

**DOVER TOWNSHIP
INDUSTRIAL COMMERCIAL DEVELOPMENT COMMITTEE
MINUTES
JANUARY 27TH, 2021**

The Dover Township Industrial Commercial Development Committee (I/CDC) Meeting for January 27th, 2021 was brought to order at 4:00 PM by Chairperson Brian Caden. Committee members present were Kim Hogeman, Ashley Spangler Jr., Kathy Herman, C. Snyder, Tyler Lerman. Ashley Spangler, Sr., Charles Benton and Anthony Sarago were absent with prior notice. Also, in attendance were John Popovich, State Representative Grove's Office; 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.

APPROVAL OF MEETING MINUTES FOR NOVEMBER 18TH, 2020

Motion by T. Lerman. and seconded by A. Spangler Jr. to approve the November 18th, 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 provided the Industrial/Commercial Development Committee with updates on recent Dover Area Business Association.

The next Dover Area Business Association meeting will be held February 11th, 2021. B. Caden stated that Industrial/Commercial Development Committee member A. Sarago was placed in charge of the next Dover Area Business Association meeting invitation disbursement and that as of this date, all meeting invitations have been sent. B. Caden emphasized the importance of having current Dover Area Business Association members reach out to fellow businesses to enhance membership. The next Dover Area Business Association meeting on February 11th, 2021 will feature guest speaker, State House Representative Seth Grove, to speak from 8:00AM to 9:00AM. The meeting place for the upcoming Dover Area Business Association meeting is still to be Johnny's Raceway with breakfast being offered from 7:30AM to 8:00AM.

B. Caden stated that the Dover Area Business Association had an inquiry from a resident business, inquiring if DABA is going to address a current event regarding a portion of Dover Area School District being redistricted to Northern School District.

B. Caden stated that he feels as though the topic is of importance; however, the topic of school districts and redistricting is not an appropriate topic of discussion for a Dover Area Business Association forum.

J. Popovich responded to B. Caden, stating that the issue is a local issue and not a state issue and that Representative Seth Grove does not involve himself in such matters. Individuals with inquiries should contact the Dover Area School District or Northern School District with further information.

K. Herman stated that the Dover Area School District and Northern School District are currently working together on the matter and further discussion and information will be decided, regarding the future steps towards the transition, at a meeting to be held on February 9th, 2021.

B. Caden stated that he will direct individuals with an interest in the current redistricting matter to the proper channels and that the Dover Area Business Association is not the proper environment for the matter.

B. Caden stated that the first goals for the Dover Area Business Association this year will be reaching out to new members, as well as reenrolling this past year's members.

OTHER BUSINESS

Buy Local

B. Caden informed the Industrial/Commercial Development Committee of a local, Buy Local individual, whom the Dover Area Business Association would like to join forces with. The individual's name is Frank Tolbert and Mr. Tolbert has great marketing facets as well as a large social media following of local businesses. It was noted that Mr. Tolbert has created a Dover Chamber of Commerce and the Dover Area Business Association would like to join forces with Mr. Tolbert for the betterment of the community and the businesses that operate within the Dover Community.

All Industrial/Commercial Development Committee members were encouraged to reach out to Mr. Tolbert and the local Buy Local brand, to connect and network with one another on a leadership level.

C. Snyder stated that she would reach out to Mr. Tolbert to invite him to the upcoming Dover Area Business Association meeting in February.

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 listing of sites, with potential, to add to the Dover Township Priority Parcel Sites listing for promotion as per the Dover Township and Dover Borough Comprehensive Plan action items. The Industrial/Commercial Development Committee members previously discussed the potential sites provided and ideas as to the potential uses that the proposed sites could possibly be marketed for various uses.

J. McLucas provided the final sites and selected uses to promote that the Industrial/Commercial Development Committee had decided upon. J. McLucas had asked the full Industrial/Commercial Development Committee to revisit the final, presented listing for any corrections needed.

J. McLucas inquired with committee members for any currently vacant or available commercial space for lease or for sale, to please let him know of such.

C. Snyder mentioned adding the following parcels in the Dover Borough to the Priority Parcels Sites listing: 1.) Main Street Office Space and 2.) Former Golden Carriage Flower Shop located at 28 North Main Street.

J. McLucas stated that it is a very different time for businesses everywhere, some businesses are thriving, and some business are not.

A. Spangler Jr. suggested adding the old home sales business lost, adjacent from the Giant Food Stores to the Priority Parcels Sites listing.

J. McLucas suggest adding the old Family Clothes Tree site located on Bull Road. J. McLucas added that there have been recent inquiries on the site for the possibility of a Tap House and/or Brewery.

Real Estate Signage Proposal

Matters of development signage regarding the Common Ground Initiative signage design was discussed.

J. McLucas presented a final, amended proof of a 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 Industrial/Commercial Development Committee collectively approved of the final real estate signage proposed, voicing that the final real estate sign proposed represents all essential entities including Dover Borough, Dover Township and Dover Schools.

Consensus was reached, and the Industrial/Commercial Development Committee collectively agreed to pursue and implement the final real estate signage proposed.

Development Updates

J. McLucas stated that a business is now located within the old Bald Hills Distillery. The new business makes disinfectant spray as a commercial operation.

J. McLucas informed the Industrial/Commercial Development Committee members that an individual is exploring options for a recreational vehicle sales area, with inspection services, potentially located at the old Hake's Convenience Store/Sky Top Pizza location.

J. McLucas feels as though a recreational vehicle sales area, located more north near Pinchot, would be a great asset.

J. McLucas suggested that a Drive in Movie Theater would be ideal for promotion within the Township as well.

The next Industrial/Commercial Development Committee is scheduled to be held on Wednesday, February 24th, 2021.

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

Respectfully submitted by: _____

Tiffany Strine, Recording Secretary