

**DOVER TOWNSHIP
INDUSTRIAL COMMERCIAL DEVELOPMENT COMMITTEE
MINUTES
NOVEMBER 17TH, 2021**

The Dover Township Industrial Commercial Development Committee (I/CDC) Meeting for November 17th, 2021, was brought to order at 4:05 PM by Industrial/Commercial Development Committee Member Tyler Lerman. Committee members present were Kathy Herman, A. Sarago, Ashley Spangler, Jr., Ashley Spangler, Sr. and C. Benton. Kim Hogeman was absent with prior notice. B. Caden arrived late to the meeting as noted below. Also, in attendance were C. Snyder, Borough Council Member; Stephen 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.

CALL TO ORDER

Due to Chairman Caden running late, the Industrial/Commercial Development Committee Meeting was opened by Tyler Lerman.

APPROVAL OF MEETING MINUTES FOR OCTOBER 27TH, 2021

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

A. Sarago reported on the Job Fair. There were 32 businesses present. Twenty-three applicants attended. The Dover Area Business Association will be holding another event in West Manchester Township.

J. Popovich commented that he is trying to have the event at the Church of the Open Door. He also indicated that Representative Grove was interested in continuing to do these Job Fairs as long as businesses would participate. We could look at doing another one in Dover in April.

C. Benton suggested reaching out to Man-Tech or the Manufacturing Association about the next Job Fair.

Next Dover Area Business Association Meeting Date:

A. Sarago commented that the next Breakfast Meeting will be held December 9th at the Dover Township Community Building. DABA Officers will be making the food. Menu is yet to be determined.

C. Benton also suggested Man-Tech or the Manufacturer's Association as a potential speaker at a future DABA meeting.

OTHER BUSINESS

Comprehensive Plan Action Items

Priority Parcels-Top Three Properties for Signs:

J. McLucas discussed the status of his contacts with the selected Priority Parcels. The Committee has picked its first three and an alternate of the Hilton and Bull Property should any of the property owners not wish to proceed. J. McLucas stated he does not believe that Dr. Pike is interested in his property being marketed in this way. He has contacted the old Lidl property owner for consideration of the signage. He also reached out to the broker for the property behind Dollar General (the owner of this property just returned from a trip).

Additional Priority Parcels to be added to the website:

In addition, the Committee wanted to discuss the property located at the corner of Raycom and Butter Roads. J. McLucas has been unsuccessful at receiving a return phone call from the property owner. He has drafted a letter which will be sent explaining the ICDC Committee and its objectives and outlining the Committee's interest in including this property as a Priority Parcel.

J. McLucas asked for the group's input into the four Potential Uses for the property. His suggestions were: 1.) Commercial/Trade School; 2.) Winery (Tasting Room); 3.) Garden Center; and 4.) Cabinet Shop.

Brian Caden entered the meeting at 4:20 PM and thanked T. Lerman for running the meeting in his absence.

Additional suggestions made by the Committee membership were machine shop, business and professional office, transportation terminal, and contractor's storage/office. There was also some discussion about potential amusement facilities like indoor shooting or a trampoline facility. The area could be used similar to Hickory Falls.

After further discussion of the all the ideas noted, the Committee narrowed the choices to Machine/Cabinet Shop, Contractor Yard Storage, Commercial School and Business and Professional Services (Coworking Facility).

On a motion by A. Sarago, seconded by C. Benton, the following uses were approved as preferred uses for the property at the corner of Raycom and Butter Roads: 1.) Machine/Cabinet

Shop; 2.) Contractor Yard Storage; 3.) Commercial School; and 4.) Business and Professional Services (Coworking Facility) as presented. **Passed** with 7 ayes.

Work Force Development: Partnering with YCEA

L. Oswalt reported Sully Pinos has agreed to attend the January Meeting of the Committee to discuss the YCEA Pathways to Prosperity Work Force Development Initiative. We will need a quorum at that meeting.

Development Updates

C. Snyder questioned what was going in next to the medical center on Route 74.

J. McLucas commented that it is a liquidation business where pallets of goods are purchased and then resold to consumers.

S. Parthree questioned what is going in at the old Tom's on the square in Dover Borough.

C. Snyder reported Sheetz has a contingent lease agreement on the property as long as proper PENNDOT permits can be obtained. There were Sheetz representatives at the last Borough Council Meeting.

There was concern over whether PENNDOT will actually approve this development due to traffic congestion in the square. It was thought that with some restrictions on turning it might be viable.

J. McLucas noted the development between Hilton and Poplars appears to be moving forward. This project will be needing some relief on signage for the site, so in the next couple of months the applicant will become public.

J. McLucas added the proposed development at the old Lidl Property is not progressing at this time.

J. McLucas reported on tonight's Zoning Hearing Board case involving the Solar Farm. He noted this a Special Exception Hearing, which means the ordinance is in place for a Solar Farm to be located in certain areas of the Township with restrictions. The purpose of the hearing is to determine if the applicant can meet the requirements of the ordinance and if any other reasonable conditions should be required. The properties involved stretch from Canal Road to Temple School Road or 760 plus acres. With TMI going off-line, the transmission line that passes through Dover Township has additional capacity and solar energy is a possibility to replace the nuclear source in the transmission line. There is a similar project in Conewago Township.

There was discussion about the advantages and disadvantages of the development. This is a commercial enterprise, so there would be benefits to the tax base for the Township, County, and Dover Area School District. Some are concerned with whether there are health effects from the panels.

K. Herman questioned if the applicant could meet all the restrictions, then must they be approved?

J. McLucas answered in the affirmative.

C. Snyder stated many residents were thinking this is a zoning change.

L. Oswalt stated Zoning Amendments come before the Board of Supervisors not the Zoning Hearing Board. The Zoning Hearing Board is charged with hearing cases in appeal of the Zoning Officer's determination, or by variance, or by special exception rules of the existing ordinance.

C. Benton lives in the area and has concerns of the health aspects but as a DASD employee he knows this commercial development will aid with the tax replacement from Washington Township no longer being a part of the tax base.

A. Sarago commented he would like to see local businesses involved with the building of the systems if the project is approved.

K. Herman questioned the properties involved.

J. McLucas stated there are 13 properties owned by various residents.

It was noted this is a topic that many are discussing. If there are more people than can be comfortably placed in the meeting room, the hearing will be continued until December when a larger location can be scheduled.

The next Industrial/Commercial Development Committee is scheduled to be held on Wednesday, December 15th, 2021. After polling the group, it was determined that this meeting will be canceled.

The meeting was adjourned at 5:27 PM by Chairman B. Caden.

Respectfully submitted by: Laurel A. Oswalt

Laurel A. Oswalt, Township Manager