

**DOVER TOWNSHIP  
INDUSTRIAL COMMERCIAL DEVELOPMENT COMMITTEE  
MINUTES  
OCTOBER 27<sup>TH</sup>, 2021**

The Dover Township Industrial Commercial Development Committee (I/CDC) Meeting for October 27<sup>th</sup>, 2021 was brought to order at 4:00 PM by Industrial/Commercial Development Committee Chairman Brian Caden. Committee members present were Kim Hogeman, Kathy Herman, A. Sarago, Tyler Lerman (Via telephone) and C. Benton. Ashley Spangler, Jr. and Ashley Spangler, Sr. were absent with prior notice. Also, in attendance were C. Snyder, Borough Council Member; 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 opened the Meeting.

**APPROVAL OF MEETING MINUTES FOR SEPTEMBER 22<sup>ND</sup>, 2021**

**Motion** by C. Benton and seconded by K. Hogeman to approve the September 22<sup>nd</sup>, 2021, Industrial Commercial Development Committee meeting minutes as presented. **Passed** with 6 ayes.

**PUBLIC COMMENT**

None to Note.

**ACTION ITEMS DISCUSSION:**

**Business Association – Job Fair**

J. Popovich reported on the outcome of the Spring Grove Job Fair held on October 26, 2021. There were 28 vendors signed up but two did not attend and there were 38 applicants that attended the event. Pixel was there and was very pleased with their applicants. He felt this was a good showing. J. Popovich has reached out to both YCEA and CareerLink to promote the Dover Job Fair.

C. Benton noted that he saw an email from YCEA on the Dover event.

J. Popovich stated that since DABA is helping with both the West Manchester and Dover events, he thought it was best to see how the Dover Job Fair goes before planning the West Manchester event. He believes the Representative Grove will want to see one held in both locations. Due to timing, the West Manchester event will not occur until January.

B. Caden indicated he spoke with both Harbold's Trailer Sales and Ace Hardware about advertising the event for applicants on their electronic signs.

It was reported that DABA is working on the Dover Job Fair which will be held on November 10<sup>th</sup> from 10 AM to 2 PM at the Dover Community Room on Davidsburg Road. Thus far there are 8 businesses involved. Some of those businesses include: Ascom, Truist, E and B Transportation, Dover Area School District, Raycom, Harley Davidson, PA CareerLink, and Pixelle.

A. Sarago has contacted both ABC27 and Fox43 about the event.

K. Herman asked how businesses are finding out about the event.

B. Caden stated DABA has shared the information with their list of businesses in Dover (60) that they have solicited to join the organization.

L. Oswalt questioned J. McLucas on whether the event was shared on the Township's website or social media. J. McLucas stated he would work on it.

J. Popovich will send DABA representatives the list of businesses involved in the Spring Grove event. The Committee members made several suggestions on other businesses to contact to participate, which included: Kelly Transit, Rabbit Transit, The Vault, Bell-Mark Technologies, Thornton Chevrolet, the new Casino, Rutters, Turkey Hill, Pro-Pallet, Beecher and Myers, Brewvino/Grandview Golf Course, and Stewart Companies.

K. Herman asked who people should contact about the event.

B. Caden replied either they should contact himself and Anthony.

**Next Dover Business Association Meeting Date:**

B. Caden noted that the next DABA Meeting was to be held on Thursday, November 11<sup>th</sup>, which is Veteran's Day. The Township is already holding a breakfast that morning at the Community Building for Veterans, so that location is not available. He stated DABA has therefore decided to hold the next meeting at breakfast prepared by the DABA Officers on December 9<sup>th</sup>.

L. Oswalt commented that the Township Veterans Day event is from 8-10 AM. The Recreation Department needs volunteers for that day, if anyone can help. Please let any Veterans know about that event that you may have acquaintance.

C. Snyder questioned whether DABA had the chance to look into Route 74 Restaurant as a location for the breakfast meetings.

B. Caden stated he had been to the location but had some concerns about how busy they are for breakfast and whether they could have a room that is closed off from regular customers during presentations.

