

**DOVER TOWNSHIP
INDUSTRIAL COMMERCIAL DEVELOPMENT COMMITTEE
MINUTES
NOVEMBER 27TH, 2019**

The Dover Township Industrial Commercial Development Committee (I/CDC) Meeting for November 27th, 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 JoAnna Fink, Kathy Herman, Kimberly Hogeman, Cindy Snyder, and Darryl Wagner. Township Representatives in attendance were Stephen Parthree; Township Supervisor, John McLucas; Township Zoning Officer, and Dawn Strausbaugh; Recording Secretary. There were no members 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 OCTOBER 23rd, 2019

Motion by J. Fink and seconded by D. Wagner to approve the October 23rd, 2019, Industrial/Commercial Development Committee meeting minutes as presented. **Passed** with 8 ayes

PUBLIC COMMENT

There was no public present for comment.

ACTION ITEMS DISCUSSION:

Business Association:

On November 14, 2019, another Dover Business Focus Group meeting was held. It was a definitely a great turnout with some new and some recurring business owners including John Platts as reported by B. Caden. Mr. Platts is the first applicant of the Dover Area Business Association. Sponsors consist of Spangler's Ace Hardware, Dan Pike, and Nibbana Life.

It was announced by J. Fink that DABA also will be receiving a generous donation of \$100 startup funds from Mr. Platts of Platts Motors.

Next Steps for 2020

The DABA website is in development at this time. A membership payment option has not yet been established. Currently, the website will be associated within the Township's. Eventually, DABA will have its own domain. A link will be provided on the Township's website for DABA. Email addresses through "mydaba.org" will be made available soon. The DABA website may contain information such as membership applications, news updates, welcoming new businesses to the area, upcoming ribbon cutting ceremonies, etc.

Discussion was held on the process for becoming incorporated, obtaining an EIN number, and filing articles of incorporation. J. Fink was familiar with the whole process since she had recently completed the exact process for the youth baseball association. She volunteered to file the paperwork online for DABA since she is the Treasurer and it could be put in care of her and use her business address. The EIN number can be obtained instantly online through the Federal Government. A non-profit filing status requires written articles attached to the articles of incorporation application which gets sent to the State. Once this is approved by the State, an intent to form must be placed within one legal section of the newspaper and one regular newspaper. The final step involves filing as a non-profit status with the Federal Government. Filing these documents can take up to three weeks, and with the holidays, the time may even be extended so that the January deadline may not be achievable.

J. Fink stated that she will edit the articles from the baseball association, send them to the officers, and file for the EIN. Members 1st Federal Credit Union was decided as the bank of choice to set up a DABA bank account since J. Fink is employed there and is the current DABA Treasurer. The forming members which appear on the filing documentation need to be the ICDC Officers at least until the organization is established with an adequate membership to elect a slate of officers and be recognized by the State as a legal entity. The by-laws state that the officers are elected at the beginning of the year, therefore the first election of DABA officers will take place in 2021.

Breakfast Meeting Schedule, Location and Caterer

J. McLucas announced that for 2020 he reserved the Community Building for the DABA meeting location on the second Thursdays of each month. The owner of Johnny's Raceway is willing to continue catering their breakfast meetings off-site since she also owns a food truck. The January meeting will be held on Thursday, January 9, 2020. The topic to be presented is some type of motivational speaker/success story or MS4 and stormwater.

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J. Fink recommended Speaker Ron James, who resided in Dover and is a recovering addict, was incarcerated, and managed to turn his whole life around for the better. He does motivational speeches geared to high school students. He has produced a movie and published a book entitled "Choices". He travels and speaks throughout the country. He is also her personal friend. She will ask whether he is available to speak at the DABA meeting on January 9th.

B. Caden suggested Ray Krone, another motivational speaker originally from the Dover area and spent ten years on death row.

C. Snyder mentioned that he moved to Tennessee after he received his settlement where he purchased some property. He also speaks around the country regarding the death penalty in relevance to his real life story.

In conclusion, the updates of the business organization include the website development, obtaining recognition as a legal entity, and continuing to accept membership applications and dues.

OTHER BUSINESS

Website Review:

J. McLucas requested feedback on the Business Section of the Township's website. Clear initiatives should be established for the ICDC as it pertains to the Joint Comprehensive Plan and as DABA takes on its own path. The main question to ponder is "What should be this Committee's focus?". This section does feature a new business quarterly, area utility services, under-served business markets, the Township business and economic local by YCEA, updated demographics provided by ROCK Commercial Real Estate, infographics provided through Comp Plan process, and available Commercial/Industrial properties throughout the Dover area.

K. Hogeman reported that YCEA has a new data portal which contains some great information.

Development Update:

Bull Road and Hilton Avenue

J. McLucas updated the Committee on future development of available Commercial/Industrial properties featured on the Township Business Section of the website.

