

**DOVER TOWNSHIP
INDUSTRIAL COMMERCIAL DEVELOPMENT COMMITTEE
MINUTES
SEPTEMBER 22ND, 2021**

The Dover Township Industrial Commercial Development Committee (I/CDC) Meeting for September 22nd, 2021, was brought to order at 4:00 PM by Industrial/Commercial Development Committee Chairman Brian Caden. Committee members present were Ashley Spangler Jr., Ashley Spangler, Sr., Kathy Herman, A. Sarago, and C. Benton. Kim Hogeman and Tyler Herman were absent with prior notice. Also, in attendance were C. Snyder, Borough Council Member; S. Parthree; Township Supervisor, Laurel Oswalt; Township Manager, John McLucas; Township Zoning Officer and John Popovich, Representative Seth Grove's Office. There were no 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 MAY 26TH, 2021

Motion by A. Spangler, Sr. and seconded by C. Benton to approve the May 26th, 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

B. Caden informed the Industrial Commercial Development Committee (ICDC) that the last Dover Area Business Association (DABA) meeting was held on September 9th, 2021. The meeting was held at Moonlight Café due to Johnny's Raceway closing. DABA will need to work a more permanent location as the owner of Moonlight Café is not intending to be the final solution.

Various suggestions for local Dover Businesses were offered including Route 74 Diner and El Taqueria Camino, which may be able to cater the breakfast at the Township's Community Building. DABA will investigate the suggestions.

B. Caden indicated there were two speakers at the last breakfast representing YCEA and Alternative HR, who spoke about how to attract new employees, especially during these exceptional times. It was generally acknowledged that the presentation was well received as there were several good questions asked.

B. Caden discussed that DABA would be working with Seth Grove's Office to hold a Job Fair in the Dover Area. He questioned who from DABA was going to make contact on availability of the Community Building for the event. J. McLucas indicated he could do so.

J. Popovich stated presently they are finalizing the Spring Grove Job Fair for October 26, 2021. He is in progress of organizing in three communities: Spring Grove, Dover and West Manchester. He indicated he read a report yesterday from Bloomberg that detailed employers throughout the country have not seen a discernible increase in job seekers since the additional unemployment ended. Job Fairs recently have had very little participation.

K. Herman noted that she has been hearing on the news that women are not returning to work due to childcare issues.

It was noted that increased costs and lack of workers are likely factors in these decisions.

K. Herman commented providing childcare at work may become another incentive to help this situation.

B. Caden asked what the next steps were for the Job Fair.

J. Popovich replied we need to confirm a location, date, and time during business hours. Outreach would then be done to attract Dover businesses. There will be no charge for the business to participate. Additionally, Pixel may be interested in attending.

A. Sarago questioned having the school host the event for there to be the option of having the High School students participate in a Career Day event.

C. Benton indicated the District would like to participate but cannot host this particular event due to current COVID protocols in place under their Safety Plan.

A. Sarago stated he was unclear whether businesses would participate if there were little possibility of attendance from job seekers.

J. Popovich replied YCEA is having a Job Fair at People's Bank Stadium on September 28th. He plans to attend to see what attendance is like at that event.

J. McLucas commented employers may be too short-staffed to allow employees to staff a table.

A. Spangler, Jr. mentioned one of the things that was effective for their business was placing a banner out front saying they were hiring. This resulted in 4 in hires for them. All the ads he placed on Indeed did not generate as much interest as the banner.

OTHER BUSINESS

Comprehensive Plan Action Items

Common Ground Initiative: Priority Parcels-Top Three Properties for Signs

J. McLucas stated that this Committee has spent substantial time on discussing Priority Parcels for development in the Dover Area and their preferred uses. He has received pricing for stickers to be placed in the Borough of \$15 per site and larger signs for Township signs of \$150. Based on budget monies being made available for the project, it was recommended that we start with three sites; however, we do know there has been movement on some of the sites on our list.

L. Oswalt commented the property at Hilton/Poplars/74 is scheduled for a Scoping Meeting with PENNDOT on Monday, September 27th. Since each sign will need to be tailored to the site, it may not make sense to place signs on parcels that are moving forward with concept plans.

C. Benton suggested the sites near Harmony Grove/Route 74 and adjacent to Dover Animal Hospital for sign placement.

K. Herman questioned the Hilton Avenue property and the Inch Proposal.

L. Oswalt stated staff needs to work through the proposed Planned Residential Development Ordinance and recommend to the Board how to proceed. Staff would still like to see more of a mixture of uses for the ordinance.

C. Snyder questioned whether the parcel adjacent to the Dover Animal Hospital was a selection of the Committee. General consensus was that this parcel is not actively marketed, so it would be beneficial.

