community members access vital resources and services.

STRATEGY			PRIORITY	PARTNERS	TOOLS AND RESOURCES
4.1	Explore options to increase building code enforcement to ensure private properties are well-maintained		HIGH	<ul style="list-style-type: none">• Building and Zoning Department• Jefferson County Building Inspection• Solid Waste District	<ul style="list-style-type: none">• N/A
	Champion: Town Board, Building and Zoning				
ACTION STEPS	4.1a	Continue to host an annual or seasonal “dumpster day” to encourage residents to dispose of solid waste and work with the solid waste district for disposal of large items.			
	4.1b	Coordinate with the County to evaluate options to share the costs of Code Enforcement and Building Inspection staff between Hanover and Jefferson County jurisdictions.			
4.2	Encourage development and redevelopment that supports quality shopping, dining, entertainment and mixed-used options.		HIGH	<ul style="list-style-type: none">• Indiana Economic Development Corporation• Hanover College• Southeastern Indiana Regional Planning Commission (SIRPC)	<ul style="list-style-type: none">• Lilly Foundation• SIRPC grants
	Champion: Town Board				
ACTION STEPS	4.2a	Consider a Residential to Commercial Conversion to support existing, vacant buildings to be salvaged and reused for small, independent shops and other retail and commercial use.			
	4.2b	Establish a program to incentivize property improvements for both commercial and residential properties.			

OUR COMMUNITY IS CONNECTED

STRATEGY		PRIORITY	PARTNERS	TOOLS AND RESOURCES
4.3	Incentivize the housing types that are needed within the community.	MEDIUM	<ul style="list-style-type: none"> Indiana Economic Development Corporation Jefferson County City of Madison Community Foundation of Madison and Jefferson County 	<ul style="list-style-type: none"> Lilly Foundation
	Champion: Town Board, Plan Commission			
4.3a	Evaluate the development of pre-approved building plans for desired housing types to expedite the design and permitting process and encourage local developers to enter the market.			
4.3b	Consider amending the zoning ordinance to reduce minimum lot area, width, and living area requirements in order to support smaller scale single-family homes.			
4.3c	Explore economic development tools that can support and encourage the development of single family residential housing.			

IMPLEMENTATION TABLES

UTILITIES

UTILITIES

GOAL 5: UTILITIES

Maintain public utility services and proactively expand them to meet the current needs of the community.

STRATEGY			PRIORITY	PARTNERS	TOOLS AND RESOURCES
5.1	Expand and maintain water and sewer utilities to serve future development.		MEDIUM	<ul style="list-style-type: none">Local utility providersJefferson CountyCity of Madison	<ul style="list-style-type: none">IFA Drinking Water State Revolving Fund Loan ProgramIFA Wastewater State Revolving Fund ProgramUSDA Water and Waste Disposal Loan & Grant ProgramUSDA Water and Waste Disposal Guaranteed Loan ProgramUSDA Water and Waste Disposal Predevelopment Planning GrantsREADI ProgramLilly Foundation
	Champion: Utility Providers, Plan Commission				
ACTION STEPS	5.1a	Coordinate with local utility providers to identify areas where utilities can be expanded and identify potential challenges for expanding and maintaining utility service.			
	5.1b	Consider requiring developers to acquire a “willingness to serve” letter from relevant utility providers to ensure new developments can be properly served.			
	5.1c	Consider establishing policies for voluntary annexation, such as non-remonstrations agreements, for developments located out of town limits that are requesting town utilities.			

OUR COMMUNITY IS CONNECTED

STRATEGY			PRIORITY	PARTNERS	TOOLS AND RESOURCES
5.2	Expand access to quality internet service in areas with poor service in Hanover and the buffer zone.		MEDIUM	• Jefferson County	• OCRA Next Level Connections Program
	Champion: Town Board and Jefferson County				
ACTION STEPS	5.2a	Support strategies from the Jefferson County Comprehensive Plan to expand internet access.			
5.3	Develop regulations to appropriately integrate large-scale utilities, such as solar fields, within town limits and the buffer zone.		MEDIUM	• N/A	• N/A
	Champion: Town Board, Plan Commission				
ACTION STEPS	5.3a	Consider amending the zoning ordinance to include standards for large-scale utilities.			
5.4	Evaluate options for installing an Electric Vehicle charging station along State Road 56/62.		LOW	• INDOT Electric Vehicle Charging Infrastructure Network • Hanover College	• National Electric Vehicle Infrastructure Formula Program • INDOT Charging the Crossroads Program
	Champion: Town Board				
ACTION STEPS	5.4a	Identify potential partners located along State Road 56/62, such as the public library, college, or a business, who can host an EV charging station.			
	5.4b	If and when an EV charging station is installed in Hanover, advertise the new amenity with road signage and public notifications.			

IMPLEMENTATION TABLES

COMMUNITY SERVICES

COMMUNITY SERVICES

GOAL 6: COMMUNITY SERVICES

Improve local access to programs that help community members access vital resources and services.

STRATEGY			PRIORITY	PARTNERS	TOOLS AND RESOURCES
6.1	Continue to support local access to high-quality public education.		LOW	<ul style="list-style-type: none">▪ Hanover Building and Zoning	<ul style="list-style-type: none">▪ Local Churches and Non-Profits
	Champion: Town Board, Southwestern Public Schools				
	ACTION STEPS				
6.1a	Continue to host an annual school supplies drive for local students.				
6.1b	Coordinate with Southwestern Public Schools to provide notification whenever applications regarding new housing developments are submitted.				
6.2	Coordinate with schools and community organizations to provide after-school programs and events for children and teenagers.		HIGH	<ul style="list-style-type: none">▪ Southwestern Public Schools▪ Local Churches▪ Parks Dept.▪ Public Library▪ Boys and Girls Club	<ul style="list-style-type: none">▪ IHCDa's My Community, My Vision Program▪ Dollar General Literacy Foundation Grants
	Champion: Town Board, Southwestern Public Schools				
ACTION STEPS	6.2a	Survey residents to find out what types of recreational programs people want to see in Hanover and coordinate with the Hanover's Parks Department to determine the feasibility of implementing them.			
	6.2b	Support local partners, such as the public library, churches, and other organizations/institutions, to develop non-athletic youth programs.			

OUR COMMUNITY IS CONNECTED

STRATEGY			PRIORITY	PARTNERS	TOOLS AND RESOURCES
6.3	Partner with local organizations to develop adult educational and recreational programs.		LOW	<ul style="list-style-type: none">Public Library, Hanover CollegeParks Dept.	<ul style="list-style-type: none">Arts Project Support Grant,Dollar General Literacy Foundation Grants
	Champion: Parks Board, Volunteers				
	ACTION STEPS				
6.3a	Coordinate with Hanover College, Hanover Library, and the Parks Department to organize new adult educational programs.				
6.3b	Promote adult programs hosted by different businesses and organizations in Hanover through the Town Website, local news outlets, and other means.				
6.4	Coordinate with Jefferson County, the City of Madison, and Lifetime Resources to expand the "Catch a Ride" bus service to meet community needs.		LOW	<ul style="list-style-type: none">City of MadisonJefferson CountyLifetime ResourcesINDOT	<ul style="list-style-type: none">INDOTPublic Mass Transportation Fund
	Champion: Lifetime Resources				
ACTION STEPS	6.4a	Initiate coordination between Hanover, Madison, Jefferson County, and Lifetime Resources to develop a plan for expanding public transit service.			
6.5	Create a committee of Hanover Town and College representatives to lead coordination efforts on projects that benefit the entire community.		MEDIUM	<ul style="list-style-type: none">Town Board	<ul style="list-style-type: none">N/A
	Champion: Hanover College				
ACTION STEPS	6.5a	Establish a committee of Hanover Town officials, College staff, and other potential organizations to lead coordination efforts.			
	6.5b	Identify at least one initial program or event that can be jointly hosted by the Town and College to kick-off collaboration efforts.			

PLAN IMPLEMENTATION

IMPLEMENTATION TIMELINE

ONGOING ACTIONS

LAND USE AND HOUSING

4.1a

Continue to host an annual or seasonal “dumpster day” to encourage residents to dispose of solid waste and work with the solid waste district for disposal of large items.

UTILITIES

5.1a

Coordinate with local utility providers to identify areas where utilities can be expanded and identify potential challenges for expanding and maintaining utility service.

5.2a

Support strategies from the Jefferson County Comprehensive Plan to expand internet access.

COMMUNITY SERVICES

6.1a

Continue to host an annual school supplies drive for local students.

6.1b

Coordinate with Southwestern Public Schools to provide notification whenever applications regarding new housing developments are submitted.

6.2b

Support local partners, such as the public library, churches, and other organizations/institutions, to develop non-athletic youth programs.

6.3b

Promote adult programs hosted by different businesses and organizations in Hanover through the Town Website, local news outlets, and other means.

IMMEDIATE ACTIONS (2024-2025)

PLACEMAKING

1.3a

Develop and maintain a five-year parks and recreation master plan to guide future recreational projects and seek IDNR funding opportunities for improvements.

1.3b

Coordinate with the land owner on the west side of Hanover Park to determine potential options for expanding the park and adding an additional park entrance from State Road 56/62.

TRANSPORTATION

3.5b

Partner with the College, City of Madison, and Jefferson County to support overall development of the Hanover-Madison Connector Trail and the Align Southern Indiana Parks-2-Parks Regional Trail Plan.

LAND USE AND HOUSING

4.1b

Coordinate with the County to evaluate options to share the costs of Code Enforcement and Building Inspection staff between Hanover and Jefferson County jurisdictions.

COMMUNITY SERVICE PROJECTS

6.2a

Survey residents to find out what types of recreational programs people want to see in Hanover and coordinate with the Hanover's Parks Department to determine the feasibility of implementing them.

6.5a

Establish a committee of Hanover Town officials, College staff, and other potential organizations to lead coordination efforts.

PLAN IMPLEMENTATION

IMPLEMENTATION TIMELINE

SHORT-RANGE ACTIONS (2026-2030)

PLACEMAKING

- | | |
|-------------|--|
| 1.1a | Prioritize entry points that should receive gateway improvements and determine the level of investment the town desires for each gateway location (funding may include grants). |
| 1.1b | Work with a contractor (if a lower investment project) or designer (if a higher investment project) to determine the design elements that should be included at each gateway (such as type of signs, landscaping, lighting, and other features). |
| 1.2a | Determine the types of decorative streetscape features that the Town wants to see along Main Street and Main Cross Street. |
| 1.2b | Identify low-cost, temporary streetscape elements, such as painted crosswalks or bump-outs, that can be installed with help from local volunteers. |
| 1.5a | Expand promotion of current and future community events with notice through utility bills, social media, and flyers in community spaces. |
| 1.5b | Form a committee of interested community members to plan and organize an annual festival to celebrate the town and community. |

HISTORIC CHARACTER

- | | |
|-------------|--|
| 2.1b | Form a volunteer Historic Hanover committee or organization to lead local historic preservation projects. |
| 2.3a | Evaluate updating the zoning ordinance to streamline the redevelopment process and include zoning incentives that encourage the preservation of historic structures. |
| 2.3b | Guide property owners to state and federal grants programs that would reduce the cost burden of preserving historic properties. |

SHORT-RANGE ACTIONS (2026-2030)

TRANSPORTATION

- | | |
|-------------|--|
| 3.1b | Evaluate revising the town's zoning and subdivision regulations to require sidewalks and corresponding design elements to be installed by the applicant as development occurs. |
| 3.1d | Prioritize the gaps in the existing sidewalk network and allocate funding annually (local and/or state) for construction of new sidewalks, especially in areas around Hanover Park and public schools. |
| 3.3a | Initiate coordination between the Town of Hanover and Southwestern Public Schools to develop a plan for reducing traffic congestion adjacent to campus. |
| 3.4a | Install pavement markings and sign that denotes shared street routes. |
| 3.4b | Develop a map of bike routes in Hanover to share with residents and community organizations. |
| 3.4c | Evaluate amending the zoning ordinance to require new development to install bike racks near local businesses, schools, and public spaces. |
| 3.5a | Design and construct a trail or sidewalk that connects Hanover Park with the Hanover-Madison Connector Trail. |

LAND USE AND HOUSING

- | | |
|-------------|---|
| 4.2a | Consider a Residential to Commercial Conversion to support existing, vacant buildings to be salvaged and reused for small, independent shops and other retail and commercial use. |
| 4.2b | Establish a program to incentivize property improvements for both commercial and residential properties. |
| 4.3c | Explore economic development tools that can support and encourage the development of single family residential housing. |

COMMUNITY SERVICES

- | | |
|-------------|--|
| 6.5b | Identify at least one initial program or event that can be jointly hosted by the Town and College to kick-off collaboration efforts. |
|-------------|--|

PLAN IMPLEMENTATION

IMPLEMENTATION TIMELINE

MEDIUM-RANGE ACTIONS (2031-2035)

PLACEMAKING

- 1.2c** Work with funding partners to determine the feasibility of improving the first priority segments through the LPA program and/or another INDOT funding source (see Strategy 3.1).

HISTORIC CHARACTER

- 2.1a** Partner with the Jefferson County Historical Society to identify historic sites and events that should be commemorated through signs or exhibits.
- 2.1c** Create an online platform to share Hanover's history with the public and to host a guide to the different historic sites throughout the town.
- 2.1d** Develop and install low-cost signs that feature information about historic sites and link to the website.

TRANSPORTATION

- 3.1a** Work with INDOT to determine the feasibility of improving State Road 56/62 with sidewalks and other design elements (decorative lighting, street trees, etc.) through the LPA program and/or another INDOT project (Note: this should be coordinated with Strategy 3.2 and 3.7).
- 3.1c** Coordinate with INDOT to determine the feasibility of installing signalized pedestrian crossings along SR 56/62.
- 3.2a** Work with INDOT to determine the feasibility of adding a center turn lane or spot improvements at high congestion points to State Road 56/62 within the town and coordinate with Jefferson County to determine if it should be extended outside of town limits.
- 3.6a** Coordinate with INDOT to assess the feasibility of installing a roundabout or signalized intersection at the SR 56/62 and Madison Avenue intersection or an alternate location.

UTILITIES

- 5.1b** Consider requiring developers to acquire a "willingness to serve" letter from relevant utility providers to ensure new developments can be properly served.
- 5.1c** Consider establishing policies for voluntary annexation, such as non-remonstrance agreements, for developments located out of town limits that are requesting town utilities.

