

**DOVER TOWNSHIP
INDUSTRIAL COMMERCIAL DEVELOPMENT COMMITTEE
MINUTES
AUGUST 26TH, 2020**

The Dover Township Industrial Commercial Development Committee (I/CDC) Meeting for August 26th, 2020, was brought to order at 4:00 PM by Chairperson Brian Caden. Committee members present were Brian Caden, Ashley Spangler Jr., Ashley Spangler Sr., Charles Benton and Tyler Lerman. Kathy Herman was absent with prior notice. Participating virtually was committee member Kim Hogeman. Also, in attendance were John Popovich; Representative Seth Grove's Office, Cindy Snyder of Dover Borough, Laurel Oswalt; Township Manager, John McLucas; Township Zoning Officer. There were no members of the public present. This meeting has been recorded for minute purposes only.

CALL TO ORDER

Chairperson Caden conducted the Industrial Commercial Development Committee Meeting.

REORGANIZATION

The Industrial Commercial Development Committee previously discussed the topic of reorganization for the year. All felt it necessary to postpone reorganizing at the present time.

APPROVAL OF MINUTES FOR MAY 27TH, 2020

Motion by Ashley Spangler Jr. and seconded by Ashley Spangler Sr. to approve the May 27th, 2020, Industrial Commercial Development Committee meeting minutes as presented.

Passed with 6 ayes

PUBLIC COMMENT

Chairperson Caden introduced a new member to the Industrial Commercial Development Committee, Mr. Tyler Lerman.

The entire Industrial Commercial Development Committee participated in a round table to introduce themselves and welcome Mr. Lerman to the committee.

Mr. Lerman stated that he is a Dover Township resident and that he was born and raised in Dover Township. Mr. Lerman stated that he is employed with Janney, Montgomery, Scott, LLC.

ACTION ITEMS DISCUSSION:

Business Association – Update on Status

Chairman Caden provided T. Lerman with a brief overview of the mission and functions of the Dover Area Business Association.

Chairman Caden stated that Trail Nurseries has officially joined the Dover Area Business Association. Chairman Caden stated that by the joining of Trail Nurseries to the Association, there are now officially ten (10) business members of the Dover Area Business Association.

Chairman Caden stated that the last meeting received a great turn out in attendance. Chairman Caden stated that due to COVID-19, the next Dover Area Business Association meeting will be held at Brookside Park, so that proper social distancing can be maintained. With fall and winter approaching, the proper location to continue to hold the Dover Area Business Association meetings was discussed. Brookside Park venues do not have heating.

J. McLucas stated that once cooler weather is upon us, the possibility of holding the October 2020 and January 2021 Dover Area Business Meeting will be pursued within the Dover Township Community Building.

Chairman Caden stated that he feels as though the Dover Area Business Association is making great progress and Chairman Caden would like to keep growing the membership. Chairman Caden inquired with the Industrial Commercial Development Committee members as to ideas that they might have regarding more member interest.

Manager Oswald stated that speakers and topic driven meetings may solicit more member interest. Manager Oswald suggested looking into the creation of a speaker and topic schedule for the upcoming Dover Area Business Association meetings.

J. McLucas stated that twelve topics should be determined and decided upon for the upcoming Dover Area Business Association meetings, to give an annual outlook as to the topics being discussed, in hopes to generate better interest. J. McLucas stated that strong focus should be placed upon the following three components for Dover Area Business meetings; educational, networking and sponsored.

K. Hogeman stated that as COVID-19 has presented its challenges, she feels as though the Industrial Commercial Development Committee is on the right track for development. K. Hogeman stated that herself and the York County Economic Alliance have not been holding in person events. Virtual networking has been the York County Economic Alliances main focus and K. Hogeman stated that she is more than happy to help assist the Dover Area Business Association in any way possible to pursue virtual matters.

Topic ideas discussed were security for businesses, security plans and stormwater matters.

J. Popovich stated that U.S. Representative Seth Grove had stated that he would be willing to speak during a Dover Area Business Association meeting. J. Popovich added that the only months that are not adequate for Representative Grove's schedule are the months of March and June.

Multiple Industrial Commercial Development Committee members qualified that they feel as though Representative Seth Grove and the Northern York County Regional Police Department should be annual speakers at the Dover Area Business Association meetings. Good working relationships with both entities are essential for business owners.

J. McLucas stated that the Dover Area Business Association should meet, discuss and create a layout of the next planned speakers and topics for the upcoming meetings, including the planning of the Dover Area Business Association meetings for the year 2021.

Chairman Caden informed the Industrial Commercial Development Committee that the Dover Area Business Association needs and is seeking to fill the Dover Area Business Association Treasurer position.

