

**DOVER TOWNSHIP
INDUSTRIAL COMMERCIAL DEVELOPMENT COMMITTEE
MINUTES
NOVEMBER 15TH, 2023**

The Dover Township Industrial Commercial Development Committee (I/CDC) Meeting for August 23rd, 2023, was called to order at 4:16 PM by Industrial/Commercial Development Chairman Brian Caden. Committee members present were Anthony Sarago, Ashley Charles Benton, and Ashley Spangler Jr. Ashley Spangler Sr., Tyler Lerman, Kim Hogeman, and James Turnure 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 and Brooke Scarce, Township Secretary. There was 1 member of the public present.

APPROVAL OF MEETING MINUTES FOR AUGUST 23RD, 2023

Motion by A. Sarago and seconded by Chuck Benton to approve the August 23rd, 2023, Industrial Commercial Development Committee meeting minutes as presented. **Passed** with 4 ayes.

PUBLIC COMMENT

None offered.

BUSINESS ASSOCIATION UPDATE

B. Caden stated that he was not able to attend the last meeting but was made aware that Northern York County Regional Police spoke at the meeting.

A. Sarago stated that Northern Regional updated them with some of the new programs that they have unveiled and provided some information about the new headquarters they are in the process of trying to build. Northern Regional is also looking to hire 2-3 new police before the end of the year since they will be expanding their number of patrol.

Manager Oswalt stated that the number of patrol is going up since other municipalities are purchasing additional service.

A. Sarago stated that he thought it was interesting that with the move to the new headquarters East, they will be able to hit more of their service area population wise.

Manager Oswalt stated that Northern Regional will be able to get to North York quicker.

A. Sarago stated that there will be license plate readers placed in some of the patrol vehicles. The readers in the vehicles will be able to take 62 pictures of license plates per minutes.

C. Snyder stated that every morning, PennDOT uploads a list of expired license, warrants, Megan's Law and other violations into the system they use, so that is they pass a vehicle and involved in some sort of issue, it notifies the police officer for them to further investigate.

Manager Oswalt stated there are in car units that are being installed and the LPR units that sit along roadways.

A. Sarago stated that Northern Regional is investing in technology to better services for the community.

B. Caden stated the website is live and the application for the Business Association is online as well. In 2024, they will be able to take online payments for annual dues. The next meeting will be December 14th and that was also shared on social media.

B. Caden questioned if there was any new business's at the previous meeting.

A. Sarago stated there was three new businesses at the meeting which are as follows: Joe Street Café, R. L. Addlesberger Roofing, and Rossville Beer Distributor. There was also a different representative for the YMCA that was present at the meeting.

A. Spangler questioned if Rossville Beer was too far North to be included in the Business Association.

B. Caden stated that they are not too far North, there are more than likely Dover residents who use that store.

Comprehensive Plan Action Items

None were noted.

OLD BUSINESS:

Sign Placement for Priority Parcel Update

J. McLucas stated that he put together a packet of priority parcels the committee has looked at in the past, if any changes have been made, or where they are now. The old Lidl property was layout for a recreation facility, hotel, farmer's market or shopping center and is now becoming Moove in Self Storage. The next property was 2955 Carlisle which is becoming Wawa but the potential uses that were gather from the committee were a fast food restaurant, shopping center, retail sales and services, and restaurant/ tavern. The property is still pending settlement but there is an approved plan for Wawa.

C. Benton asked if there was a move in date for the self-storage facility and Wawa.

J. McLucas stated that he is unsure about the self-storage facility, but Wawa will hopefully be breaking ground in Spring of 2024 with occupancy to follow a year later.

J. McLucas stated that the next property is a parcel behind Dollar General which ICDC has placed a priority sign on the property for potential uses which are as follows: commercial recreation family, shooting range, winery/ brewery, and farmer's market. The property has not been sold yet and the for sale sign keeps going up and down. However, there is a future street that is laid out on that parcel that would connect to the Industrial Park.

A. Spangler questioned where the future street would be.

J. McLucas stated that the future street would be right near the Dollar General and then would connect to Raycom Road. When the property was originally subdivided, the Township reserved the right of way for a future street and there is also wetlands that run through the property as well.

C. Benton questioned if anyone has looked at the property and then walked away due to the right of way that that is through the property.

J. McLucas stated that he has not specifically heard of people not purchasing the property due to the right of way. Based on the commercial listing that he has seen they show a copy of the plan that shows the right of way.

A. Spangler questioned if anything can be built overtop of the wetlands.

J. McLucas stated that earth disturbance in that area requires a lot of permitting.

Manager Oswalt stated that if you encroach on wetland, you will have to mitigate it by creating more somewhere else.