There is a parcel of land at the corner of Bull Road and Hilton Avenue. Apple Outdoors, a wholesale facility, was previously approved for a portion of the property but no action ever occurred. A technology company had intentions of developing but that also fell through. This area of over one hundred acres is available for development.

J. Fink noted that an indoor sports complex is in need and this area would be a good possibility.

J. McLucas stated that this was discussed during the recreation component of the Comp Plan. It's just a matter of finding a developer who would be interested in constructing that type of facility.

Land behind 4911 Carlisle Road

The land behind Dollar General on Carlisle Road is owned by KSSK Associates.

Dover Industrial Park

There is some activity on the parcel beside Pro Pallet. More information on this site will be forthcoming in the future. This site has been acquired. The Township has requested additional Right-of-Way be granted so that a future access roadway may be developed that would tie into the entrance into Dollar General onto Carlisle Road or potentially at the intersection of Harmony Grove Road and Carlisle Road. Early discussions are taking place between the Township and PennDOT related to this area. This could significantly reduce truck traffic through the Dover Square.

Carlisle Road

This Carlisle Road property is owned by the Bonsell's (Irene or Alan). J. McLucas expressed his curiosity as to any potential future plans for this property by the owner.

J. McLucas questioned whether there were any revitalization efforts occurring within Dover Borough.

C. Snyder mentioned the property between Allen Lane and Raycom Drive where a U. S. Post Office was previously proposed is available again. A realtor sign is posted on the property.

B. Caden inquired about the Food Bank which was located on Raycom Drive.

C. Snyder explained that the Dover Area Food Bank was in a leased building on Raycom Drive but that the business has relocated to Main Street in the former Crafty Basket store. She did not know who the owner was of the leased building on Raycom. The New Hope Ministries and the Dover Area Food Bank operates together as one entity and is now at 62 Main Street in Dover. She understands that the house to the south of this building is also deeded with that property. They have signed a two-year lease with the option to purchase. Their plans are to renovate this building into a state-of-the-art facility. C. Snyder commented that this new centralized location will serve as a definite advantage to their current cliental.

J. McLucas reported that a five-acre parcel of land near Grandview Golf Course with access off Pineview Drive has proposed a development of 23 townhouses. Monarch is the builder of record. Further pinpointing this area, B. Caden added that the land is behind Domino's and Winter's Performance, businesses on Carlisle Road. No access onto Carlisle Road has been proposed for this development.

B. Caden suggested preparing a prospect list of businesses from the acquired applications in the Township's business section for their quarterly featured business.

The Committee had no additional site recommendations for this section of the website.

C. Snyder announced that the new Mexican Restaurant, "Taqueria El Camino" at 81 West Canal Street in Dover will be opening on January 7, 2020. Their full menu appears in a recent post on their Facebook page. They will be serving street tacos, American tacos, burritos, and quesadillas, and more.

C. Snyder added that the Keystone Xtreme Fitness plans to open sometime in early December. This new business will occupy the former Economy Store at 67 North Main Street in Dover. The plan was presented at the last Council meeting. The owner, who is a Tai Chi Master, is originally from Red Lion and has two male employees who have over twenty years of experience in mixed martial arts. The lower level of the building will house a fitness center that will provide 24/7 card access for members. The fitness classes such as mixed martial arts, tai chi, Zumba, yoga, and a blended mixed martial arts and self-defense will be held on the upper level. The classes will end for the evening at 8:30. Their fitness schedule will range from classes for senior citizens to some after school programs for students. Keystone Xtreme Fitness will promote fitness classes and training and is not associated with any form of competitive fighting events. The rear parking lot contains motion detection lighting and will be adequate parking for their members.

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It was advised by S. Parthree that DABA membership applications be provided to new Dover business owners.

K. Hogeman inquired about the status of the proposed 50+ community beyond the Dover Elementary School near the Delwood Development along East Canal Road.

J. McLucas responded that the land is advertised for sale and just substantially dropped their original price. The conditionally approved plan had proposed forty residential lots.

J. McLucas noted that the Bupp-McNaughton development located near Bull Road and Hilton Avenue should see construction movement soon.

Kim Hogeman of York County Economic Alliance reported that the Codorus Creek Revitalization Project consists of five or six phases and has an estimated total cost of \$60 million. The current acquired funding is between \$7 and \$9 million. It involves beautification, the Army Corp. of Engineers dredging, road improvements, widening, banks, dams, housing, and more. The scope of the project could possibly change over time. The project will begin around the Stadium and extends approximately 1.5 miles through the City.

The next Industrial/Commercial Development Committee is scheduled to be held on Wednesday, December 18, 2019 due to the Christmas Holiday.

The meeting was adjourned at 5:04 PM by Chairperson B. Caden.

Respectfully submitted by: 
Dawn Strausbaugh, Recording Secretary