

DOVER TOWNSHIP
INDUSTRIAL COMMERCIAL DEVELOPMENT COMMITTEE
January 27, 2016

The Dover Township Industrial Commercial Development Committee (I/CDC) meeting for January 27, 2016, was brought to order at 4:00 PM by Chairman Shane Patterson in the Meeting Room of the Dover Township Municipal Building. Committee members present were Robert Wright, Charles Benton, John Popovich, Kim Gross and Ashley Spangler Jr. *Ashley Spangler Sr. was absent.* Township Representatives in attendance were Laurel Oswalt, Township Manager; Charles Richards, Township Supervisor; Georgia Sprenkel, Township Zoning Officer and Tiffany Strine, Recording Secretary. This meeting has been recorded for minute purposes only.

APPROVAL OF THE October 28, 2015 Meeting Minutes

A revision was made by R. Wright to amend the October 28, 2015 minutes as follows; remove sentence Number 6, Page 3. A second revision was made to the October 28, 2015 minutes as follows; to edit sentence now known as Number 6, Page 3; to now state, R. Wright suggested a fresh water fish hatchery to bring seafood products and restaurant's to the area.

Motion by R. Wright and seconded by C. Benton to approve the October 28, 2015, I/CDC meeting minutes, as presented. **Passed** with 6 ayes

PUBLIC COMMENT

No Comments

YCEA – SITE VISITS

Kim Gross; with the York County Economic Alliance (YCEA), began discussions focused on providing the committee with updated information on sites within the Township she has been researching for possible development and growth. K. Gross researched over 200 developable site possibilities based on attributes that the Township is seeking to expand upon. Dover Township has access to many valuable resources and would like to capitalize on these features. K. Gross informed the committee that she has created a list of properties to consider promoting to YCEA for business outreach. The following sites were suggested by K. Gross: The Grand View Golf Course property located at 2779 Carlisle Road. The Township owned Driving Range located at 2531 Municipal Road. The former Shurfine Markets property located at 3025 Carlisle Road. The Farrell's Nursery property located at 5061 Nursery Road. The Crone's Gas and Goodies property located at 3071 Carlisle Road.

Ms. Sprenkel noted that the former Farrell's property location is being transformed into a distillery and a building permit has been issued to begin work on this site. Ms. Sprenkel added

that the former Shurfine Markets property location is currently under contract and is to be developed into a new grocery outfit. Ms. Sprenkel stated that the Crone's Gas and Goodies property was issued a building permit and is currently being transformed into a restaurant.

There are many businesses operating within the Township that are both corporate and family owned. K. Gross suggested narrowing down the list of developable properties and creating plans to implement for proactive outreach for the selected group. K. Gross asked the committee for direction on these specifically researched properties. From this stand point; the amenities, zoning, utilities and types of businesses the Township is interested in will be sought.

Manager Oswalt added; property on Hilton Avenue and Bull Road is another location to consider, as the committee has previously showed great interest in this area. Ms. Sprenkel stated that this area is zoned commercial. She added that there are currently three large parcels in this location that are subdivided separately and may be developed.

C. Richards expressed issue that the Township is running out of developable land to be utilized for youth sports and recreation. C. Richards insisted that as the Township is constantly growing and developing and that this issue may prove real concern in the future. C. Richards stated that one of the original reasons; for the Township purchase of the land at the Driving Range on Municipal Road, was to utilize the land for a recreational purpose to Dover Township youth. This particular parcel of property is centrally located and may prove promising for the application of more field space for youth organizations.

Manager Oswalt stated that the Driving Range property is deemed Government land. If the Driving Range property on Municipal Road is sold; the Governmental land must be sold and awarded to the highest bid received. In conjunction, this may potentially rule out any plans to specifically expand upon in field space for youth organizations. Manager Oswalt added that if the Township were to lease the land to another government entity; then the Township would not have to follow the public bidding process, resulting in a more selective process to choose the recipient.

The Township currently possesses properties for development and redevelopment. The committee agreed in focusing its interactions with K. Gross's services and intentions on developing non-Township owned properties that we can encourage development on. The committee collectively agreed on selecting the following sites to be further pursued: 1. Hilton and Bull Road properties. 2. Township owned Driving Range property. 3. Grand View Golf Course property. 4. Hilton Road and Route 74 properties. Focuses in this area would be centered on the south end. 5. Dover Business and Industrial Park property. This specific 11 acre location contains a Right-Of-Way and new sewer connections that are currently being generated in the North of the Borough Sewer project. Manager Oswalt noted that recent zoning

changes have been passed and there are currently more uses available in this location with regards to industry and commercial aspects.

