

**DOVER TOWNSHIP
INDUSTRIAL COMMERCIAL DEVELOPMENT COMMITTEE
MINUTES
JANUARY 22ND, 2025**

The Dover Township Industrial Commercial Development Committee (I/CDC) Meeting for January 22nd, 2025, was called to order at 4:00 PM by Industrial/Commercial Development Chairman Brian Caden. Committee members present were Ashley Spangler Jr., Anthony Sarago, Kim Hogeman, and James Turnure. Dave Wolverton was absent with prior notice. Also, in attendance was Cindy Snyder, Borough Council Member; Laurel Oswalt, Township Manager; Stephen Parthree, Supervisor; John McLucas, Township Planning Director; and Brooke Scearce, Township Secretary. There was 1 member of the public present.

APPROVAL OF MEETING MINUTES FOR DECEMBER 18TH, 2024

Motion by A. Sarago and seconded by J. Turnure to approve the December 18th, 2024, Industrial Commercial Development Committee meeting minutes as presented. **Passed** with 5 ayes.

PUBLIC COMMENT

No comments from the public.

BUSINESS ASSOCIATION UPDATE

B. Caden stated that at their January meeting they had someone from YCEA speak. There were a couple of new members who were present at the meeting and a new member from Edward Jones who recently signed up and paid their membership dues.

J. McLucas stated that there will be heavy recruitment in 2025.

Comprehensive Plan Action Items

B. Caden stated that he would like to quickly touch base on the soft skills training. Victoria from New Hope has reached out and he would like to include her in one of the upcoming meetings.

J. McLucas stated that the dates they were looking at were as follows; April 9, April 30, and May 14. Dave Wolverton stated that he would be looking into the dates to see what would be available at the high school.

B. Caden asked if Victoria could attend the meeting next month.

J. McLucas stated that there is someone else that will be attending the next meeting for a presentation.

B. Caden questioned if someone from New Hope would be able to attend the March meeting.

Manager Oswalt stated that she would reach out to see if someone from New Hope would be able to attend the March meeting.

J. Turnure stated that could ask for an outline of their presentation.

Manager Oswalt stated that she previously provided the committee with a copy of the packet.

Overview of Comp Plan objectives: Economic Development, Preservation and Housing

J. McLucas stated that in 2020 the Township and the Borough created a Joint Comprehensive Plan. The plan was officially adopted on July 13th, 2020. Comprehensive Plans are for a period of 10 years, so we are about halfway through the plan's cycle. Mr. McLucas provided a Power Point that reviewed what the goals of several of the Comprehensive Plan's Chapters including: Housing, Economic Development and Preservation. The Power Point is attached to the end of the minutes.

The committee members asked questions throughout the presentation which are as follows;

Economic Development

J. Turnure questioned if the metrics that were provided derive from something that's known as far as recommendations for our community to add value or was it things that were generated organically.

J. McLucas stated that a lot of this was developed through the steering committee. The committee reviewed comments from the community engagement process and formulated these metrics/goals.

Manager Oswalt stated that it was the committee guided by a consultant that assisted with the Comprehensive Plan process.

Community Preservation

A. Sarago questioned how many preserved farms there are in Dover Township.

J. McLucas stated that he does not have an exact number of farms, but he has provided the total acreage in the Power Point.

A. Sarago questioned where the village zoning is located.

J. McLucas stated that the village zone is in Admire, Davidsburg, and Mount Royal.

J. McLucas stated that the first step of agricultural preservation is to enroll your property into Ag Security which does protect from some nuisance laws.

Housing

J. Turnure questioned how the Township handles a foreclosure.

Manager Oswalt stated that it usually becomes a code enforcement issue. From there the Code Enforcement Officer starts the enforcement process.

J. Turnure questioned what happens if a building needs to be torn down or removed; who would handle that issue moving forward.

K. Hogeman stated that it is one of the things she handles at her place of work through the York County Land Bank. There are different resources that can provide funding for a municipality for demolition. You must first take ownership of the property, which can take many years. There is also a legal process a municipality can go through to take the property by eminent domain for blighted reasons. That process does not apply to properties that are being lived in, there are certain criteria's that the property would have to meet before going through with the legal process.

A. Spangler Jr. questioned how the Township is going to bring businesses into the community if there is nowhere for them to go. There is still commercial land available, but it is not feasible to build on.

J. McLucas stated that in his opinion, there was a lot of land that was divided years ago that should have been divided in a different manner.