LONG-RANGE ACTIONS (2036-2045)

PLACEMAKING

- | | |
|-------------|---|
| 1.4a | Work with the community to identify the desired activities for an indoor recreational/multi-purpose facility. |
| 1.4b | Assess if existing indoor facilities (such as the community building) are being best or fully utilized, and determine the feasibility of developing a new or repurposed indoor recreational/multi-purpose facility (including evaluating estimated development costs, maintenance and staffing requirements, funding options, and revenue streams). |

HISTORIC CHARACTER

- | | |
|-------------|---|
| 2.2a | Develop a set of design guidelines that identify the desired architectural and landscaping features along certain Main Street and Madison Avenue that will emphasize Hanover's historic character, and educate property owners on the importance of these guidelines. |
|-------------|---|

UTILITIES

- | | |
|-------------|--|
| 5.4a | Identify potential partners located along State Road 56/62, such as the public library, college, or a business, who can host an EV charging station. |
| 5.4b | If and when an EV charging station is installed in Hanover, advertise the new amenity with road signage and public notifications. |

COMMUNITY SERVICES

- | | |
|-------------|--|
| 6.3a | Coordinate with Hanover College, Hanover Library, and the Parks Department to organize new adult educational programs. |
| 6.4a | Initiate coordination between Hanover, Madison, Jefferson County, and Lifetime Resources to develop a plan for expanding public transit service. |

APPENDIX A:

HANOVER TODAY

EXISTING CONDITIONS REPORT

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Land use & Zoning	A-16
Utilities	A-19

OVERVIEW

This section offers an overview of the current conditions of daily life in Hanover. By understanding the major issues and trends that shape the community's quality of life, resources and amenities available, types of developments, current infrastructure, and policies that guide future development, Hanover will be better positioned to plan for its future. To do this, the following section offers an analysis of the demographic, social, and cultural makeup of the town and the major land use, transportation, housing, and infrastructure components of the community. Except where noted, data used in this plan is cited from the American Community Surveys 5-Year Estimates for 2021.

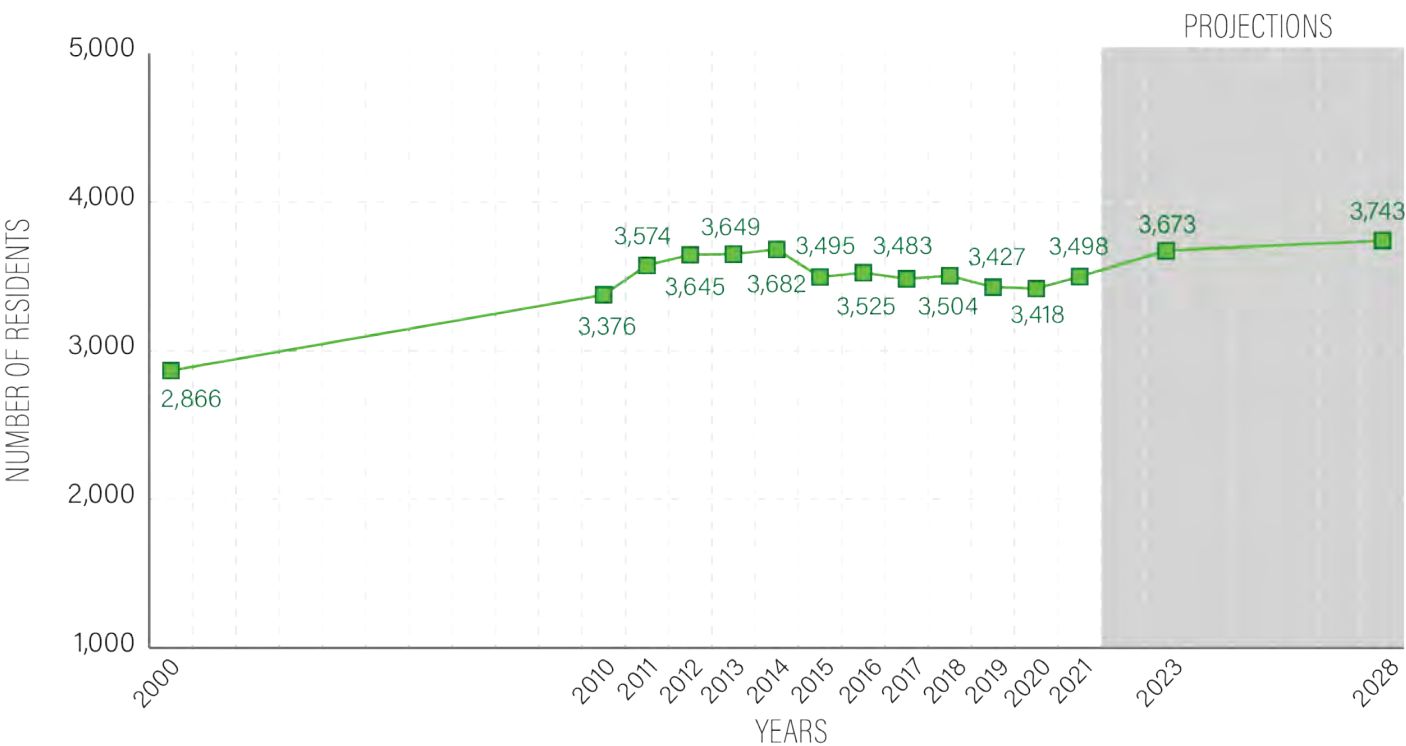
POPULATION IN HANOVER

POPULATION CHANGE

As of 2023, Hanover is estimated to be home to 3,673 people. In the 10-year period from 2011 and 2021, Hanover experienced a 2.1% population decline while Madison (0.7%) and Jefferson County (0.3%) saw slight increases in population. However, more recent trends and projections show an increase in Hanover’s population, with the town growing to an estimated 3,743 residents by 2028. This would be the largest population in the town’s history.



POPULATION CHANGE (2000 - 2028)



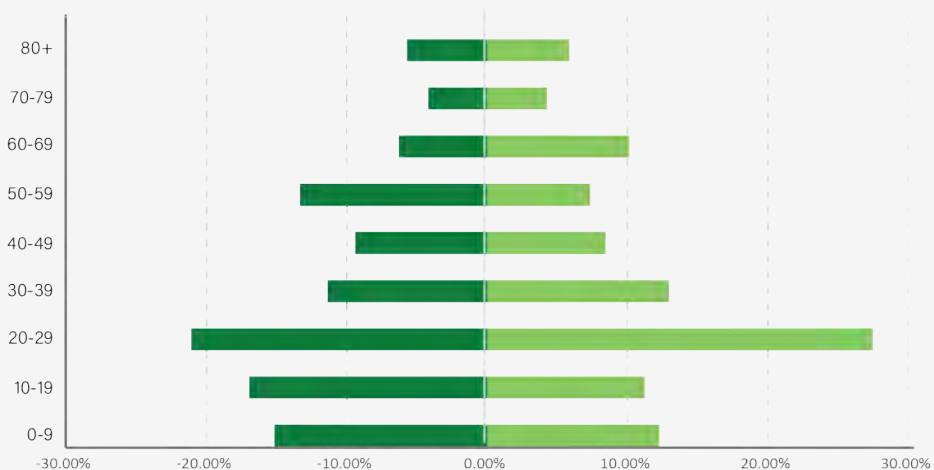
AGE STRUCTURE

With a median resident age of 28.3 years old in 2021, the Town of Hanover has a strong young adult population, with 24% of residents being between the ages of 20 and 29 years. This median age is much younger than in Madison (43.9) or Jefferson County (41.5). This younger age can be attributed to the presence of the more than 2,100 students enrolled at Hanover College. Even with a young median age, Hanover has seen a recent increase in its median age. In 2011, the median age was at 22.9 years old and, by 2028 the median age of Hanover is projected to reach 30.2 years.



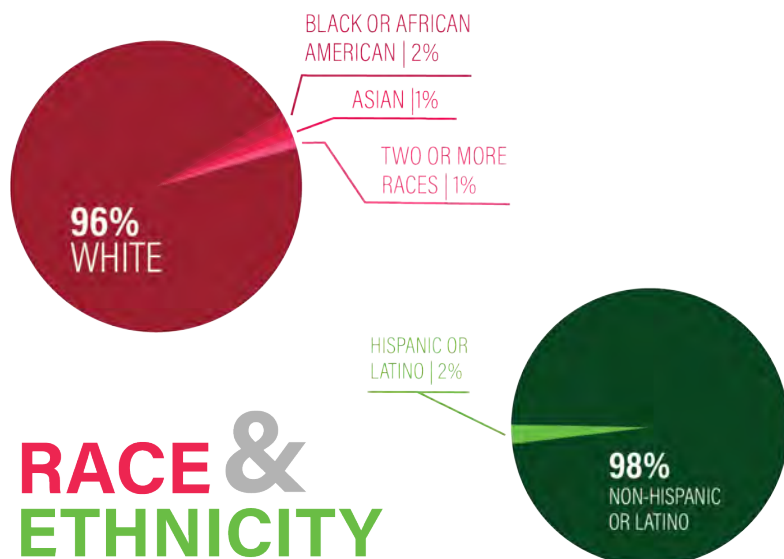
AGE DISTRIBUTION (POPULATION PYRAMID)

MALE RESIDENTS
FEMALE RESIDENTS



RACE AND ETHNICITY

Hanover is primarily composed of residents who identify as white (96%), which is similar to trends in both Madison (90%) and Jefferson County (94%). Of the non-white population in Hanover, about 61 people identify as Black or African American, 17 identify as Native American or Alaska Native, 31 identify as Asian, and 19 identify as being part of two or more races. Additionally, about 2% (or 70 people) identify as Hispanic or Latino in Hanover, which is lower than county-level (3%) and statewide (7%) rates.



HOUSING IN HANOVER

HOUSING UNITS

As of 2021, there were 1,055 housing units in Hanover, which is a 19% decline (203 units) from the 1,258 housing units in 2011. This decline in housing units is largely due to a recent loss in multi-family. During this 10-year period, the US Census reports that 269 multi-family housing units were lost in Hanover. During this same period, the only types of housing structures that increased were detached single-family homes (+36 dwellings), 3-to-4-unit apartment buildings (+27 units), and mobile homes (+10 dwellings). With this change, single-family detached homes represent 73.3% of Hanover's housing stock, single-family attached homes (such as patio or townhomes) represent 2.3%, multi-family units represent 15.6%, and mobile homes represent 8.8%.

Hanover's housing composition is fairly similar to Jefferson County overall, whereas Madison has a more diverse housing stock with a greater proportion of multi-family housing and greater diversity in the types of multi-family housing structures.

HANOVER'S HOUSING STOCK

**1,055 TOTAL
HOUSING UNITS**



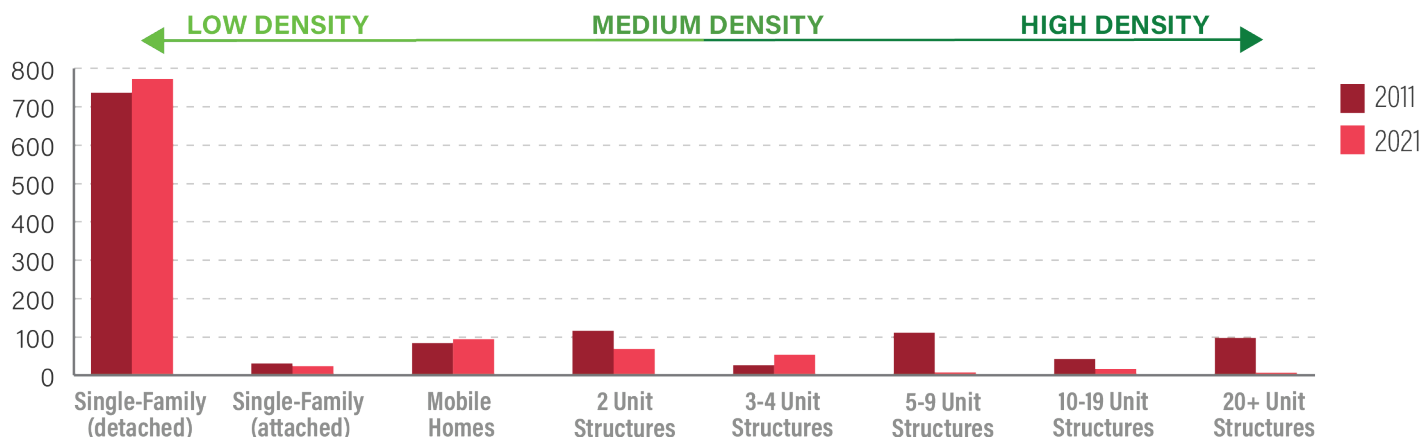
73%

OF THEM ARE
SINGLE FAMILY
HOMES

**MULTI-FAMILY HOUSING
OPTIONS ARE ON THE
DECLINE**



CHANGE IN HOUSING UNITS (2011 - 2021)

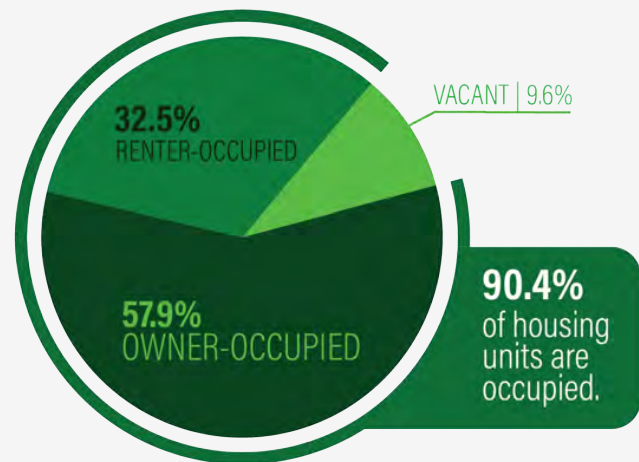


HOUSING TENURE

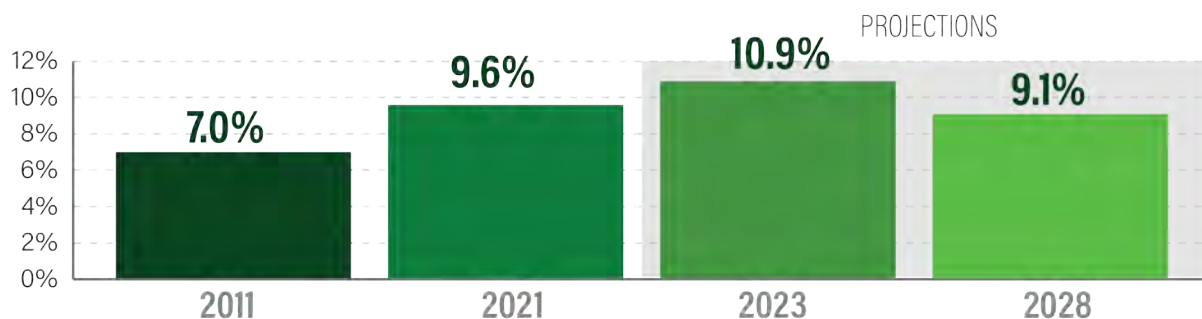
Of the 1,055 housing units in Hanover, 954 units (90.4%) are currently occupied. About 58% of Hanover's housing units are owner-occupied and 33% are rentals. The percentage of renter-occupied units significantly decreased from 2011, when 47% of the town's housing units were rentals. This change in the past decade corresponds to the decline of multi-family housing units.

The number of vacant housing units has also increased in recent years, going from 88 vacant units in 2011 to 101 vacant units in 2021. This trend is currently projected to continue, with an anticipated 113 vacant units by 2028.

