

**DOVER TOWNSHIP
INDUSTRIAL COMMERCIAL DEVELOPMENT COMMITTEE
MINUTES
March 23rd, 2022**

The Dover Township Industrial Commercial Development Committee (I/CDC) Meeting for March 23rd, 2022, was brought to order at 4:03 PM by Industrial/Commercial Development Chairman Brian Caden. Committee members present were Tyler Lerman, Ashley Spangler, Jr., Kim Hogeman and C. Benton. Kathy Herman, A. Sarago and Ashley Spangler, Sr. were absent with prior notice. Also, in attendance were C. Snyder, Borough Council Member; Stephen Parthree, Township Supervisor; Laurel Oswalt, Township Manager, and John McLucas, Township Zoning Officer. There was one member of the public present.

APPROVAL OF MEETING MINUTES FOR JANUARY 26TH, 2022

Motion by K. Hogeman and seconded by C. Benton to approve the January 26th, 2022, Industrial Commercial Development Committee meeting minutes as presented. **Passed** with 5 ayes.

PUBLIC COMMENT

Carmen Witmer was in attendance. She is a new member of the Dover Area School District Board of Directors.

ACTION ITEMS DISCUSSION:

Business Association –

B. Caden reported that the March meeting was held at Greer's Burger Garage; however, there was some miscommunication on breakfast being provided. There was a presentation offered by Laurel Oswalt of Dover Township regarding opportunities for businesses to provide sponsorships of Recreation Events in 2022 including a new event, Red, White and Boom (July 3rd).

The next meeting will be held on May 12th at 7:30 AM, location to be determined. Brian will look to have the event at Moon Light, Route 74 Diner or Dover Valley Restaurant. Kalisha Scales, Membership Director of the Bob Hoffman YMCA will be the guest speaker for the morning.

Ms. Witmer questioned how many businesses attend.

C. Snyder stated there are about 25 regular attendees.

Ms. Witmer asked how long DABA has been meeting and if membership has been growing.

B. Caden remarked the organization has been up and running about two years. COVID has not helped growth, but DABA leadership is looking to conduct more outreach now that the numbers of cases are declining, and restrictions have been lifted.

Ms. Witmer asked about a Mission Statement.

B. Caden remarked there is no Mission Statement.

K. Hogeman stated the organization provides resources and networking for Dover Area Businesses.

B. Caden added the group meets every other month and has an informational speaker at each meeting. Seth Grove usually presents at the January Meeting. DABA has also hosted two Job Fairs. The Job Fairs have been very well received by the businesses with 29 and 21 participating respectively. Applicants have been scarce.

C. Benton reported that the Dover Area High School recently held a Career Fair on March 22nd. Eight businesses that participate in the Occupational Advisory Committee for the District were in and had the opportunity to meet with students on their career fields and job opportunities. It went well. There will be another event on April 5th. These were “pilot” events. It is the hope that next year, the DASD will be able to partner with DABA for a similar event.

B. Caden stated there will likely be another Job Fair hosted by DABA in May or June. Date is yet to be determined.

Ms. Witmer commented she would be interested in knowing what the negatives are to businesses to locating in Dover. Is the organization more about bringing businesses together?

B. Caden stated that the Industrial and Commercial Development Committee, as well as DABA, are all about business development, networking and promoting the area as one that is looking for business growth.

Comprehensive Plan Action Items

Priority Parcels-Top Three Properties for Signs:

J. McLucas reported the property at Hilton and Bull will not be participating in the sign placement. Dr. Pike still needs to confirm his desire to do so. There are no other updates at this point.

Additional Priority Parcels to be added to the website:

There were no new parcels suggested.

Work Force Development: Pathways to Prosperity Website Review

B. Caden questioned the group about what they felt was missing from the site that would be beneficial to businesses. He also asked what information specific to Dover should be included on the site.

L. Oswalt stated that J. McLucas and herself spent several hours reviewing the site. It was generally felt that having direct contact information for each municipality on the site would be useful. The site also is general as the zoning classifications of parcels, but the details on what is allowed in a commercial district in Dover Township may be different in York City, so having more access to this information would be useful. Links to municipal websites were also mentioned.

J. McLucas spent some time reviewing the data and demographics information on the site via a live demonstration of it. He showed how employers can use the data to research how many people in their field are located in a region, what their ages are, their average income, and their education levels, among other details. Data like where community facilities are located, bus routes for employees to use to get to work, etc. are all made available through this site.

K. Hogeman stated the website pulls all the data from multiple sources in one site like census data, bus routes, zoning, and the like.

There was some discussion about how DABA or ICDC could partner with the site. Posting of educational opportunities for businesses or Open Houses of new businesses were mentioned as possibilities. YCEA does aid with regional programs, where an area is spotlighted, and speakers are scheduled along with tours of businesses and/or community facilities. This has been something that was suggested at a prior DABA Meeting.

J. McLucas questioned the group on whether there was any feedback from the group that he could pass along to YCEA.

B. Caden asked K. Hogeman if Dover could somehow integrate with the Pathways Website.

K. Hogeman was not sure but suggested that David Gonzalez was instrumental in the site development and may be able to answer that question.

