

**DOVER TOWNSHIP
INDUSTRIAL COMMERCIAL DEVELOPMENT COMMITTEE
MINUTES
APRIL 24TH, 2019**

The Dover Township Industrial Commercial Development Committee (I/CDC) meeting for April 24th, 2019, was brought to order at 4:00 PM by Chairperson Brian Caden in the Meeting Room of the Dover Township Municipal Building. Committee members present were Ashley Spangler Jr., Charles Benton, Darryl Wagner, Joanna Fink, Kathy Herman and Kimberly Hogeman. John Popovich from Representative Seth Grove's office was present. *Ashley Spangler Sr. and Shane Patterson were absent with prior notice.* Township Representatives in attendance were Stephen Parthree; Township Supervisor, Laurel Oswalt, Township Manager; Tiffany Strine, Township Secretary and John McLucas, Township Zoning Officer. There was one member of the public present. This meeting has been recorded for minute purposes only.

CALL TO ORDER

Chairperson B. Caden conducted the Industrial Commercial Development Committee Meeting.

**APPROVAL OF THE INDUSTRIAL COMMERCIAL DEVELOPMENT COMMITTEE
MINUTES FOR MARCH 27TH, 2019**

Motion by K. Hogeman and seconded by D. Wagner to approve the March 27th, 2019, Industrial/Commercial Development Committee meeting minutes, as presented. **Passed** with 6 ayes

PUBLIC COMMENT

Mr. Ben Heath, a member of the public, was present. Mr. Heath is a local Bread Vendor for Bimbo Bakeries, serving local grocers, within Dover Township. Mr. Heath inquired upon the status of the Lidl's Corporation that has been planned to be built within Dover Township.

Dover Township Zoning Officer, Mr. John McLucas, informed Mr. Heath that the Lidl's project has informed him that plans to move forward may or may not progress for another eighteen to thirty-six months.

ACTION ITEMS DISCUSSION:

Business Association

The next Business Focus Group Meeting will be held May 21st, 2019 from 7:30 AM to 9:00 AM at the Dover Area School District Administrative Offices.

B. Caden stated that light refreshments were to be provided.

Manager Oswalt stated that both Northern York County Regional Police Chief Bentzel and Deputy Chief Lash will be attending the next Business Association meeting. Chief Bentzel and Deputy Chief Lash will be providing a police update about the community and an update with regards to police services to the community.

B. Caden suggested planning for the next Business Focus Group Meeting with regards to the allotment of time for each phase of the upcoming meeting.

S. Parthree inquired as to how many individuals the chosen facility will accommodate. C. Benton stated that the current facilities capacity is fifty to sixty at the maximum.

The Industrial/Commercial Development Committee discussed how to allot the following amounts of time for the various sections of the upcoming Business Focus Group Meeting and were delineated as follows:

- a. Introductions – 5 to 10 Minutes
The Dover Business Association members will handle the introductions.
- b. Ice Breaker/Round Table Game – 15 Minutes
- c. DABA Update – 15 Minutes
- d. Chief Bentzel and Deputy Chief Lash – 25 Minutes
- e. Charles Benton – Informational Advisory Board Message – 5 to 10 Minutes

B. Caden asked for suggestions as to whom to reach out to for the possible filling of the Dover Business Association Vice President position.

C. Benton made note to add Jeff Georg from Ascom Electric to the invitation listing for the Business Focus Group Meeting. C. Benton also noted to extend an invitation to Marlow's Fabricating and Panagraphics business owners.

It was suggested to reach out to local business owners Mr. Jerry Shaffer, Mr. Mark Miller or Mr. Scott Miller from Trail Nurseries, Mr. Ted Ventre from Hively or Steve Stefanowicz from Harbold's Trailer Sales.

A. Spangler Jr. suggested inviting the business owner of Pro Pallet.

B. Caden added that himself and four other individuals have recently met twice regarding the starting up of the Dover Area Business Association; also known as DABA.

J. Fink stated that the following individuals were titled during this gathering and are as follows: Dover Business Association President -Tricia Melnichak, Vice President – To Be Determined,

Secretary - Joanna Fink, Treasurer - Brian Caden. B. Caden provided a brief overview of the current standings of the DABA. DABA Bylaws were created and are currently under review by the Dover Township Solicitor. The filing of the official documentation deeming DABA an official organization has begun.

B. Caden added that fees and meal plans for members of DABA are still being defined. The current structure may be a discounted rate where members pay a discounted rate on an annual basis versus quarterly. The discounted rate could be two-hundred fifty dollars if paid for the year and three hundred dollars membership fee is paid quarterly. The three hundred fees equating to seventy-five dollars a quarter. A one hundred twenty-dollar additional meal plan for the year or ten dollars per guest, per occurrence will be made available for any member wishing to bring a friend or significant other.

Manager Oswalt inquired as to if the current venue can accommodate hot food to be served.

C. Benton stated that he is currently unaware but will look into the matter. C. Benton added that the Dover School District does have a Food Service Director that he could possibly obtain answers and quotes regarding food offerings. Pending the venue can support such means.

B. Caden stated that currently meetings are held quarterly, eventually once more establishment occurs, DABA would like to meet monthly. Speakers, Sponsors and Networking will be some key goals of the DABA meetings throughout the year.

OTHER BUSINESS

DEVELOPMENT UPDATES FROM THE DOVER TOWNSHIP ZONING OFFICER

Dover Township Zoning Officer; Mr. John McLucas, informed the Industrial/Commercial Development Committee on updates with local development within Dover Township.

Two Zoning cases were held this month, one a Special Exception case for a seamstress within a home, the other un-noted.

Dunkin will be opening May 4th, 2019 with an Open House from 9 AM to 12 Noon.

The next Industrial/Commercial Development Committee is scheduled to be held May 22nd, 2019.

The meeting was adjourned at 5:00 PM by Chairperson B. Caden.

Respectfully submitted by: _____

Tiffany Strine, Recording Township Secretary