

**DOVER TOWNSHIP  
INDUSTRIAL COMMERCIAL DEVELOPMENT COMMITTEE  
MINUTES  
SEPTEMBER 23<sup>RD</sup>, 2020**

The Dover Township Industrial Commercial Development Committee (I/CDC) Meeting for September 23<sup>rd</sup>, 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., Kathy Herman and Tyler Lerman. Charles Benton and Kim Hogeman were absent with prior notice. 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 and Tiffany Strine; Township Secretary. 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.

**APPROVAL OF MINUTES FOR AUGUST 26<sup>TH</sup>, 2020**

**Motion** by Ashley Spangler Sr. and seconded by T. Lerman to approve the August 26<sup>th</sup>, 2020, Industrial Commercial Development Committee meeting minutes as presented. **Passed** with 6 ayes

**PUBLIC COMMENT**

None to note.

**ACTION ITEMS DISCUSSION:**

**Business Association – Update on Status**

B. Caden informed the Industrial/Commercial Development Committee on recent DABA updates. B. Caden stated that the next DABA meeting will be held on October 8th, 2020, 7:30AM at Johnny's Raceway Restaurant. B.Caden stated that the decision was made for the topic for the next DABA meeting and the topic of discussion will be on All Around Security. DABA member Anthony Sarago will be reaching out to Northern York County Regional Police Chief Lash to inquire on his availability to speak regarding the securities topic. Mr. Duane Ness, an individual highly involved in the security industry, is also being sought for the same topic. B. Caden stated that DABA would also like to seek an update regarding the Dover School District and is in the process of reaching out to C. Benton for direction regarding this matter. C. Benton stated that DABA is hoping that the School District can brief DABA on matters regarding COVID, construction, what the school year may look like. B. Caden stated that a financial update and current events within the Dover Area will be addressed. All topic and

agenda items will be portrayed on the next DABA meeting invitation. B. Caden stated that DABA has been discussing networking events and when the inclusion of networking events may be possible. DABA is proposing the first networking event to be held around the Christmas Holiday timeframe. B. Caden added that pending the timing of the end of the year DABA meetings, reorganization will be sought at that time.

Two additions were noted to be added to the invitation listing for DABA. Tyler Lerman from Janey, Montgomery, Scott LLC. and Dover Dragons Tae Kwon Do.

### **Comprehensive Plan Action Items**

B. Caden stated that an annual review of the Dover Township Priority Parcel Sites on the website is to be conducted to determine ways to activate them off of the listing.

Manager Oswald stated that within the Comprehensive Plan, within the Economic Development Chapter, there is an action list that dictates action items and goals for both the Industrial/Commercial Development Committee and the DABA. The Industrial/Commercial Development Committee's portion is to review the Dover Township Priority Parcel Sites listing.

Manager Oswald provided all committee members with the current Priority Parcel Sites listing. The parcels on the listing were prime for development, whether they were currently actively for sale or not. Annual review is to examine whether a property has indeed sold, if a property has changed ownership, if the property is still available or if any other parcels should be added.

Strategies discussed within the Comprehensive Plan were to implement signage that could be advertised with properties from the Priority Parcel Sites listings to provide suggestion to possible businesses that Dover Township may like to see there. Potential ideas for signage could be persuaded towards businesses Dover Township would like to see implemented, especially to that of those within the underserved market in Dover Township. The Dover Township Common Ground initiative will be pursued. Underserved business markets within Dover Township may consist of retail shopping/boutiques/dry cleaners, cellular services/convenience stores, medical facilities, restaurants, banquet facilities, hotels/motels/bed and breakfasts, small and medium sized manufacturing, professional offices, energy markets, agriculture and food production and Agri-tourism/local food systems.

The Industrial/Commercial Development Committee reviewed the current Dover Township Priority Parcel Sites listing.

The first parcel reviewed was Hilton Avenue and Bull Road parcel. The Hilton Avenue and Bull Road parcel is one hundred thirty (130) acres plus, commercially zoned, public water and sewer available. J. McLucas stated that Apple Outdoor was proposed to go onto this property and is now not proceeding. The Hilton Avenue and Bull Road parcel remains available.

The next parcel consists of Land behind 4911 Carlisle Road. The parcel is located behind the Dollar General at 4911 Carlisle Road and is currently zoned commercial and has availability of public water and sewer. J. McLucas added that the parcel of land consisting of lands behind 4911 Carlisle Road is currently available.

A parcel located in the Dover Industrial Park is available, zoned industrial and retains access to both public water and sewer. A portion of this property is no longer available; however, an estimated two (2) acre portion remains available.

B. Caden inquired upon the uses or styles of business that this parcel would permit.

Manager Oswalt stated that a few years ago, the allowances of styles or types of businesses within the Industrial Zone had been updated and now allows for furthering varieties of uses such as recreational opportunities.

The last currently listed parcel is a parcel located on Carlisle Road owned by Eli Dobrinoff, Jr. This parcel is zoned Business Park, has public water available, is twenty-eight (28) plus acres available and lots that are already subdivided into 2, 3, 5, 6- and 9-acre parcels.

A. Spangler Sr. inquired if the Carlisle Road parcel is projected to have sewer access in the near future?

Manager Oswalt stated that there is currently no plans for projection of the sewer system to reach the aforementioned parcel location.

Manager Oswalt stated that a few other available properties, for potential to be added to the Dover Township Priority Parcels listing, were discovered online and are as follows: 1.) Property at 2909-2955 Carlisle Road, 2.) 6421 Carlisle Road, 3.) 3940 Carlisle Road and 4.) 5 Bull Road.

The full Industrial/Commercial Development Committee reviewed the above referenced parcels and agreed to add all above listed parcels to the Dover Township Priority Parcels listing.

Manager Oswalt inquired with the Industrial/Commercial Development Committee on whether the committee had any other ideas or thoughts of any parcels that group members feel may be of interest or in need of being displayed on the Dover Township Priority Parcels listing?

C. Snyder stated that an office area may be available located on Carlisle Road, next to Kelly Transit in the Dover Borough.

Chairman Caden inquired to Manager Oswalt if she had any knowledge of any other parcels for consideration of the Dover Township Priority Parcels listing?

Manager Oswalt noted the Frank E. King Photography parcel, and the Five Guys Automotive Lot is an available parcel for consideration.

The Industrial/Commercial Development Committee suggested exploring the old LeGore's Drive In restaurant parcel located on Carlisle Road near the former Domino's restaurant.

B. Caden suggested adding the available professional space available, located on Carlisle Road, between the new Dunkin and the new Domino's Pizza locations, to the Dover Township Priority Parcels listing.

J. McLucas stated the old Harbold's RV location along Carlisle Road, that is currently available for lease, may be given consideration for the Dover Township Priority Parcels listing. J. McLucas stated that this parcel may or may not be available; however, will follow-up pending the results of contact with an individual looking into the parcel.

### **OTHER BUSINESS**

**None to note.**

### **Development Update**

J. McLucas stated that a Gyro restaurant will be opening in Dover Township soon; however, J. McLucas stated that he is still waiting for a few items prior to their opening.

J. McLucas informed the Industrial/Commercial Development Committee that Mt. Zion Off Road is expanding in the summer or fall of 2021.

**The next Industrial/Commercial Development Committee is scheduled to be held on Wednesday, October 28<sup>th</sup>, 2020.**

The meeting was adjourned at 5:32 PM by Chairperson B. Caden.

Respectfully submitted by: \_\_\_\_\_

Tiffany Strine, Recording Secretary