The Dover Township Board of Supervisors held a work session on Monday, January 23, 2012, which began at 6:00 PM in the Meeting Room of the Dover Township Municipal Building. Dover Township Supervisors present were Chairperson Madelyn Shermeyer, Monica Love, Michael Husson, Charles Richards, and Matthew Menges. Laurel Wilson, Township Manager; Charles Farley, Public Works Director and Dawn Slegel, Recording Secretary were also present. Terry Myers, Karen Wilson, and Nevin Taylor from C. S. Davidson were in attendance to make a presentation this evening.

The purpose of the work session was to present the draft facilities master plan incorporating the recently purchased golf course property to develop phasing for a future municipal complex.

Mr. Myers reported that the agenda involves an overview, recommendations, cost estimates, priorities and phasing, the Board’s concept/input, and finally the next step in the development of the plan.

Mr. Taylor was introduced as the Senior Project Manager at C. S. Davidson. The Board was provided a draft master plan in December which took into account the Township Staff and the community’s input. C. S. Davidson surveyed the newly acquired property along with the bridges and the utility lines on the property. In addressing the Township Staff’s needs, space for equipment storage was a priority. Additional staff office space was also a necessity. Outdoor and indoor facilities for recreation programs were requested. He inspected some of the existing structures. There is a wooden barn situated on the golf course property. During the battle of Gettysburg, it was situated there when the Confederate troops were positioned along the ridge, therefore the barn which is of historical value will remain as-is. The unfinished driving range building does not have a foreseeable future and should be demolished. The driving range building connected to the two story pro shop will need some upgrades depending on the intended use. Various smaller buildings are currently being occupied with various maintenance equipment. There are seven existing bridges that cross a stream which runs through the property. These bridges were composed of wood and steel frames, concrete slabs, or buried pipes. They were described as rickety and undesirable. The property has a rolling topography which contains wetlands and floodplains. He also provided some recommendations for the property. A large maintenance building is being proposed for vehicular storage. The proposal includes the reconfiguration of the lobby area. Municipal Road would be closed to thru traffic. This road closure would allow for building expansion, parking, and a gated secure facility. The road would contain cul-de-sacs at both ends. It was recommended that the barn not be used for anything other than historical demonstrations because of its lack of soundness and water tightness. The two story driving range structure could be turned into storage units or a wall could be constructed to enclose the building for aerobic classes. The two story pro golf shop currently is not ADA accessible.

Mr. Myers discussed the future transportation plan as provided in the Dover Township
Comprehensive Plan. A by-pass roadway around Dover Borough was shown from West Canal Road to South Route 74 and was incorporated along the west side of this property. It will also be an access to the proposed ballfields. Proposed parking areas of approximately one hundred spaces has been proposed for the recreational area. Other site improvements include two ballfields and a future phase contains a softball field. The overall project involves some stormwater management facilities. There are limitations on what can actually be done in the floodplain areas.

Manager Wilson commented that the baseball field complex could be developed at this new location and Lehr Park would then become the soccer complex.

Mr. Myers noted that there is a Columbia Gas transmission line which traverses through the property and any extensive grading may involve relocation of this line. He explained that there is an inner loop of walking trail included in the earlier phase of the plan and the future phasing proposes an outer loop. More parking has also been added in the later phase. A right-of-way was provided by the Donwood Development and another dedicated 50 foot private street near the barn and Ace Hardware on Route 74 will assist in the connection to develop the lower portion of the by-pass.

Mr. Taylor reported that the existing Public Works Garage would be converted into an indoor recreation facility. Another suggested feature not placed on this plan was an amphitheater on the east side of the golf course property. A concession stand with a pavilion and restrooms were shown near the ballfields. The ballfields may even have lights installed for night games which would add another perspective to the area. Other potential amenities were tennis courts, basketball courts, and a tot-lot/older children’s play equipment. In order to complete the bypass, a vehicular bridge must be constructed and could also include a hiker/biker path along the shoulder of the road.

Mr. Taylor reviewed the cost estimate with the Board. A cost estimate relative to 2012 dollar amounts was applied to each of the five phases on this facilities master plan.

Mr. Myers inquired as to the Township’s next step for this plan.

The Board agreed that they would like some time for each Supervisor and Township Department Head to review the Draft Facilities Master Plan thoroughly in order to make comments, recommendations, or changes. Two draft proposals were provided to the Township in December by C. S. Davidson and Mr. Myers gave his copy so that there would be three copies available for review.

The work session was concluded at 7:00 PM.

Respectfully submitted by:  

Dawn D. Slegel, Secretary