Ms. Sprenkel spoke on the topic of development possibilities in the Poplars Road and Hilton Road areas. Ms. Sprenkel stated that plans for the construction of a strip mall were being designed and developed for this location. This location is currently owned by a developer. However; due to a large business merger, this project has been tabled. Manager Oswalt stated this incident occurred when the contract ceased with the large business retail anchor known as the Rite Aid Corporation. This location is now in need of a different large business retailer to anchor the site to further pursue the development process.

K. Gross informed the committee that she will begin visiting the newly revised list of selected prospective sites agreed upon. K. Gross will now begin further researching the amenities and utilities for the selected sites and begin comparing her findings with Rock Real Estate's reports. After the comparing process; she will then collaborate with a YCEA partner, then reorganize priority businesses that will be identified as best fits for the chosen locations.

Chair Patterson suggested then having the Township reach out to the Local Economic Revitalization Assistance (LERTA) authority to obtain LERTA incentives. The LERTA incentives may be issued and implemented to assist prospective businesses to encourage activity on these selected sites. K. Gross convened her presentation by qualifying that she would like to create a collaboration of information and then send it to prospective developers that may find our specific Township attributes appealing to their business venture. K. Gross stated that she will supply the pertinent data at the next scheduled meeting.

MARKETING DISCUSSION – STATUS OF DELIVERABLES FROM YCEA

Manager Oswalt noted that K. Gross is currently working on deliverables on both a non-fee basis and fee basis. K. Gross stated that this information is currently being reviewed by YCEA's Vice President for approval.

OTHER BUSINESS

R. Wright presented the committee with various articles that were published by the York Daily Record; Wednesday, January 6, 2016. The first article was entitled; Cool Things about Agriculture, discussing hydroponics. R. Wright recommended this reading as insight in collaboration with his suggested idea of generating local business with Fish Hatcheries. R. Wright suggested encouraging the development of a Fish Hatchery business at the Grandview Golf Course Property. R. Wright stated with the excess collection of water in this area that it may prove a prime location for a hydroponics style of business. R. Wright inquired on the status of the sale of Grand View Golf Course. Ms. Sprenkel stated that Grand View Golf course was recently taken off the auction block as it did not receive any bids that met their expectations. Ms.

Sprenkel added that a constituent of the Grand View Golf Course recently telephoned her and inquired if it may be possible for the venue to use large event tents on the property to create added space and thus generate more business. The constituent stated that if this plan showed positive results, they would then consider permanently expanding on to the club house portion of the building. Ms. Sprenkel stated that she approved Grand View Golf Course's request to utilize large event tents on the property.

R. Wright cited a second article from the York Daily Record on the topic of Agricultural Tourism. R. Wright made reference to this article suggesting the implementation of agricultural murals within the Township. He described these murals as paintings depicting agriculture within Dover that would be painted on the sides of barns, sheds and garages.

R. Wright cited a third article from the York Daily Record on the topic of Vertical Farming. The York Daily Record article defined Vertical Farming as the raising of crops in vertically arranged units within warehouses and other indoor spaces as opposed to outdoor spaces where wide spread acreage is sometimes limited. R. Wright added that this style of farming may prove a foreseeable possibility at the Township owned Golf Course property located on Municipal Road.

Chair Patterson addressed zoning concerns and inquired as to any constraints that may be foreseen with these ventures. Ms. Sprenkel stated that the zoning needs should not propose any issue. Ms. Sprenkel stated the Dover Township Recreation Director is currently exploring the idea of implement a Farmer's Market; during the growing season, to be located at the Township owned Golf Course property. Chair Patterson; along with the committee, collectively agreed that a large focus of development within the Township is revolving around agricultural aspects. Chair Patterson noted the zoning of Dover Township favors vast and abundant agriculturally zoned areas and should be capitalized.

A. Spangler Jr. addressed C. Richards in asking if the area and surrounding areas have enough farmers to sufficiently supply Farmer's Market style products to sustain a farmers market. C. Richards stated that more and more local farmers are venturing into farming foods and goods. He added that a local farmer is currently in contracts with Hanover Brand Foods Corporation and grows and harvests string beans for the manufacturer. In addition to this farmer's green bean production; this farmer is successfully venturing into other vegetable production as well.