Review of the Business Economic Local Document for Suggestions and Edits

Manager Oswalt presented the Industrial Commercial Development Committee with the most recent version of the Dover Township Business and Economic Local for review. Manager Oswalt stated that the Township Secretary has created the Dover Township Business and Economic Local and has recently updated the document with the most recent information. Manager Oswalt inquired with members of the Industrial Commercial Development Committee for feedback and necessary amendments. Manager Oswalt added that she would like any input or ideas from committee members for additional information that members may find interesting or necessary to publish within the Dover Township Business and Economic Local.

The Industrial Commercial Development Committee made suggestion for various edits and amendments. The Township Secretary will make the necessary edits and amendments for the final draft.

OTHER BUSINESS

Comprehensive Plan Update

Manager Oswalt stated the Dover Township and Dover Borough Comprehensive Plan has been adopted by the Borough. Manager Oswalt stated that one of the grants pertaining to the Dover Township and Dover Borough Comprehensive Plan is closed and the other, of two, remains in progress. The official Dover Township and Dover Borough Comprehensive Plan was delivered to the York County Planning Commission yesterday, August 25th, 2020. Manager Oswalt stated that everyone is excited for the plan and work will now begin on the plan and plan goals.

Manager Oswalt stated that goals concerning the Dover Township and Dover Borough Comprehensive Plan are well underway with the creation of the Dover Area Business Association and strengthening the Dover Area Business Association is the goal.

Discuss Status of Welcome to Dover Signs and Possible Themes

Manager Oswalt stated that during the Comprehensive Plan creation and discussions thereafter, great attention was driven towards new welcome to Dover signage.

Manager Oswalt presented the Industrial Commercial Development Committee with samples of signage appropriate to welcome the community and public to Dover Township. The welcome signage will be placed near Grandview Golf Course and north of Dover Borough on Route 74. Manager Oswalt stated that the utilization of the wording “Common Ground” and the Dover Area School District’s Eagle were implemented within the samples and are proud points to possibly incorporate on the welcome signage. Manager Oswalt stated that she is seeking input from the Industrial Commercial Development Committee with their thoughts and ideas for the design of the new welcome signage.

J. McLucas added that he feels that the Industrial Commercial Development Committee could potentially choose two different sign designs for the Township as well.

Discussion was held regarding the presentation of the proposed welcome signage to the Dover Area Business Association members in hopes that a sponsor would be sought.

C. Snyder asked if the then said sponsor would have their business name displayed somewhere on the welcome sign?

Manager Oswalt felt that if a local business sponsored a welcome sign, there name would be displayed somewhere on the welcome sign.

Chairman Caden voiced concern with regards to seeking and utilizing a sponsor for the welcome signage in the event that the business, who would sponsor the sign, would unfortunately go out of business or the business would leave the Dover area.

Manager Oswalt stated the implementation of the name of the business who chose to sponsor the welcome sign could be displayed upon a small removable plaque located on the welcome sign.

J. McLucas stated that he liked image 1B, for the northern portion of Dover Township, of the images provided. J. McLucas added that he would like to see the utilization of stained cedar posts for the northern portion welcome sign. J. McLucas added that he likes image 2B with the coloring of 2C for the southern portion of Dover Township.

Manager Oswalt stated that the community emphasized implementing “Common Ground” within Dover Township and Dover Borough and Manager Oswalt feels as though this initiative is one to pursue within the welcome signage to Dover.

The entire Industrial Commercial Development Committee agreed to promote the “Common Ground” initiative and to keep the momentum going for the implementation of the new Dover Township and Dover Borough Comprehensive Plan goals.

A. Spangler Jr. added that he felt as though the welcome signage image 1, appears too small for the location of the welcome sign in the northern portion of Dover Township.

J. Popovich suggested to incorporate only low or no maintenance welcome signage.

Manager Oswalt added thoughts for including symbolization or a saying that promotes outdoor recreation, trees and parkland or so forth on the welcome signage located at the northern end of Dover Township in order to promote a Gateway concept.

Chairman Caden stated that his choice of welcome signage is 2C.

Chairman Caden inquired as to where the Industrial Commercial Development Committee should go from this point forward?

Manager Oswalt replied that she was seeking any and all input from the Industrial Commercial Development Committee with regards to the design ideas for the welcome signage and Manager Oswalt asked for members to please inform her of anything that they feel necessary to incorporate.

Development Update

J. McLucas stated that a new food establishment will be coming to Dover Township. The establishment will serve gyros.

J. McLucas stated that a new automotive sales business will be moving to Dover Township, next to Moonlight Café.

J. McLucas stated that there are currently many new uses being proposed for the former distillery located on the northern end of Dover Township. J. McLucas stated that he will supply new information as it presents itself.

The next Industrial/Commercial Development Committee is scheduled to be held on Wednesday, September 23rd, 2020.

The meeting was adjourned at 5:15 PM by Chairperson B. Caden.

Respectfully submitted by: _____

Tiffany Strine, Recording Secretary