

DOVER TOWNSHIP
INDUSTRIAL COMMERCIAL DEVELOPMENT COMMITTEE
October 28, 2015

The Dover Township Industrial Commercial Development Committee (I/CDC) meeting for October 28th, 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, Charles Benton, Ashley Spangler Jr. and Ashley Spangler Sr. *Shane Patterson, Kim Gross and Robert Stone were absent.* Township Representatives in attendance were Laurel Oswalt, Township Manager; Stephen Parthree, Stephen Stefanowicz and Charles Richards, Township Supervisors; Georgia Sprenkel, Township Zoning Officer; Trena Hall, Recording Secretary and Tiffany Strine, Township Receptionist. This meeting has been recorded for minute purposes only.

APPROVAL OF THE September 23rd, 2015 Meeting Minutes

Motion by A. Spangler Sr. and seconded by A. Spangler Jr. to approve the September 23rd, 2015, I/CDC meeting minutes, as presented. **Passed** with 4 ayes.

PUBLIC COMMENT

No Comments.

DEMOGRAPHICS

Discussions began with information that was received from the York County Economic Alliance (YCEA), during the last I/CDC meeting. The YCEA suggested choosing demographics that are most attractive about the community. I/CDC members suggested promoting the following items: age group population data, household incomes, values of home sales and larger businesses (N.Y.C.R.P., Raycom Electronics, Dover School District, and other various businesses). This committee is going to generate ideas for marketing materials and decide what the Township should be promoting.

Manager Oswalt stated that the YCEA may be available to provide further demographic information. Additional items, beyond demographics, to consider may be updates to select utilities and cable services in certain areas of the Township. This may also help identify the Township's easy accesses to the following: Pennsylvania Turnpike, State and Local routes, area trucking facilities and surrounding area attractions. Goals of making this information better known may prove to be an asset. The Township GIS mapping system may be able to model these connections.

Manager Oswalt suggested creating a list of businesses to promote at a county level and to the tourism bureau. YCEA has a component organization to generate such results. There is currently no listing of these sorts of businesses.

G. Sprenkel stated that the Township recently changed the zoning requirements to allow for businesses in the Agricultural Zone and in the Conservation Zone. There is currently no such list of these areas; although a list may be generated by utilizing the Township GIS system. This may prove to be a useful tool to generate business within the Township. Suggestion of a survey to obtain these statistics was discussed. G. Sprenkel added that the Agricultural Security Program recently relaxed its rules and regulations with regards to what may or may not be done on a farm as opposed to prior rules and regulations that specified strictly farming to belong in those programs. Examples provided were the Snyder's Farm and the Smyser's Farm.

One demographic consideration is to supply statistical information on the local crops that are being produced and harvested within the Township. C. Richards specified that what one farmer may grow or raise may change from year to year; thus causing conflict to maintaining stable data. There is currently no data collection of local farms and local farmed products produced or raised; although a list may be generated by utilizing the Township GIS system and surveying these property owners. The committee would like to consider promoting Agri-tourism since opportunities are plentiful in this area. The committee agreed to consider promoting local farms to participate and generate business year round within their farms; suggesting educational tours and festive events.

S. Parthree added that the public has genuine interest in farms and farm markets. Manager Oswalt voiced ideas of creating an informational pamphlet/map combination of Dover that lists Township farms and their attractions for a positive marketing component. S. Parthree agreed.

Manager Oswalt stated that one goal is to utilize the Township website to advertise appropriate community events; such as local farming events. Questions were raised by committee members concerning the issues of Dover Township farmers being made aware of recent changes of relaxing rules and regulations. C. Richards stated that most farmers belong to the Pennsylvania Farm Bureau and subscribe to *American Agriculture*. This informational outlet has made farmers aware of the updated and relaxed rules for their trade.

R. Wright noted that for the purposes of demographics, the Township could promote various places for activities such as Gifford Pinchot State Park and Ski Round Top Resort. A. Spangler Jr. stated that there are local campgrounds such as Outdoor World and Cedar Lake Campground to promote.

The I/CDC members would like to reach out and obtain a committee member from Warrington Township. Manager Oswalt has been in contact and they may have a possible interest for a member to serve on this committee's board.

C. Benton stated that commerce can be generated with looking at either the service industry or agricultural business. Enough business needs to be provided that a resident or visitor to the area does not need to leave. The Township should be able to provide all services rendered. R. Wright suggested a fresh water fish hatchery to bring seafood products and restaurants to the area. A. Spangler Jr. stated that the Township needs to promote all available uses in Dover Township. Manager Oswalt suggested emphasizing activities within Dover Township. Committee members suggested businesses such as: Indoor recreational sports, graduation facilities, and family fun centers. Creating these attractions will bring hotels, restaurants and more business overall.

C. Richards stated that the Township needs to start with something to generate growth. There was discussion to lease the Township owned golf course property. A prospective business would be able to bid on the available space, keeping in consideration that this would create a for-profit business and therefore, taxes would then be incurred. It would be made known to prospective businesses that LERTA may be available to help offset tax volume.