Manager Oswalt stated that the farmers market would be open to any farmer, vendor or resident who is interested in selling their crops. Manager Oswalt stated that the Dover Township Recreation Director posed ideas of a farmers market on the Township social media page and received vast comments containing positive feedback on this idea. Chair Patterson stated that a Farmer's Market would contrast well with current Farm to Table opportunities and benefits that are becoming of great interest.

K. Gross stated that she occupies a seat on the board for the Buy Fresh Buy Local chapter within the county. K. Gross added that they possess a vast mailing list and that she could look into extending this onto the Township. K. Gross inquired if the Farmers Market proposed would be assembled and disassembled each week. Manager Oswald replied that it would be assembled and disassembled each week. K. Gross stated that these styles of markets are becoming very popular and upcoming within communities.

Chair Patterson suggested generating a public or private partnership with regards to the Township owned Golf Course property. C. Richards noted that a large portion lies within a flood plain. Chair Patterson added that this may especially be an area to further pursue the idea of a Farmers Market as this may not be an ideal site for buildings of other prospects. Chair Patterson and the I/CDC committee members favor this movement and the aspect that it fits the agricultural base of the Township.

C. Richards stated that ideas were suggested for the Township Recreation Department to utilize the Golf Course property for rental purposes. There is a barn on this property that may be converted into another recreation rental facility. C. Benton inquired on the size of the barn. Manager Oswald stated that the barn is not large in size and would need further additions to the structure to constitute a rental facility. C. Benton suggested entertaining the idea of a restaurant in conjunction with the previously mentioned Farmer's Market and the Farm to Table concept. C. Benton suggested utilizing the local produce within the restaurant to supplement community involvement. Chair Patterson asked Manager Oswald what the next step is in furthering and implementing an I/CDC committee agreed upon idea. Manager Oswald informed Chair Patterson that once a direction and idea is agreed upon by the committee; she will present the recommendation to the Board of Supervisors, then await further information.

Collectively the I/CDC committee agreed that they would like Manager Oswald to present the idea of a Farmer's Market to the Board of Supervisors for consideration. Chair Patterson stated that with the addition of a Farmer's Market; the Township could create more amenities to its residents, create a more diverse tax base and bring more jobs to the community. By utilizing the Golf Course property as a Township owned Farmer's Market; the Township would sustain the ownership of this property, thus sustaining this property as an asset for any future use.

C. Benton stated that a great partnership may be generated as well by extending connections to the Dover Area Schools for assistance in this venture. C. Benton stated that they are currently training their students within the school system on the key elements of the Farm to Table movement. A Farmer's Market venture would present opportunities to the local students to further educate and assist with these related features. C. Benton stated that Certified Agricultural Experiences and Co Ops are currently maintained for students within Dover Schools and farmers within Dover Township. Manager Oswald suggested utilizing the Golf Course Property on

Municipal Road for growing grounds and to be used in conjunction with the agricultural programs offered within the Dover School's system. Manager Oswalt stated that the Township possesses a great deal of agricultural space within the Township. This land is located mainly in many areas within older developments. Manager Oswalt added that these sites may be used for community gardens and prospective agricultural students may be able to assist in their creation. Currently the Township is inquiring costs of maintenance to these properties for mowing and this may alleviate these costs and prove beneficial to the needs of Dover School Students. K. Gross added that the Farmers Market could potentially create small business development tools, business planning and learning along with all the agricultural ends included.

TOWNSHIP WEBSITE ADVERTISING

Manager Oswalt stated that the Township is developing a new I/CD portion to the Township website. Manager Oswalt informed the committee that she would like to promote businesses within the Township utilizing the Township website. Information to be advertised and presented would be local businesses images, biographies and special information that the business feels would be of interest to the community. Manager Oswalt extended the invitation to Ashley Spangler Jr. whom is a joint owner of ACE Hardware. Manager Oswalt would like to promote the older and newer businesses of Dover Township and what these businesses are offering to the public. Manager Oswalt is combining efforts with Ms. Sprenkel in reaching out to newer businesses within the Township as they present themselves.

The I/CDC members

Commercial land along Bull Road from Hake's Corner to Hilton Avenue, commercial land on Route 74 such as Grandview Golf Course and Hilton Avenue Extended back to Greenway.

The meeting was adjourned at 5:10 PM by Chair Patterson.

Respectfully submitted by: _____
Tiffany Strine, Recording Secretary