HOUSING TENURE



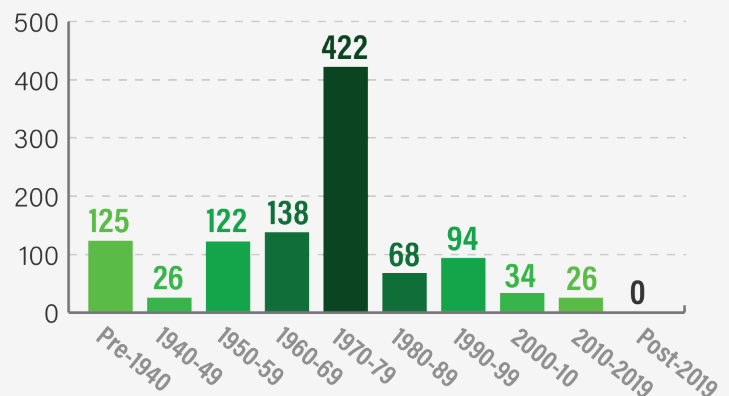
CHANGE IN HOUSING UNIT VACANCIES (2011 TO 2028)



HOUSING AGE

Despite being the town being founded in 1808, housing structures built prior to 1940 represent only 11.8% of Hanover's current housing stock. For comparison, Madison was founded in 1810 and 29.7% of its current housing structures were built prior to 1940. Instead, Hanover's most significant decade for housing development was the 1970s, from which 422 housing units still remain and make up 40% of Hanover's current housing stock. Only 60 housing units have been built in Hanover since 2000. As the majority of the housing units in Hanover continue to age, maintenance can become a larger issue.

COUNT OF EXISTING STRUCTURES BY YEAR BUILT FOR 2021



INCOME AND POVERTY IN HANOVER

INCOME

Between 2011 and 2021, Hanover's median household income (MHI) increased by nearly 60%, going from \$32,750 to \$52,279 per year. This 2021 MHI for Hanover is higher than Madison (\$47,392) and very similar to Jefferson County (\$53,784).

While Hanover has a higher median household income regionally, it is nearly \$10,000 lower than Indiana and is \$16,700 lower than the nation. However, this is offset by a lower cost of living within the Hanover area. By 2028, Hanover is projected to experience an 8.3% increase in its MHI at \$56,642 per year.



\$52,279

**MEDIAN
HOUSEHOLD
INCOME**

POVERTY

About 13.4% of Hanover's population is living below the 2021 federal poverty level, which is an annual income of \$12,880 for a single-person household or \$26,500 for a four-person household. In addition to Hanover's high poverty rate, 18.2% of Madison's population and 13.8% of Jefferson County's overall population are living below the poverty level. Poverty rates in Hanover, Madison, and Jefferson County are high when compared with statewide (12.5%) and national trends (12.6%). Additional services as well as adequate housing and transportation options are typically needed by these residents.

340 
**HANOVER RESIDENTS
ARE LIVING BELOW
THE POVERTY LEVEL**

SOCIAL DETERMINANTS OF HEALTH IN HANOVER

WHY ADDRESS HEALTH IN A COMPREHENSIVE PLAN?

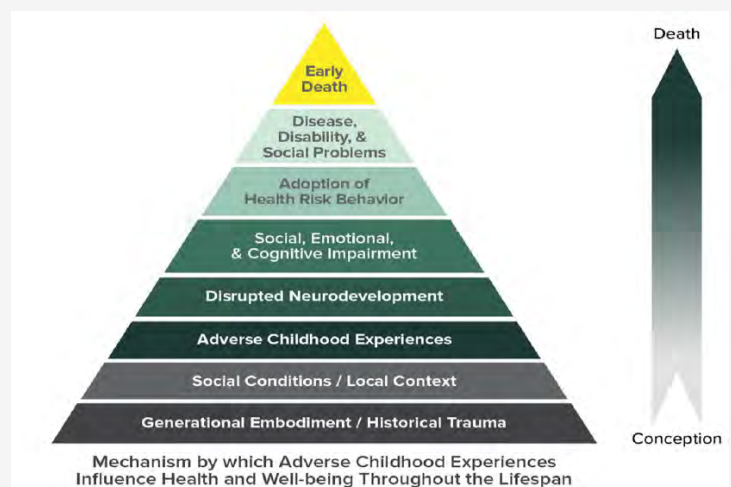
Many aspects of mental and physical health are shaped by both the natural and built environment. Neighborhoods with extensive tree canopies have been correlated with lower crime rates, higher air quality, and better mental health. Similarly, accessible and safe pedestrian and public transit networks support physical activity and connect people who cannot drive to vital destinations, such as grocery stores, employment, or regional healthcare. By gauging how the Hanover community is currently performing on some key sociodemographic metrics, the town will be better positioned to work towards a healthier future.

ADVERSE CHILDHOOD EXPERIENCES IN JEFFERSON COUNTY

In 2021, IU Southeast's Sociology Research Lab published a report on adverse childhood experiences (ACE) in Jefferson County. ACE refers to traumatic childhood experiences that can hinder development in a child's social, emotional, and cognitive development. These traumatic childhood experiences continue into adulthood and ultimately contribute to negative outcomes in "health, mental health, education, social success, wellbeing, and ultimately resulting in early death."

The Sociology Research Lab reported high-rates of several ACE indicators in Jefferson County's population, including low educational attainment rates and low median household incomes, along with high rates of suicide, obesity, physical inactivity, poor mental health, physical health days, and diabetes. These indicators are not easily solved but local communities can focus on various programs, policies, and capital projects (such as sidewalks and parks) that can begin to mitigate them.

Impact of ACE's Throughout the Lifespan

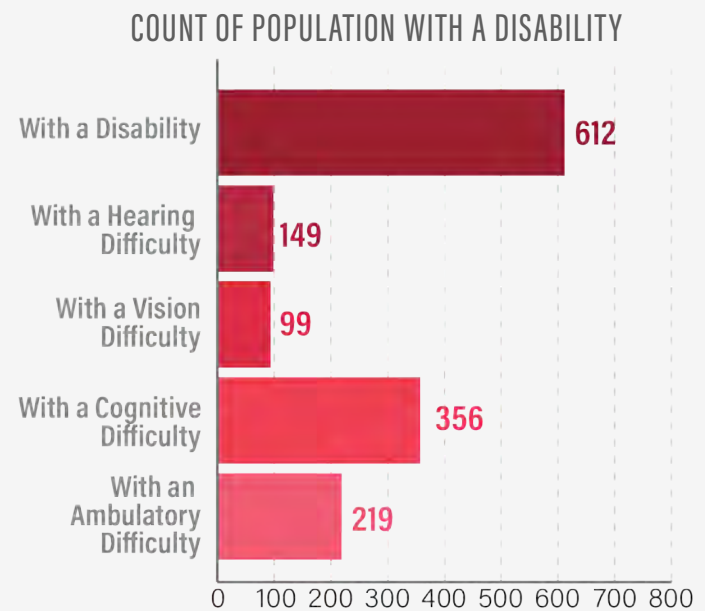


DEPRESSION

According to the Center for Disease Control, depression rates are relatively high in the Hanover area, with 25.4% to 38.3% of the population experiencing depression. As a mental illness, depression can lead to many impacts on individuals, including decreased energy, irritability, and thoughts of suicide. Outside of personal impacts, the World Health Organization reports that depression can create difficulties in many parts of community life, including at work or school. Effective community approaches to improving depression symptoms can include prevention programs, such as exercise programs for adults or school-based programs for children.

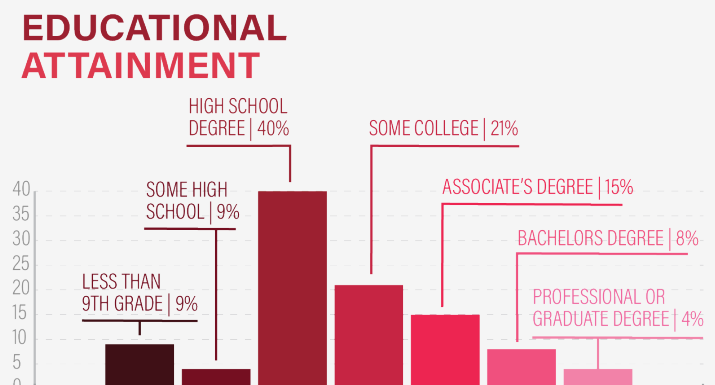
DISABILITIES

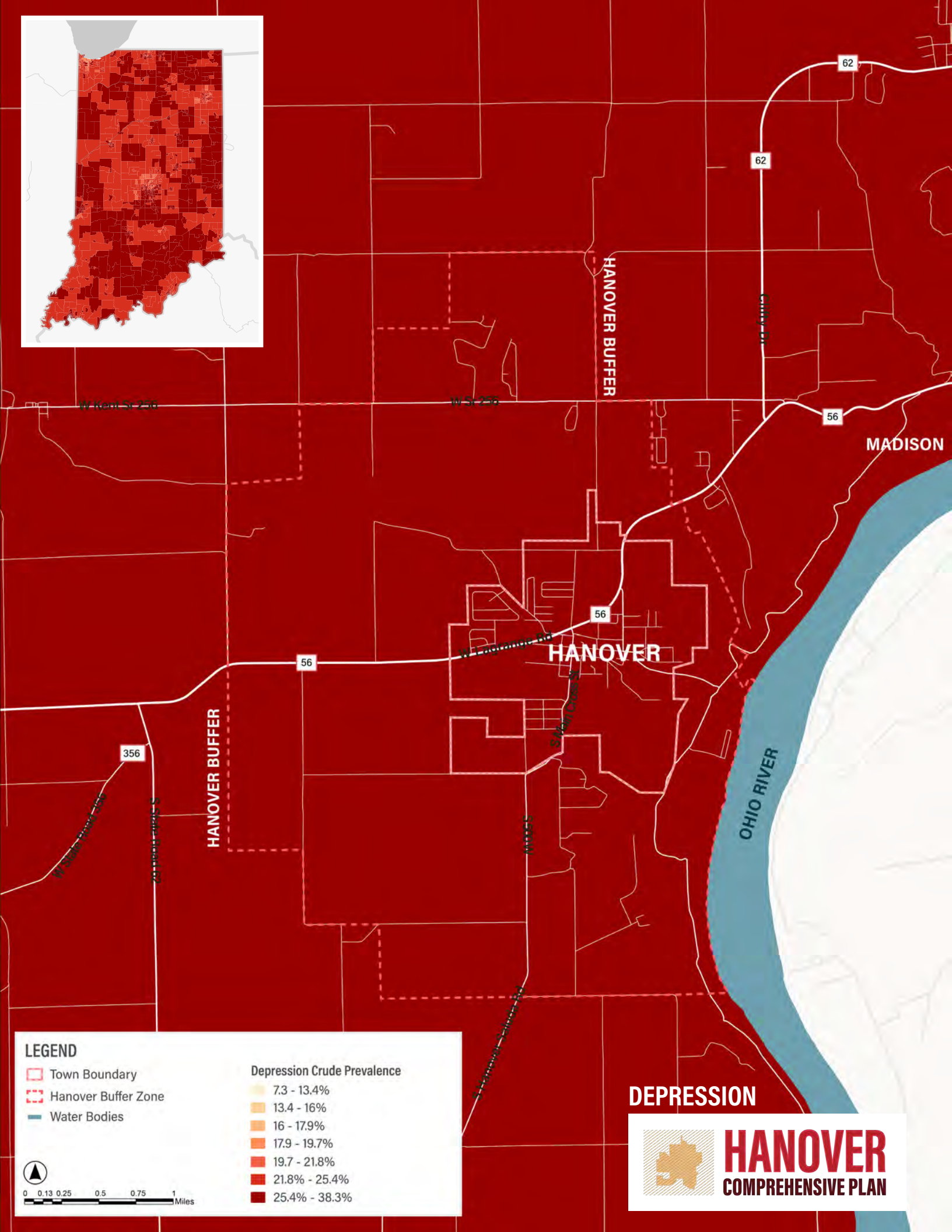
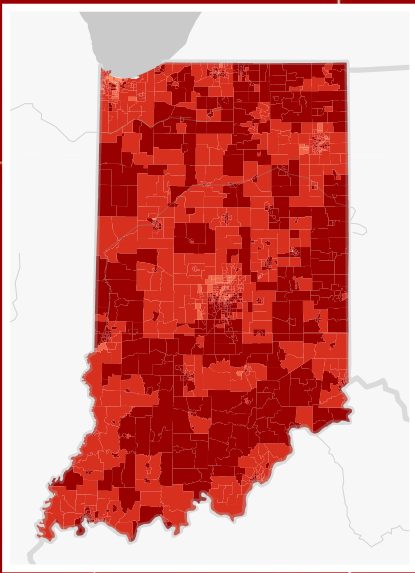
Disability rates in Hanover are relatively high. At statewide level, 13.6% of non-institutionalized Indiana residents are estimated to have been diagnosed with a disability. In Hanover, this rate is 18.1%, with Jefferson County (17.9%) and Madison (21%) also being higher than the state. This high disability rate in Hanover is associated with people who have cognitive disabilities, rather than physical disabilities; 5.6% of Indiana residents have a cognitive disability whereas 11.4% of Hanover residents (or 356 people) have a cognitive disability. Additionally, 7.5% of Hanover's population (or 180 people) have disabilities that limit their ability to live independently.



EDUCATIONAL ATTAINMENT

For adults in Hanover that are 25 years or older, 87% have obtained a high school degree or higher level of education. This percentage is similar to Jefferson County (89.5%), statewide (89.7%), and national (88.9%) trends. However, Hanover has a lower rate of residents who have received a bachelor's degree or higher (10.9%) than the state (27.8%) or nation (33.7%) and a higher rate of residents who have received less than a 9th grade education (8.5%) than the state (3.5%) or nation (4.8%).



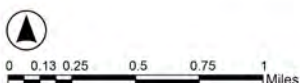


LEGEND

- Town Boundary
- Hanover Buffer Zone
- Water Bodies

Depression Crude Prevalence

- 7.3 - 13.4%
- 13.4 - 16%
- 16 - 17.9%
- 17.9 - 19.7%
- 19.7 - 21.8%
- 21.8 - 25.4%
- 25.4% - 38.3%



DEPRESSION



HANOVER
COMPREHENSIVE PLAN

THE WORKFORCE IN HANOVER

UNEMPLOYMENT

Unemployment, which is the rate of people who are actively looking for jobs, in Hanover is relatively low at 3.9%. The town's unemployment rate matches trends in both Jefferson County (3.8%) and Madison (3.7%) and is lower than the statewide unemployment rate (4.7%). Like many American communities, Hanover's unemployment rate declined between 2011 and 2021, with a 4.3% decrease.

Overall, 50.4% of Hanover's population over the age of 15 is in the workforce. This rate is relatively low when compared with the state (63.9%), Jefferson County (56.4%), and Madison (52.7%).

INDUSTRIES

Between 2011 and 2021, the number of people employed at full-time jobs in Hanover increased by 24%, going from 704 to 873 people. As of 2021, the industries with the largest employment are manufacturing (43%), healthcare and social assistance (14.5%), and retail trade (14.4%). These three industries also lead employment for Jefferson County and Madison.

Employment in Hanover's industries declined in several industries between 2011 and 2021, with the greatest employment declines in construction (64% decrease), finance and similar industries (57% decrease), and professional services and similar industries (54% decrease). While employment in those industries shrank, jobs in retail trade, manufacturing, and public administration saw major increases.

