

**DOVER TOWNSHIP
INDUSTRIAL COMMERCIAL DEVELOPMENT COMMITTEE
MINUTES
JUNE 28TH, 2023**

The Dover Township Industrial Commercial Development Committee (I/CDC) Meeting for June 28th, 2023, was called to order at 4:01 PM by Industrial/Commercial Development Chairman Brian Caden. Committee members present were Kathy Herman, Anthony Sarago, and Tyler Lerman. Ashley Spangler Jr., Ashley Spangler Sr., Kim Hogeman, and Charles Benton were absent with prior notice. Also, in attendance were Cindy Snyder, Borough Council Member; Laurel Oswalt, Township Manager; John McLucas, Township Planning Director; Stephen Parthree, Township Supervisor, John Popovich, Representative Seth Grove and Brooke Scearce, Township Secretary. There was 1 member of the public present.

APPROVAL OF MEETING MINUTES FOR APRIL 26TH, 2023

Motion by A. Sarago and seconded by T. Lerman to approve the April 26th, 2023, Industrial Commercial Development Committee meeting minutes as presented. **Passed** with 4 ayes.

PUBLIC COMMENT

None offered.

BUSINESS ASSOCIATION UPDATE

A. Sarago stated that at the last meeting on June 8th, there was discussion on expanding membership in DABA which will necessitate more information to be provided to potential members. There was also discussion on a mission statement and gathering more information for the website.

J. McLucas stated that the draft website will be reviewed next week and then shortly after that, the website will be available to the public.

B. Caden noted that the Facebook page has gained followers. A goal for the year is 500 followers and they are up to 85.

**OTHER BUSINESS:
Comprehensive Plan Action Items**

None were noted.

OLD BUSINESS:

Sign Placement for Priority Parcel Update

None were noted.

Additional Priority Parcels

J. McLucas stated there is currently a vacant lot with 1.06 acres located at 3930 Carlisle Road. However, with the development of Mavis Tires, there will be shared access that comes off of Palomino Road. The biggest hindrance to this lot is that it backs up to the Donwood Residential Development so there would be a 50-foot buffer area in the rear.

B. Caden recommended a professional services/office or a small café/restaurant.

A. Sarago recommended an art studio/gallery.

B. Caden also recommended a personal health and wellness building which would compliment the Senior Center.

Home Grown Business Applications

J. McLucas stated that he has not received any new applications, but he is still waiting for 2Delicious to submit their application. Platts Motors, LLC will be featured on the website for this quarter.

Manager Oswalt stated that there was discussion on handing out the application with the certificate of occupancy for permits that are for new local businesses within the Township.

Status of the Employer Training Needs Survey

J. McLucas stated that the survey is completed. With the data we are looking to collect it has been decided to use Google Forms versus Survey Monkey.

Development Update

J. McLucas stated that the plan for the warehouses have been submitted located on Bull Road close to the intersection of Bull Road and East Canal Road. The large solar project through Enel has been submitted as well. There was also a Zoning case for another solar project on Harmony Grove Road and that project plan has been submitted.

C. Snyder questioned what public meetings would be necessary for the solar farm projects that have been submitted already.

Manager Oswalt stated it still needs approval for the land development. So, it will go to the Planning Commission and then the Board of Supervisors.

G. Myers from 1046 Rohlers Church Road questioned if Moove In Self Storage needed to change their plans due to the parking variance being denied.

J. McLucas stated they scaled down the building, but they are now showing enough parking to be compliant, but they are going to ask for a waiver request from the Board to not stripe the spaces.

J. McLucas noted that Wawa is close to being wrapped up, but they are currently waiting on PennDOT.

B. Caden questioned if Mavis Tire has broken ground yet.

J. McLucas stated they have torn the building down and their land development plan has been signed. They are currently doing some earth work.

C. Snyder questioned how many garage bays will Mavis Tire have.

J. McLucas stated they will have four or five garage bays.

K. Herman questioned what the blasting was for on Hilton Avenue.

J. McLucas stated Buchmyer's Pools is in the process of building and ran into rock.

With no further business, the meeting was adjourned at 5:02 PM by Chairman B. Caden.

Respectfully submitted by: Brooke Scarce

Brooke Scarce, Township Secretary