B. Caden commented it would be interesting to see if the priority parcels could be carried over to the site.

K. Hogeman stated this may be possible if Dover obtained a subscription.

L. Oswalt elaborated on a previous item with regard to commercial lands in each municipality having different requirements. She stated that the Township has integrated with the York County GIS System to pull in parcel data updates, so that when a property is sold and that change is documented in the County system, it also populates to ours, eliminating the need to

input that data later on. It would be interesting to see if some form of integration to our data could be implemented with this site.

Ms. Witmer questioned how this demographic information is helpful.

J. McLucas commented this committee has spent time identifying parcels that are attractive for development. As an example, taking the zoning of those parcels and partnering it with information on the work force availability is useful to determining what types of businesses would be able to locate on the site and have an adequate pool of labor to meet its needs. Information like that is relevant in communicating to a new business why they should locate here.

B. Caden stated this process of a municipality reviewing data and priority parcels seems unusual to him.

J. McLucas agreed it is a unique concept that Dover is pursuing to encourage development. YCEA works with larger scale businesses to help them locate in the County. Dover is endeavoring to promote sites in the region in a similar fashion.

T. Lerman questioned whether a specific address can be plugged into the site.

J. McLucas answered in the affirmative. He added that there is a new map called the Economic Development map which came out of the York County Economic Action Plan. This map is on the York County Planning Commission website. The map shows the size of the parcel, vacant land and what the current use code is for the site. It may be a good idea to have YCPC Staff talk about this map to our group.

B. Caden suggested they be asked to speak in May.

K. Hogeman stated that she is interested in this data for use by the Blighted Property Committee in order to initiate redevelopment opportunities. She would like to know who is presenting this data.

J. McLucas agreed that there are properties that are vacant and could be better utilized that can be eyesores to the community. He added that he felt this map and its potential use by this group would be helpful to those parcels' development.

C. Benton stated he would like to see if the priority parcels identified by this group for development correlates to these resources. The uses we suggested may need adjusted based on the data available here. This data can be used as information on our website and be shared with brokers as well as YCEA for development opportunities.

L. Oswalt indicated this will tie in nicely with our speaker next month from RAYAC regarding real estate growth trends and how to build relationships with brokers to share our vision of development on these priority parcels.

C. Benton shared a chart of zoning uses in each of York County's school districts to share information on the amount of industrial and commercial properties in each for comparison. See attached document which C. Benton reviewed with the Committee.

J. McLucas commented that if Dover was compared via a scale to Central, they would be similar due to the difference in millage rates.

C. Benton stated there is a misconception about millage rates because as an example Dover's 1 mil might bring in a dollar while Dallastown's 1 mil might bring in three dollars. This is due to the assessed values of the properties.

J. McLucas will pull the percentages of zoned land for industrial and commercial land to share with the Committee.

A. Spangler questioned how Conewago, and Manchester Township can continue to gain warehousing, while Dover sees none.

L. Oswalt stated access is the issue. These municipalities have direct access to Interstate 83, while Dover's main roads are Route 74 and Canal Road, both of which have challenges for truck traffic.

Ms. Witmer commented on the Mercantile Tax being a potential hinderance to new small businesses.

S. Parthree replied that has been an issue that has been raised in the past.

L. Oswalt indicated Dover Township receives \$400,000 and growing in annual revenue from this tax, which would need replaced if it was removed. Most of the larger municipalities in York County have this tax in place. Additionally, this is a tax that cannot be amended unless that amendment is to delete it entirely, because the State Legislature has done away with its development in any other municipality that did not have it.

Ms. Witmer stated this may be something to ask area businesses about at a future DABA Meeting.

J. McLucas stated that he feels Dover's biggest issues are more related to traffic than any other factor. As an example, he stated that Starbuck's is trying to go in at People's Bank and is having PENNDOT issues. PENNDOT has also been a roadblock with the old Spangler's Grocery Store redevelopment and the Hilton/74/Poplars Parcel. All due to the congestion.

Development Updates

Ms. Witmer commented on the tavern use that was discussed at the Planning Commission Meeting to be placed behind Members 1st. She was happy to see that was not going through as she did not believe that the residents would want a tavern near their homes.

J. McLucas stated that this committee has talked at length about the community's desire for entertainment-based uses that are local and walkable. This use would have been a win from the aspect that it connected well.

Ms. Witmer suggested that use would work well in the Borough on the square.

L. Oswalt questioned C. Snyder on the potential of the Sheetz on the square.

C. Snyder stated that she did not believe that PENNDOT authorized the application.

J. McLucas stated that Dreyer Physical Therapy will be placed at the location behind Members 1st. There will be a second facility there, but at this time it is unknown as to what that use will be. J. McLucas stated there continues to be residential growth: The Seasons Phase II, Brownstone 4B, Norma's Ridge and Sagebrook Phase III all submitted plans.

C. Snyder questioned what was the status of the property at Hilton/74/Poplars.

J. McLucas stated we have been waiting on the submittal of a variance request for signs for several months.

With no further business, the meeting was adjourned at 5:41 PM by Chairman B. Caden.

Respectfully submitted by: Laurel A. Oswalt

Laurel A. Oswalt, Township Manager