A. Spangler Jr. questioned what the plan is for infrastructure since everything is already overloaded. The backways he used to use throughout the Township don't seem to be backways anymore because everyone uses them too.

J. McLucas stated that the Comprehensive Plan outlines what the community has told us. Currently, the community has said they wanted the Township to hold the growth boundaries and to stop expanding. On the other hand, the community has said they want more commercial growth to offset the tax base. It's a double edge sword and there must be a happy medium. The Township is not built out within the footprint that we currently have. The housing boom that is currently happening are plans that were previously approved in the early 2000's.

J. Turnure questioned if the Township is maxed out on water and sewer connections yet.

Manager Oswalt stated the sewer is not as much of an issue. The Wastewater Treatment Plan can accept up to 8 million gallons a day and they usually do not process much more than 3 million gallons a day unless there is a heavy rainstorm. However, water is more of an issue. Some of our water is purchased from York Water Company and since they are a private company, they do raise their rates often. To obtain additional wells comes with a lot of investment and having the correct storage to contain the water.

ICDC Economic Development Progress

J. McLucas provided assessment values of parcels that have been identified as priority parcels over the course of five years.

Development Update

J. McLucas stated that there is no development update.

With no further business, the meeting was adjourned at 5:22 PM by Chairman B. Caden.

Respectfully submitted by: Brooke M. Scarce

Brooke M. Scarce, Township Secretary

DOVER IMPLEMENTABLE COMPREHENSIVE PLAN

July 13, 2020





DOVER'S VISION STATEMENTS

EDUCATION- Establish a Regional Educational Collaborative that involves Dover Area School District, all local municipalities, and non-profits to aid in addressing social issues and improving the school district's ranking within the County.

COMMUNITY INVOLVEMENT AND COMMUNICATION- Foster a resurgence of volunteers into the community organizations that enhances the quality of life for its residents.

ECONOMIC DEVELOPMENT- Advance a Dover Market Area that creates employment opportunities within the Region, which allow its residents to live and work in the area.

COMMUNITY PRESERVATION- Maintain the integrity of the Designated Growth Area by focusing growth within it and work to enhance agricultural, open space, and historic resources within the Region.

RECREATION- Collaborate regionally to enhance the quality of recreation organizations, programs, and facilities for the residents to enjoy.

SHARED RESOURCES- Embrace the concept that Dover is "Stronger Together" and will meet regularly to discuss how they can better communicate, market, protect and improve the quality of life as a Region.

INFRASTRUCTURE- Develop a Capital Improvements Plan that effectively balances growth while maintaining a high quality of life through on-time investment in existing infrastructure.

HOUSING- Protect existing neighborhoods through effective property and maintenance codes and enforcement, provide better transition areas between neighborhoods, and properly balance housing demands with designs that enhance the community character.

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Economic Development

A DIVERSE ECONOMY WILL ALLOW A COMMUNITY TO PROSPER...

Vision

Advance a Dover Market Area that creates employment opportunities within the Region, which allow its residents to live and work in the area.

Goals

1. Grow a Strong Business Association
2. Create a Thriving Workforce Development Program
3. Enhance Dover's Identity and Experience

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- a. Develop Business Corridor Plan for both the Borough and the Township along Route 74 to determine key areas for improvements including parking, sidewalks,**

lighting and beautification similar to the conceptual specific plan provided in Exhibit F.

- i. Pursue grant funding for façade improvements.**
- ii. Consider Gateway Community Concept as discussed in the text box.**
- b. Implement joint zoning or zoning that complements each municipality to assist both communities in economic development as detailed in the Shared Resources Chapter.**
 - i. Focus non-residential growth within the specific plan area**
 - ii. Focus daytime employment opportunities into the specific plan area.**
 - iii. Grow residential densities/consumer resources within and adjacent to the specific plan area.**
- c. Have the zoning officer position within both communities provide superior customer service through a single point of contact for regulatory reviews.**
- d. Facilitate improvements and events that bring new customers to Dover.**
 - i. Recruit and create new events that attract a diversity of people to the region.**
 - ii. Help promote existing restaurants to a broader market by hosting regional events.**
- e. Build community support for revitalization efforts in the Borough/Township through promotion/education.**
 - i. Add signs/stickers to abandoned properties in the Borough to promote a potential business in that location. (i.e. – “Open a Coffee Shop Here.**

WHY Economic Development?

