

**DOVER TOWNSHIP
INDUSTRIAL COMMERCIAL DEVELOPMENT COMMITTEE
MINUTES
October 26th, 2022**

The Dover Township Industrial Commercial Development Committee (I/CDC) Meeting for October 26th, 2022, began at 4:05 PM by Industrial/Commercial Development Chairman Brian Caden. Committee members present were Ashley Spangler, Jr, Kathy Herman, Tyler Lerman, Anthony Sarago, Ashley Spangler, Sr, Brian Caden, and Chuck Benton. Kim Hogeman was 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 Brooke Scarce, Township Secretary. There were no members of the public present.

APPROVAL OF MEETING MINUTES FOR SEPTEMBER 28TH, 2022

Motion by A. Sarago and seconded by A. Spangler Sr. to approve the September 28th, 2022, Industrial Commercial Development Committee meeting minutes as presented. **Passed** with 7 ayes.

PUBLIC COMMENT

None were offered.

ACTION ITEMS DISCUSSION:

Business Association –

A. Sarago reported that at the last DABA meeting Melissa Beaverson and a couple of her associates from Explore York provided different strategies on how York County is trying to attract tourism and business. The November meeting topic discussion will hopefully be about MS4.

Manager Oswalt stated that EPA was on site for an audit. There are two types of inspections that they conduct, they were only on site for one day. EPA focused on three businesses that have recently has their stormwater facility inspected by the Township. They also requested to see our new maintenance facility, which fortunately with the new garage space everything the crews do is mostly inside as far as vehicle washing and maintenance.

C. Benton noted Explore York was at the Occupational Advisory Committee meeting just to speak to the businesses. In March there will be a meeting and DABA is invited to come and provide information about the organization.

Manager Oswalt stated that the Occupational Advisory Committee is different business owners getting involved in helping with the curriculum for the CTE program.

B. Caden stated the next DABA meeting will be on November 10th, 2022. The meeting will be held at Dover Valley Restaurant. DABA is looking to hold a Christmas party in December at the Community Building if possible.

Comprehensive Plan Action Items

J. McLucas noted the signs for preferred uses have been placed on Carlisle Road next to Dollar General and the other one was placed North of the Dover Animal Hospital.

C. Snyder questioned if the property is right along Carlisle Road where the sign was placed near Dollar General.

J. McLucas stated the bulk of the land sits behind Dollar General.

Manager Oswalt stated Dollar General was broken off from that piece of land.

J. McLucas stated the entrance to Dollar General is a future road access.

Priority Parcels-Top Three Properties for Signs:

J. McLucas noted that there is still one more sign that needs to be put out.

Additional Priority Parcels to be added to the website:

J. McLucas reported that at last month's meeting there was discussion about two parcels, one of which is the property south of Harbold's RV. There was discussion with the property owner to have I/CDC evaluate the property and seeing what the community preferred uses are.

J. McLucas stated the current parcel is 21.52 acres and has a land use of vacant agricultural.

A. Sarago stated that he envisions a 3D sportsman recreation area.

J. McLucas noted that since this property is North of Borough it ties into the eventual gateway community concept toward Pinchot Park.

B. Caden questioned if the property has water and sewer connection.

J. McLucas stated the property does have water and sewer connection.

Manager Oswalt noted that the water line runs through the property.

C. Benton questioned if the water line running through the property will affect something being built on the property.

J. McLucas stated the builder will have to stay out of the easement.

C. Benton stated that with the property being 21 acres it could be subdivided to make multiple store fronts.

J. McLucas recommended turning the property into something like Hickory Falls in Hanover, like a family fun center.

C. Benton recommended creating individual buildings for different types of shopping with a visitor center.

A. Spangler Jr questioned what type of access would be available since an access way would be going onto Carlisle Road which is a busy road.

J. McLucas stated on the northern portion of the property there is a 50 foot right of way.

Manager Oswalt noted that the back of the property backs up to Raycom.

J. McLucas stated from the discussion he heard a winery, family fun center, sporting goods, general retail, and visitors center.

A. Sarago questioned who funds a visitors' center.

J. McLucas stated Explore York has grants that can be applied for each year.

C. Benton recommended tying in the visitors' center with the historical society.

Home Grown Business Applications

J. McLucas stated Gina Myers was present at last month's meeting and received a copy of the home-grown business application. Leonas Café also received a copy of the application as well.

C. Snyder recommended stopping into the new shop in Dover Borough called Things Left Behind to drop off an application.

J. McLucas felt revisiting applications in June to see if new applications have been received should be a future agenda item.

Development Update

J. McLucas stated the Board approved the Planned Residential Development Ordinance at the October 24th meeting. Mavis Tire submitted a separate plan to subdivide the back portion of the property that borders Donwood Estates. On Palomino Road there is Drayer Physical Therapy that is to be built.

S. Parthree questioned approximately how large the lot will be.

J. McLucas stated the lot will be roughly 2.3 acres. Once the subdivision is finalized, that enables Mavis Tire to finalize their plan.

Manager Oswalt questioned if Mavis Tire bought the parcel or if they are leasing it.

J. McLucas stated he is unsure.

J. McLucas noted the Hines Warehouse Development filed a sketch plan, but due to the size of the project they are running through a sketch plan review process. Wawa was partially denied their Zoning Hearing request for signage, but they did get the Wellhead Protection approval. A subdivision plan was submitted for Brownstone Manor which is another two phases of housing. Phase Three connects out to South Salem Church Road and Phase Two connects to Admire Road (Dover Run Apartments). The development at The Seasons is getting ready to start Phase Two.

C. Benton questioned what the timeline for the Solar Project and the Hines Warehouse Development.

J. McLucas stated he is thinking the project will start at the end of 2023. Both applicants have a lengthy approval process before starting to build.

Manager Oswalt stated that the December I/CDC meeting will be a week early, but she will be absent due to a family vacation.

Consensus was to cancel the December Meeting.

With no further business, the meeting was adjourned at 5:16 PM by Chairman B. Caden.

Respectfully submitted by: Brooke Scarce

Brooke Scarce, Township Secretary