As of 2023, the top nine employers in Jefferson County are located in Madison, with Hanover College (#10) being the only top employer to be located in town.

JEFFERSON COUNTY'S TOP 10 EMPLOYERS

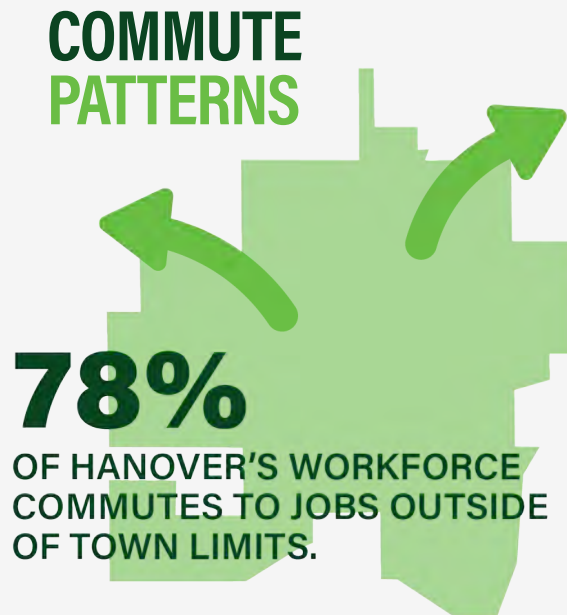
- 1 King's Daughters' Hosp Cancer (Madison)
- 2 Norton's King's Daughters (Madison)
- 3 Arvin Sango (Madison)
- 4 Madison State Hospital (Madison)
- 5 Madison Precision (Madison)
- 6 Rotary Lift (Madison)
- 7 Walmart Supercenter (Madison)
- 8 Superatv LLC (Madison)
- 9 Indiana Kentucky Electric (Madison)
- 10 Hanover College (Hanover)

SOURCE: Hoosiers by the Numbers

COMMUTE PATTERNS

The majority of Hanover's working population commutes to jobs located outside of Hanover, with 80% of Hanover workers commuting to jobs in other areas of Jefferson County, 16% commuting to jobs outside of the county, and 4% commuting to jobs outside of the state. In total, 22% of Hanover's residents work in town whereas 63% of Madison's population works within the city's limits.

While Hanover residents are largely traveling out of the town for work, the average commute time is 17.8 minutes, which is lower than both Jefferson County's (23.7 minutes) and Madison's (20.2 minutes) average commute times. This lower commute time reinforces that residents are likely commuting to Madison, which is home to the nine largest employers in the county.



COMMUTES AND ALTERNATIVE TRANSPORTATION

Of the 1,381 Hanover residents who are in the workforce, 70% drive alone to work. When compared with other communities within the region, this rate is relatively low. In Jefferson County, 83% of workers drive alone to work and 81% of workers in Madison drive alone to work. This is lower in Hanover because of the high number of workers who walk to work. Where the rates of people walking to work in Madison (0.4%) and Jefferson County (2.3%) are low, 16% of Hanover's workforce is walking to their place of employment. This contrast can likely be attributed to the nearby residents and students who work that are employed at Hanover College.

While walking to work in Hanover is much more common than in surrounding communities, it does not necessarily mean there is adequate and safe ways to walk throughout town. Walk Score, a common online tool for rating an area's walkability, rates Hanover as a 38 out of 100. In comparison, Madison has a Walk Score of 80 due to the higher number and diversity of destinations in walking distance. While daily trips to essential locations like schools, grocery stores, and some errands are walkable, recreational destinations that can be vital to a community's overall quality of life, such as parks, restaurants, and entertainment, are not within walkable distances. There are also limited places to safely cross SR 56 by walking or biking.

MEANS OF TRANSPORTATION TO WORK



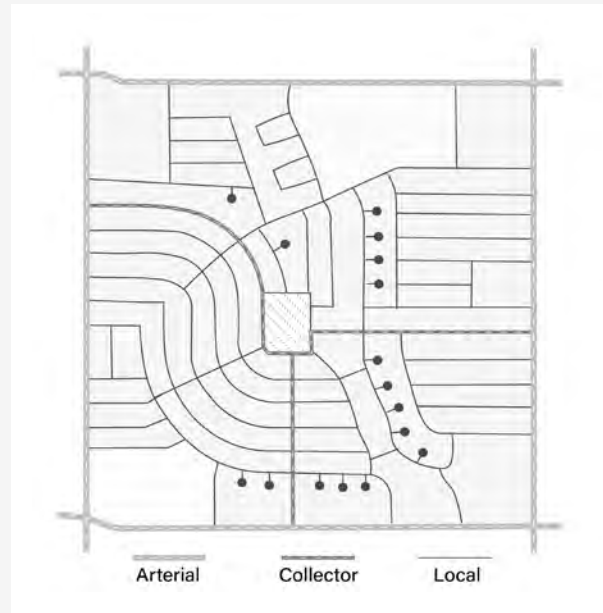
TRANSPORTATION IN HANOVER

ROADWAY CLASSIFICATION

Understanding how each of Hanover's roads serve the community and fit into town's and region's larger transportation network is important. This can be done through the lens of functional classification, which categorizes roads based on their intended function to easily move people and goods (mobility) versus provide access to individual properties. While most roads in the network provide some combination of access and mobility, a road's functional classification indicates its primary purpose. The Indiana Department of Transportation (INDOT) classifies roadways into seven types, with the highest level of functional classification providing the most mobility and least access and the lowest classification providing the most access and least mobility:

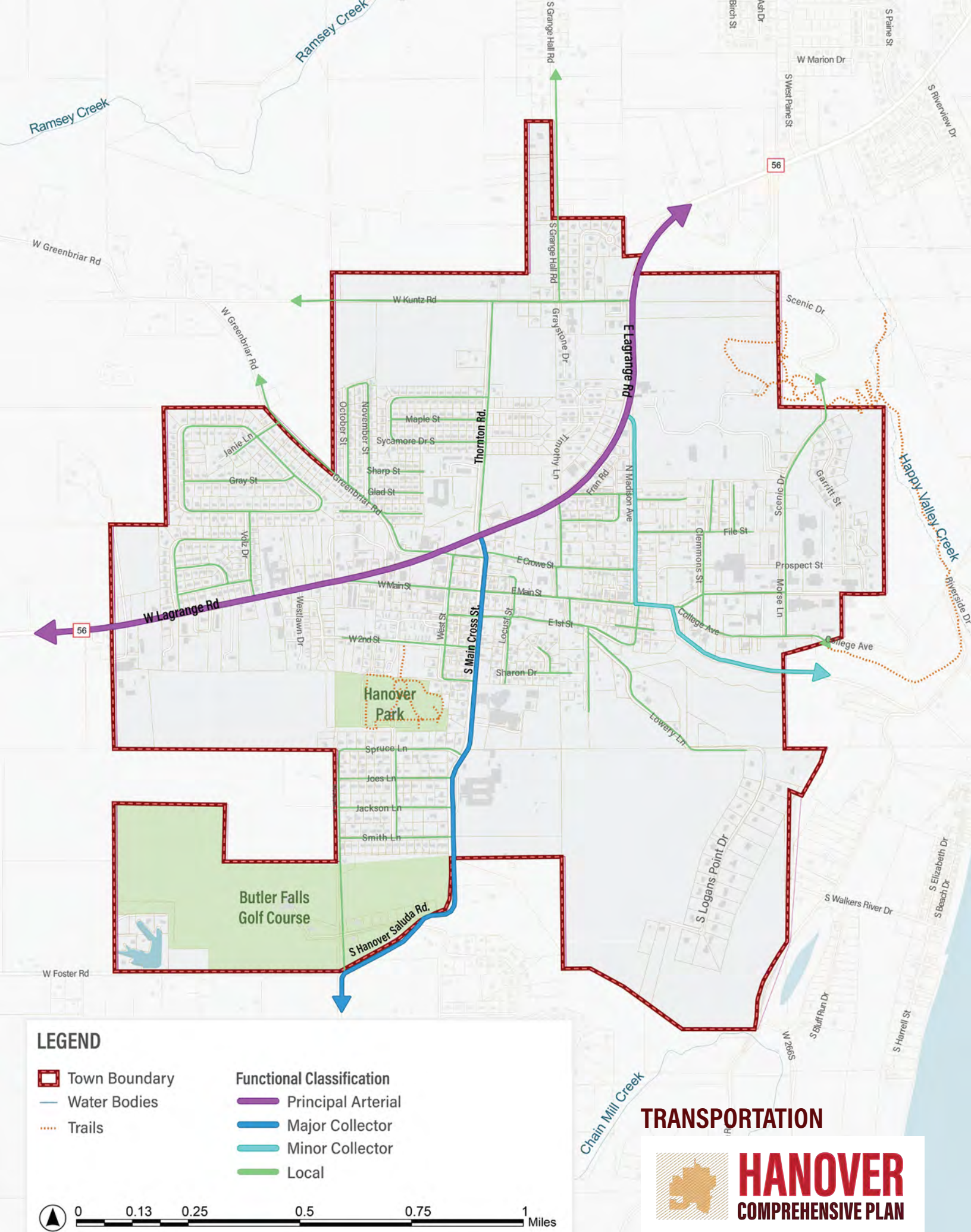
- Interstate
- Freeway/Expressway
- Principal Arterial
- Minor Arterial
- Major Collector
- Minor Collector
- Local

Hanover largely includes local roads that provide access to local destinations and also connect to the larger roads that connect the region. State Road 56 (Lagrange Road) is Hanover's only arterial road, serving as the primary spine of the community. Two collector roads, Main Cross Street and Madison Avenue, both provide additional access into the town and connect many of the local streets to SR 56.



TRAILS

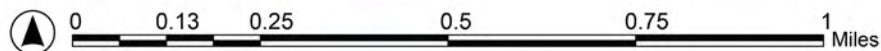
Hanover's existing trail network is located along the hills and cliff faces near Hanover College. These trails have start and end points located within town boundaries, but much of the trail is located within the Town's buffer zone, running alongside Happy Valley Creek. These existing trails primarily connect the college's campus to lower-lying natural areas and the planned Hanover-Madison Connector Trail will eventually provide a connection from Hanover College to Madison.



LEGEND

- Town Boundary
- Water Bodies
- Trails

- Functional Classification
- Principal Arterial
 - Major Collector
 - Minor Collector
 - Local



TRANSPORTATION



HANOVER
COMPREHENSIVE PLAN

HISTORIC FEATURES IN HANOVER

HISTORIC PROPERTIES

Hanover is home to 35 historic properties that; 33 are listed on the state's register (IDNR) and two of these are also on the National Register of Historic Places. Many of these historic properties include homes that were built in the mid-to-late 19th Century and the early 20th century, representing a range of architectural styles from Queen Anne to Craftsman. A few particularly notable buildings are included below.



ST. STEPHEN'S AFRICAN METHODIST EPISCOPAL CHURCH

Built in 1904, St. Stephen's is listed on the on the national and state registers for its significance for the religious and cultural heritage for Jefferson County's Black community in an area settled by former slaves. The church is considered to be a "rare, intact and recently restored example of a rural black church in Jefferson County."



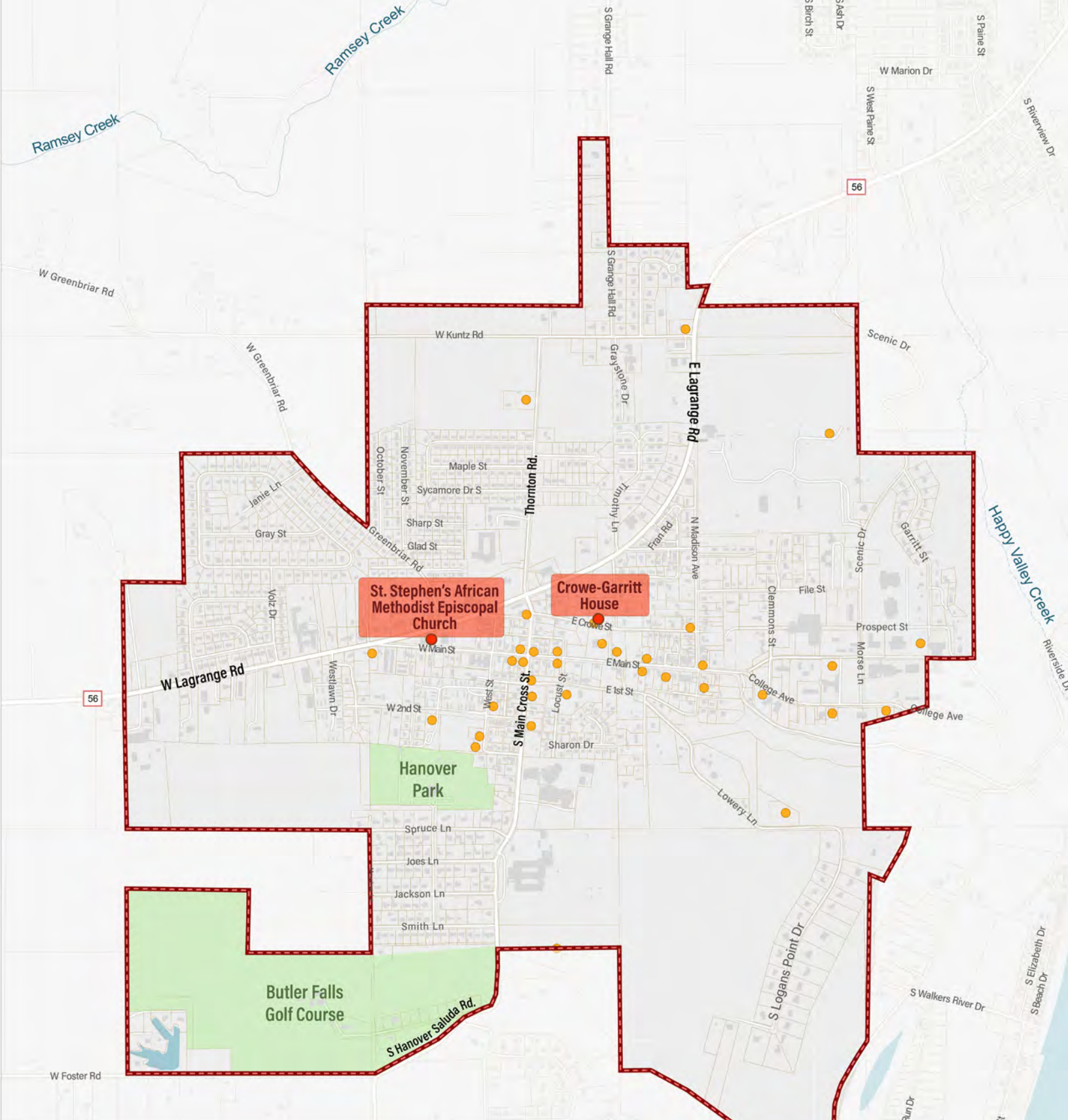
CROWE-GARRET HOUSE

The Crowe-Garret House was constructed in 1824 in the federalist style. It is listed both on the state and national registers for its significance to Hanover's history as John Crowe was the original founder of the school that later became Hanover College. The house served as the center of the college's campus until 1857.



