

**DOVER TOWNSHIP  
INDUSTRIAL COMMERCIAL DEVELOPMENT COMMITTEE  
MINUTES  
MAY 26<sup>TH</sup>, 2021**

The Dover Township Industrial Commercial Development Committee (I/CDC) Meeting for May 26<sup>th</sup>, 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, A. Sarago, T. Lerman, C. Benton and K. Hogeman. Ashley Spangler, Sr. was 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 four members of the public present. This meeting has been recorded for minute purposes only.

**CALL TO ORDER**

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

**APPROVAL OF MEETING MINUTES FOR APRIL 28<sup>TH</sup>, 2021**

**Motion** by K. Herman and seconded by K. Hogeman to approve the April 28<sup>th</sup>, 2021, Industrial Commercial Development Committee meeting minutes as presented. **Passed** with 7 ayes

**PUBLIC COMMENT**

**Attorney Paul Minnick – Inch & Co.**

Attorney Paul Minnick stated that he is with Inch & Co. and is present during this evenings Industrial Commercial Development Committee meeting to aid in presenting a new project for lands located at Hilton Avenue and Bull Road. Attorney Minnick stated that the project being proposed is for property located at Hilton Avenue and Bull Road that has been vacant for some time and Attorney Minnick stated that he is aware that the Industrial Commercial Development Committee has been looking to promote the property for strategic planning.

Attorney Minnick stated that he and Mr. Eisenhauer and Mr. Fisher are present today to present a conceptual plan for the Hilton Avenue and Bull Road property. Attorney Minnick stated that the property located at Hilton Avenue and Bull Road has sat for some time with no forward movement. The owners of the property located at Hilton Avenue and Bull Road have pursued the services of Attorney Minnick and Inch & Co. to pursue the best project for the property that would include a mixed use of residential and commercial use on the property.

**Mr. Joe Eisenhauer – Inch & Co.**

Mr. Joe Eisenhauer, with Inch & Co., is the Director of Acquisitions. Mr. Eisenhauer informed the Industrial/Commercial Development Committee that Inch & Co. is a residential and

commercial development company who operates in various states with extensive experience in the development industry. A planned residential use development, with three (3) mixed use residential housing features, and a connected and integrated commercial component were planned for the property located at Hilton Avenue and Bull Road property. Mr. Eisenhower added that the property is about one hundred (100) acres clean and even. A multi-step process is being proposed as the proposal does not currently fit within the Dover Township Zoning Ordinance. Mr. Eisenhower added that by helping to develop an ordinance that Dover Township could adopt to create the necessary zoning that would allow for the proposed development of the property at Hilton Avenue and Bull Road is essential.

Mr. Eisenhower stated that the proposed development is to include three (3) story garden style apartments with potentially twenty-four (24) to thirty (30) units in a building with the added proposal of a community center within the complex, as well as a pool. Additionally, forty-eight (48) single family detached homes are being proposed for the location and a row of town homes. A portion of ten (10) to fifteen (15) acres will be utilized for commercial use in order to honor the underlying zoning of the area as well as to create a zoning vehicle that allows for the creation of an overlay to include residential. Community open space and stormwater management will have designated, preserved areas at the location. A model ordinance has been identified to be presented to aide in implementing the proposed development.

C. Benton inquired if there are proposed age restrictions for the housing proposed to be implemented?

Mr. Eisenhower stated that there is not a proposed age restriction for the proposed community.

C. Benton voiced concerns with regards to the potential for additional students being incorporated into the district.

Attorney Minnick added that Inch & Co. develops the property as well as maintains the property, in this pursuit, Inch & Co. is able to provide statistical data with regards to their developments.

**Mr. Matthew Fisher – R.J. Fisher & Associates, Inc.**

Mr. Fisher, with R.J. Fisher & Associates, Inc. in New Cumberland Pennsylvania stated that he is the Civil Engineer for the project being proposed at the lot of land located at Hilton Avenue and Bull Road.

