

**DOVER TOWNSHIP  
INDUSTRIAL COMMERCIAL DEVELOPMENT COMMITTEE  
MINUTES  
NOVEMBER 18<sup>TH</sup>, 2020**

The Dover Township Industrial Commercial Development Committee (I/CDC) Meeting for November 18<sup>th</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, C. Snyder, Anthony Sarago, Tyler Lerman and Charles Benton. Kim Hogeman was absent with prior notice. Also, in attendance were Stephen Parthree; Township Supervisor, Laurel Oswald; 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 MEETING MINUTES FOR OCTOBER 28<sup>TH</sup>, 2020**

**Motion** by Ashley Spangler Sr. and seconded by A. Sarago to approve the October 28<sup>th</sup>, 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**

B. Caden informed the Industrial Commercial Development Committee that there are currently no new updates to present on behalf of the Dover Area Business Association. B. Caden added that the Dover Area Business Association has not gathered to meet since the last meeting that the Industrial Commercial Development Committee meeting was then briefed upon.

The next Dover Area Business Association meeting is scheduled to meet Thursday, December 10<sup>th</sup>, 2020 from 7:30AM to 9:00AM. B. Caden stated that he currently has heard of no changes regarding meeting and restrictions. Johnny's Raceway Restaurant is the planned meeting place for the upcoming Dover Area Business Association meeting. During the next Dover Area Business Association meeting, new officers will be selected for the 2021 slate of officers.

B. Caden stated that the goal of the Dover Area Business Association is to ramp up membership for 2021. B. Caden added that all individuals attending the upcoming Dover Area Business

Association meeting are encouraged to attend and bring a guest that may be interested in learning more or joining the Association.

### **Comprehensive Plan Action Items**

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

#### **New Listings for Consideration**

J. McLucas stated that all Industrial/Commercial Development Committee members were provided with a second 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 various uses.

J. McLucas stated that more parcels were most recently added to the Dover Township Priority Parcel Sites listing.

J. McLucas presented the first parcel for consideration. The first parcel presented was 3201 Carlisle Road, previously the old Pietropola Dental Office, within the Commercial Zoning District. The current owner of 3201 Carlisle Road is Peitropola Holdings, LLC., the land use is Commercial, the lot size is 0.32 acres, the total assessed value is \$122,630.00, the previous sale date was June 25<sup>th</sup>, 2012 and the previous sale price was \$200,000.00.

J. McLucas qualified that ideas for 3201 Carlisle Road could be offices for professional services or medical facilities.

A. Sarago suggested the promotion of a notary service for the property of 3201 Carlisle Road, adding that such services are not easily found within Dover and travel to York is usually necessary for such services.

Potential uses for 3201 Carlisle Road were discussed amongst the Industrial/Commercial Development Committee members and the following uses were elected: 1.) Personal Services, 2.) Professional Offices, 3.) Medical Facility (Private), 4.) Notary Services.

J. McLucas presented the second parcel for consideration. The second parcel presented was 4101 Carlisle Road, located at Carlisle Road and Buser Avenue, the former Frank King Photography place of business. 4101 is located within the Commercial Zoning District. The current owner of 4101 Carlisle Road is Franklin and Sherry King, the land use is classified as C-Mixed Residential/Commercial, the lot size is 0.68 acres, the total assessed value is \$247,530.00, the previous sale date was September 1<sup>st</sup>, 2005 and the previous sale price was \$1.00 in refinance or transfer of sale.

Industrial Commercial Development Committee members inquired if there is sufficient and available parking for a business at the location of 4101 Carlisle Road?

J. McLucas responded that yes, there is room for additional parking to be added to the lot of 4101 Carlisle Road.

J. McLucas suggested that the property of 4101 Carlisle Road would be suited for a potential funeral home. A crematorium may be allowed as well. J. McLucas stated that an issue may be a potential for a funeral home at the location of 4101 Carlisle Road due to a lack of adequate space for automobile funeral processions onto adjoining roads.

