

**DOVER TOWNSHIP
INDUSTRIAL COMMERCIAL DEVELOPMENT COMMITTEE
MINUTES
APRIL 28TH, 2021**

The Dover Township Industrial Commercial Development Committee (I/CDC) Meeting for April 28th, 2021 was brought to order at 4:00 PM by Industrial/Commercial Development Committee Vice Chairman Brian Caden. Committee members present were Ashley Spangler Jr., Kathy Herman, C. Snyder and K. Hogeman. Ashley Spangler, Sr., Charles Benton, A. Sargo and Tyler Lerman were absent with prior notice. Also, in attendance were John Popovich from Representative Seth Grove's Office, S. Parthree; Township Supervisor, Laurel Oswalt; Township Manager, John McLucas; Township Zoning Officer and Tiffany Strine; Township Secretary. There was 1 member of the public present. This meeting has been recorded for minute purposes only.

CALL TO ORDER

Industrial/Commercial Development Committee Vice Chairman B. Caden conducted the Industrial Commercial Development Committee Meeting.

APPROVAL OF MEETING MINUTES FOR MARCH 24TH, 2021

Motion by K. Herman and seconded by K. Hogeman to approve the March 24th, 2021, Industrial Commercial Development Committee meeting minutes as presented. **Passed** with 5 ayes

PUBLIC COMMENT

Mr. Ken Anderson - K&A Property Solutions

Mr. Ken Anderson with K & A Property Solutions was present. Mr. Ken Anderson stated that he owns K & A Property Solutions. Mr. Anderson stated that his company has recently purchased the old sewing factory within Dover Borough and have been renovating the property. Mr. Anderson stated that he and his company are looking to become more active within the Dover community.

Mr. Anderson qualified that his company pursues potential investment properties within an area and attempts to update and improve local properties to best help the local municipalities needs.

ACTION ITEMS DISCUSSION:

Business Association – Update on Status

B. Caden informed the Industrial Commercial Development Committee (ICDC) that the last Dover Area Business Association (DABA) meeting was held on March 24th, 2021. A. Sarago

had previously informed the ICD Committee on updates from the March 24th, 2021 DABA meeting.

B. Caden added that DABA has recently obtained a few new members. Dover Dragons, Johnny's Raceway, Dover Animal Hospital, TC Backer Construction and Trail Nurseries. B. Caden stated that DABA is definitely seeing positive membership growth.

The next DABA meeting is projected to be held May 13th, 2021. B. Caden stated that the keynote speaker will be Dover Township Recreation.

Manager Oswalt added that Dover Township will be presenting an informational presentation on the new Eagle View Park and the new park status. Discussions will be surrounding the Dover Township and Dover Borough Parks and Open Space Recreation Plan process and progress. Sponsorships and working relationships are planned to be emphasized within discussions.

Manager Oswalt informed the ICD Committee of the receipt of a recent DCED Grant application in which Representative Seth Grove's office aided Dover Township in providing (\$200,000.00) two hundred thousand dollars in pursuits of a DCED Grant for Phase II of Eagle View Park.

Manager Oswalt added that the proposed grant will benefit the installation of a new foot bridge from the Dover Area Middle School and an additional trail.

B. Caden provided background information on DABA to Mr. Anderson, as well as DABA members and associations.

B. Caden stated that DABA is currently looking to fill a vacancy for the DABA Treasurer position.

OTHER BUSINESS

Comprehensive Plan Action Items

New Listings for Consideration

1890 Park Street – Dover Township – The Feed Old Mill

J. McLucas provided images of the property located at 1890 Park Street within Dover Township. J. McLucas added that the property may be deemed a priority parcel for development as the property possesses rather unique characteristics. J. McLucas stated that the property is a Non-conformity with a potential access issue. The use of the property located at 1890 Park Street would have to continue as the current use or the property would need to be fully redeveloped to meet the current Dover Township Zoning Ordinance, as of date today. The current use classification for 1890 Park Street is categorized as Industrial.

Matters of access and the difficulties presented at the 1890 Park Street property were discussed. A shared access passes thru the property to adjoining properties.

J. McLucas stated that matters of a Clear Site Triangle would need to be addressed prior to any issuance of any use permit for the property. Pending the access, proper site distances would need to be deemed safe.

Mr. Anderson stated that he has inquired about the price of the property located at 1890 Park Street. Mr. Anderson stated that the property possesses potential in a very unique structural way.

Suggestion was made to implement a brewery, event rental facility, farmers market or a maker's market in at the 1890 Park Street location.

J. McLucas stated that restaurant occupancy permitting, necessary parking implementation and ADA compliance is needed for the 1890 Park Street location.

Mr. Anderson and J. McLucas suggested scheduling a meeting to discuss potential details, requirements, and possibilities in further detail for the property located at 1890 Park Street.

Dover Area School Board Update

K. Herman informed the ICD Committee that there are going to be two (2) available vacancies, on the primary ballot, on the Dover Area School Board and three (3) total seats available. K. Herman encouraged anyone interested to please inquire on the vacancies and availabilities.

Development Updates

J. McLucas stated that the residential market is continuously growing, regardless of the increased cost of building materials during the COVID19 Pandemic.

J. McLucas stated that there has been no new movement with regards to the Lidl property and there is still currently a due diligence period to follow thru for the property.

J. McLucas stated that there are five (5) priority parcels pending for Dover Township development signage display. J. McLucas added that consideration has been given to utilizing window stickers as well, in addition to development of lawn signage. The utilization of window stickers to promote developmental options for a property was suggested for use especially within Dover Borough, where proper property for signage implementation may not be as readily available.

The next Industrial/Commercial Development Committee is scheduled to be held on Wednesday, May 26th, 2021.

The meeting was adjourned at 5:18 PM by Vice Chairman B. Caden.

Respectfully submitted by: _____

Tiffany Strine, Recording Secretary