

**DOVER TOWNSHIP
INDUSTRIAL COMMERCIAL DEVELOPMENT COMMITTEE
MINUTES
JUNE 27TH, 2018**

The Dover Township Industrial Commercial Development Committee (I/CDC) meeting for June 27TH, 2018, was brought to order at 4:00 PM by Vice-Chairperson Brian Caden in the Meeting Room of the Dover Township Municipal Building. Committee members present were Kathy Herman, Shane Patterson, Charles Benton, Ashley Spangler Sr, Ashley Spangler, Jr and Darryl Wagner. *Kim Hogeman was absent with prior notice.* Township Representatives in attendance were Stephen Parthree; Township Supervisor, Laurel Oswalt, Township Manager; Georgia Sprenkle, Township Zoning Officer and Tiffany Strine, Township Secretary. There were two (2) members of the public present, Ms. Madonna Heiland and Mr. Kyle Joines. This meeting has been recorded for minute purposes only.

CALL TO ORDER

Vice – Chairperson B. Caden conducted the Industrial Commercial Development Committee Meeting in the absence of Chairperson Kim Hogeman.

INTRODUCTION OF ATTENDING GUESTS TO THE INDUSTRIAL COMMERCIAL DEVELOPMENT COMMITTEE

Ms. Madonna Heilman, Assistant Vice President at M&T Bank in Dover Township was present for this evenings meeting. Kyle Joines, Manager of Special Events at the York County Economic Alliance in York, Pennsylvania. The Industrial/Commercial Development Committee welcomed Ms. Heilman and Mr. Joines.

APPROVAL OF THE INDUSTRIAL COMMERCIAL DEVELOPMENT COMMITTEE MINUTES FOR May 23rd, 2018

Motion by S. Patterson and seconded by C. Benton to approve the May 23rd, 2018, Industrial/Commercial Development Committee meeting minutes, as presented. **Passed** with 7 ayes

PUBLIC COMMENT

None to note.

POTENTIAL ACTION ITEMS DISCUSSION:

A. Business Association

Discussions began regarding the next steps to be taken to pursue a Business Association.

Prior to her absence, K. Hogeman provided a listing to all current YCEA members within the Dover Area School District for their review at this evenings meeting.

C. Benton provided a list of commercial tax payers as well to help the Business Association venture. C. Benton's listing provided detail on all businesses within the Dover Area School District. This listing encompasses over two hundred (200) Dover Township, Dover Borough and Washington Township businesses.

It was then suggested to have each Committee member brainstorm and narrow down a group of local businesses and inquire a general interest with these businesses as to which may possibly be interested in being a part of the Businesses Association.

S. Parthree agreed that beginning with a smaller group may prove to be the best practice and then to continue to grow and expand moving forward. S. Parthree added that a Business Association is a very strong group that helps to empower others and feels that this would be a great way to begin.

The following local businesses were collectively recommended to be contacted for an initial Business Association meeting:

- 1.) Miss Lucy's Dog Treats, 2.) Covenant Insurance, 3.) Mt. Zion Off Road,
- 4.) Harbold's Trailer Sales, 5.) Smyer's Farms, 6.) Safe Guard Systems, 7.) Spangler's Home Center, 8.) Daniel and David Pike, 9.) Cedar Hill, 10.) The Shaffer's,
- 11.) Local Banking and Credit Institutions, 12.) Hively Landscaping, 13.) Heritage Lawn and Landscape, 14.) Beecher & Myers Co, Inc.,
- 15.) Baughman Memorials, 16.) Raycom Electronics, 17.) Wellspan Medical Center, 18.) Devonshire Medical Center, 19.) Local School District Superintendent,
- 20.) Pro Pallet, 21.) Salon 4800, 22.) Amy's Custom Bakery, 23.) Bill Mack's Ice Cream,
- 24.) Trail Nurseries, 25.) Giant Food Stores, 26.) Grand View Golf Course and Brew vino Restaurant,
- 27.) Dover Food Bank, 28.) Life Path, 29.) New Hope Ministries, 30.) Jim and Nena's Pizzeria,
- 31.) Miller's Roofing, 32.) Kevin Weaver Construction, 33.) Par One Construction,
- 34.) Robert Jackson Construction, 35.) T. C. Baker Construction, 36.) Local Car Dealerships

All committee members are going to select some of the businesses discussed and reach out to their affiliates to better gauge an interest from these businesses as to if they would be interested in joining a Dover Business Association.