A. Sarago stated that there is a health care or end of life home that is located within York County called Poppa's House. A. Sarago stated that a care facility or something of that nature would seem quite suitable for the location of 4101 Carlisle Road.

Potential uses for 3201 Carlisle Road were discussed amongst the Industrial/Commercial Development Committee members and the following uses were elected: 1.) Personal Services, 2.) Professional Services, 3.) Funeral Home, 4.) Care Facility.

J. McLucas presented the third parcel for consideration. The third parcel presented was Hilton Avenue, located at Hilton Avenue and Bull Road. The Hilton Avenue parcel is located within the Commercial Zoning District. The current owner of the Hilton Avenue property is Hilton Avenue Partners, LLC., the land use is classified as F-Vacant Agriculture, the lot size is 103.77 acres, the total assessed value is \$286,500.00, the previous sale date was June 13<sup>th</sup>, 2013 and the previous sale price was \$1.00 in refinance or transfer of sale.

Manager Oswalt stated that the location of this Hilton Avenue parcel may prove a great place for a hotel as the property is not located far from Route 30 and the new hospital. A convention center or an indoor/outdoor recreation facility could prove ideal for the Hilton Avenue parcel. Manager Oswalt stated with such a large parcel, there are many possibilities for potential development.

T. Lerman inquired if the parcel at Hilton Avenue can be divided?

Manager Oswalt stated that yes, the property at Hilton Avenue can be subdivided.

J. McLucas added a vineyard may prove a great use for the available parcel on Hilton.

Manager Oswalt stated that the property at Hilton has ample availability to a large water capacity. Manager Oswalt stated that the Governor's Center had previously looked into the Hilton property for a hydroponics facility.

B. Caden inquired if one industry over another, would bring more tax revenue to the Township?

Manager Oswalt stated that any business that is going to sell something, will generate a Mercantile Business Tax. In doing such, revenues will be generated as a result of sales.

B. Caden suggested a large farmers market for the Hilton Avenue site.

J. McLucas suggested a Trade School for the site located at Hilton Avenue.

Traffic is a concern in the proposed location and dependent upon the proposed traffic volume, traffic plans would need to be examined.

C. Benton suggested withdrawing the proposal of a Medical Facility since most medical facilities are not for profit. C. Benton added that promoting the other aforementioned uses would more greatly benefit residents from a tax basis perspective.

Potential uses for the Hilton parcel were discussed amongst the Industrial/Commercial Development Committee members and the following uses were elected: 1.) Hotel or a Mini Convention Center with Rentable Facilities, 2.) Indoor/Outdoor Recreational Space or Facility, 3.) Winery or Vineyard, 4.) Commercial Trade School.

J. McLucas presented the fourth parcel for consideration. The fourth parcel presented was Carlisle Road, adjacent to the Dover Area Animal Hospital. The Carlisle Road parcel is located within the Business Office Park Zoning District. The current owner of the Carlisle Road property is Carlisle Road LP (Pike), the land use is classified as F-Less 10 AC VAC Baby Parcel, the lot size is 26.19 acres combined, the total assessed value is \$16,659 (combined), the previous sale date was December 6<sup>th</sup>, 2016 and the previous sale price was \$1.00 in a refinance or transfer sale.

J. McLucas stated that parcel located at Carlisle Road is subdivided into five separate parcels; however, could be utilized as one parcel. J. McLucas added that with the right use, he personally feels that the owner would combine the lots for use.

S. Parthree inquired upon the access to two of the five lots, as the plans did not represent an access.

J. McLucas stated that he is uncertain of the access to the two lots in question; however, there is a private lane that may provide access to the two lots.

J. McLucas offered suggestions of business such as a winery, light industry such as retail sales and services or retail sales and services.

Potential uses for the Carlisle Road parcel were discussed amongst the Industrial/Commercial Development Committee members and the following uses were elected: 1.) Farmers Market, 2.) Light Industry and 3.) Retail Sales and Services.

