

**DOVER TOWNSHIP
INDUSTRIAL COMMERCIAL DEVELOPMENT COMMITTEE
MINUTES
MARCH 24TH, 2021**

The Dover Township Industrial Commercial Development Committee (I/CDC) Meeting for March 24th, 2021 was brought to order at 4:00 PM by Industrial/Commercial Development Committee Member Tyler Lerman. Committee members present were Ashley Spangler Jr., Kathy Herman, C. Snyder, C. Benton and A. Sarago. Ashley Spangler, Sr., Brian Caden and Kim Hogeman were absent with prior notice. Also, in attendance were S. 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

Industrial/Commercial Development Committee Member T. Lerman conducted the Industrial Commercial Development Committee Meeting.

APPROVAL OF MEETING MINUTES FOR JANUARY 27TH, 2021

Motion by C. Benton and seconded by A. Sarago to approve the January 27th, 2021, 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

A. Sarago informed the Industrial/Commercial Development Committee of updates on the most recent Dover Area Business Association meeting. Representative Seth Grove was the last speaker during the Dover Area Business Association meeting and Representative Grove presented important updates from ongoing in Harrisburg.

A. Sarago stated that he felt that the past Dover Area Business Association meeting was the best meeting for the association yet to date, as there was a great turn out in attendees. It was noted that the new Dover Area School District Superintendent Dr. Cartwright attended the most recent Dover Area Business Association meeting. A. Sarago added that all past Dover Area Business Association members from 2020 have resubmitted for membership again this year 2021.

A. Sarago added that the Dover Area Business Association has reached out to Mr. Frank Tolbert from Buy Local. A. Sarago has added that the Dover Area Business Association has received no

response from Mr. Tolbert as of date. Mr. Tolbert possesses great marketing facets as well as a large social media following of local businesses within the Dover community. 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. A. Sarago stated that the Dover Area Business Association will continue to attempt to reach out to Mr. Tolbert.

OTHER BUSINESS

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 provided all Industrial/Commercial Development Committee members with print out, detailing the Dover Borough, Zoning Ordinance, Chapter 160, Article II., Zoning Districts and Regulations. J. McLucas additionally provided all Industrial/Commercial Development Committee members 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 discussed the potential sites provided and ideas as to the potential uses that the proposed sites could possibly be marketed for various sites.

28 North Main Street, Dover Borough

J. McLucas introduced the first site for discussion: 28 North Main Street, Village Zoning District (Dover Borough), the owner is Justin Jackson, the land use is C – Downtown – Row Type with Apartment above, the lot size is 0.24 acres, the total assessed value is one hundred twenty thousand, nine hundred thirty dollars (\$120,930.00), the previous sale date was December 2nd, 1997 and the previous sale price was ten thousand dollars (\$10,000.00).

It was noted that 28 North Main Street was formerly a floral shop. It was additionally noted that there is not believed to be any parking in the rear of the building. An apartment is located on the second level of 28 North Main Street. 28 North Main Street is currently available for lease.

J. McLucas noted that he would like to seek if both the first level and second level are available for lease.

A. Sarago suggested a seamstress could prove ideal for the location of 28 North Main Street. A. Sarago added that with the size of the building and limited parking, such a professional service could especially prove beneficial to the site.

C. Snyder added that another floral shop would be a great suggestion for the location of 28 North Main Street.

Proposed uses for 28 North Main Street were as follows: 1.) Floral Shop, 2.) Personal and Professional Services, 3.) Notary Service and 4.) Financial Advisor.

1 North Main Street, Dover Borough

J. McLucas introduced the second site for discussion: 1 North Main Street, Village Zoning District (Dover Borough), the owner is Kevin Potter, the land use is listed as a two-story office warehouse with a detached garage, the lot size is 0.36 acres, previous date of sale was November 29th, 2007 and the previous sale price was two hundred ninety thousand dollars (\$290,000.00).

C. Snyder added that 1 North Main Street is for lease; however, the businesses are remaining. Therefore, 1 North Main Street is being leased for new ownership/landlord ship with the current businesses to remain.

C. Snyder added that there are at least two (2) apartments available at 1 North Main Street. Proposed uses for 1 North Main Street were as follows: 1.) Jeweler, 2.) Small Appliance Repair Shop and 3.) Spas, Massage or Nail Salon.

C. Benton and S. Parthree stated that the Dover area would greatly benefit from the implementation of a hotel or motel and feel as though hotel would bring great business to the Dover Community, especially during many events within and surrounding the county.

C. Benton stated that a hotel could prove worthwhile during the building and after the building process. C. Benton added that one great event could be an extremely great driving factor for a thriving hotel within Dover and then annual events to follow could create continued draw.

Development Updates

J. McLucas informed the Industrial/Commercial Development Committee of a recently passed Dover Township Ordinance regarding regulations of use for Solar Ordinances within Dover Township.

Manager Oswalt added that there are some Dover Township residents proposing to utilize their farmland properties, within Dover Township, for commercial solar use. Several leases are in place. Therefore, the generation of a Solar Ordinance was proposed and adopted within Dover Township. Proposals for implementation of the lease projects is to begin in 2023.

An age-restricted community is being pursued at a location along Bull Road within Dover Township. The age-restricted community will contain single-family homes.

J. McLucas stated that McDonald's is adding a second drive-thru lane to the restaurant, in addition to the current one-lane drive thru.

J. McLucas stated that various developments are being discussed within the Township; however, there is no specific things to note currently.

The next Industrial/Commercial Development Committee is scheduled to be held on Wednesday, April 28th, 2021.

The meeting was adjourned at 5:10 PM by T. Lerman.

Respectfully submitted by: _____

Tiffany Strine, Recording Secretary