J. McLucas stated the old Pietropola Dentist Office is now Lehman Family Chiropractic in 2021.

B. Caden stated that one of the potential uses listed was personal services.

J. McLucas stated that Frank King Photography is now Luna Nails and Spa, it was purchased in 2021 and being used for personal services which was one of the potential uses. The Township's prime commercial property is located on Hilton Avenue and Bull Road, unfortunately the Department of General Services condemned about 40 acres on the corner of the property to use as a future PennDOT maintenance shed with offices. There is a remaining 60 acres closer to Imperial Drive that still could potentially be developed as a Planned Residential Development.

Gina Myers from 1046 Rohlers Church Road questioned how much they are paying the Township for that land.

J. McLucas stated that the property owner will get paid. The Department of General Services will file eminent domain, they do an appraisal of the land and the owner's can disagree with the appraisal and then it gets decided in court what the property is worth.

A. Sarago questioned if there was confirmation if this was going to then take place of the PennDOT facility on Fox Run Road.

Manager Oswalt stated there has been no confirmation, from the Township's understanding it is supposed to be taking place on the facility on the Susquehanna Trail.

S. Parthree questioned if the property has been transferred.

J. McLucas stated there is a deed and the property has been transferred.

S. Parthree questioned if they have agreed on a price.

J. McLucas stated that as far as he knows, they have not agreed on a price yet.

Manager Oswalt stated that the process of eminent domain is where you take the parcel and then work out the details of how much later. They have to pay the fair market price of the property but there could be a disagreement which is then dealt with later through a court process.

A. Sarago questioned if they would have to make improvements to the intersection.

Manager Oswalt stated that the Township would like improvements to happen at the intersection of Bull Road and Hilton Avenue, but they are unsure if PennDOT will be making improvements or not at this time.

A. Spangler questioned if the Township would still be able to move forward with the Planned Residential Development with the remaining 60 acres.

J. McLucas stated that the PRD can still move forward but only 25% of the 60 acres would be devoted towards commercial uses.

J. McLucas stated there has been no changes to the remainder of the Pro Pallet land as it has not been subdivided and there has also been no changes to the parcel on Carlisle Road adjacent to the Dover Area Animal Hospital. The parcel located at 5061 Carlisle Road which was formally Bad Hills Distillery is pending approval for a self-storage facility.

A. Spangler questioned what type of facilities are going to be on site.

J. McLucas stated that they are very early in the process but from his understanding, it is going to be a mixture of storage with climate controlled rooms, outside storage, and traditional rooms.

J. McLucas stated that 6421 Carlisle Road formally Mount Royal Auction was sold in 2021 and now Top Gun Military and Auction. 1 North Main Street potential uses are a jeweler or spa/ nails but there has been no changes.

C. Snyder stated that there was a real estate sign up for a while, but it has since been taken down. There might have been someone who bought the property and is maybe keeping the business the same because there has been some construction completed to the building.

J. McLucas stated that 28 North Main Street did not sell but there was a new tenant that moved in, and the building is now called Things Left Behind, which is a consignment shop. The parcel located at 1890 Park Street did sell in 2021 but other than the property owner changing there has been no changes.

Manager Oswald stated that the biggest challenge with the parcel on Park Street is that there is no parking that would be ideal for a commercial building.

J. McLucas stated that there has been no change to the parcel located at Raycom Road and Butter Road. There has also been no change to the parcel owned by Stephen and Kathleen Stefanowicz located on Carlisle Road. The most recent priority parcel located at 3930 Carlilse Road has not had any changes either.

C. Snyder questioned where the parcel is located.

Manager Oswald stated that it is located next to the new Senior Center.

G. Myers questioned if there was an update on the old Tom's gas station located in the Borough.

C. Snyder stated that the Borough has not heard any updated information about the old Tom's gas station.

C. Benton questioned if there was an update on the solar farms and the warehouses.

J. McLucas stated that plans have been reviewed and they were provided comments but there has been no other change.

Additional Priority Parcels

There are no additional priority parcels at this time.

Home Grown Business Applications

J. McLucas stated that he has not received any new applications.

Status of the Employer Training Needs Survey

J. McLucas stated we have 21 responses now.

Manager Oswald stated that information was posted on social media again and Chuck Benton shared the information with the school district's OAC contacts.

A. Sarago questioned if DABA has the survey on their website.

B. Caden stated that it is not on the DABA website.

J. McLucas stated that DABA did promote the survey on Facebook.

C. Benton stated he has talked about this survey with another business association that he's affiliated with, and they have asked if ICDC could share the results with them after the survey is completed.

J. McLucas stated that that we could share the results with them once the survey is completed.

Development Update

J. McLucas stated that Weigelstown Child Care Center is consolidating some of their lots for additional room to build in the future but other than that, there are currently no new development updates at this time.

With no further business, the meeting was adjourned at 5:10 PM by Chairman B. Caden.

Respectfully submitted by: Brooke Scarce

Brooke Scarce, Township Secretary