LITTLE RED SCHOOL HOUSE

Now operating as an antique store, this building was originally used as a school for Black children and was built in 1871. This structure is listed with the state due to its relevance to schoolhouse architecture and ethnic heritage.

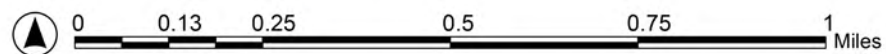


LEGEND

- Town Boundary
- Water Bodies

Historic Properties

- Historic Sites and Structures Listed on the National Register of Historic Places
- Historic Sites and Structures Registered in Indiana



HISTORIC SITES



HANOVER
COMPREHENSIVE PLAN

LAND USE AND ZONING IN HANOVER

LAND USE VS ZONING: WHAT'S THE DIFFERENCE?

The term “land use” refers to how a property is currently being used, such as a single-family house, retail business, or industrial business, whereas zoning identifies the uses that are allowed on a property. For example, a property can be used for a single-family home while its zoning could permit both single-family homes and duplexes. This distinction is vital to understanding the past and current development patterns in Hanover and how zoning can help shape the desired land uses in the future. This section provides a high-level review of Hanover’s current zoning ordinance and existing land uses, looking at both land within the town boundary and the buffer zone. Understanding how land in Hanover is currently used and how the Town’s current zoning ordinance regulates those land uses is foundational to developing strategies that will help the community work toward obtaining their desired future housing options, commercial spaces, public facilities, building form, and more.

LAND USE

Residential

Residential is the predominant land use within Hanover, especially single-family residential neighborhoods. Higher-density residential development is primarily located near Hanover College and Lagrange Road. A more detailed analysis of the range of housing types is provided on page A-4.

Commercial and Industrial

Lagrange Road is Hanover’s commercial corridor, with nearly all commercial development located along this corridor. Existing industrial development is also concentrated along the western portion of the corridor.

Agriculture and Open Space

Agricultural land and open spaces largely surround the town, mostly concentrated near residential neighborhoods, with some land located along Lagrange Road.

Community Facilities and Institutions

Hanover is home to several facilities and amenities that support the daily needs of residents. Educational facilities include a public junior/senior high school and elementary school as well as Hanover College. Hanover Park is the only public park in town and offers walking trails, baseball fields, and a playground. The Hanover Community Building is located at Hanover Park and, along with the Municipal Building, serves as one of the Town’s two main facilities for local government operations. The Community Building also houses Jefferson County’s Women, Infants, and Childrens (WIC) office.

Hanover Buffer Zone

Properties in Hanover’s buffer zone are largely used for agriculture and rural residential homes. The greatest densities in the buffer zone are located along State Road 56 and South Grange Hall Road, where single-homes line the corridors. Additionally, the Hanover Beach area is more densely developed where homes are located along the Ohio River.

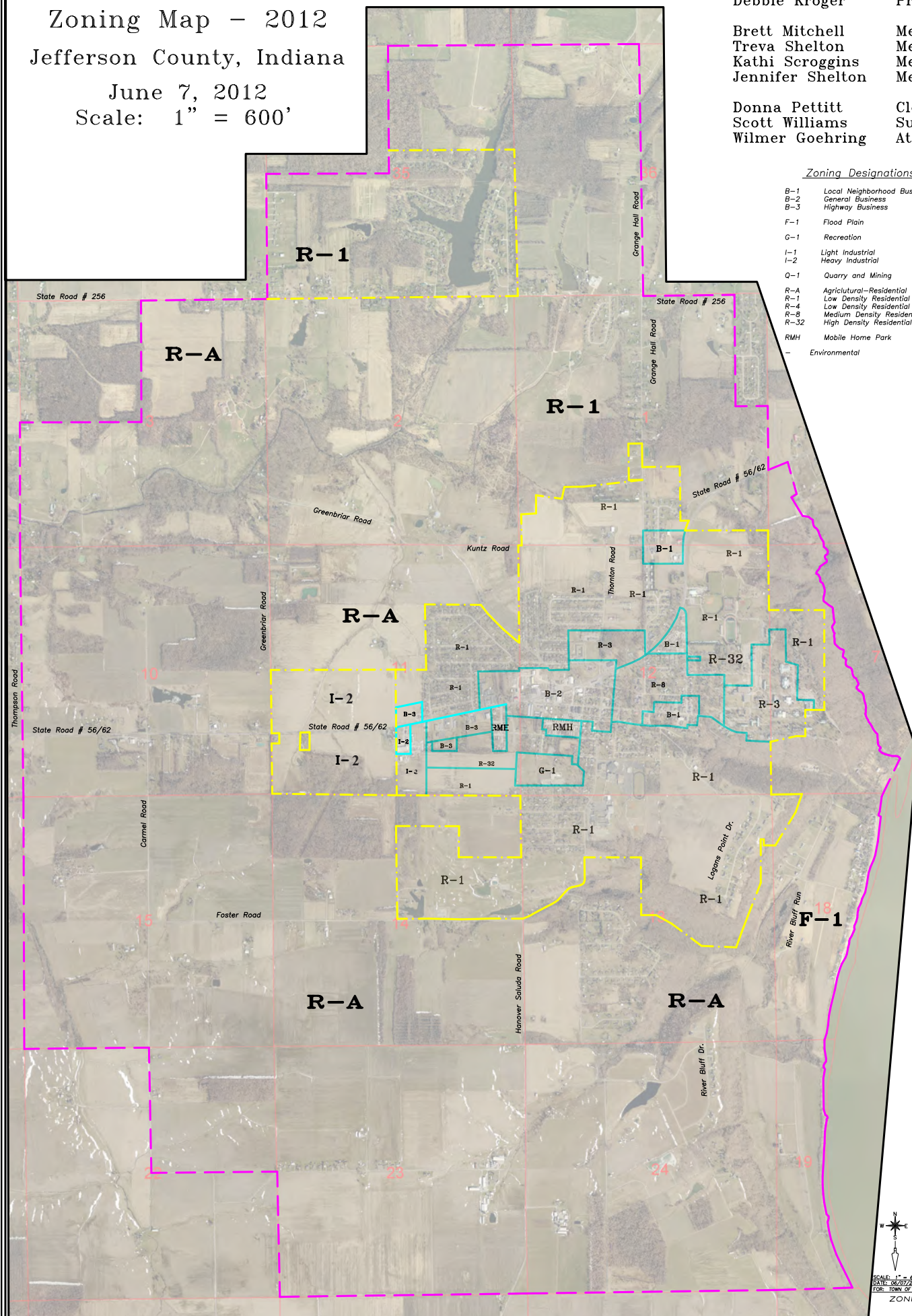
Town of Hanover
Zoning Map - 2012
Jefferson County, Indiana
June 7, 2012
Scale: 1" = 600'

Town Officials

Debbie Kroger	President
Brett Mitchell	Member
Treva Shelton	Member
Kathi Scroggins	Member
Jennifer Shelton	Member
Donna Pettitt	Clerk-Treasurer
Scott Williams	Superintendent
Wilmer Goehring	Attorney

Zoning Designations

B-1	Local Neighborhood Business
B-2	General Business
B-3	Highway Business
F-1	Flood Plain
G-1	Recreation
I-1	Light Industrial
I-2	Heavy Industrial
Q-1	Quarry and Mining
R-A	Agricultural-Residential
R-1	Low Density Residential (4 units/acre, 1 family only)
R-4	Low Density Residential (4 units/acre, duplexes)
R-8	Medium Density Residential (8 units/acre, apt. houses)
R-32	High Density Residential (32 units/acre, apt. bldgs.)
RMH	Mobile Home Park
-	Environmental



600 0 600 1200
Scale: 1" = 600'

PETTITT & ASSOCIATES
Surveyors Engineers
11 Medical Plaza
PO Box 412
Hanover, IN 47531
PH: (317) 866-2223
FX: (317) 866-2261

SCALE: 1" = 600' DRAWN BY: ASL CHECKED BY:
DATE: 06/07/2012 JOB NO: H12-0002
FOR: TOWN OF HANOVER
ZONING MAP DRAWING NO:

ZONING

Zone Districts in Town Limits

Residential Districts – There are a total of six residential districts in Hanover’s zoning ordinance, including Agricultural-Residential, Low Density Residential (R-1), Low Density Residential (R-4), Medium Density Residential (R-8), High Density Residential (R-32), and Mobile Home Park (RMH). The residential zoning districts are generally delineated by the permitted number of housing units per acre for properties, but additional standards apply to certain districts. For example, R-1 and R-4 districts both permit up to four units per acre but R-1 districts only permit single family housing units. Currently, higher-density residential districts are primarily concentrated near SR 56 and Hanover College, whereas lower-density districts are located along the edges of the town.

Business Districts – There are three business zoning districts, including Local Neighborhood Business (B-1), General Business (B-2), and Highway Business (B-3). B-2 and B-3 districts are intended to serve both the immediate community and the region. Parcels zoned B-3 are only located along SR 56, and properties zoned B-2 are concentrated where SR 56 intersects with Greenbriar Road and Main Street. B-1 districts are intended to provide space for commercial uses that will support the immediate neighborhoods by providing access to daily necessities and these parcels are located along SR 56 and near the Main Street and Madison Avenue intersection.

Industrial Districts – Industrial zoning districts are only located along SR 56. Land zoned for Light Industrial (I-1) use is located in the buffer area, adjacent to the town boundary, whereas land within the town boundary is zoned for Heavy Industrial (I-2).

Environmental Districts – The environmental zoning districts include the Recreation District (G-1), Quarry and Mining District (Q-1), and the Floodplain District (F-1). Hanover Park is currently the only land zoned for G-1 and the zoning map does not currently include any land zone for Q-1. The only area zoned for F-1 is in the Hanover Beach area (in the buffer area), where the 100-year floodplain is present. This zone does extend to a small portion of floodplain land within the town boundary, which is currently zoned as R-1.

Agricultural and Low-Density Residential -- The two zoning districts that are focused on rural land uses include Agricultural-Residential (R-A) and Low-Density Residential with only single-family dwelling permitted (R-1). These zoning districts are only located in the buffer area.

UTILITIES IN HANOVER

WATER & SEWER

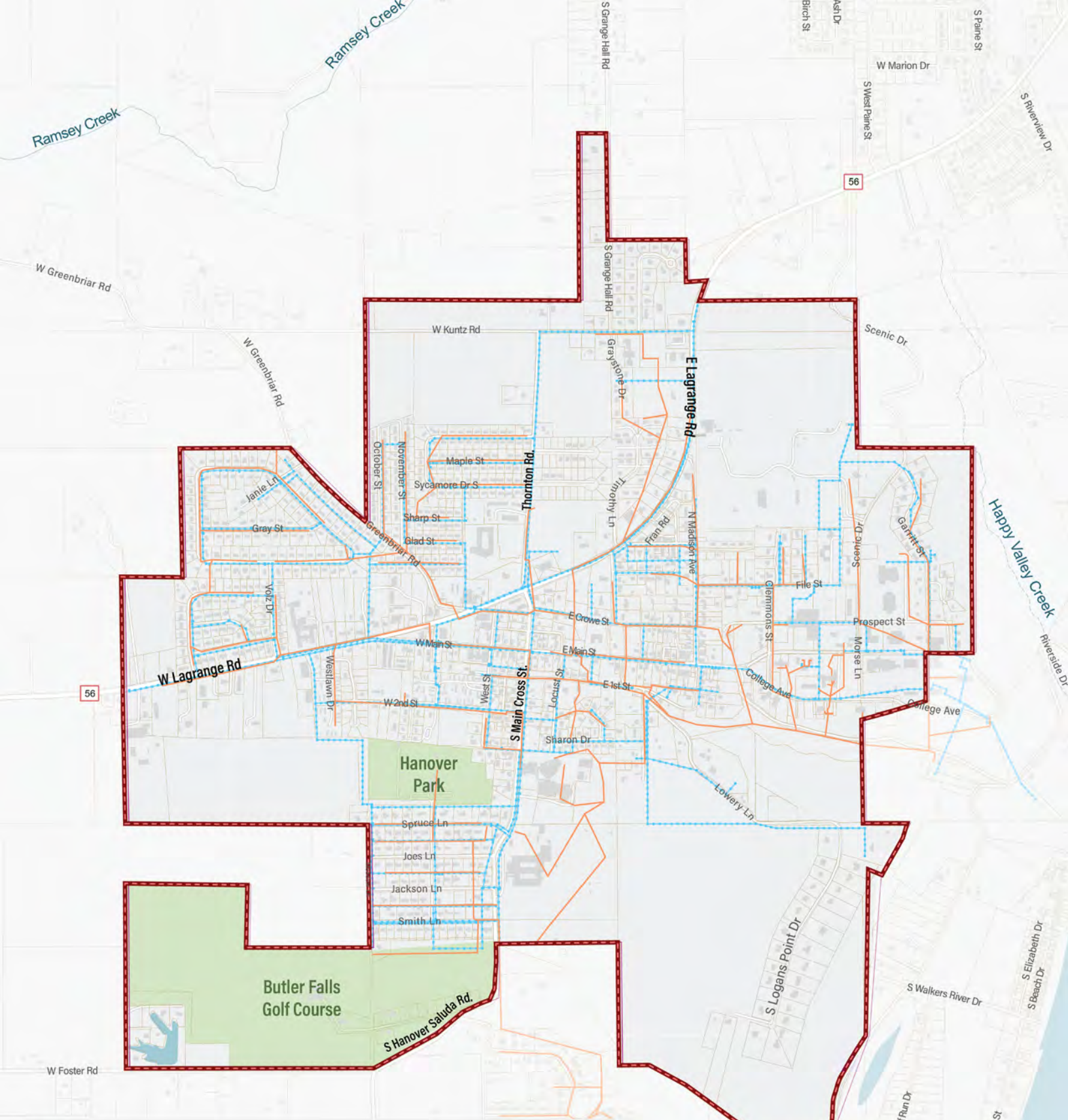
Water and sewer service is provided by the Town of Hanover to areas within and directly adjacent to the town boundary. As shown in the map on page A-21, the town's sewer and water lines do not extend throughout the entire buffer zone.

GAS & ELECTRIC

Duke Energy is the only gas and electric service provider in Hanover and does not have any power plants operating within town limits. According to Find Energy, the average residential monthly electricity bill for Hanover residents is \$154.19. Currently, Duke Energy offers net metering to residents with personal solar panels.

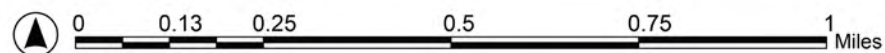
BROADBAND

According to Broadband Now, Hanover residents have access to broadband service from eight different providers and businesses have access to six providers. Available broadband connections include cable, 5G internet, DSL, fiber, satellite, and fixed wireless. The American Community Survey reports that, as of 2021, 21% of Hanover households do not have an internet subscription, with 51% of households without internet earning less than \$20,000 per year. The 2021 Digital Divide Index from Purdue University reports similar numbers, with 13.4% of Hanover residents not having internet access.