Creating a diverse and healthy local economy creates opportunities for reinvestment back into the Region. Success is measured in the following metrics:

- Add a net of 10 new businesses or add 25 new jobs that provide a base salary of \$80,000.00 annually
- Increase the amount of goods and services produced within Dover.
- Increase average annual income for Dover residents by 10%.
- Reduce the number of commuters within Dover by 10%.
- Create a workforce development program

Community Preservation

WE CANNOT PROTECT WHAT WE DO NOT KNOW....

Vision

Maintain the integrity of the Designated Growth Area by focusing growth within it and work to enhance agricultural, open space, and historic resources within the Region.

Goals

1. Enhance the Agricultural Heritage
2. Enhance the Historical Heritage

Goals and Objectives

1. Enhance the Agricultural Heritage
 - a. Continue to preserve farmland through preservation programs and effective agricultural zoning.
 - b. Maintain the growth boundaries' integrity by not expanding them unless necessary for health and safety concerns.
 - c. Develop methods for the farming community to expand business opportunities within the Region.
 - d. Increase access to foods and add more fresh food stands
 - e. Have one of the local non-profits work with Dover Area School District to provide healthy local foods to supplement their weekend backpack program.
 - f. Work to identify and provide interpretive signs of permanently preserved farms within Dover.

2. Enhance the Historical Heritage
 - a. Work with the Historical Society to capture, record, preserve and communicate our history.
 - b. Review current ordinances about how best to preserve these historical assets without compromising growth.
 - c. Update both zoning ordinances to provide flexibility to promote adaptive reuse of existing structures.
 - d. Increase access and visibility of historic resources through interpretive signs, historic markers, and museum collection displays in public areas within the region.
 - e. Encourage the revitalization and reuse of older historical assets through municipal and Dover Area Historical Society interaction.
 - f. Explore partnerships with the Dover Area Historical Society to promote the local heritage with the potential to host a Dover Heritage Day



WHY Community Preservation?

The region believes it is vitally important to identify and promote its agricultural and historic identity. Success is measured in the following metrics:

- Develop a digital record of all known historic locations to better understand and protect its history.
- Prepare an interpretive signage program that highlights both agricultural and historic features within the community.
- Provide public access to historical items in museum locations throughout the region.
- Maintain the growth area boundaries unless expansion is needed for health and safety reasons.
- Increase the amount of permanently preserved land by 5%

PRESERVED FARM



York County Agricultural
Land Preservation Board

Have it Grown Here!



Zoning by the Numbers - Dover

as of October 2024

ZONE	AREA (acres)	AREA (sq mi)	PERCENTAGE
A - Agriculture	15475.2	24.18	57.75%
CV - Conservation	4716.8	7.37	17.60%
R3 - Medium Density Residential	2732.8	4.27	10.20%
R1 - Low Density Residential	1068.8	1.67	3.99%
C - Commercial	851.2	1.33	3.18%
I - Industrial	812.8	1.27	3.03%
R4 - High Density Residential	518.4	0.81	1.93%
V - Village	307.2	0.48	1.15%
BP - Business/Office Park	313.6	0.49	1.17%
TOTAL	26796.8 acres	41.87 sq mi	100.00%
Farmland in Ag Security	7237.65		27%
Farmland in Ag Preservation	2695.966		10%
Dover Township Growth Boundary		Roughly 10.1 sq mi	25%

Housing

QUALITY HOUSING FOR ALL IS KEY FOR A STRONG AND SECURE DOVER

Vision

Protect existing neighborhoods through effective property and maintenance codes and enforcement, provide better transition areas between neighborhoods, and properly balance housing demands with designs that enhance the community character.

