

**DOVER TOWNSHIP
INDUSTRIAL COMMERCIAL DEVELOPMENT COMMITTEE
MINUTES
August 24th, 2022**

The Dover Township Industrial Commercial Development Committee (I/CDC) Meeting for August 24th, 2022, began at 4:01 PM by Industrial/Commercial Development Chairman Brian Caden. Committee members present were A. Sarago, Tyler Lerman, A. Spangler, Jr and Kathy Herman. Kim Hogeman, Chuck 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 no members of the public present.

APPROVAL OF MEETING MINUTES FOR JUNE 22nd, 2022

Motion by K. Herman and seconded by A. Sarago to approve the June 22nd, 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 September 8th at 7:30 AM. The speaker will be Melissa Beaverson from Explore York. B. Caden will not be at this meeting, so the other officers will be handling it.

A. Sarago commented that Northern York County Regional Police Department was the speaker in July and presented on their Project Lifesaver, a Program they have in place for “wanderers” that can be registered with the department in order to find them more quickly should the need arise.

J. McLucas noted that the organization will need to think about new officer nominations for the November Meeting.

Comprehensive Plan Action Items

Priority Parcels-Top Three Properties for Signs:

J. McLucas reported that signs were ordered for the D&D Bismark and KSSK properties North of the Borough. He had a mock-up of the signs for the group to view. The signs will be four-foot by eight-foot.

Additional Priority Parcels to be added to the website:

J. McLucas noted that he needed to follow-up with two property owners mentioned at the previous meeting for the purpose of adding their land to the Priority Parcel Listing on the website.

Development Updates

J. McLucas commented that the Township has received a Land Development Plan for a Mavis Tire Store on Route 74 directly across from the Giant Food Stores. Additionally, a Land Development Plan and Sign Variance Application have been submitted for Wawa at the corner of the Hilton/Route 74/Poplars Road Property.

Business View Magazine Article/Marketing Publication

L. Oswalt reported that one of the Joint Comprehensive Plan “Common Ground” Initiatives that relates to this Committee is to bring development to the Dover Area. Developing marketing materials about the community falls in-line with this goal. To that end, a few weeks ago the Township was contacted by *Business View Magazine*. They were looking for communities in Pennsylvania with under 50,000 residents to use for an article about economic development initiatives. At that phone interview, she had conveyed details about the Dover Area and the Magazine selected our area for their article. This article will also be developed into marketing materials with a front and back cover that can be distributed. Additionally, press releases will be made available for our use as well. *Business View* will be looking for partners to run ads in the publication from our vendors and to make editorial comments about our community.

L. Oswalt noted that staff spent quite a bit of time today brainstorming about several key topic areas that the article will focus on: Our History, Operations and Capabilities, Technology, Supply Chain, Culture, Sustainability and Environmental, Capital Investment, Marketing, and the Future of the Community. These topics were outlined from a brief phone call interview. A more formal interview that will include several Township Representatives will be scheduled for late September. The goal today, was to further solicit ideas for expansion of the information to be provided in the article from the group. Other communities that will be part of the article are Warwick Township and Phoenixville.

From a historical standpoint the area was part of the Trolley Trail. Brookside Park and the Bob Hoffman YMCA were donated by Bob Hoffman of York Barbell. There is a Civil War Component to the area, as Jeb Stuart and his troops were here prior to moving on to the Battle of Gettysburg. The Greater Dover Historical Society has a website and a publication put together by Dr. Charles Drawbaugh that has these details entailed in it.

C. Snyder stated that the K. Stitley often talks about the Jacob Joner Society. The Borough Office is where this organization met. She added that the *Blood Root* Book could be another source of information.

L. Oswalt stated that ICDC and DABA will be discussed under Operations and Capabilities as well as the fact that this is a collaborative effort of the Township, Borough, and District. Our Priority Parcel space on the website and site signage will also be mentioned. The New High School and its CTE Program's success should be featured. We will need pictures from the District. Our Non-Profit community is an asset that needs discussed as well. We want to show a variety of housing types in pictures for use in article. Some Agricultural features will also be important. Labor force make-up would be important to point out as part of the discussion for encouraging employers to come to the Dover area.

L. Oswalt cited examples of how Dover Township uses technology: GIS since the 1990's, an interactive zoning map on the website, automated work orders, asset inspections on the iPads, reservations online, SCADA systems for water and sewer functions, etc.

S. Parthree asked whether Dover Borough has anything to add on the technology side.

C. Snyder commented that they are working with the Township to build the GIS Mapping for their employees to complete inspections on the iPads. They also have a website.

S. Parthree mentioned including the Blacksmith Shop as something to include that is located in the Borough from a historic perspective.

