

**DOVER TOWNSHIP
INDUSTRIAL COMMERCIAL DEVELOPMENT COMMITTEE
AUGUST 26, 2015**

The Dover Township Industrial Commercial Development Committee (I/CDC) meeting for August 26, 2015, was brought to order at 4:00 PM by Vice Chair Robert Wright in the Meeting Room of the Dover Township Municipal Building. Committee members present were Robert Wright, Robert Stone, and Ashley Spangler Sr. *Shane Patterson and Kim Gross were absent with prior notice.* Township Representatives in attendance were Laurel Oswalt, Township Manager; Stephen Parthree and Stephen Stefanowicz, Township Supervisors; Georgia Sprenkel, Township Zoning Officer; and Trena Hall, Recording Secretary. Also in attendance were Representative Seth Grove and his Chief of Staff, John Popovich. This meeting has been recorded for minute purposes only.

Vice Chair R. Wright recognized Ashley Spangler as a new committee member.

Vice Chair R. Wright introduced Representative Seth Grove and his Chief of Staff, John Popovich.

APPROVAL OF THE JULY 22, 2015

Motion by R. Stone and seconded by A. Spangler Sr. to approve the July 22, 2015, I/CDC meeting minutes, as presented. **Passed** with 3 ayes

PUBLIC COMMENT

No Comments

SPEAKER – STATE REPRESENTATIVE SETH GROVE

State Representative Seth Grove began with the discussion of an extension coming off of the State Highway 83 Interchange to direct industrial/commercial traffic into Dover. This topic has been in discussion for a long time. PENNDOT is currently looking into this area as part of the transportation package. A study is being performed from the Strinestown Exit down to the Emigsville Exit to see what development improvements would be feasible for this area. Kinsley currently owns the majority of the needed property. Over time, as truck traffic becomes heavier, Canal Road will need to expand in width.

Representative Grove also spoke on how he believes Adaptive Signalization is needed on Route 74 to move traffic more efficiently. He suggested starting signalization from Route 30 or the city and come up Route 74 to the Borough. Currently, the Municipal Planning Organization (MPO) is not in favor of this and is only looking to work on timing. The Township can help support this idea by creating a resolution, requesting Adaptive Signalization. Items to be mentioned in this

resolution are: provide any traffic studies, any residential comments that have been received about the congestion of traffic on Route 74, and any data to show improvements are needed.

Motion by A. Spangler Sr. and seconded by R. Stone to request that the Board of Supervisors create a resolution to submit to PENNDOT for Traffic Signal Approval, as presented. **Passed** with 3 ayes

Another topic of discussion was instituting a LERTA program, which is run by the County or KOZ, creating an area which currently has no funding available. LERTA is where the local government declares a zone tax free for a certain amount of time. After the property development, the taxes will slowly begin to increase. You can predesignate areas that are deteriorating and need to be redeveloped. There are many opportunities available to bring commercial/industrial development into Dover. Positive opportunities in discussion are: 1. Having the availability for a liquor license; 2. Memorial Hospital is moving close to this area; and 3. The availability to work with Dover Borough on a joint effort to bring development into this area and to the northern corridor of the Township.

Representative Grove noted how he would love to see Route 74 expanded at Church Road, but believes that there is nothing that can be done at this intersection. Any expansion on Route 74 would involve taking property ROW which is expensive. Representative Grove reminded the committee that the tax base for Memorial Hospital is a for-profit business so they pay taxes and Wellspan is a not-for-profit business and are tax exempt.

S. Stefanowicz inquired if Bull Road would be better to promote for travel into Dover than Route 74. Representative Grove noted it depends on what area of Dover you need to travel to. Bull Road is becoming congested around the Church Road intersection. There are also safety concerns around the Hilton Road area. This area is minutes away from Route 30 and has recently been rezoned for commercial use. Representative Grove suggested talking to Township engineers about leveling off the bank for a better sight distance. There are many other areas within the Township with the same problem. Representative Grove noted that the bridge on Route 74 south is slated to be replaced and is currently put on hold because he was asking to have the bridge raised because of flooding issues.

