

**DOVER TOWNSHIP
INDUSTRIAL COMMERCIAL DEVELOPMENT COMMITTEE
MINUTES
OCTOBER 28TH, 2020**

The Dover Township Industrial Commercial Development Committee (I/CDC) Meeting for October 28th, 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, C. Snyder, Kim Hogeman, Anthony Sarago and Charles Benton. Tyler Lerman was absent with prior notice. Also, in attendance were Stephen Parthree; Township Supervisor, 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.

Chairperson Caden introduced a new member to the Industrial/Commercial Development Committee, Mr. Anthony Sarago. The full committee introduced themselves to A. Sarago and welcomed him to the committee.

A. Sarago stated that he is employed with Ascom Electric. A. Sarago stated that he looks forward to serving and doing his part and thanked the Industrial/Commercial Development Committee for letting him join the committee.

APPROVAL OF MEETING MINUTES FOR SEPTEMBER 23rd, 2020

Motion by Ashley Spangler Sr. and seconded by C. Benton to approve the September 23rd, 2020, Industrial Commercial Development Committee meeting minutes as presented. **Passed** with 7 ayes

PUBLIC COMMENT

None to note.

ACTION ITEMS DISCUSSION:

Business Association – Update on Status

Chairperson Caden provided the Industrial/Commercial Development Committee with updates on recent Dover Area Business Association developments. Chairperson Caden stated that the Dover Area Business Association Board members are meeting on October 29th, 2020 to discuss the first Dover Area Business Association Toys for Tots drive for the Christmas Season. Plans and strategies for implementation will be discussed during this meeting.

The next Dover Area Business Association meeting will be held December 10th, 2020, in the form of an informal, social event. Reorganization for the Officers for 2021 will be on the agenda for that date. The invitation that will be sent for the December 10th, 2020 Dover Area Business Association meeting will encourage all participants to please bring a guest that may be interested in joining the Association. Chairperson Caden stated that membership growth is being sought.

Comprehensive Plan Action Items

Annual Review of the Priority Parcel Sites on the Website to Determine Ways to Activate the sites Off the List

Manager Oswalt stated that all Industrial/Commercial Development Committee members were provided with a listing of new sites, with potential, to add to the Dover Township Priority Parcel Sites listing. Industrial/Commercial Development Committee members began discussing the potential sites provided and ideas as to the potential uses that the proposed sites could possibly be marketed for these various uses.

Manager Oswalt stated that the Dover Township and Dover Borough Comprehensive Plan set forth plans to implement signage to promote various marketing uses and ideas. Ideas provided will help generate growth and business that the Dover community needs. The Common Grounds Initiative will be pursued by developing signs to be placed upon the available properties to generate ideas for growth.

J. McLucas presented the first parcel for consideration. The first parcel presented was 3025 Carlisle Road, located at Carlisle Road and Hilton Avenue, within the Commercial Zoning District. The current owner of 3025 Carlisle Road is Lidl US, the land use is Commercial, the lot size is 4.16 acres, the total assessed value is \$1,715,840.00, the previous sale date was November 25th, 2015 and the previous sale price was \$2,712,273.00.

J. McLucas stated that Lidl has decided to not pursue construction and implementation of the previously proposed Lidl Supermarket chain at the location of 3025 Carlisle Road due to realizing a lack of the projections at other Lidl Supermarket locations.

Manager Oswalt stated that a lack of indoor sports practice areas is present within the Dover Community. Frequent requests are made for indoor sports areas by local youth and various athletic groups.

C. Benton stated that a hotel could prove ideal due to the location. C. Benton added that events and gatherings are always occurring at the York Fair Grounds, amongst other local vicinities, that a hotel could prove great potential. A local place to stay could also generate other larger, hospitality chain industries to come to the Dover area, amongst other available properties, as well.

K. Herman added that a Dog Daycare Center could be considered for the 3025 Carlisle Road property. K. Herman stated that dog daycares generate a lot of interest and the proposed property at 3025 Carlisle Road appears to have sufficient space to provide for a dog daycare.

Manager Oswalt noted that boarding and grooming are available at other local veterinarian offices.

A. Spangler Jr. added that such a property proposal for a dog daycare center may not be able to gain the financial backing needed to pursue such a business.

Potential uses for 3025 Carlisle Road were discussed amongst the Industrial/Commercial Development Committee members and the following uses were elected: 1.) Indoor Fitness or Recreational Use Area, 2.) Farmers Market, 3.) Hotel or 4.) Shopping Center.

