

**DOVER TOWNSHIP
INDUSTRIAL COMMERCIAL DEVELOPMENT COMMITTEE
MINUTES
JUNE 22nd, 2022**

The Dover Township Industrial Commercial Development Committee (I/CDC) Meeting for June 22nd, 2022, began at 4:02 PM by Industrial/Commercial Development Chairman Brian Caden. Committee members present were A. Sarago, Tyler Lerman, and C. Benton. Kim Hogeman, Kathy Herman, A. Spangler, Jr 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 no members of the public present.

APPROVAL OF MEETING MINUTES FOR MAY 25TH, 2022

Motion by C. Benton and seconded by A. Sarago to approve the May 25th, 2022, Industrial Commercial Development Committee meeting minutes as presented. **Passed** with 4 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 potential speaker includes Northern York County Regional Police Department.

C. Benton suggested contacting Mantec as a speaker.

A. Sarago stated CB Services and the YMCA are now members of DABA. Businesses that join DABA are entitled to 15% off of YMCA memberships.

B. Caden reminded everyone that DABA has a Facebook Page now and that they should go to the page and “like” it to get more visibility out to the community.

A. Sarago commented that DABA needs help in collecting photos at events for the Facebook Page, if anyone wishes to take pictures to be used on the site.

C. Benton suggested contacting Mantec as a speaker or the Manufacturers’ Association.

Comprehensive Plan Action Items

Priority Parcels-Top Three Properties for Signs:

J. McLucas reported pricing has gone from \$150 to \$175 per sign. He is still working on obtaining permission from all of the property owners involved. He has permission from Dr. Pike for the property adjacent to Dover Animal Hospital.

T. Lerman questioned the property at the corner of Hilton and Bull and its potential for a sign to be located.

J. McLucas indicated the property owners are pursuing a Planned Residential Development with the Township. This is a mixed-use concept and the owners felt offering up preferred uses on the site would not be beneficial to their project plans.

C. Benton questioned when the Planned Residential Development Ordinance would be reviewed by the Board of Supervisors.

J. McLucas stated there will be a Work Session before the Board of Supervisors on Monday, June 27th, 2022, at 6 PM to review the Dover Township Planning Commission's Revised Draft of the proposed ordinance. The purpose of the Work Session is for the Board of Supervisors to review the ordinance and consider advertising the ordinance for consideration of adoption at a future meeting.

C. Benton will make the DASD School Board aware of the meeting as this is a topic that has been of concern to the District as it means more housing.

B. Caden questioned whether we need to wait on the other two to have the first one located.

J. McLucas would prefer to have all of them installed at the same time, but based on the responses, we may have to post the first one and keep pursuing the rest.

Additional Priority Parcels to be added to the website:

J. McLucas reviewed the York County Planning Commission Mapping Application with the group. He stated that this tool will be helpful in examining parcels that may be prime for development. He asked for suggestions on parcels to review at this time.

C. Benton commented that it was mentioned at the Dover Area School Board Meeting that there was a business that was going to move into the Lidl Property but chose not to do so because of the tax increase being instituted by the District.

Both J. McLucas and L. Oswalt stated that are not aware of that situation. J. McLucas added that he has heard concern expressed as to the Mercantile Tax being a hinderance as well. He has previously shared information with the District on the other municipalities in York County with Mercantile Tax provisions. Most of the larger municipalities do have those provisions in place.

L. Oswalt commented there has been interest in the property, however the biggest issue the property has is a PENNDOT Highway Occupancy Permit (HOP) to allow for left and right turns in and out of the property. This subject has come up previously and it is unclear whether there is an existing HOP for the access, which means an applicant would need to obtain PENNDOT permissions for the site. It has been previously discussed that a LERTA could be applied if requested for the site and the use is one that is deemed to be worth pursuing. This would need to involve the Township, County and Dover Area School District, as the tax abatement would be minimal without all three's involvement.

B. Caden questioned the parcel which is located along Hilton Avenue near the Inch and Company property. There is a 10-acre parcel there for sale.

J. McLucas stated this parcel was approved for the Apple Outdoor location but has since been listed for sale. We recently had interest from a business that produces popcorn in the area. This use is not a use that is specifically listed in the Commercial Zone. A text amendment would be necessary to allow for it to be developed at this location.