Representative Grove noted that a few years back he spoke to Madelyn Shermeyer about a bypass. There are some roads that have been designated and saved for alternative routes around Route 74. He did not know if this is in the Township's Comprehensive Plan. Manager Oswalt noted that there were roads discussed in the Comprehensive Plan, but they were never put on an official map. Some of these alternate routes were: through the golf course, up Intermediate Avenue, around Dollar General and Ace Hardware, and a few others.

Other topics that Representative Grove touched on were: 1. Installing a traffic light with turning lanes at the intersection of Canal and Bull Road. All four corner properties would need to be purchased to make this improvement although traffic flow could just be improved by making changes to the car lot and Hake's grocery store. Representative Grove does not mind asking for these planning designs; and 2. Reducing the traffic on Route 74 by other alternative routes. Chair Menges, of the Board of Supervisors, was looking into designating Route 116 onto South Salem Church Road. How the Borough would handle the truck traffic is still question. This route would give an east and west bound route of travel onto Route 74, bringing in commercial development. Representative Grove suggested selling/developing the golf course to bring the property back onto the tax records.

Representative Grove discussed concerns on the expansion of the Mercantile Business Privilege tax allowing school districts to collect the tax. Most school districts look to an EIT rather than a MBP tax. The MBP tax is optional and is a tax on gross receipts. Representative Grove does not promote this tax because it may discourage businesses from coming to the area. Currently the school has no authority under the current law to do anything with the MBP tax. If Representative Grove's bill would pass, the school district could begin collecting a MBP tax in addition to the Township's MBP. The cap on the school district's tax would be limited to 50% of the EIT revenue. This committee has talked about decreasing the MBP tax percentage as an incentive to businesses.

S. Parthree inquired on the possibility of changing real estate taxes. Residents are paying too much in real estate taxes and are moving out of the Dover area. Representative Grove noted to contact your Senator.

S. Stefanowicz questioned if local municipalities ever consider charging a sales tax. No. There has been discussion of a County Sales Tax.

R. Stone inquired if others communities and states are using ultra high speed internet. A big challenge in this area is the lack of high speed internet. This issue is left for the cable franchise providers to bring into the area. This is a huge expense and residents would need to rally to bring this to the area.

Representative Grove noted that he appreciated this group reorganizing and wanting to help Dover become successful. He is very interested in seeing Dover's tax base increase and he is willing to support and help this committee in any way than he can. He has offered for his Chief of Staff to attend meetings to keep him updated.

YORK COUNTY ECONOMIC ALLIANCE (YCEA) – Manager Oswalt provided information from Kim Gross and asked the committee to review and discuss at the next meeting.

YCEA representative, Blanda Nace or Kenetha Hanson will be attending the next meeting to answer questions.

LERTA – Manager Oswalt provided answers, in a memo, to previous questions that were asked. She touched base with other municipalities and the Solicitor about the LERTA tax. The key components to the LERTA program are that it is a 10 year program where the developer makes application at the time of building permit; the program terminates at the end of three years and then can be instituted by ordinance; there has to be a public hearing; and you can pre-establish areas or you can do it on a case by case basis for particular properties. This committee would like to recommend areas such as: Hilton Avenue which is farmland not a deteriorated property, Farrell’s property, and Route 74 Diner.

GIS Mapping – This is completed. The GIS Mapping book is completed and will be displayed on the website when the site is updated. A copy will be given to the York County Economic Alliance.

Marketing Discussion – R. Stone requested 10 minutes at the next meeting to provide information and handouts on marketing.

The meeting was adjourned at 5:13 PM by R. Stone and seconded by Ashley Spangler Sr.

Respectfully submitted by: _____
Trena M. Hall, Recording Secretary