

**DOVER TOWNSHIP
INDUSTRIAL COMMERCIAL DEVELOPMENT COMMITTEE
MINUTES
February 22nd, 2023**

The Dover Township Industrial Commercial Development Committee (I/CDC) Meeting for February 22nd, 2023, began at 4:05 PM by Industrial/Commercial Development Vice Chairman Anthony Sarago. Committee members present were Kim Hogeman, Kathy Herman, and Ashley Spangler, Jr. Chuck Benton, Ashley Spangler Sr., and Tyler Lerman were absent with prior notice. Also, in attendance were C. Snyder, Borough Council Member; Laurel Oswalt, Township Manager; John McLucas, Township Planning Director; Stephen Parthree, Township Supervisor, John Popovich, Representative Seth Grove, and Brooke Scarce, Township Secretary. There was 1 member of the public present.

APPROVAL OF MEETING MINUTES FOR NOVEMBER 16TH, 2022

Motion by K. Hogeman. and seconded by K. Herman to approve the November 16th, 2022, Industrial Commercial Development Committee meeting minutes as presented. **Passed** with 4 ayes.

PUBLIC COMMENT

None were offered.

ACTION ITEMS DISCUSSION:

Business Association

A. Sarago stated there was a meeting in January and a representative from Seth Grove's office was present with the annual update. During their month off, the Board met at the Township Building to solidify topics for the year. At the meeting there were 2 guests who joined the meeting, one person from Covenant Insurance Group and one from 2Delicious. They both seemed interested in helping out with DABA. The next meeting will be held on March 9th.

Brian Caden arrived at the meeting at 4:07 pm and took over running the meeting.

OTHER BUSINESS:

Comprehensive Plan Action Items

None were noted.

OLD BUSINESS:

Sign Placement for priority parcel update

J. McLucas stated that there is no update. There are two signs along Carlisle Road and we are working on the third sign.

A. Sarago stated there was discussion at the DABA meeting about covering the costs of the signs.

J. McLucas stated the signs were originally printed one sided and they really needed to be double sided. The initial cost was \$175.00 a sign and \$350.00 for the total cost of signs. Due to them needing to be double sided there is an outstanding invoice of \$350.00. If DABA would like to pay the invoice that is fine.

A. Sarago stated there was discussion on covering the cost which would not be an issue.

A. Spangler Jr questioned if a portion of the property on the corner of Hilton Avenue and Bull Road is going to be owned by PennDOT.

Manager Oswalt stated that the last update the Township received was that they have not filed the official condemnation with the courts.

B. Caden questioned if the land has to be purchased from the Township.

Manager Oswalt stated the parcel is not owed by the Township. It would have to be purchased from the parcel owner and fair market value paid for the property through the eminent domain process.

A. Sarago questioned what PennDOT would be doing with the property.

J. McLucas stated we have been told they would be building a maintenance facility.

B. Caden questioned if PennDOT would make any road improvements to the intersection.

Manager Oswalt stated we have been provided very little detail, so she is unsure.

J. McLucas stated that the Board of Supervisors did send a letter to multiple state senators and representatives expressing concerns about the PennDOT facility.

A. Sarago questioned if the new PennDOT facility is built if it would take away the facility on Fox Run Road.

Manager Oswalt stated that they have not received an answer, but it is a question that has been posed.

J. Popovich stated he could try getting some more information from PennDOT.

Manager Oswald stated it is the Department of General Services that is in charge of the project, as they handle all acquisition matters.

J. McLucas stated that Inch and Company is still looking at the remaining acreage for a mixed use development.

Manager Oswald stated the parcel is zoned commercial, but the development would be a Planned Residential Development with commercial uses integrated into the plan.

Additional Priority Parcels:

J. McLucas stated at this time, there are no additional priority parcels to discuss.

Home Grown Business Applications

B. Caden questioned if we have received any new applications.

J. McLucas stated he has received a new application from Platts Motors Incorporated. He is still waiting on an application from 2Delicious, as they have expressed interest. Ascom has also submitted their application as well.

Review of materials provided by Sully Pinos of YCEA with regard to Work Force Development Initiatives

Manager Oswald stated Sully Pintos from YCEA provided a lot of information on Work Force Development. The idea was to get a sampling of what is needed within York County by Employers to help aid Employee Development. We learned from her that there are programs available through organizations like the Literacy Council. Employers have noted that they are looking for soft skills or basic math and reading skill development. If we can determine what the local businesses need, we can partner with these organizations who have the programs to provide a local location for our residents who are looking for a job or even businesses that are looking for development opportunities for their staff. At previous meetings, Chuck has brought up that we should create a survey for the business community to determine what the business communities needs are.