Goals

1. Improved Maintenance and Enforcement
2. Prudent Growth and Development

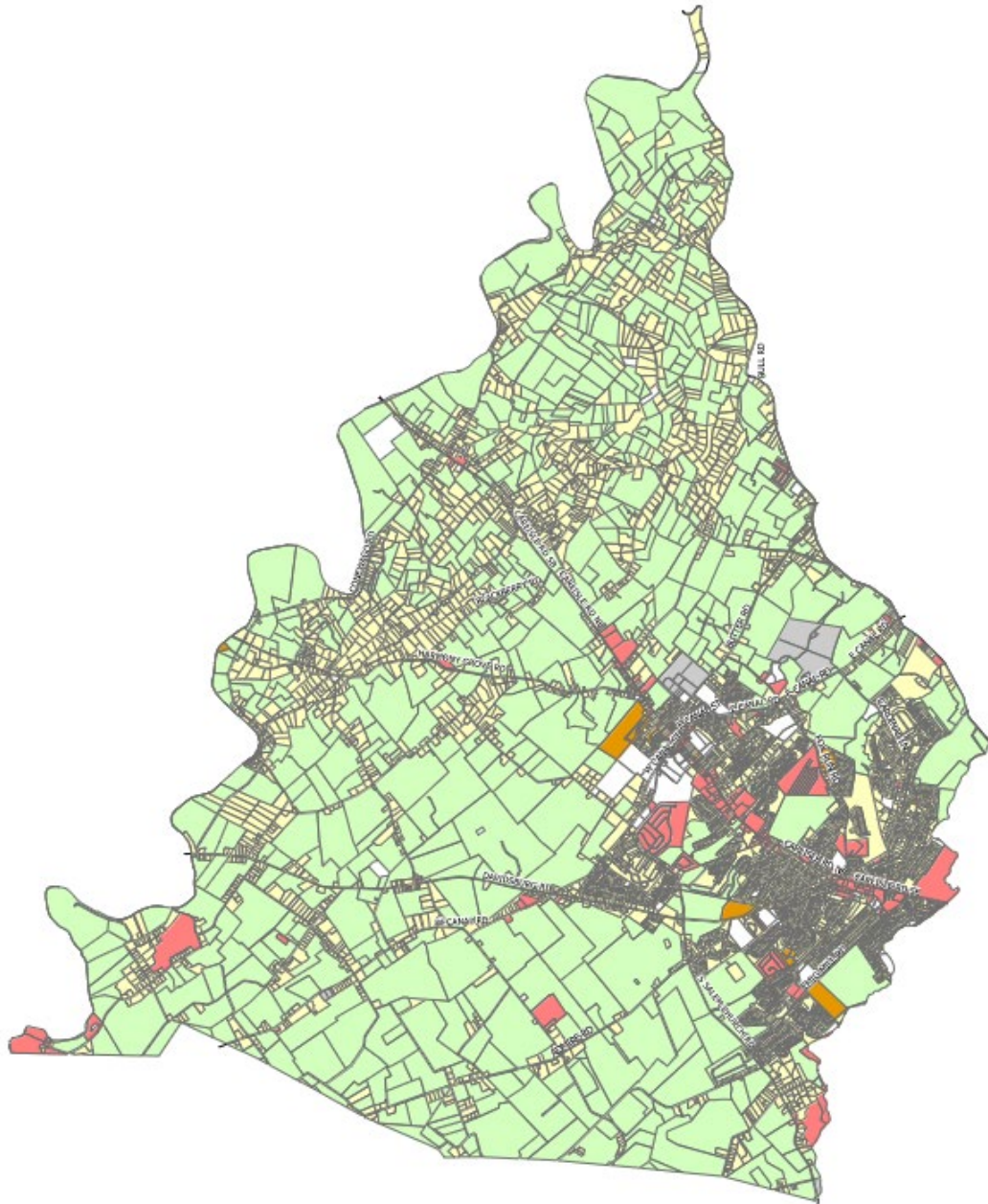
Goals and Objectives

1. **Improved Maintenance and Enforcement**
 - a. **Adopt and enforce strict property maintenance codes and develop guidelines for a rental inspection program.**
 - b. **Develop a plan to assist HOA's with their responsibilities to keep them operating affectively through sponsored events.**
 - c. **Develop a plan to strategically acquire dilapidated, flood prone and abandoned properties or refer them to the County Land Bank/ Blighted Property Committee.**
 - d. **Encourage the upgrade or replacement of existing housing stock through the waiver of permit and/or demolition fees for rehabbing and/or remodeling these structures provided the plans meet ordinance requirements.**
2. **Prudent Growth and Development**
 - a. **Inventory and evaluate the community resources to determine the ease of someone could "age in place" including transportation, health care services, and age directed activities. Investigate age-restricted communities and its application to our community.**
 - b. **Collect and share regional data from Census Bureau, RAYAC, and lenders. Data should be annually evaluated to determine trends that could assist in forecasting future housing needs to compare against existing housing stock.**
 - c. **Direct residential development using existing approved lots first under current residential zoning. Consider options related to waiver of fees and charges by developing a separate fee structure for existing lots versus newly approved lots.**
 - d. **Develop design standards that provide neighborhoods that are more distinctive.**
 - e. **Consider mixed use and Traditional Neighborhood Development District zoning in changes to the zoning and subdivision ordinances.**
 - f. **Preserve Agriculture and Residential 1 zoned areas north of Canal Road, plan for more Residential 3 zone growth south of Canal and Bull Roads to South Salem Church Road.**

WHY Housing?