The details of the meeting were then discussed. It was decided amongst the committee members to tentatively hold a meeting on Thursday, September 20th or 27th, 7:30 A.M. to

9:30 A.M., possibly at the Dover Valley Restaurant pending a capacity inquiry. An agenda including action items and possible fees is to be discussed at a later meeting date.

The initial Business Association will hopefully define what the community businesses would like to gain through a Business Association membership, how to create better local community business networking and how to create a conduit for funding that the Business Association could assist with obtaining to then help in aiding the community by giving back to the local area and possibly establishing a business improvement district.

B. Welcome to Dover Signs

Manager Oswalt informed the committee that the old Welcome to Dover signs have been removed in both locations, when entering the Township. Manager Oswalt presented the committee with ideas for design that she had thought may be efficient in the new signage designs. The designs promote a business district or business corridor.

C. Benton added that at the close of the school year, students departed, and he does not feel as though having a student create the signage as a possible focal project, would be feasible.

Manager Oswalt informed the committee to be collectively thinking about possible wording for the design of the signage and to report back with ideas to the next committee meeting.

C. New Business Services – YCEA – Kyle Joines

Mr. Kyle Joines is the Manager of Special Events for the York County Economic Alliance. Mr. Joines informed committee members of YCEA's purpose and his area of expertise within the organization. YCEA is a source for the collaboration, resources and expertise needed to create sustainable prosperity within communities. Mr. Joines added that there are many key features and benefits of becoming a member of YCEA. Some of the key benefits of memberships include networking, marketing, cost savings and business building. Mr. Joines emphasized various areas of opportunity within each category stated above. Networking events and speaking opportunities. Marketing with E-News print magazine, Partner collateral, etc. Cost Savings within Healthcare, commercial insurance savings, energy savings, etc. Business Building with referrals through the online business directory, member to member discounts, economic development financing options, etc.

Manager Oswalt inquired with Mr. Joines regarding YCEA's assistance with ribbon

cutting events or certificates for new businesses within the Dover Township community since Dover Township is a YCEA member.

Mr. Joines was unaware at this time if this would be possible; however, will research this idea and be in touch with the thoughts on the possible opportunity for such a great idea.

OTHER BUSINESS

DEVELOPMENT UPDATES FROM THE DOVER TOWNSHIP ZONING OFFICER

Ms. Sprenkel informed the committee that a Request for the Rezoning of a property on Blackberry Road, consisting of twelve (12) acres, was presented to the Township. This particular property is currently zoned Conservation. All land surrounding this parcel is zoned Business Park, leaving the property in proposal standing alone in Conservation zoning. The gentleman owning the property would like Township approval to rezone his property on Blackberry to Business park to possibly entice some business to the property.

Ms. Sprenkel announced the opening of a local distillery. The distillery is open on Thursdays, Fridays, Saturdays and Sundays. The distillery has not currently held a grand opening.

Ms. Sprenkel stated that she has had inquiries from a whole sale business that is looking to pursue the ten (10) acre farm property at the intersection of Hilton Road and Bull Road. A green house facility may be looking into the remaining property at this site as well.

The Dover Area Animal Hospital expansion was conditionally approved by the Dover Township Board of Supervisors this month.

The Bellmark company that manufactures labels on West Canal Road in Dover Township are reaching out to their engineer for possible expansion. Bellmark was granted a variance a few months ago and are now ready to begin working on new plans for expansion.

A new Vapor and Oils business has opened along Carlisle Road within Dover Township.

Mr. Dale Sphar has purchased a commercial building along Poplars Road and is planning to convert the building into office spaces for rent.

Ski's pizza has closed and has been leased to a new business venture, the new venture is Sky Top Pizza.

The next Industrial/Commercial Development Committee is scheduled to be held July 25th, 2018.

The meeting was adjourned at 5:30 PM by Vice - Chairperson Brian Caden.

Respectfully submitted by: _____

Tiffany Strine, Recording Township Secretary