

**DOVER TOWNSHIP**  
**INDUSTRIAL COMMERCIAL DEVELOPMENT COMMITTEE**

**September 27, 2017**

The Dover Township Industrial Commercial Development Committee (I/CDC) meeting for September 27, 2017, was brought to order at 3:59 PM by Dover Township Manager Laurel Oswalt in the Meeting Room of the Dover Township Municipal Building. Committee members present were Ashley Spangler Sr, Ashley Spangler Jr, Brian Caden, Michael Cashman, Michael Curley, Charles Benton, Kathy Herman, and Darryl Wagner. *Chairman Shane Patterson and Kim Hogeman were absent.* Township representatives in attendance were Township Manager Laurel Oswalt, Township Supervisor Stephen Parthree, Township Zoning Officer Georgia Sprenkel, Township Receptionist Johnyne McClary, and Township Secretary Tiffany Strine. There were no members of the public present. This meeting has been recorded for minute purposes only.

**APPROVAL OF THE AUGUST 23, 2017 MEETING MINUTES**

**Motion** by Ashley Spangler Sr and seconded by Michael Curley to approve the August 23, 2017 I/CDC meeting minutes, as presented. **Passed** with 6 ayes.

**PUBLIC COMMENT**

None to note.

**APPOINTMENT OF A VICE CHAIR**

**Motion** by Laurel Oswalt to appoint a Vice Chair of the Industrial Commercial Development Committee was discussed. Brian Caden was nominated to be the Vice Chair of the I/CDC by Michael Curley. Motion was seconded by Mike Cashman. Passed with 6 ayes.

**BUSINESS ASSOCIATION/CHAMBER OF COMMERCE DEVELOPMENT**

Before the I/CDC meeting, the sub-committee of Brian Caden, Michael Curley, Michael Cashman, Charles Benton and Ashley Spangler Jr. met and discussed that there are about 300 businesses in the Dover Area. This included Dover Township, Dover Borough, and Washington

Township. The area represents the footprint for the Dover School District that pays taxes to the district.

The committee decided that before the Chamber of Commerce or Business Association is formed, a Mission Statement for the Industrial Commercial Development Committee needed to be established with defined goals and objectives. The committee discussed what the role of the I/CDC would be. They want the I/CDC to be business friendly. The I/CDC should assist and encourage new businesses. The I/CDC should also support the growth of existing businesses. The vision of the I/CDC should be to make Dover a business friendly community that will attract as much business to the area to add tax revenue.

The committee also discussed what it means when “Dover” is talked about. Is it the borough? Is it the Route 74 corridor? What is the center of Dover? What is the focal point of Dover? Many members of the I/CDC stated that the Borough is the focal point of Dover and they would like more input and involvement from Dover Borough. Several members of the I/CDC planned on attending Dover Borough’s meetings. Discussion was made about building up the focal point before it could be built out.

The I/CDC wants to review the original mission statement of the Industrial Commercial Development Committee when it was established. That mission statement is attached.

Supervisor Parthree requested that the I/CDC be added to the agenda for the next Board of Supervisors Meeting. He would like the Supervisors to discuss the purpose of the I/CDC and the Chamber or Business Association.

## **OTHER BUSINESS**

## **DEVELOPMENT UPDATES**

Zoning Officer Sprenkel informed the committee of recent updates regarding development within the

Township. Those updates included the following:

- A scoping meeting was being held in Harrisburg with PennDot on October 17 to discuss the area between Hilton and Poplars Roads.

- The Lidl plan was re-approved with changes made.
- The Township is waiting for approval from the Liquor Control Board (LCB) for a distillery in the township.
- The farmer's market located at the Veterinary is closing. The Veterinary office is expanding.
- The plans for the new Dunkin Donuts is in process and the township should be seeing those plans soon.
- The owners of the Horn Farm, Bull Road and Hilton Avenue, hired a consultant to do a sketch of an assisted living complex, with cottages and duplexes.
- There is a new development going in off of Bull Road. It will contain 196 Age Restrictive units.
- There is a plan for a new development off of East Canal Road. There was a public hearing at the Board of Supervisors meeting to discuss the re-zoning of this property. It will contain 40 Age Directive units. The zoning has not yet been approved.
- Terra Vista on Davidsburg Road is seeking PennDot approval for an Apartment Complex.
- Copper Chase Apartment complex on Emig Mill and Baker Roads is expanding.

**NEXT INDUSTRIAL COMMERCIAL DEVELOPMENT COMMITTEE MEETING IS TO BE HELD ON OCTOBER 25, 2017.**

The meeting was adjourned at 4:59 by Vice Chairman Brian Caden.

Respectfully Submitted by:

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Johnyne McClary, Township Receptionist