

**DOVER TOWNSHIP
INDUSTRIAL COMMERCIAL DEVELOPMENT COMMITTEE
MINUTES
January 26TH, 2022**

The Dover Township Industrial Commercial Development Committee (I/CDC) Meeting for January 26th, 2022, was brought to order at 4:05 PM by Industrial/Commercial Development Committee Member Brian Caden. Committee members present were Kathy Herman, A. Sarago, Ashley Spangler, Jr., Kim Hogeman and C. Benton. Ashley Spangler, Sr. and Tyler Lerman were absent with prior notice. 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.

B. Caden opened the meeting by welcoming everyone and wishing them a Happy New Year.

APPROVAL OF MEETING MINUTES FOR NOVEMBER 17TH, 2021

Motion by K. Hogeman and seconded by A. Sarago to approve the November 17th, 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

B. Caden reported Seth Grove spoke at the January Meeting of DABA which was held at the Moonlight Café. The next meeting will be held on March 10th at Greer's Garage Burgers at 7:30 AM.

B. Caden stated the next Job Fair would be held at the Church of The Open Door on Friday, February 18th from 10 AM-2 PM.

J. Popovich remarked that the Pixelle contact who has been attending the Job Fair's is no longer with the company.

C. Benton noted if anyone had information on who the new contact would be, he would appreciate it as the Dover Area School District will be having business representatives attend school lunches in the future for outreach to students.

S. Parthree questioned whether there was a charge for businesses to participate.

B. Caden answered in the negative.

B. Caden reported the DABA is still looking to fill their Treasurer position.

Next Dover Area Business Association Meeting Date:

OTHER BUSINESS

Comprehensive Plan Action Items

Priority Parcels-Top Three Properties for Signs:

J. McLucas reported that Dr. Pike has changed his mind about being part of this program. A mock-up of the sign will be shared with Dr. Pike for his review. The Hilton and Bull property is still being reviewed by all the property owners. There are no other updates at this point.

Additional Priority Parcels to be added to the website:

There were no new parcels suggested.

C. Benton mentioned that he thought that a use for some of the parcels might be an electric charging station.

K. Hogeman remarked there is an App that tracks all the locations where charging stations are available. There are some that are slow charging and others that quick charges. There are different rates based on a fast or slow charge. Electric car owners may purchase electric or sometimes they receive credits towards charging as well.

J. McLucas stated most of the uses we have been discussing for the Priority Parcels would be able to have this type of facility as an ancillary use as well.

A. Sarago commented that Ascom had been approached about installing these types of charging systems and the cost is really dependent upon the amount of charging stations that you want installed, whether there is adequate electric service, etc. Costs can range from \$20,000 to \$300,000.

J. Popovich stated that this is a lifestyle change that businesses need to consider. Automotive manufacturers are saying they will not be making gas engine vehicles in the next ten years.

Work Force Development: Partnering with YCEA

Sully Pinos, Director of Business Solutions and Innovations for the York County Economic Alliance (YCEA) was in attendance to discuss the Pathways to Prosperity Program. Ms. Pinos stated that she works with K. Hogeman at YCEA which is the lead organization for economic development in the county. Initiatives include hiring local, entrepreneurship and helping small businesses grow. In 2020, a York County 10 Year Economic Action Plan was commenced.

Entrepreneurship and Workforce Development are key pieces in the Plan. YCEA's main goals are to connect businesses and people to opportunities. One key item noted was that people that travel to work using public transportation are often dealing with a 2.5-hour commute instead of the 30 minutes if a personal vehicle is used. Therefore, transportation development is a barrier for employment and should be explored as an opportunity for improvement.

When it comes to Workforce Development, YCEA has been working at bringing businesses into the school districts to talk about different job opportunities that are available. Their Weekly Virtual Job Fairs have been successful avenues for employers. Campus Door is relocating from Carlisle to York City and is looking for 100 employees to staff various positions. YCEA also held two in-person Job Fairs at People's Bank Park as well. A goal for 2022 is to hold 6 in-person Job Fairs in various areas of the county. Their organization is looking for ways to partner Townships and School Districts to regionalize these events. These hiring fairs have traditionally had over 200 attendees and 40 companies present.

