

**DOVER TOWNSHIP
INDUSTRIAL COMMERCIAL DEVELOPMENT COMMITTEE
MINUTES
MARCH 22ND, 2023**

The Dover Township Industrial Commercial Development Committee (I/CDC) Meeting for March 22nd, 2023, was called to order at 4:02 PM by Industrial/Commercial Development Vice Chairman Anthony Sarago. Committee members present were Kim Hogeman, Kathy Herman, Tyler Lerman, and Anthony Sarago. Ashley Spangler, Jr. Chuck Benton, and Ashley Spangler Sr. 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, and Brooke Scarce, Township Secretary. There were no members of the public present.

APPROVAL OF MEETING MINUTES FOR FEBRUARY 22ND, 2023

Motion by A. Sarago and seconded by T. Lerman to approve the February 22nd, 2023, Industrial Commercial Development Committee meeting minutes as presented. **Passed** with 4 ayes.

PUBLIC COMMENT

None offered.

ACTION ITEMS DISCUSSION:

Business Association

B. Caden stated there was a meeting held on March 9th. Jon Stone from Covenant Insurance presented on all areas of commercial insurance. Overall, the group was receptive and engaged. There will be some changes to the Board which will be finalized at the May meeting. Carolyn Mahlstedt of Covenant Insurance will be sitting in as the Secretary and Anthony Sarago will be taking Steve Stefanowicz' place as Vice President.

B. Caden also noted that the Business Association is trying to solicit Michael Mendez from 2Delicious Gyros to become a member on the Board or become a committee member.

A. Sarago stated that the goal for 2023 is to convince more businesses to join, develop a website and marketing material.

OTHER BUSINESS:

Comprehensive Plan Action Items

None were noted.

OLD BUSINESS:

Sign Placement for Priority Parcel Update

J. McLucas stated there was going to be a 3rd sign located on the Lidl property but thinks the 3rd parcel should be pushed to a different site. In October of 2022, the committee selected uses for Steve Stefanowicz's property which is South of Harbold's. Those uses included: a winery, outdoor/indoor recreational facility, sporting goods retail, and a visitor's center. Most of the other parcels that were previously selected are either sold or in development.

Manager Oswald stated Mr. Stefanowicz's property has access to public water and sewer which makes the property more viable as well as having access to Carlisle Road.

Manager Oswald questioned about the parcel that is owned by Pro Pallet.

J. McLucas stated that parcel was evaluated in the past which is a pan-handle piece that goes back behind Panographics.

The Old Post Office vacant parcel located at the corner of Raycom Road and Butter Road is also worth revisiting.

T. Lerman questioned what is happening at the intersection of Park Street and Canal Road.

Manager Oswald stated a 55 -unit rental community is being built.

J. McLucas noted that he will reach out to Mr. Stefanowicz about adding the 3rd sign on his property.

Additionally, J. McLucas stated that he will follow up with the parcel located on the corner of Raycom Road and Butter Road. He did reach out to them previously and never heard anything back.

Additional Priority Parcels

There are no current priority parcels at this time.

Home Grown Business Applications

J. McLucas stated he is still waiting on the application from 2Delicious.

A. Sarago suggested that DABA could send an email to their vendors asking for applications.

Review of Draft Employer Training Needs Survey Discussion

B. Caden stated that question No. 3 should be "circle all that apply".

J. McLucas stated the question could state the average age versus an age range.

Manager Oswalt stated that the average age would be a better option for question No. 3.

A. Sarago stated that question No. 4 should state, "What is the highest level of education for the majority of your employees' seeking employment?"

B. Caden stated that question No. 6 should state, "Historically, what have you seen your recruits lacking that would prevent you from hiring them?"

J. McLucas stated that question No. 9 should be reworded to state, "Circle the top 5 categories that best describe the needs of your industry operations."

After some discussion, it was decided to leave question No. 9 as selecting 5 different choices from the 18 options provided.

B. Caden questioned who would be receiving the questionnaire.

Manager Oswalt stated the questionnaire will be provided on the Township's social media outlets and website. It could also be shared via email with contacts of DABA, DASD, etc.

Manager Oswalt noted that in April of last year Shanna Terroso of the York County Realtors Association attended the Industrial Commercial Development Committee Meeting to present on the real estate market in the county. She asked if the group was interested in having Ms. Terroso come back this year for the April Meeting.

The group agreed the presentation was informative and would be interested in slating Ms. Terroso for their April Meeting if she is available.

Development Update

J. McLucas stated that the Lidl property is going to possibly become a mini storage facility.

Manager Oswalt stated that the facility will have indoor and outdoor facilities available.

C. Snyder questioned if they will be using the existing building.

J. McLucas stated there will be a massive expansion to the existing building. There was a land development plan filed but they have requested variances for parking and special exceptions for the expansion of a nonconformity. This is not something that is set in stone as there are some obstacles. The plan is showing 630 proposed units.

A. Sarago left the meeting at 4:52 PM.

With no further business, the meeting was adjourned at 4:58 PM by Chairman B. Caden.

Respectfully submitted by: Brooke Scarce

Brooke Scarce, Township Secretary