C. Snyder suggested they ask to see if this was possible.

J. McLucas reminded the group the Community Building is reserved for use if another location can be found.

## **OTHER BUSINESS**

### **Comprehensive Plan Action Items**

#### **Priority Parcels-Top Three Properties for Signs:**

J. McLucas discussed his outreach to the three selected property owners. Dr. Pike would like time to think about it for his property located adjacent to the Dover Animal Hospital. This is due to the fact that Dr. Pike has a potential use that is different from the suggested uses from ICDC. J. McLucas added the other two properties (Lidl Property and the one behind the Dollar General) have brokers involved with the property and he has contacted them for authorization.

B. Caden questioned whether the group would like to wait to hear from these properties or select a contingent fourth property to replace any that of the three previously selected.

Both the Hilton/Route74/Poplars Road property and the Hilton and Bull property were suggested as possibilities. Both properties currently have some interest in development. The Hilton. Route 74/Poplars Road property did have a Scoping Meeting with PennDOT and does not need a PennDOT HOP Permit as they will not be taking traffic directly from Route 74. The property at Hilton and Bull requires ordinance development which the Township will not start working on until November. It is unclear how quickly a decision will be made on this ordinance or whether those changes will suit the developer.

C. Benton mentioned that Inch and Company just put a similar development in within Franklin Township.

Promoting this location could aid with the development of the commercial portion of the property if the Planned Residential Development concept moves forward.

**Motion** by C. Benton, seconded by A. Sarago to select the Bull and Hilton property as the contingent location for sign placement should one of the three previously chosen property owner's decline as presented. **Passed** with 6 ayes.

#### **Additional Priority Parcels to be added to the website:**

L. Oswalt stated this will remain an agenda for new parcels to continually be added.

C. Benton commented there is a parcel on the corner of Butter and Raycom Roads that could be worth considering. This was believed to be once owned by the U.S. Postal Service but upon research was determined to have been sold in 2018. Consensus of the Committee was to have J.

McLucas gather information for the group's review at the next ICDC Meeting to select potential uses and discuss placing this information on the website with the property owner.

### **Work Force Development: Partnering with YCEA**

L. Oswalt reported this item is detailed in the Joint Comprehensive Plan as an action item. Staff will work on getting a time and date for YCEA representatives to attend a meeting to talk about the Pathways to Prosperity Program and potentially how we can partner. This may not happen until the beginning of 2022.

C. Benton stated he has been involved in this program's development and feels it is a real asset to York County, which is well put together. He suggested everyone take a look at the resource on YCEA's website.

K. Hogeman agreed there were some great portals for employees and employers alike.

### **Joint Zoning Revisions:**

L. Oswalt reported this project will be moving forward in the new year. It is the next step after the Comp Plan to address Zoning matters in the ordinances and part of the project will focus on the Borough and Township adopting some similar zoning along the Route 74 Corridor for development consistency in the two communities. There will be items brought back to this group for feedback and discussion purposes.

C. Benton questioned the status of the new intersection at Harmony Grove and Route 74.

L. Oswalt commented the Township is moving forward with discussing concepts with PennDOT for the intersection; however, it is unclear at this point whether a traffic circle or intersection will be selected. There are properties that would need to be acquired to make the traffic circle possible.

### **Development Updates**

B. Caden commented the old Pietropola Dentist Office location will be a chiropractor by January of 2022.

C. Benton asked about the old Tom's Gas Station on the square of the Borough.

C. Snyder stated that she will know more after the Borough Council Meeting on November 1<sup>st</sup>, as Council will be informed that night what use may be locating there.

J. McLucas stated there is nothing additional to report on the commercial side. Residential development is moving forward with additional phases of existing communities.

C. Benton noted the Open House for both the High School and Middle School will be held on Saturday, October 30<sup>th</sup>.

**The next Industrial/Commercial Development Committee is scheduled to be held on Wednesday, November 17<sup>th</sup>, 2021.**

The meeting was adjourned at 5:13 PM by Chairman B. Caden.

Respectfully submitted by: Laurel A. Oswalt

Laurel A. Oswalt, Township Manager