AREAS OF THE TOWNSHIP SUPPLIED TO THE YCEA FOR SITE VISITS

Manager Oswalt stated that she had spoken with representatives of YCEA. YCEA will be coming out to the Township and performing various site analysis on some of our properties. YCEA will then have the information necessary to promote properties to potential businesses looking to come to York County.

Kim Gross and Blanda Nace, with YCEA, will be completing site analysis on the following properties: Farrell's, BP areas north of the Borough, commercial areas north of the Borough, Dover Industrial Park, Glen Gery land, 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 Grenway. (The committee suggested adding the golf course property owned by the Township, to promote indoor and outdoor sports or graduation/concert facilities.)

R. Wright presented the committee with informational handouts on possible business prospects to reach out to and make these businesses aware of our area for development consideration. The suggested businesses to consider are as follows: The Durawood Furniture Firm which manufactures furniture from recycled materials; the retail restaurant Bojangles; and the retail firm Nags Head Hammocks. The committee agrees that the Township needs new businesses in Dover Township to break the ice.

C. Benton stated that he is currently working with a partnership out of Penn State Harrisburg. Penn State Harrisburg has a very good Biofuels Laboratory and the Dover School District is looking into a partnership with Penn State Harrisburg to get Dover students involved. There is a large scale Innovation 3 Grant available that the Township may want to take into consideration for any startup businesses. C. Benton suggested that the committee begin looking at the educational side for possible business ventures and work together with the schools and post-secondary schools in combination with industry partnerships. This strategy may be a way to generate more business within the Township. C. Benton stated that Penn State Harrisburg and Penn State York are partnering together in this venture and are always looking for a business partnership within this prospect. Meetings are being arranged with Penn State Harrisburg to further examine these prospects. C. Benton stated they are showing interest in our Agricultural and Biology Departments in the school district.

R. Wright questioned C. Benton as the next steps to consider this endeavor and possibly utilize the grant to maximize the resource to the fullest. C. Benton stated that his job is community relationships and post-secondary partnerships. This Federal Grant is called an I-3 Grant and I-3 Grants require a specific goal set of how this will benefit grades K-12 and Penn State Harrisburg. C. Benton stated that with respect to the agricultural focus of the grant; there is a supply and demand issue at the current time. The focus needs to be on retaining the farmers and the specific crop base needed for the grant. C. Benton will offer Dover Township to the Penn State Harrisburg Partnership for possible consideration. C. Benton said this could then create renewable resource business that would grow from these businesses. The timetable is in its infancy stage and overall it can be three to five years before a grant is reached.

Manager Oswald inquired as to what exactly this grant funds. C. Benton replied that it can fund many areas including educational and manufacturing outlets. This grant could help increase the agricultural base to the Township. This Federal Innovation Grant always ties educational and business partnerships.

R. Wright asked for a possible presentation from Penn State Harrisburg. This grant could help increase the agricultural base to the Township. C. Benton will provide updates to this committee on the possible partnership.

MARKETING DISCUSSION ON MATERIALS PROVIDED AT THE LAST MEETING.

Manager Oswald noted that K. Gross is working on deliverables on both a non-fee basis and fee basis. This is a work in progress and may be available at the next meeting.

C. Benton presented the topic of adding an I – 83/Route 30 Bypass to promote business into the Township. C. Benton provided maps generated by Dover students in their Geospatial Technology Class. This has been a long term project. Transportation analysis and other data

sources of analysis were considered in this project. Representative Seth Grove and Mike Keiser from Penn Dot are very interested in this topic. This project should not be made public until more supportive data is provided.

R. Wright asked how long this project has been in discussion. C. Benton stated that this is an ongoing project. R. Wright asked if the supervisors should be presented with this topic. Manager Oswalt noted that there are many things to consider before a presentation would be conducted such as: sound barriers, obtaining Right-Of-Ways and a more developed plan. A. Spangler Jr. added that by adding an I-83 Bypass Route; this could open the Township up to more business opportunities.

Manager Oswalt added that this route would provide an alternate to divert from surrounding areas and avoid various heavy traffic routes. Supervisor involvement and taxpayer load should be considered. Industrial and commercialized traffic is to be considered with adding this route. Manager Oswalt made the committee aware that I-83 maintains Federal involvement and that there are a lot of State and Federal issues and obstacles related to Federal Transportation Funding.

C. Benton stated that this project data analysis was derived from the York County Planning Commission.

He also added that the YCEA may be a good source to bring communities together. C. Benton offered to keep the committee informed on the progress and process of the I-83 Route Bypass plan. It was suggested that this plan may resolve transportation issues and in conjunction generate business within this community and surrounding communities as well.

S. Parthree addressed concern involving the progress of the Rite Aide retailer development plan due to the recent merger of the Walgreens and Rite Aide corporations. G. Sprenkle stated that the project has been tabled temporarily until the developers can obtain a new business to take the place of the current Rite Aide retailer.

S. Parthree suggested contacting the business owner at the Hilton Avenue/Route 74 intersection. This intersection could be developed by extending Hilton Avenue through to connect to Grenway and produce more space for Commercial business. G. Sprenkle informed the committee that this property was previously a foreclosure and a mechanic recently purchased the property.

The meeting was adjourned at 5:35 PM by R. Wright.

Respectfully submitted by: _____

Tiffany Strine, Recording Secretary