LEGEND

- Town Boundary
- Water Bodies
- Sanitary Sewer Lines
- Water Lines



EXISTING UTILITIES



HANOVER
COMPREHENSIVE PLAN

APPENDIX B: PUBLIC ENGAGEMENT

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Steering Committee Meetings	B-3
Public Survey	B-5
Public Workshop #1	B-22
Public Workshop #2	B-23

OVERVIEW

Appendix B provides a detailed account of the community engagement process followed during the development of the Hanover Comprehensive Plan. Engagement efforts include an public online survey, two public workshops, and four meetings of the Comprehensive Plan Steering Committee.

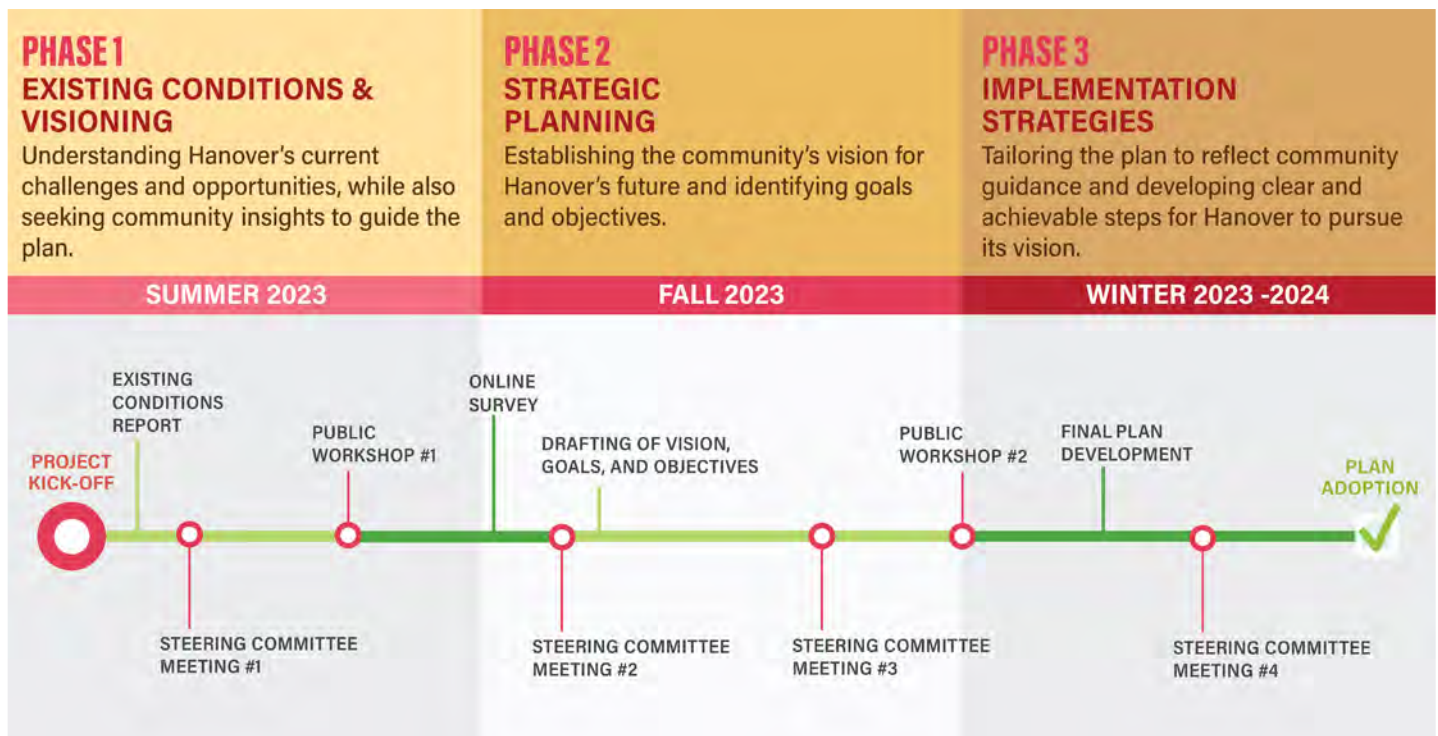
PUBLIC ENGAGEMENT PLAN

THE PROCESS

Three different community engagement strategies were used in order to gain local insight from people living and working in the Hanover area. To do this, engagement was spread out during the seven-month planning process. In July of 2023, the “visioning” phase of public engagement was kicked-off with an online survey and an in-person public workshop in order to generate ideas for what the community wants to accomplish through the comprehensive plan. A second public meeting was later held in October to give the public an opportunity to review and revise the plan strategies that were developed based on the first round of public engagement.

Throughout this entire process, the Comprehensive Plan Steering Committee met four times and communicated via email to guide the process and bolster local involvement in the planning process.

Planning Timeline



STEERING COMMITTEE ROLES AND RESPONSIBILITIES

ABOUT THE STEERING COMMITTEE

A steering committee of 12 local stakeholders met four times throughout the planning process to help guide the plan and engage the broader community. This committee included a mix of local elected officials, representatives from local governments, local business owners, and representatives from community organizations. By having this group of well-informed people who have diverse interests and knowledge about the town, the final comprehensive plan is better able to respond to the wide range of issues that the community wants to see addressed in the next 20 years. Included in the next two pages are brief summaries of each meeting and a full listing of the steering committee members.

COMPREHENSIVE PLAN STEERING COMMITTEE

Warren Auxier, Auxier Gas Service
Bill Barnes, Community Foundation of Madison and Jefferson County
Jeff Bates, Southwest Public Schools
David Bramer, Jefferson County Commissioners
Kenny Garrett, Town Board
Ann Inman, Jefferson County Public Library
Lynn Maricle, Community Member
Stephanie Miller, Thornton Terrace
Ben Sommer, Town Board
Kay Stokes, Hanover College
Linda Trapp, Town of Hanover
Bonnie Watson, Community Member

ROLES AND RESPONSIBILITIES

- Attend four scheduled meetings and two public workshops.
- Review and revise work developed by the consultant team.
- Provide input into the planning process.
- Help engage the public, organizations, neighbors, etc.
- Be a champion for the project.



STEERING COMMITTEE MEETING SUMMARIES

MEETING 1

DATE: JUNE 27, 2023

TOPIC: PLAN INTRODUCTION AND VISIONING

At the first steering committee meeting, attendees were introduced to the essential elements of the planning process, including their role as steering committee members, the timeline of the project, and the role that an updated comprehensive plan can have in guiding future decisions. The second half of the meeting was used to brainstorm initial ideas that committee members would like to see addressed by the plan.

MEETING 2

DATE: SEPTEMBER 5, 2023

TOPIC: VISION STATEMENT, GOALS, AND STRATEGIES

The second committee meeting was hosted after the first public workshop and the release of the online survey. During the meeting, the group reviewed and revised a vision statement, goals, and strategies that were drafted based on initial public input. The revised plan elements were then later presented to the public at the second public workshop in October 2023.

MEETING 3

DATE: SEPTEMBER 28, 2023

TOPIC: FUTURE LAND USE AND TRANSPORTATION PLANS

Draft versions of the future land use map and future transportation map were presented to the group and were then revised by people in attendance. The character of mixed-use development was a major discussion during this meeting, as were transportation topics, such as gaps in the sidewalk network and traffic congestion near the schools. Additionally, the group identified sites in Hanover where redevelopment should occur in order to inform land use and housing strategies.

MEETING 4

DATE: DECEMBER 6, 2023

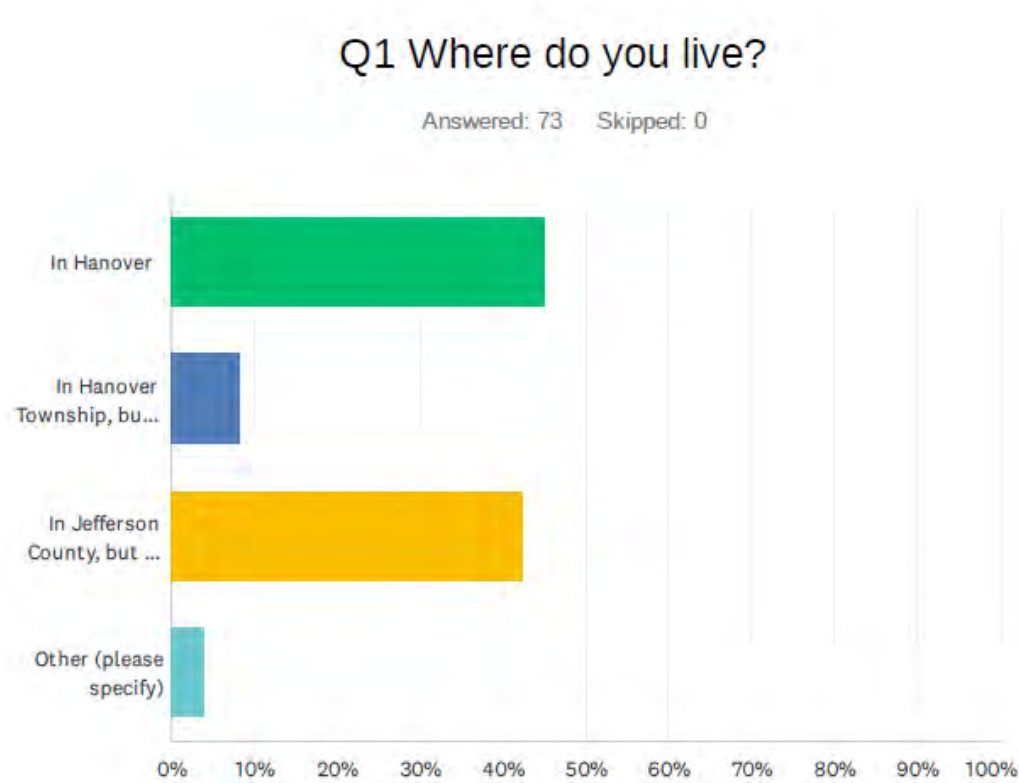
TOPIC: DRAFT PLAN REVIEW

A final meeting with the steering committee was held in order to make revisions to the draft comprehensive plan. The draft was shared via email with the group two weeks prior to the meeting, so members were able to come prepared with their recommended changes. Edits were primarily made to the Implementation Section in order to fine-tune details, such as action steps, funding sources, and the phasing timeline.

PUBLIC SURVEY RESPONSES

ABOUT THE STEERING COMMITTEE

An online survey was shared with the Hanover community in order to receive input on the planning process from a wider audience than those who attended the public workshops. In total, 73 people completed the survey. Because the survey was released as part of the visioning process, the questions are focused on gaining a general sense about what the community likes about Hanover and what changes should be the focus of planning efforts in the coming years. A complete record of these survey responses is included in the following pages.

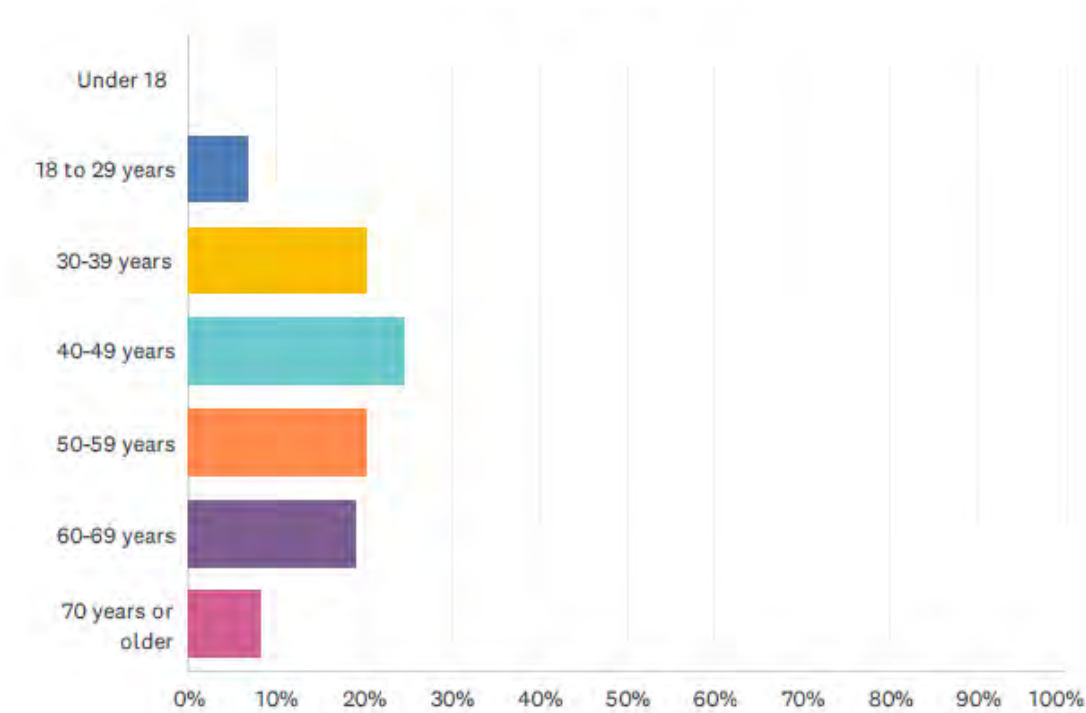


ANSWER CHOICES	RESPONSES	
In Hanover	45.21%	33
In Hanover Township, but not in Hanover	8.22%	6
In Jefferson County, but not in Hanover	42.47%	31
Other (please specify)	4.11%	3
TOTAL		73

PUBLIC SURVEY RESPONSES

Q2 What is your age?

Answered: 73 Skipped: 0



ANSWER CHOICES	RESPONSES
Under 18	0.00%
18 to 29 years	6.85%
30-39 years	20.55%
40-49 years	24.66%
50-59 years	20.55%
60-69 years	19.18%
70 years or older	8.22%
TOTAL	

PUBLIC SURVEY RESPONSES

Q3: What are some of the things you like about Hanover?