**Mr. Mark Roberts – Part Owner of Hilton Avenue Partners, LLC**

Mr. Roberts introduced himself and stated that he is part owner of Hilton Avenue Partners, LLC. Mr. Roberts added that the other owner of Hilton Avenue Partners, LLC is Andy Collins and together both Mr. Roberts and Mr. Collins, they share one hundred years of experience in real estate. Mr. Roberts stated that he has marketed the property located at Hilton Avenue and Bull Road since the year 2013, beginning their pursuits with Rock Real Estate. Mr. Roberts stated that he has had a tough time seeking a commercial entity to utilize the property that would prove

conducive with a commercial entity's interests. Mr. Roberts stated that he feels the proposed project with Inch & Co. can create a viable interest within Dover Township.

S. Parthree inquired upon the split, in acreage, being proposed with regards to residential use versus commercial use for the property?

Attorney Minnick stated that the proposal contains ten (10) acres for commercial and ninety (90) acres for residential use.

Mr. Fisher noted that it is mindful to know that the proposed ninety (90) acres of residential will not be completely utilized for structures and that the ninety (90) acres will be compromised of residential homes as well as walking trails, open space, and stormwater management areas.

J. McLucas stated that the Industrial Commercial Development Committee drafts and proposes ideas for use at sites within Dover Township such as for the property located at Hilton Avenue and Bull Road. J. McLucas stated that in discussions, the Industrial Commercial Development Committee has proposed the following ideas for the use of the property being discussed: 1.) Hotel, 2.) Small Convention Center or Recreational Facility, 3.) Winery or Vineyard and a 4.) Commercial Trade School.

Attorney Minnick stated that Inch & Co. serves to seek the best commercial entity or user that will serve the best interests for the community and the area overall.

Attorney Minnick added that the predicate to forward movement on this style of proposed project is to seek a change in the current zoning for the area. Attorney Minnick added that looking into this specific site and the possible uses, it is important to understand what makes sense and any viable input from the Dover Township Industrial Commercial Development Committee is essential.

J. McLucas stated that the next step in the process is to request the Dover Township Board of Supervisors and the York County Planning Commission to hold a public Work Session to review the proposed ordinance by Inch & Co for potential approval.

S. Parthree questioned the pursuits of Inch & Co. and the proposal with regards to the seeking to detract the amount of commercial land use from the location.

C. Benton voiced concerns from the Dover Area School District standpoint and the potential for an overwhelming number of students to possibly enter the Dover Area School District school system. C. Benton added that he feels that the implementation of the proposed mixed use could overwhelm the district, thus creating issues in the proper financial grounds to educate an additional student base. C. Benton stated that the pursuit of commercial development in Dover Township is essential to help offset the tax burden to residents. C. Benton stated that the Inch & Co. proposal is very thoughtful, and he would like to have a more realistic approach taken with regards to the impacts on the local school district during the planning process. C. Benton requested data or statistical information to gain a better understanding of the potential impacts in this fashion.

Mr. Eisenhower informed C. Benton that he could provide validated data to help provide a better prospective for C. Benton with regards to the potential, added student population to the local school district.

Mr. Eisenhower added that the project is proposing to utilize a stagnant property and make the property viable, to increase tax base, by means of a ninety (90) ten (10) split. The ninety (90) ten (10) splits equate to ninety (90) percent residential and ten (10) percent commercial.

T. Lerman inquired with Inch & Co. representatives in asking if other spit options have been explored with the property in terms of potentially a sixty (60) forty (40) split?

Mr. Eisenhower stated that the base model ordinance refers to as much as a twenty-five (25) percent split.

Attorney Minnick stated that overall, the ideas equate to if Dover Township is agreeable to the idea of a split use in the proposed project location and agreeing to conceptually trying to obtain the right balance of resident and commercial use for the proposed project location. Economic ideals and market sensible concepts will prove idyllic.

#### **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 May 13<sup>th</sup>, 2021. B. Caden stated that the attendance and support from DABA members and attendees was great.

B. Caden added that DABA invited Dover Township Parks and Recreation Director Mrs. Chalet Harris. Mrs. Harris provided a presentation on the new Dover Township Eagle View Park.

Manager Oswald 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 Oswald 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 Oswald 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**

None to report.

**Development Updates**

No updates to report.

**The next Industrial/Commercial Development Committee is scheduled to be held on Wednesday, June 23<sup>rd</sup>, 2021.**

The meeting was adjourned at 5:10 PM by Vice Chairman B. Caden.

Respectfully submitted by:



Laurel A. Oswalt, Township Manager