J. McLucas presented the second property of 2955 Carlisle Road located at Carlisle Road and Hilton Avenue in the Commercial Zoning District. The current owner of 2955 Carlisle Road is Newberry Plaza, LLC, the land use is Commercial – New Construction. The current lot size is 4.16, with a Total Assessed Value of \$420,450.00. The previous sale date was August 17th, 2015 and October 5th, 2016 with a sale price of \$967,500.00.

K. Hogeman suggested that the property of 2955 Carlisle Road could be easily divided into multiple parcels and then developed into more of a strip mall style center. The implementation of a division of multiple parcels could provide opportunities for more needed businesses within the Dover community. A dog daycare or a pet store, a brewery tavern, a gym and/or an anchor restaurant could be suggested.

Potential uses for 2955 Carlisle Road were discussed amongst the Industrial/Commercial Development Committee members and the following uses were elected: 1.) Multi-tenant/Shopping Center for Retail Sales and Services to include potential for a Liquor Store, Dry Cleaner, Cellular Telephone Store Front, 2.) Tavern, 3.) Restaurant/Fast Food or 4.) Indoor Recreation Space.

J. McLucas presented the third property of Carlisle Road located near Harmony Grove Road and Carlisle Road in the Commercial Zoning District. The current owner is KSSK Associates, LLC, the land use is Residential Vacant Land, the lot size is 9.36 acres, the total assessed value is \$39,630.00, the previous sale date was July 7th, 2004 and the previous sale price was \$250,000.00.

J. McLucas stated that the property of discussion at Carlisle Road located near Harmony Grove Road and Carlisle Road is located in an area where a potential roadway is to be installed. The necessary Right of Way has been acquired for this location for the proposed roadway to be installed and Dover Township is awaiting further local development and adjoining property owner access. The actual location of the roadway has not been clearly defined at this time. J.

McLucas stated that this will create roadway frontage for potential businesses that may pursue this location.

Focus was placed upon this location with regards to Dover Township being located close to Pinchot State Park. Hunting, fishing, camping, skiing, and outdoor recreation ideas were

emphasized as businesses that may prosper by being so closely located to the recreational options available closely north to Dover Township.

C. Benton suggested an indoor shooting range for the location proposed on Carlisle Road located near Harmony Grove Road and Carlisle Road. C. Benton stated that in order to find an indoor shooting range, a resident would have to travel as far as Carlisle. Indoor shooting ranges can provide a safer and more controlled place for shooting practice.

Potential uses for the property of Carlisle Road located near Harmony Grove Road and Carlisle Road were discussed amongst the Industrial/Commercial Development Committee members and the following uses were elected: 1.) Commercial/Outdoor Recreation, 2.) Indoor Shooting Range, 3.) Winery/Brewery/Farmers Market, 4.) Restaurant.

J. McLucas presented the fourth property located on Raycom Road, the remainder of Pro Pallet Land that is not yet subdivided, located in the Industrial Zoning District. The current owners are Schaffer Group, LLC, the land use is Industrial Vacant, the lot size is 2.91 acres, the total assessed value is approximately \$16,659.00, the previous sale date was March 14th, 2019 and the previous sale price was approximately \$49,321.00.

J. McLucas qualified that the property located on Raycom Road will be subdivided and Pro Pallet is planning on expanding on the larger piece of this lot, then a panhandled shaped piece of this lot will be left for development. Manufacturing based ideas would be of great consideration for the Zoning district.

C. Benton stated that there is a lot of skill set and potential within our local community, a trade school to offer training centers within our community would be ideal. C. Benton stated that the next step beyond high school would be a great offering to help complete the next level of education to solidify the manufacturing trade within the Dover Community.

Potential uses for the property located on Raycom Road were discussed amongst the Industrial/Commercial Development Committee members and the following uses were elected: 1.) Post-Secondary Training Center such as a Trade or Safety School, 2.) Small Contractor/Metal Fabricating Shop or Sharpening Services, 3.) Crematorium or 4.) Contractor.

OTHER BUSINESS

None to note.

Development Updates

None to note.

The next Industrial/Commercial Development Committee is scheduled to be held on Wednesday, November 18th, 2020.

The meeting was adjourned at 5:40 PM by Chairperson B. Caden.

Respectfully submitted by: _____

Tiffany Strine, Recording Secretary