- Small town/ friendly community atmosphere. No huge big business buildings, fast food places etc lining the streets which makes the town look nicer.
- I love the park. The updates and changes in recent years are nice. My kids use the tennis courts and I use the paved walks.
- Small town
- Small population, little traffic, caring people, and access to Madison and Louisville.
- Hanover College and the Presbyterian church
- I enjoy the short drive to work every day and working with a great staff as a Business Teacher. Southwestern has easy access to all my work needs in my classroom.
- Small town
- Improvements to Hanover Park, Southwestern Schools, Hanover College.
- The park is a beautiful resource. Our schools are open minded and invested in the community.
- Small town, good services for recycling, composting and family recreation. College town, too.
- The people
- Enjoy the small, rural community
- Lots of trees. Most homes are well-maintained.
- I like our natural resources. There are many great places to walk and drive through.
- Small town, safe, friendly people, good management
- Small community with convenient access to schools, dining, shopping, and healthcare services. Rational amount of police presence.
- The trees
- I love Southwestern and Hanover College. I like that it feels like a close-knit town. I think the Hanover Parks Department is doing great things for the community's youth, particularly in its youth sports programs. I think overall, the town is clean, and I've enjoyed the extra planters and flowers that have been planted recently.
- supportive and appreciative and forward thinking the people
- I love the park. I love Southwestern Schools.
- I like the Hanover Park improvements and the increase of child involvement at the Park. I can't wait to see what the future continues to bring to Hanover Park.
- I enjoy the small town feel of community. I also enjoy the park.
- It is easy to get everywhere and I love that Scott Davidson is running things at the park... he is doing great things! The school is amazing but needs some financial support.
- The college, parks spots program
- Town is looking cleaner/more appealing ..Revival of Hanover Park
- The park system is great. Town is mostly clean.
- good area to walk in
- Hanover Park is terrific.
- Small town. Kindness. People know each other. Kinda like "Little Engine That Could." Sense of wanting to do well and appreciation of the many small blessings. Scenic beauty. Many have a joy and appreciation of the history but also a passion for improvement for all.
- Hometown
- Small town with mostly good people
- It's the "small town" feel.
- Friendliness and small businesses
- It's small.
- Sense of Community
- Southwestern Schools, Hanover College, Hanover Park, Churches, Businesses, Streets are paved, Flowers, Really - Everything!
- The small "home town" feel and Hanover Park.
- Flowers at the intersection of main street, the park area is clean and safe to bring my children to play.
- Southwestern
- I love the people of this community!
- Small town feel.
- Friendly people/Close to lots of major cities and small towns
- Low cost of living, natural beauty, walkability, school, people

PUBLIC SURVEY RESPONSES

- The sense of community.
 - Small town, easy access to library, local shops and beautiful college
 - Hanover and the surrounding area has a lot to offer
 - Quiet and family oriented community !
 - The small community. I love that children have opportunities to play sports in their own community. Hanover Park is a great place to for a walk and Scott has been making improvements for future activities not only for the children but for adults as well.
 - Small town
 - Small town
 - I have lived in Hanover my whole life. I met my husband at Southwestern and we are highschool sweethearts. I love how Hanover is a community that comes together to support each other. I love all of the local businesses and how everyone supports small businesses.
 - Golf cart allowable roadways. Feel very safe here. Compost center for tree/brush disposal is nice.
 - Mostly very nice people. Good walking areas around Hanover college and Southwestern schools.
 - The Hanover sign and the flowers that were planted. I appreciate Pride grocery store. I love the improvements to Hanover Park.
 - How the park has improved so much in the past couple of years
 - Hanover is a family friendly community with people who go above and beyond to help each other.
 - Scenery
 - Easy to get around.
 - Small town feeling. Utilities are very good.
- Town likes to serve and take care of residents. Low taxes. Hanover College adds much to our purpose. HC stimulates the area with education and entertainment. Students are amazing. Staff so helpful to Town. Public Library is wonderful. Good example of what can be done when people work together. Pride Supermarket..clean, great hours. I love their seasonal plant sales. Their lunches serve many in the area who need meals prepared. Fast Pace—glad they are here. CVS—pharmacists and staff are very knowledgeable and helpful. McDonalds friendly and part of the community. Community Garden is wonderful. It adds so much to the town. Love the sculpture. Most residents have pride in their property. Southwestern Schools do a great job of educating our children and preparing them for college.
- Hanover College, friendly people, Presbyterian Church, historic homes being renovated
 - The people in general are a great community.
 - Small town everyone is friendly and it's growing.
 - Small town; good police protection; Hanover Park; Hanover College
 - Small town charm, small class sizes in public school
 - Expanding park, activities at park for kids

PUBLIC SURVEY RESPONSES

Q4: What are some of the things you do not like about Hanover?

- I really miss the parade the town would have. It was small but it was great having our own hometown parade.
- Small town
- Lack of building codes or restrictions if there are any...they haven't been enforced in years. Too many run down houses/buildings.
- There are some blighted areas in town.
- Not too many complaints. We need to check my key card to see if I can get better access to school to make my workday easier. Had issues with Hall Passes that the students use everyday. Right now I have none. Need more diverse dining options
- Could use a couple more restaurants. Schools are getting old. Several neighborhoods seem to be in disrepair and drug use is high in those areas.
- Drugs.
- Poverty and schools not able to handle preschool without extra funding.
- Not a lot of places to eat
- It would be help full to have more activities available for our youth, including after school programs
- The lack of sidewalks or restaurants.
- I wish we had more sidewalks next to the main roads in Hanover. It would allow easier and safer access to grocery stores.
- All of the traffic jam when schools starting or letting out.
- Conflict with Fisher Street ownership.
- Could use some more careful thought into road/ sewer engineering.
- It does not seem like the town takes advantage of growth opportunities often. I think Hanover College's campus is wonderful, but it feels entirely disconnected from the rest of the community. There are also not many community events to bring people together. For most stuff like that, people have to go to Madison, but I think there are opportunities for similar events in Hanover. It also feels like business growth is very stunted in Hanover.
- I wish the Dollar General store would clean up the parking lot. I don't like the wrecked car lot. There need to be street lights along the sidewalks.
- The traffic situation before and after school creates a hinderance.
- I dislike the fact that there's nothing for teens.
- There are kids constantly riding bikes out in front of cars, there are cars driving like crazy down small side streets, people in general get tired of waiting to walk across the street so they eventually just bust out in front of cars.
- Lack of walking/bike trails. Lack of restaurants/ coffee Drug problems Lack of community involvement with local school system Wish there was more police presence at school functions
- Would like to see more job opportunities.
- not enough places to eat or shop
- Little commerce (places to eat, shop, etc.)
- Like a family, sometimes petty things get in the way. Some places a sense of apathy.
- Nothing to do.
- Siren at noon, and trailer parks are full of rifferaff
- Not all town streets have sidewalks (or safe sidewalks) for walking.
- Need for more restaurants and revolving door criminal justice system in our county that allows juvenile offenders to grow up to be adult criminals.
- I don't like that most everything done or not done seems to be dictated by Hanover College.
- Merge the police department with either Madison or Jefferson County. What is the value added of a stand alone police department that has to coordinate everything with one or both of those entities.
- Nothing
- Not many restaurants. No car wash.
- Traffic during am /pm when school is in. People speeding past the elementary school, people not stopping at stop signs.
- Trashy homes or junk yards along the main roads
- Hanover needs to work on building it's own identity and brand.

PUBLIC SURVEY RESPONSES

- Lack of dining options. No community pool option.
- College and community cooperation
- The car junkyards, lack of consistent family activities
- A lack of dining options.
- Lack of restaurants, not enough business for economic support
- Not enough affordable housing options for middle income families. Not enough decent-paying job opportunities
- The community should be more involved in the decision making! Self serving decision makers!!
- Wish we had a pool for the community. We now have to travel to Madison to enjoy the coolness of water. Many children don't have the opportunity to get a ride to Madison to swim.
- Lack of understanding for special needs
- Does alot of planning and starting plans without public notification or notifying residents it might negatively impact.
- I don't like that my children don't have a lot of things to do. We have to drive to scottsburg to enjoy their free splash pad or drive to Madison to go to the movies, etc.
- Many sidewalks are in poor repair. There are many kids that have been expelled from school who roam the streets and cause trouble. My next door neighbor on second street had some of these kids enter his home and stole his keys. They took a joyride in his car.
- All the old tractors and junk setting around Hanover implement. I noticed there were American flags hanging down File street. Not many people use that street. It would be nice to see them on 56, and down our main street leading to the school.
- How the park has such limited parking when it comes to a lot of sports events at the same time. It is hard for people to find a parking space and upsets the community
- It would be nice to have another restaurant or 2.
- Not much for kids to do....
- Would like to see another fast food option or 2.
- Would like to see somewhere that young teens can go in free time.
- Infrastructure has not kept pace with development. Super two highway should connect at Clifty Dr and continue thru the town to 62 split on west side of town. Traffic Light needed at Kuntz road..at McDonalds. Curbing and cohesive lighting needs to be added. Bury electric lines. Need benches and planters. Need flags and other examples of pride.
- Overall impression is not good for visitors and potential students of College with homes needing to be rehabilitated, property with junk and heavy equipment in residential neighborhood.
- Not enough businesses
- The housing is not up to par. Housing are run down.
- No affordable housing or grocery store
- Lack of transparency of how public school spends money, lack of resources for ALL students, narrow-minded views of the public, lack of routes to and from school (clogging roads for morning commute)
- Lack of variety of food/ restaurant

PUBLIC SURVEY RESPONSES

Q5 Of the issues listed below, please select up to five things that you think are most needed in the Hanover area?

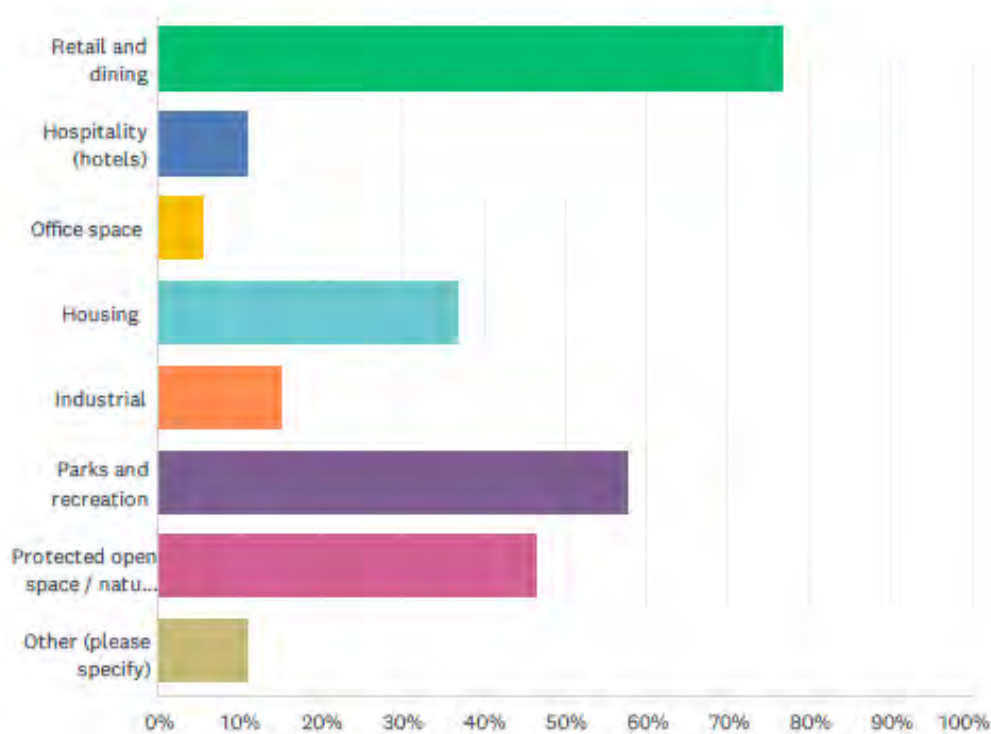
Answered: 73 Skipped: 0

ANSWER CHOICES	RESPONSES	
More park facilities and recreation programming	43.84%	32
More job opportunities	43.84%	32
More affordable housing options	24.66%	18
Beautification and visual appearance of the community	50.68%	37
Improved road conditions and connectivity for cars	30.14%	22
Better access to sidewalks and trails	39.73%	29
Improved or new community spaces (libraries, community centers, etc.)	24.66%	18
Improved or new public services (snow removal, trash pick-up, etc.)	12.33%	9
Enhanced public safety	16.44%	12
More entertainment options	41.10%	30
More retail and dining options	72.60%	53
Stronger school system	31.51%	23
Better access to healthcare	9.59%	7
More opportunities for higher education	5.48%	4
Total Respondents: 73		

PUBLIC SURVEY RESPONSES

Q6 What types of development would you like to see more of in Hanover?
Check all that apply.

Answered: 73 Skipped: 0

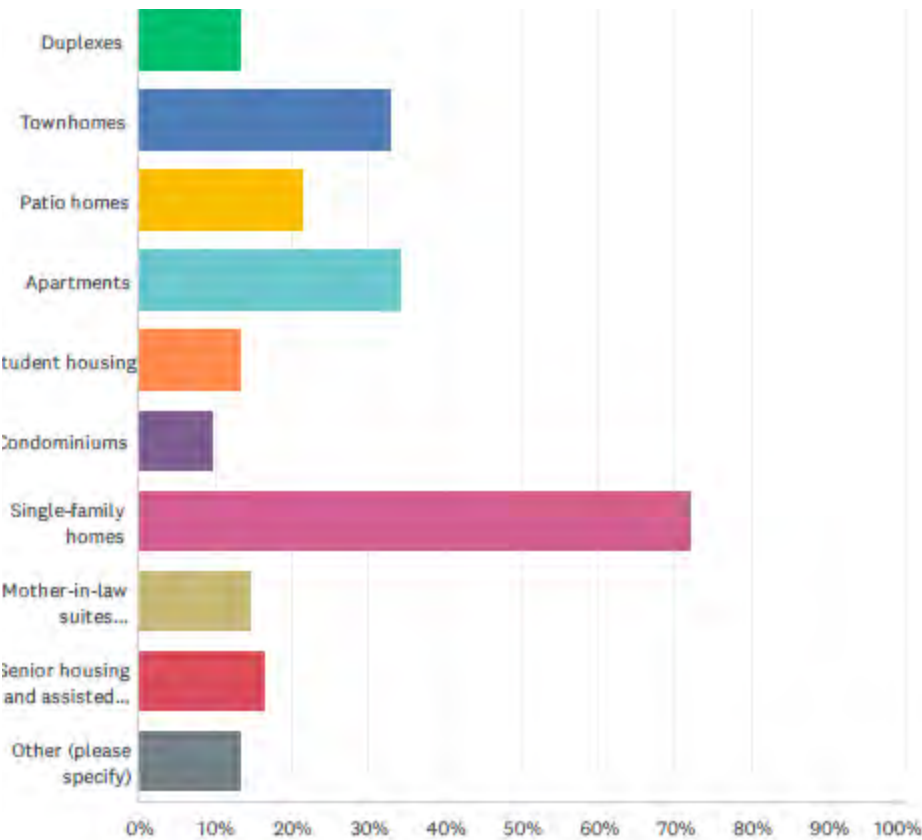


ANSWER CHOICES	RESPONSES	
Retail and dining	76.71%	56
Hospitality (hotels)	10.96%	8
Office space	5.48%	4
Housing	36.99%	27
Industrial	15.07%	11
Parks and recreation	57.53%	42
Protected open space / natural areas	46.58%	34
Other (please specify)	10.96%	8
Total Respondents: 73		

PUBLIC SURVEY RESPONSES

Q7 What types of housing options would you like to see more of in Hanover? Check all that apply.

Answered: 61 Skipped: 12



ANSWER CHOICES	RESPONSES	
Duplexes	13.11%	8
Townhomes	32.79%	20
Patio homes	21.31%	13
Apartments	34.43%	21
Student housing	13.11%	8
Condominiums	9.84%	6
Single-family homes	72.13%	44
Mother-in-law suites (accessory dwelling units)	14.75%	9
Senior housing and assisted living communities	16.39%	10
Other (please specify)	13.11%	8
Total Respondents: 61		

PUBLIC SURVEY RESPONSES

Q8: What types of transportation (pedestrian, bike, and/or vehicular) improvements are needed?

