

**DOVER TOWNSHIP
INDUSTRIAL COMMERCIAL DEVELOPMENT COMMITTEE
MINUTES
May 25TH, 2022**

The Dover Township Industrial Commercial Development Committee (I/CDC) Meeting for May 25th, 2022, began at 4:03 PM by Industrial/Commercial Development Chairman Brian Caden. Committee members present were Kim Hogeman, Kathy Herman, A. Spangler, Jr. and A. Sarago. Tyler Lerman, C. Benton 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 were two members of the public present.

APPROVAL OF MEETING MINUTES FOR APRIL 27TH, 2022

Motion by A. Sarago and seconded by K. Herman to approve the April 27th, 2022, Industrial Commercial Development Committee meeting minutes as presented. **Passed** with 5 ayes.

PUBLIC COMMENT

No public in attendance.

ACTION ITEMS DISCUSSION:

Business Association –

B. Caden reported the next DABA Meeting would be held at Dover Valley Restaurant on July 14th at 7:30 AM. The Association is working on obtaining a speaker.

A. Sarago questioned J. McLucas about the Facebook page status.

J. McLucas commented that it is operating, but needs content. The DABA Board needs to meet again, and this should be a discussion item.

Comprehensive Plan Action Items

Priority Parcels-Top Three Properties for Signs:

J. McLucas reported he is getting final pricing from the sign company to have the signs made.

Additional Priority Parcels to be added to the website:

There were no new parcels suggested.

Guest Speakers-Joe Simora and Roy Livergood of the York County Planning Commission-Economic Development Mapping Application.

Roy Livergood, Senior Planner with the York County Planning Commission, discussed how the concept of the Economic Development Mapping Application came to be. In 2020, York County undertook an Economic Action Plan update to the County Comprehensive Plan. A goal of the plan was to support economic growth through new development within the growth boundary. In order to accomplish the goal, one of the strategies was to create an updateable inventory of all the parcels in the County that are vacant, undeveloped, or ripe for redevelopment. They must also be zoned for economic development. This concept was a build off of the previous plan from 2014. The feedback received indicated the map should be 1.) updatable, 2.) take into account appropriately zoned areas in the Designated Rural Areas, 3.) include underutilized parcels, 4.) be easily accessible and searchable data, 5.) have the ability to print reports, 6.) be able to identify utilities and existing use of property and 7.) change and add/subtract data as needed.

Joe Simora, Senior GIS Analyst with the York County Planning Commission reported that with these criteria, he set out to build a site that is accessible and provided this information for all the York County area. He then went through a demonstration on how the site worked. He demonstrated how to identify parcels, print reports, locate utilities, etc. Mr. Simora noted that scoring data was available to determine the most viable land. There was also a feature to allow for unbuildable areas, like wetlands, lakes, conservation easements and floodplains to be removed from the acreage.

J. McLucas stated that he felt this tool would be very useful to this committee in further identifying parcels in the Dover area that could be developed.

Development Updates

J. McLucas reported the land owned by Glen Gery Corporation immediately behind Northern York County Regional Police Department and fronting on Bull Road South of Nursery Road, is currently being reviewed by Hines. They are currently in due diligence to purchase the land by the end of May. This project would involve three large warehouses accessing the property from Bull Road. It is anticipated the project will bring approximately 800 jobs to the community. Truck counts are detailed at approximately 1500 per day with most of the trucks traveling south to Route 30 or east to Interstate 83. Significant improvements will be necessary at various intersections to address the traffic concerns. A PennDOT Scoping Application has been filed.

There was discussion about the significance of the project from both an economic and a traffic perspective.

L. Oswalt stated this is considered a project of Regional Significance in the area and therefore letters were sent out by York County Planning Commission to all the neighboring Townships/Boroughs regarding this site and information on the potential impacts.

With no further business, the meeting was adjourned at 5:09 PM by Chairman B. Caden.

Respectfully submitted by: Laurel A. Oswalt

Laurel A. Oswalt, Township Manager