The group continued to review the mapping application tool. Parcels that were discussed included:

- 1.) The Farm on the northern side of Hilton which also has frontage on Bull Road-currently zoned commercial but farmed. It is not listed for sale.
- 2.) Grandview Golf Course was discussed. This is a site that may be a suitable location for a Planned Residential Development. A mixed-use concept was considered at this location previously but was not pursued. This is part of what Dover Township staff reviewed during the PRD Ordinance development: what zones make the most sense; what size parcel is the necessary size; what parcels would be impacted based upon those factors, etc. If only one parcel fits the criteria, then the zoning would be considered exclusionary/spot zoning.
- 3.) The Poplars/Hilton and Carlisle Road parcel near Rite Aid was examined. This parcel is working through the process to submit a plan to the Township for a convenience store.
- 4.) A parcel near the Donald/Ruth Hoffman Farm on Carlisle Road but with access from the Andover Development was reviewed. The group felt there was not good access at this location. The Hoffman Farm was not called out on the mapping application but is a parcel that would fall under the PRD ordinance provisions that are under consideration. This parcel has frontage on Carlisle and Fox Run Roads.
- 5.) A parcel to the rear of Creekside Auto Sales was discussed. It is used for parking.
- 6.) The parcel where the Mobile Home Sales was located, across from Giant, was discussed. This is where the Mavis Tire Store is looking to locate. A plan was submitted for that project.
- 7.) A parcel located to the rear of New Creation Day Care was discussed as a potential development site. This is the property the Township would like to bring the future road through for Eagle View Park.
- 8.) The parcel to the rear of Mount Zion Off Road was discussed. The property owner will be approached about whether this parcel should be added to the priority parcel list.

- 9.) The parcel at the corner of Temple School Road and Carlisle Road was included on the mapping tool. There is no sewer at this location, although the North of the Borough Sewer Project will extend sewer to near the Dover Animal Hospital.

There was discussion about whether there were any parcels in the Borough that we should review. Other than the property in the square that housed the Tom's Convenience Store, none were noted.

C. Snyder reported there is no update on the status of the Sheetz being located on the Tom's Convenience Store property.

B. Caden summarized that the Temple School property and the property located behind Mount Zion should be discussed with the property owners to determine whether they can be included on the website as "Priority Parcels."

There was some additional discussion about the Winters and Old Dominos Pizza locations on Route 74. A. Sarago noted that Ascom has been completing some demolition work at Winters. The area is definitely a prime spot for redevelopment.

S. Parthree mentioned the large development in Conewago Township (Freedom Square). It is a mixed-use development that will have a hotel, residential and a mixture of commercial/industrial uses. The group reviewed the parcel involved on Google Earth.

L. Oswalt reported that Conewago Township has additional warehouses going in on Locust Point Road and behind the Wendy's off the Strinestown Exit of Interstate 83. Between those warehouse developments and the Freedom Square development, there will need to be a multitude of traffic improvements at Susquehanna Trail and East Canal Road moving toward the Dover Township/Conewago Township municipal line.

Development Updates

C. Snyder questioned whether the plans have been submitted for the Solar Farm Development.

J. McLucas stated the written decision on the Solar Farm Special Exception Application will be issued on July 5th. After which, anyone who had official standing, or "party status", at the hearing can appeal the decision within 30 days from date of decision issuance.

C. Snyder commented she has heard it was already received and approved by the Board of Supervisors.

L. Oswalt stated we have not received the plan and will unlikely see them until the fall of 2022.

C. Snyder questioned whether the newspaper report was correct that Enel wrote the ordinance that was approved by Township Supervisors.

L. Oswalt stated it is actually quite common practice for applicants that would like to see an amendment to the zoning ordinance to submit a draft ordinance revision. In this case, the Township was approached about the potential development of the land and the fact that the present ordinance was not satisfactory to deal with this type of use. A draft ordinance was provided to the Township by the applicant; however, it was reviewed and edited by staff and then provided to the Dover Township Planning Commission, York County Planning Commission, and the Board of Supervisors for further revision and consideration of adoption. This same process is currently in motion with the Planned Residential Development Draft Ordinance talked about earlier in the meeting.

J. McLucas added the Township has had property owners propose regulations on AirBNB's, Livestock in Residential Areas, etc. It does not make sense for the taxpayers to develop an ordinance if the applicant is willing to provide a starting place for consideration.

C. Snyder stated this made some sense to her.

J. McLucas stated that York County just came out with a model ordinance, which is remarkably similar to the one developed by Dover Township.

B. Caden reported Moonlight Café is now under new ownership.

C. Snyder reported the Things Left Behind will be moving into the old Golden Carriage location. It will be a furniture antique resale shop. The American Made Shop will now house Beacon Law. This business was previously in the Township.

C. Benton stated he would check with the owner on whether this is a relocation or a secondary location.

S. Parthree noted that T and T Seafood is also under new ownership.

L. Oswalt questioned the group on cancelling the July Meeting. Dover Township Recreation has an event that night, at which she usually volunteers. The July Meeting of ICDC was cancelled in July of 2021. Consensus was to cancel the July 2022 meeting.

With no further business, the meeting was adjourned at 5:17 PM by Chairman B. Caden.

Respectfully submitted by: Laurel A. Oswalt

Laurel A. Oswalt, Township Manager