- Bike lane would be nice.
- More than one way in and out of the school. I realize this would involve working with the school system as well.
- Pedestrian sidewalks
- Sidewalks for all areas in town to be accessible.
- Trails, sidewalks
- Safer roads on snow days/dangerous weather conditions for students and staff.
- The road to the school needs to be better. It gets backed up trying to get kids into school
- Some of the sidewalks need to be repaired.
- Level Sidewalks
- Pedestrian and bike
- There are several students that walk to school and cross near circle K gas station. I think it would be beneficial to have better side walks and possibly a bike lane for those reasons
- Sidewalks for pedestrians, with protected crosswalks at for busy streets and highways.
- Sidewalks and a bike lane would be nice.
- Maybe some bike trails
- better signaling some public transportation
- Main Cross St is a nightmare when Southwestern is in session. The road is too small for the amount of traffic that goes through there before and after school. If another road leading to the school could be built, that would be amazing.
- improved sidewalks and areas to ride bikes safely
- We need a light in front of McDonalds. There are many college and high school cross country meets across the road. The kids cross the busy highway. Someone is going to get hit if something is not done about this.
- Better traffic flow around the schools.
- I would like to see bike lanes. Also, it would be valuable to have a sidewalk from the school to the park for students that walk there.
- signs or something for people to know where to cross the street or something. Right by the Dollar Store gets very scary sometimes with people trying to cross the street and cars trying to pull out of all of the roads right there. I saw 4 cars collide into each other in one wreck there and thank God there wasn't anyone trying to cross the street at the same time!
- bike
- More bike trails and walking paths.
- Thank you for recent new sidewalks: school area and Circle K area. Some intersections along highway are high traffic and concerning for vehicles, not to mention bikes or pedestrians.
- Sidewalks
- Public transportation, Uber, additional ways to move through school intersections, or additional drop off locations.
- There needs to be a stoplight at the McDonald's intersection.
- Bike lanes, better connected walking trails and renewal of the Devils Backbone corridor
- All above.
- Many sidewalk sections on the way to Southwestern are busted up and broken
- The town needs more sidewalks.
- Public transportation in cooperation with other Jefferson County municipalities.
- A light or stop on 56 by McDonald's, sidewalks on both sides of the Thornton road by CVS going to McDonald's. Sidewalk from Thornton Road on Kuntze Rd to McDonald's.
- Stop light at McDonalds and Kunitz Road!
- More sidewalks. Safer way for students that walk to school. Road traffic to the school needs to be addressed.
- Bike paths, sidewalks
- Slowing traffic near circle k...this intersection is difficult and with speeding traffic it is more so
- We need more sidewalks and I think a we need public transportation for people without a car.

PUBLIC SURVEY RESPONSES

- Access to and from Southwestern Schools needs improvement.
- The roads are somewhat narrow and there aren't bike paths. People who ride bikes have to share the road with cars.
- Would like to see more bike paths around Hanover and better sidewalks.
- Pedestrian. I see a lot of people walking. The sidewalks that have been constructed are great. Maybe put some on the main road especially in front of Jendys and Pride.
- Crosswalk at McDonalds Boulevard into Park off 56/62 Roads to School...concern for safety. Sidewalks for kids all over town. Bike paths and walkways to businesses.
- Transportation for those without a car. Maybe van that is subsidized.
- More sidewalks
- More sidewalks
- Bike paths and more sidewalks
- More routes to and from the school
- Na

PUBLIC SURVEY RESPONSES

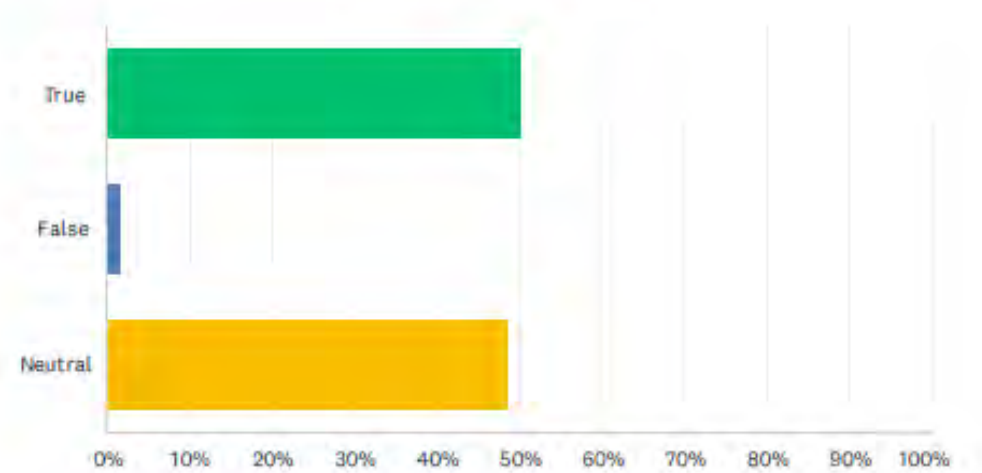
Q9: What types of utility (water, wastewater/stormwater, gas/electric, broadband) improvements are needed?

- Leaf pickup to help storm drains
- Stormwater management
- Improved water system for students and staff.
- Not sure.
- Increased drainage systems
- Wireless
- Street lights could use better maintenance (i.e. Amber Waves Blvd.)
- Allow for homeowners (i.e., new residents) to have access to extra trash receptacle and/or removal service. At a free or discounted rate as needed for property clean. For a brief period of time. Consider homeowners as well as tenants complaints/concerns about sewer issues and or improvements. Along with an updated/improved directory for water/utilities staff, for the purpose of reporting: incidents, damages, leaks, & outages.
- Broadband
- broadband
- Street lights
- None come to mind.
- The water/sewer cost is outrageous. My mother lives in Hanover. She has been out of town for 3 months and her bill still runs over \$65/months.
- I don't know.
- internet
- Broadband
- In surrounding townships broadband WiFi and even phone service is tenuous. This is not an easy fix.
- Water and sewage bill are too high compared to surrounding areas.
- Not sure
- Broadband
- Free Wi-Fi near all section 8 housing and the mobile home areas
- All is good.
- spot in road just before the stoplight to Lagrange Rd
- The water drainage along the roads is horrible. And the ditches that are supposed to keep the water off the road are not wide enough, so the water washed out driveways and floods yards.
- Not sure
- Better drainage for all roads,
- Broadband!!!!
- Phone towers and internet connection.
- Water and drainage
- On Second Street, we were told last year that it was unclear where our sewer line tied into the town's system. When we had issues it took quite some time to figure things out.
- More water fountains around the park
- All need to grow with town.
- Storm drains
- Storm water issues
- Stormwater drainage is terrible
- Cell phone tower would be extremely beneficial (Verizon)
- Na

PUBLIC SURVEY RESPONSES

Q10 Hanover residents should have better access to social services.

Answered: 72 Skipped: 1

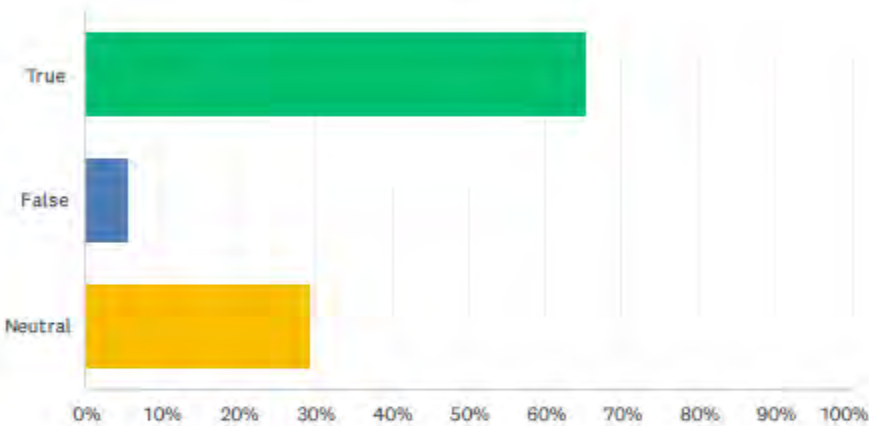


ANSWER CHOICES		RESPONSES	
True		50.00%	36
False		1.39%	1
Neutral		48.61%	35
TOTAL			72

PUBLIC SURVEY RESPONSES

Q11 Improving the visual appearance of streets and public spaces should be a top priority for Hanover.

Answered: 72 Skipped: 1

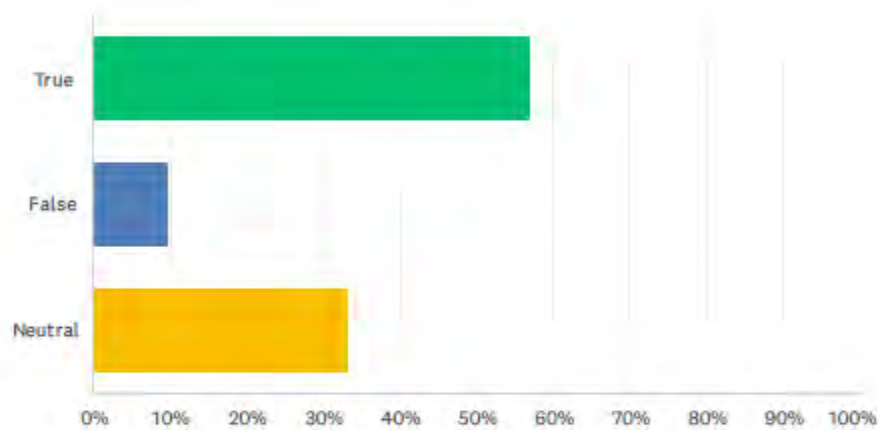


ANSWER CHOICES	RESPONSES	
True	65.28%	47
False	5.56%	4
Neutral	29.17%	21
TOTAL		72

PUBLIC SURVEY RESPONSES

Q12 Hanover should emphasize its historic character and preserve historic structures.

Answered: 72 Skipped: 1



ANSWER CHOICES	RESPONSES	
True	56.94%	41
False	9.72%	7
Neutral	33.33%	24
TOTAL		72

PUBLIC SURVEY RESPONSES

Q3: Is there anything else you would like to share?

- I think the town should get with the YMCA and have a place for us to work out and pool. I think it have people come to Hanover and more food options
- Thank you for the time and effort each of you are putting forth in creating a better Hanover!
- A stronger focus on beautifying the town.
- Looking forward to this school year with a positive attitude and building a great community here at Southwestern for the students.
- No, thanks.
- Better college and town coordination regarding highway issues.
- We have no serious complaints
- I am new to the community, so I may not be fully aware of what may or may not have been amended, addressed, proposed, and/or actively in place or available. Regarding some of my opinions/concerns. So far, I am relatively pleased with the community as a whole.
- Although I do not live in the community currently, I grew up there and work there currently. There have certainly been improvements since I was a child, so I appreciate the hard work that has been done. I just think there can always be more.
- there is a lot of growth potential
- I would love to see some money being put into the school like Madison has pouring into them. I have taught at several school districts and Southwestern is the only one where I am not being given money to buy supplies. Don't get me wrong, Southwestern has the BEST student population but I would like for them to receive the same head starts as the other schools are offering!
- It is wonderful to see the park active with kids again! The concerts have been a big hit too. So grateful people are enjoying this beautiful park! There is a great need for soccer space. Soccer was big there in the span of 15-25 years ago. With new fences, even a U12 field does not now fit. Grateful for all of the working together (town, school, businesses) to repair the HS field so that it can be used this season. The high school field is over debri and a sewer line so has large crown and cannot be altered to be legal for regional play. 4 teams practice and play on it during the season. (1.23 acre field with at more than 160 miles run on it each week during season.) So we really need an additional field. Many people have done things to beautify the town lately. The Community Garden is beautiful! What a transformation! The flowers at the 4 way stop are also beautiful. Transportation is not easy for those without a vehicle but that is a countywide complication of small population to large geographic space. Indoor activities for people (especially youth) during the winter would be nice. I so appreciate how the school and park (which would also include town) have worked together and Hanover Baptist provides some activities too. A building for indoor soccer could generate good revenue if run well. There is no other facility within an hour's drive. A facility could house many other sports and training options as well. A indoor driving range has been a good idea in my opinion (again, nothing like that nearby). Mini golf, bowling, skating, climbing wall, event/class space, so many options but must balance ability to run, monitor, maintain, etc. Also need to consider what else is coming into the community.
- The improvements to Hanover Park and its services is exceptional! Thanks for providing for a director. Scott does a great job!
- Family resources and parent support services to create stronger,more skilled parents.
- Hanover needs to stay a small community. It just needs cleaned up in places. We don't need more retail.
- Work better with the College to leverage investment in the community versus the campus being an island within an island
- No

PUBLIC SURVEY RESPONSES

- Splash pad or pool for kids
- Love the community garden - needs fruit trees.
- We are more successful when we work together. I would like to see Madison and Jefferson County work together more often.
- I think it would be nice to have an officer (or a couple officers) directing school traffic in the mornings. The stop sign by the high school clogs morning traffic and makes the morning commute a nightmare for people trying to get to work.
- No
- The school traffic needs immediate attention. Open up more streets so that there isn't a backup each morning.
- Services for families with special needs individuals are limited to non-existent in the community.
- The one thing Madison has that Hanover doesn't is the River Walk. If there was any way to have something similar down Hanover Beach, that would be a big positive.
- I appreciate the improvements that I have seen already.
- N/a
- Thank you to the College and the town for developing a plan for this amazing town. Together we can brighten the future for all!
- I think new building around the entrance to the college from the town would be the ideal place for new apartments, coffee shop, boutique hotel, restaurant with entertainment on the weekends, ice cream shop and other retail
- I think Hanover is headed in a great direction. I so Sometimes I feel we are focused to much on park and not the town as a whole though. While a strong park in a great community asset we need businesses for this town to truly expand and thrive as a community.
- No
- The public school should be the #1 priority and focus of Hanover residents.
- Keep up the great work

PUBLIC WORKSHOP #1

COMMUNITY VISIONING

Date: July 22, 2023

Location: Hanover Park

Estimated Attendees: 40



The first public workshop was hosted at Hanover Park during the public schools' back-to-school supplies drive. At the event, the Town had a tent and tables set up with questions for the public to answer about their experiences in Hanover and their ideas for the future. Participants were asked to share what they think are Hanover's greatest strengths and challenges, the types of housing they would like to see more of in town, where they want to see certain types of land uses in town, and where different types transportation improvements should be made.

Below are a sample of some of the meeting comments:

- "Splash pad needed"
- "Crosswalks safer for pedestrians - by McDonalds and public library along 56."
- "We need transportation between Hanover and Madison."
- "Development/redevelopment around entrance to college that is appropriate for college students and the public - restaurants, retail, coffee shops."
- Housing that is "affordable! Acces to services and transportation. Walkable!"
- "Workforce housing"
- "Love the kindness and the community gatherings."
- "Support for Southwestern academic tutoring."

PUBLIC WORKSHOP #2

DRAFT PLAN REVIEW

Date: October 23, 2023

Location: Hanover Community Building

Estimated Attendees: 10



The second public workshop was hosted in the Community Building at Hanover Park. After the initial round of public engagement and steering committee meetings, this meeting was held in order to give the community the opportunity to revise/comment on the draft vision statement, goals, and strategies. To do this, attendees were asked to rate the priority level of each draft strategy as a "high", "medium", or "low" priority. Attendees could also leave comments on each strategy to offer additional feedback. Draft versions of the future land use map and future transportation map were both presented at the meeting so that attendees could suggest revisions.