B. Caden questioned if we could use the survey that was provided by Sully.

J. McLucas stated we could use the survey provided but make alterations for the Dover community.

Manager Oswald stated that if a lot of residents were interested in math skills, we could find a partner to do the teaching, and we could provide a location for the classes.

K. Hogeman stated that depending on the results of the survey could lead to a partnership with the Literacy Council and then the Township could apply for the bloom grant to cover the cost.

B. Caden questioned if the YMCA has programs available.

Manager Oswald stated the YMCA offers nutrition and wellness classes, but she is unsure if they offer any workforce development classes.

Manager Oswald questioned if she and John should work on coming up with some questions for the survey or if anyone had questions that should be specifically asked.

A. Sarago stated that he cannot think of any questions specifically that aren't already being talked about.

B. Caden stated that the survey that was provided has a lot of content and it should be adjusted to meet the group's need.

C. Snyder noted that we just want to make sure that the survey is not too long to the point where it becomes cumbersome.

B. Caden stated he would like to create a mock survey for the committee to review.

Development Update

J. McLucas stated there has been inquiries about the property on the corner of Carlisle Road and Hilton which used to be the old Shurfine. There is a meeting that will be held next week. Therefore, he will be able to provide an update soon on this property.

J. McLucas noted Wawa is nearing plan finalization. There are some traffic improvements that will relieve traffic concerns and Mavis Tire should be also be nearing plan finalization.

A. Sarago stated that he has seen work being done at the property behind Member's 1st.

J. McLucas stated that they have broken ground. It is going to be two uses: Drayer Physical Therapy and a State Farm Insurance Office.

B. Caden questioned if the State Farm Office would be an individual agent.

J. McLucas stated he is not sure. When the permit was submitted, they used State Farm as their place holder, but he is unsure if a lease is in place.

C. Snyder questioned if Mavis Tire subdivided the property.

J. McLucas stated the property has been subdivided but the lot has not been recorded yet. There are some traffic issues that came up that need to be addressed.

C. Snyder questioned if there was a land development plan for the Enel solar farms.

J. McLucas stated they have until July 3 to present a plan to the Township. If they do not meet the deadline the process will have to start over again with the hearings.

A. Spangler Jr. questioned if the parcels with the priority signs are for sale.

J. McLucas stated that the parcel next to the Dover Area Animal Hospital is for sale. The parcel next to dollar general has been on and off the market. The Township had permission to evaluate the parcel and add the sign even when it was off the market.

J. McLucas noted the Township is starting the North of the Borough sanitary sewer extension project. The sewer lines will not run right to the properties, but it will be in close proximity.

Manager Oswalt stated that the parcel near Dollar General already has sewer and water connection. But currently, the sewer goes to the Borough so any customer North of the Borough is paying the Township and then the Township pays the Borough. There has been an agreement with the Township and the Borough to switch those customers to take over the sewer hook ups with the exception of Jim and Nena's. Jim and Nena's has a bathroom in the basement which requires a grinder pump and the Township cannot get their sewer system low enough to make it function.

B. Caden questioned if there was an update on the warehouses.

J. McLucas stated that there is no update. There was a meeting with the developer about 2 months ago to review some concerns from the staff.

Manager Oswalt stated that there are a lot of PennDOT issues because both the roads the tractor trailers plan to use are state roads. There are some traffic improvements that will need to be completed for the project to move forward.

C. Snyder questioned if there was any more discussion on the traffic circle at the intersection of Harmony Grove Road and Carlisle Road.

Manager Oswalt stated the Board made a decision that they would like to pursue the traffic circle. The Township is currently working through design and currently talking to property owners about potential concerns and ways to resolve them.

The committee received a copy of the business view pamphlet for their review before pushing it out to the public.

Additionally, it was noted that Township been working with Savvy Citizen which is an app that residents can download on their phone to get updates that are happening within the Township.

K. Herman questioned what is happening at the Community Building/Fire Department.

Manager Oswalt stated that the fire department currently has 14 live in volunteer firefighters and the dorm space is not ideal. The project is something that has been discussed for a couple of

years. The dorm rooms will be upgraded and divided into 18 dormitory spaces, 6 bathrooms, a laundry facility, and more storage. There will also be an addition added onto the building which will be their training room.

G. Myers questioned if there was an update on the property that used to be Tom's.

C. Snyder stated that Shipley has purchased the adjacent property. The Zoning Officer contacted Sheetz and they are no longer pursuing the property. At this point, the Borough has no other information as to what could potentially go there.

With no further business, the meeting was adjourned at 5:00 PM by Chairman B. Caden.

Respectfully submitted by: Brooke Scarce

Brooke Scarce, Township Secretary