C. Snyder remarked that there is a marker on Davidsburg Road for the Civil War connection to Gettysburg. A picture of the marker could be included with those presented.

B. Caden questioned whether fiber optics are coming to the area.

J. McLucas stated this County project is focused on the Rail Trail area but may expand from there.

L. Oswalt stated for the Vendor section of the article we will talk about sponsorships of our events and newsletters. Job Fairs will also be noted as a regional effort. We are required to give a list of vendors that may run an ad or want to make an editorial remark about their experience in our community.

K. Herman suggested the YMCA is a non-profit that should be mentioned.

L. Oswalt discussed the Culture component of the marketing material. Dover is a larger community with a small-town feel. Dover Township's Tagline on the website is Building Futures...Creating Memories. We look at the "Building Futures" as the Infrastructure and Economic Development aspects of the community and the "Creating Memories" portion as the Recreation Programs and Events. Our community is centrally located between

Harrisburg/Baltimore/Washington and east to west between Philadelphia and Pittsburgh. Our labor force is manufacturing, agricultural and health care focused.

K. Herman remarked on the information about Northern York County Regional Police Department being the first regional department in the state. She was unaware of that fact.

L. Oswalt stated Northern York County Regional Police Department will celebrate its 50th Anniversary in September. Our area has a history of collaborative and innovative methods of working together which should be congratulated. This is one of many examples that can be noted. Another example is the York County Regional Stormwater Consortium Chesapeake Pollution Reduction Plan. This organization is trying to reduce pollution into the Chesapeake Bay and Dover Borough/Dover Township are members along with 40 other municipalities working together to reduce pollution over the greater area of York County. Our Wastewater Treatment Plant is also regional facility.

K. Herman stated the FFA program at the High School should be mentioned.

L. Oswalt stated that agriculture is a track of the CTE Program. Perhaps a list of all of the tracks should be provided.

From the Sustainability and Environmental angle, L. Oswalt stated Dover Township completed several streambank restoration projects/ best management practice upgrades and is currently working with West Manchester Township on the permit and design of one that would go from Pine Road (FEMA Acquisition Properties) to Chuck Richards' property. A trail system would eventually be developed to allow both Townships' residents connectivity to and from both communities. The Township and Borough are currently working on a Recreation and Open Space Plan which includes a walking trail and waterways trail plan. Additionally, the development of Eagle View Park and another 22-acre parcel near Lehr Park are being planned to expand our recreational opportunities.

C. Snyder commented that L. Oswalt may want to reach out to the President of Borough Council to see if he has anything else to add from the Borough perspective. This was noted.

L. Oswalt reviewed some of the Infrastructure projects of importance to discuss: Eagle View Park Development, 13 Bridges under replacement and rehabilitation, Andover Water and Sewer Project, Garage Expansion, Fire Department Dorm Project, Municipal Building Office Expansion, Police Department New Building Project, Intermediate Avenue Extended Intersection Project, etc. She reviewed the start date of some of the larger bridge closures for the group's information.

B. Caden mentioned the North of the Borough Sewer and Water Project as a project to add. This project was added to the list.

L. Oswalt stated that under the Marketing portion, we want to highlight the 2020 Implementable Joint Comprehensive Plan and its goals/action items.

S. Parthree commented about the Planned Residential Development Ordinance.

J. McLucas stated that is part of the review of the variety of housing types in the area.

The last item to cover is the Future of the area. L. Oswalt listed the following from the staff input session: attract and strengthen businesses that fill a complimentary role in the community, invest in infrastructure, expand recreation programming, provide better communication to residents, improve our education system, continue to allow a diverse supply of housing while enhancing property values through strict code enforcement, preserve our history and the agricultural areas of the community, and share our resources by working with our neighbors and non-profits for the benefit of all.

L. Oswalt noted that there is a Regional Collaborative Meeting scheduled for September 14th. This group includes Superintendent Cartwright, C. Snyder, C. Benton, and L. Oswalt. There are several initiatives that need the DASD involvement. The largest of these is the idea of Work Force Development using the school's resources for the certificate programs for adults as well as the students they were developed to assist.

K. Herman stated she feels the working relationship that has been started with these endeavors are important to continue, which she has expressed to the other School Board of Director Members.

L. Oswalt agreed that working together is very important. Municipalities and probably school districts are usually very focused on their own business without thinking about how the decisions impact one another. This more collaborative approach is a new way of doing business that can be very beneficial for all.

B. Caden asked if there were any other matters to discuss this evening.

C. Snyder reported that a new business called "Upcycled Furniture" will be opening at the old Golden Carriage location.

With no further business, the meeting was adjourned at 5:23 PM by Chairman B. Caden.

Respectfully submitted by: Laurel A. Oswalt

Laurel A. Oswalt, Township Manager