J. McLucas presented the fifth parcel for consideration. The fifth parcel presented was 5061 Carlisle Road. The 5061 Carlisle Road parcel is located within the Business Office Park Zoning District. The current owner of the 5061 Carlisle Road property is the Carlisle Road LP (Pike), the land use is classified as C – Retail – Single Occupancy, the lot size is 5.94 acres, the total assessed value is \$296,600.00, the previous sale date was February 23<sup>rd</sup>, 2012 and the previous sale price was \$400,000.00.

Manager Oswalt stated that there is currently no sewer within the location of this particular Carlisle Road parcel. A project is being planned to complete a Northern Sewer Extension; however, the project would not be completed for a couple of years.

C. Benton inquired if the Northern Sewer Extension could be made a priority project?

Manager Oswalt stated that currently large mains and projects are being worked on that serve priority needs to the community and surrounding communities as well. The North of the Borough Project is in design and planning while a segment of the Joint Interceptor is currently underway and due to a consent order agreement with PA DEP.

Suggestion was made to reevaluate whether such a parcel should be considered a priority parcel site listing?

Manager Oswalt noted that an interested party could always potentially add their own sewer to the property if they so choose to.

Potential uses for the Carlisle Road parcel were discussed amongst the Industrial/Commercial Development Committee members and the following uses were elected: 1.) Farmers Market or Winery, 2.) Research Lab or Product Development and 3.) Outdoor or Indoor Recreation Facility.

J. McLucas presented the sixth parcel for consideration. The sixth parcel presented was 6241 Carlisle Road. The 6241 Carlisle Road parcel is located within the Village Zoning District. The current owner of the 6241 Carlisle Road property is William Properties, LLC, the land use is classified as C – Retail – Single Occupancy, the lot size is 3.98 acres, the total assessed value is \$295,670.00, the previous sale date was December 27<sup>th</sup>, 2017 and the previous sale price was \$320,000.00.

B. Caden noted to the Industrial Commercial Development Committee to potentially consider the same parcel uses as the previously stated property located at 5061 Carlisle Road due to this property located at 6241 possessing the same potential issue for advertisement such as lack of public sewer access.

Industrial Commercial Development Committee members acknowledged and understood the concern for advertisement of a parcel without access to public sewer at this time.

C. Benton stated that the parcel at 6241 Carlisle Road could potentially lend itself for the use of a construction outfit. The parcel appears to have the necessary room for a potential office space to operate business as well as a pole building and space for heavy equipment storage. C. Benton added that such a parcel could utilize a septic system as opposed to public sewer, potentially for employee use only. The trades industry is expanding, and a contracting outfit could prove beneficial.

Potential uses for the 6241 Carlisle Road parcel were discussed amongst the Industrial/Commercial Development Committee members and the following uses were

elected: 1.) Farmers Market or Flea Market, 2.) Research Lab or Product Development and 3.) Outdoor or Indoor Recreation Facility and 4.) Construction Outfit.

## **OTHER BUSINESS**

None to note.

## **Development Updates**

J. McLucas stated that an individual is looking into Brownstone, the housing development located between Tower Drive and Terra Vista Drive within Dover Township. The Brownstone location is still looking to be built out residentially.

J. McLucas presented a rough draft proposal for real estate signage to place on a priority parcel property to aid in promoting businesses to the parcel, such as the ideas that the Industrial Commercial Development Committee has been brainstorming.

## **Real Estate Signage Proposal**

J. McLucas presented a proposed real estate sign that could be utilized to advertise the proposed ideas for development on priority parcels. Industrial Commercial Development Committee members reviewed the real estate signage proposed and offered suggestions and comments.

The real estate signage promotes the Dover Township and Dover Borough Comprehensive Plan joint common ground initiatives. It was noted to include wording to promote preferred uses and not wording stated potential uses. The formatted size of the sign proposed is four foot by eight foot in dimension.

**The next Industrial/Commercial Development Committee is scheduled to be held on Wednesday, December 16<sup>th</sup>, 2020.**

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

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

Tiffany Strine, Recording Secretary