

**DOVER TOWNSHIP**  
**INDUSTRIAL COMMERCIAL DEVELOPMENT COMMITTEE**  
**MAY 25, 2016**

The Dover Township Industrial Commercial Development Committee (I/CDC) meeting for May 25, 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, Ashley Spangler, Jr., Ashley Spangler, Sr., Charles Benton, Michael Cashman and Brian Caden. *Michael Curley and Kim Gross were absent.* Township Representatives in attendance were Laurel Oswald, Township Manager; Charles Richards, Township Supervisor; Georgia Sprenkel, Township Zoning Officer and Tiffany Strine, Recording Secretary. One member of the public was present. This meeting has been recorded for minute purposes only.

**APPROVAL OF THE MARCH 23, 2016 Meeting Minutes**

**Motion** by R. Wright and seconded by A. Spangler, Sr. to approve the March 23, 2016, I/CDC meeting minutes, as presented. **Passed** with 7 ayes

**NEW INDUSTRIAL/COMMERCIAL DEVELOPMENT COMMITTEE WELCOME**

The Industrial/Commercial Development Committee welcomed new member Brian Caden.

**PUBLIC COMMENT**

None to note.

**YCEA – PRIORITY DEVELOPMENT SITES – STATUS UPDATES**

Manager Oswald informed the committee that K. Gross; with the York County Economic Alliance (YCEA), has provided no further informational updates for the committee regarding Township priority development sites. Manager Oswald added that K. Gross is actively working on expanding this information.

**AREAS OF RETAIL GAP DISCUSSION**

Chair Patterson inquired with the committee for any furthering information regarding the priority development sites and areas of interest that committee members may feel beneficial to the community.

The committee collectively offered ideas and views for potential points of interest to consider promoting within the township. The committee's key focuses for business outlets included restaurants with liquor licenses, medical facilities and urgent care offices.

A. Spangler suggested various shopping mall retail stores and strip mall style retail stores.

C. Benton suggested community venues. C. Benton stated that complexes for sporting and athletic events, ceremonies and graduations would greatly benefit the needs and wants of the surrounding area. C. Benton added that there is a great need for this style of facility and in conjunction with this style of a facility, the generation of more businesses in the form of restaurants, coffee shops and hotels would naturally follow.

C. Richards stated that he feels there is a strong need to support the local growth of sports venues to facilitate various sports organizations.

Manager Oswalt, C. Benton and B. Caden recommended promoting the growth of a venue that can facilitate large scale functions such as weddings and special events.

Ms. Sprenkel stated that Township ordinances are always open to be amended. The goal being to promote and help facilitate prosperous business.

C. Benton informed the committee of recently publicized information he has read within *The Central Penn Business Journal*. C. Benton stated that in the near future a revitalized economic boom for small to medium manufacturing business may be on the horizon by means of implementing high-speed internet access to the area. This particular internet access is said to possess four to five times faster internet speeds than what is currently offered. This kind of internet access may prove a potential resource for any business of any size to fuel innovation.

#### **REVIEW OF DOVER TOWNSHIP HOMEGROWN BUSINESS APPLICATION - DRAFT**

The committee reviewed a provided draft sample of an application that will be used to circulate to local Township businesses. The local business can complete the necessary components of the form that outline the key features and details of their business. The business will be able to note areas and factors they feel are helpful and significant for doing business in Dover Township. The information will be utilized on the Township website to promote the local businesses as well as provide information to the public and potential ventures seeking what businesses and economic values are instilled within Dover Township.

A. Spangler offered his services by assisting with the promotion of the Homegrown Business idea by way of including the proposed draft application in his businesses' mailings.

Manager Oswalt stated that this form may also be provided with Township issued Use Certificates to further promote local business.

The committee collectively provided positive responses and would like to promote the utilization of this form to the Township's thriving businesses.

#### **REVIEW OF DOVER TOWNSHIP BUSINESS AND ECONOMIC LOCAL -**

**DEMOGRAPHICS PACKET DRAFT**

The committee was presented with a draft of a Dover Township Business and Economic Local Demographics Document that acts as a municipal guide for Dover Township business. The local guide possesses various essential components of information to the public and potential business ventures encompassing many aspects of the Township. Key components of property and utility demographics the Township has to offer are represented as well as residential community demographics.

The committee collectively provided positive responses and helpful additions. The committee would like to promote the utilization of this local guide to help promote and educate Dover Township business growth and development.

**OTHER BUSINESS**

Manager Oswalt informed the committee on recent updates surrounding the Townships Farmer's Market concept. Manager Oswalt stated that the Dover Antique Mall is pursuing a Farmer's Market venture. Manager Oswalt added that as it was the Township's goal to start a Farmer's Market and possibly have a commercial Farmer's Market concept be undertaken by a business within the Township. Due to the recent information that the concept is being undertaken by the Dover Antique Mall, Manager Oswalt stated that the Township will no longer be pursuing the Farmer's Market concept.

The meeting was adjourned at 5:45 PM by Chairman Shane Patterson.

Respectfully submitted by: \_\_\_\_\_

Tiffany Strine, Recording Secretary