A. Sarago reflected on whether properties that already have buildings/parking on site have been more marketable due to not needing land development and stormwater approvals to proceed.

J. McLucas stated it would be difficult to convey that because it may not be accurate for every possible development opportunity for the site.

Through discussion it was determined that the following parcels were no longer available: 1 North Main Street, 28 North Main Street, 3201 Carlisle Road, 4101 Carlisle Road, and 6241 Carlisle Road. J. McLucas will reach out to the owner of 5061 Carlisle Road to determine the status of its most recent tenant's operations.

Discussion turned to the two properties at the corner of Hilton. There were several ideas expressed on whether to proceed with the sign at the Hilton/Poplars/74 Property due to the Scoping Meeting Application currently before PENNDOT. It may not be a bad idea to have one there anyway in order to let the public know we are working on its development. Additionally, the property next to Dollar General was discussed due to lack of frontage on Route 74.

C. Benton suggested voting on three parcels this month and potentially adding the Hilton/Poplars/Route 74 Parcel after the Scoping Meeting as a fourth.

L. Oswalt stated it was merely a matter of coming up with the funds in the budget that set the number at three.

S. Parthree questioned whether permission would be necessary from the property owners to place the signs and if so, could there be a request to them for a contribution toward the sign. This could allow for additional signs to be placed.

Motion by C. Benton, seconded by A. Sarago to place signs at 3025 Carlisle Road (Lidl), Carlisle Road near Harmony Grove, and Carlisle Road adjacent to Dover Animal Hospital with permission from the property owner as presented. **Passed** with 6 ayes.

Development Updates

J. McLucas stated there is not much commercial activity other than what was previously discussed.

S. Parthree commented the Board of Supervisors is currently discussing the possibility of developing a Rental Licensing and Inspection Program. It was mentioned to get feedback from this group on the idea. After some explanation of how the program would work, he questioned how the Committee felt about the idea and whether anyone present is a landlord. There were two attendees who were landlords: A. Spangler, Sr., and C. Snyder.

J. McLucas stated this Rental Licensing and Inspection concept was listed in the 2020 Joint Comprehensive Plan Chapter on Housing as a number one goal for protecting housing values and promoting quality of life. The intent is to require each facility to be licensed for an annual fee of \$100 for the first unit and \$50 for each additional unit at the same site. There would then be an inspection every two years to ensure life safety and property maintenance codes are compliant.

A. Sarago questioned whether this is for any leased property; commercial and residential.

J. McLucas stated it is residential only.

A. Spangler, Jr. stated he felt there were many homes in the community that are looking bad from the outside and he would like to see that addressed.

L. Oswalt commented that is part of the intent behind the program. It would also require registration of these properties so we know which ones are rentals and have good contacts for the property should something occur where outreach is needed. It would address concerns of Fire Department personnel on accessing people in an emergency that live in these units. Lastly, it would force property owners to address concerns that would lead to the deterioration of the structure and thereby the surrounding properties' values.

C. Snyder questioned what happens if there are violations at the property. She would not have a problem with someone looking at the structure.

K. Herman questioned whether people would be fined for not meeting the code.

J. McLucas reported the property owner would receive a list of issues and be given a certain amount of time to address them. A follow-up inspection would be completed to ensure the items are corrected. If they are not corrected, there would be enforcement provisions to address obtaining compliance. If the property is bad enough, it could be condemned.

B. Caden questioned whether there are other communities that have this program.

C. Snyder commented she was made aware by the Fire Chief that West York Borough has a program. She also stated that the Borough will likely be discussing instituting a similar program using Township Staff, once the Township has the program established and running.

L Oswalt stated Spring Garden Township and York City also have these types of programs.

J. McLucas commented many Boroughs have these regulations.

S. Parthree remarked that as with most ordinances, it is the bad actors that are usually the reason for the establishment of new programs. He noted he recently had a discussion with a rental property owner and was told that he would welcome such a program as he felt he would be compliant.

A. Sarago questioned what would happen if the property owner refused.

J. McLucas stated property owners would be required to register the unit as a rental and commit to the inspection program. Refusal to do so would result in enforcement action.

B. Caden mentioned that it is very likely the cost of the inspections would be passed along in the rents for those that hold mortgages on their rental properties.

Generally, the group felt the program would be good for the community as a whole in improving the housing stock in the Township.

The next Industrial/Commercial Development Committee is scheduled to be held on Wednesday, October 27th, 2021.

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

Respectfully submitted by: Laurel A. Oswalt

Laurel A. Oswalt, Township Manager