Ms. Pinos discussed the Pathways Portal that is a resource for companies to use to post jobs and potential employees to check, similar to indeed.com, but focused on York County. This is a free resource for information. They also have a great database on area businesses including information on largest employers, driving radius, etc. YCEA also has a program called Engage, where their organization attempts to interact with area businesses to find out what issues they are dealing with and match them with resources to address those needs. They also have conducted visits to areas such as Hanover where they were given tours of manufacturing facilities and toured the micro-breweries downtown. This is also an opportunity for showcasing the municipality or school district through a roundtable discussion on timely topics.

Ms. Pinos noted they are involved in grant programs for emergency relief, such as the Restart Program which had around 800 applicants. Awards will be announced in the coming weeks with a total value of \$7 million. This is actually the third round of Covid Relief Funds made available.

Additional information on the programs and services are included in the attached presentation. Ms. Pinos asked for any questions or feedback that the group has about their programs and services.

B. Caden indicated he believes YCEA could help get the word out about the February 18th DABA Job Fair.

C. Benton suggested the Job Fair information be shared with West York Schools as well.

Ms. Pinos stated their organization would be happy to assist. There are 75 companies/school districts on their list that they can share the flyer. It can be shared through Rabbit Transit posting along bus routes in English and Spanish as well.

L. Oswalt questioned working together to bring adult education back into the schools for workforce initiatives. Additionally, whether there were funding opportunities for these types of

programs. This was called out in the Joint Dover Borough/Dover Township Comprehensive Plan.

Ms. Pinos noted there is availability of funding for individuals that are not employed, and companies would be able to be reimbursed. There are also partnerships with York Technical School.

C. Benton indicated that students are becoming wiser with regards to researching their job opportunities and looking at apprenticeships as alternatives to college educations where the cost of schooling is a deterrent.

Ms. Pinos asked the group to look at the website and offer feedback on resources that are lacking on the site so that it can be further developed for ultimate benefit.

Development Updates

J. McLucas stated that Peoples Bank may become a Starbucks, pending PENNDOT approvals.

C. Benton asked about the Solar Farm Project.

J. McLucas replied the hearings are expected to proceed for several more months until a decision is made.

A. Sarago questioned a project that is in progress in Conewago Township.

J. McLucas stated that there is a project there and in West Manchester Township. Both are permitted by right, instead of through a special exception process.

C. Snyder questioned whether there was an update on the Hilton/Poplars/Route 74 Property.

J. McLucas stated we are expecting a variance application for signage on this property to be submitted soon.

B. Caden asked for an update on the Inch Property at Hilton Avenue and Bull Road.

J. McLucas noted that L. Oswalt and he had visited several developments recommended by HRG as good examples of Mixed-Use developments in Pennsylvania. Information provided by HRG as well as collected on staff's visit was reviewed with the Board of Supervisors for direction to be provided for development of a draft ordinance. This same information needs to be reviewed with the Dover Township Planning Commission.

C. Benton asked about the mix of Commercial to Residential due to the impact on the Dover Area School District.

J. McLucas stated at least one of the sites visited was all commercial/office space; however, Inch and Company wants the Residential component to make the project viable. Dover Township did

have a Planned Residential Development Ordinance back in the 1970's, which is what the Honey Run Golf Course was developed under. At that time, residential development was more desirable while the alternate is the case today.

C. Benton expressed concerns with the residential component due to the children that would likely come with the use resulting in a greater strain on the district, especially with the loss of tax revenue from Washington Township.

J. McLucas offered that multi-family residential uses tend not to generate as many students as single-family homes.

C. Snyder reported that the Paper Lady located at the bottom of the hill in Dover will now be a Restaurant called Leona's in March. Soups, sandwiches, and baked goods will likely be offered.

C. Snyder also added that the Scoping Meeting with PENNDOT was held for the old Tom's Location. Details on the results of the meeting were not immediately available.

With no further business, the meeting was adjourned at 5:26 PM by Chairman B. Caden.

Respectfully submitted by: Laurel A. Oswalt

Laurel A. Oswalt, Township Manager