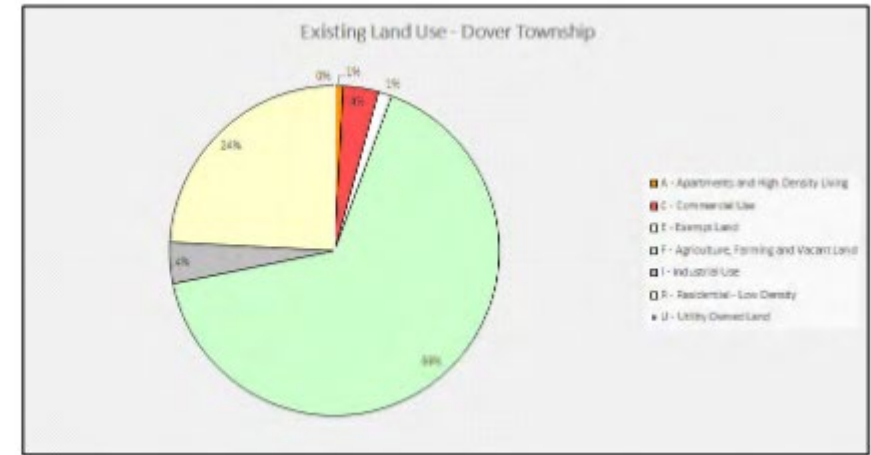
Safe and secure housing is essential to a community; a variety of housing types and prices assures choices for preference and affordability. Good housing contributes to the preservation of community character and the quality of life for its members. Success is measured in the following metrics:

- **Remove another 10 homes from within flood prone areas along Pine Road in the Township.**
- **Removal of blighted properties from the Region**
- **Strict enforcement of all ordinances with regard to property maintenance and measured through the reduction of violations.**
- **Homeowners Associations are viable and are actively maintaining their infrastructure**
- **Zoning ordinances are updated to support design standards and housing type flexibility within subdivisions**
- **Subdivision standards to require connectivity and six-month note provisions eliminated.**
- **Work with property owners that have existing six-month notes for sidewalk installation to activate them to build missing connections in the sidewalk network.**



Comment Box

- 90% of land is comprised of agricultural and low density residential uses
- Minimal housing choices
- The majority of residents are forced to travel outside of Township for work, daily needs and entertainment



Joint Comprehensive Plan 2030 Future Land Use Map

Created For:

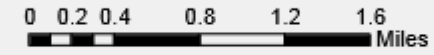
Tim Staub

Creation Date:

3/10/2020

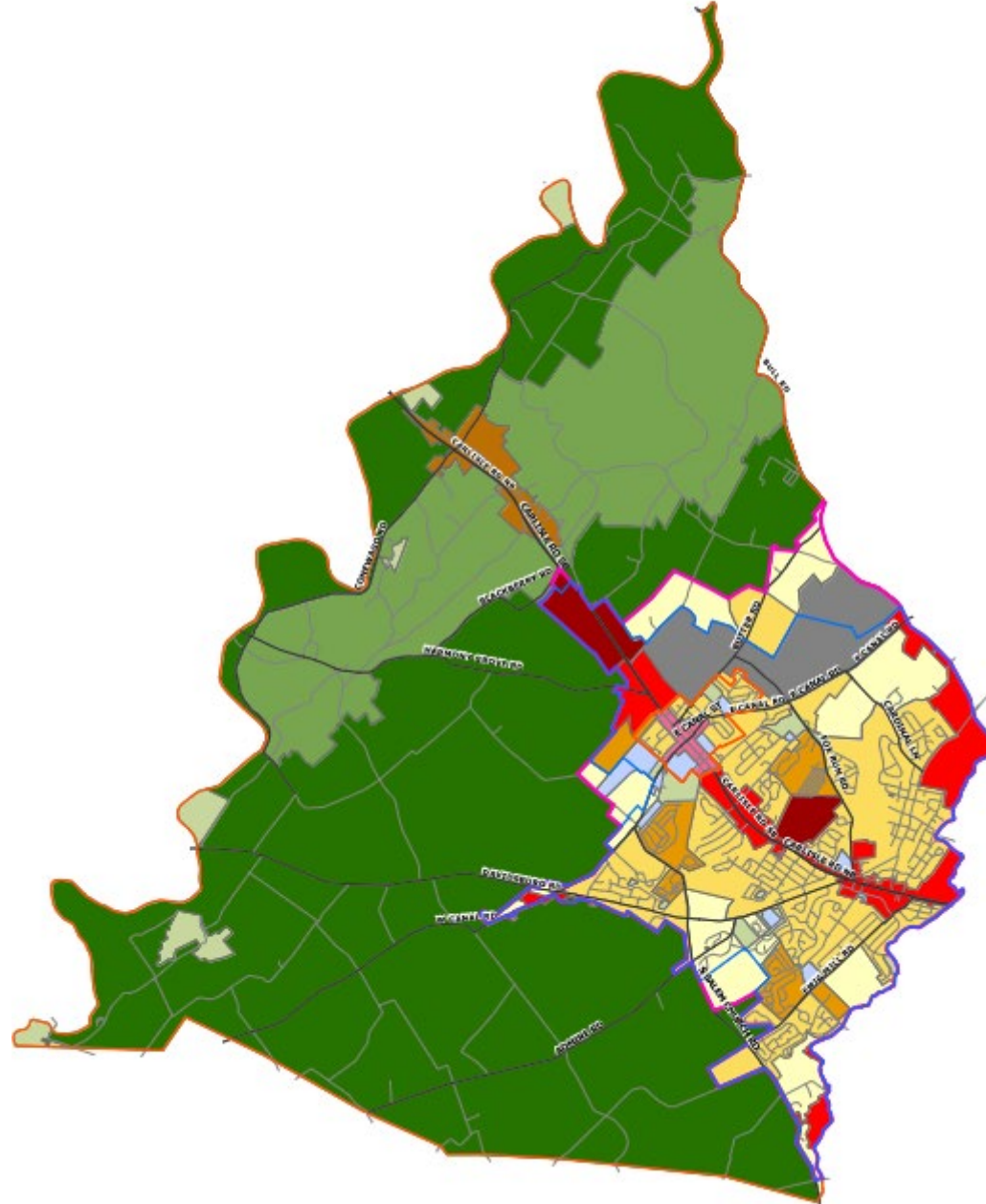
File Save Location:

Desktop\Joint Comp Plan\Maps\2030 Future Land Use Map.pdf



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Questions?
Comments?



ICDC Economic Development Progress

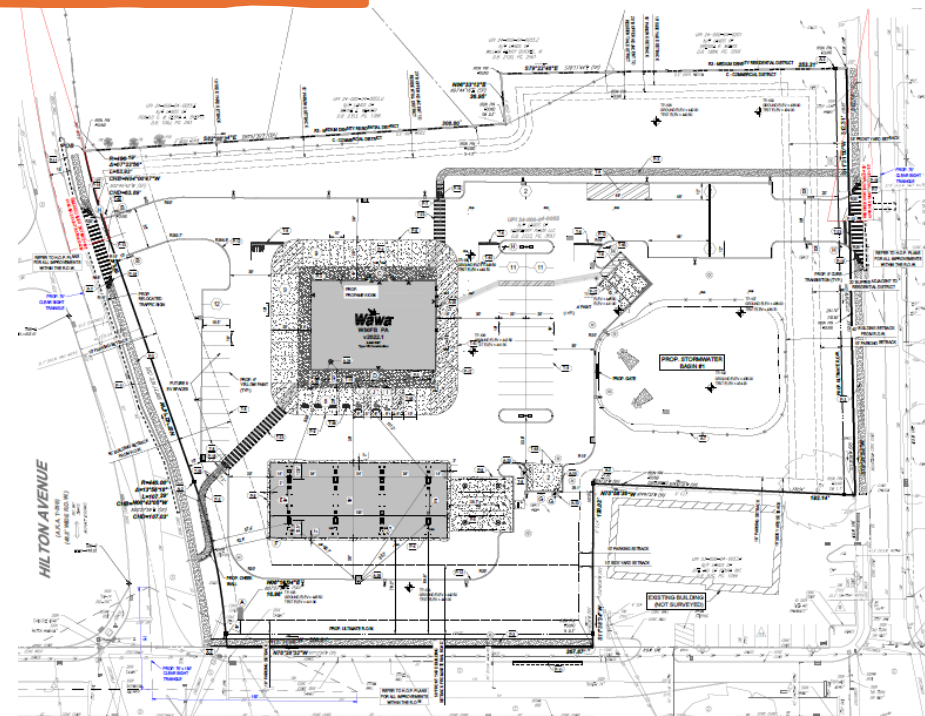
Newberry Plaza Parcels



Top 4 preferred uses from the Industrial & Commercial Development Committee outlined below.

<i>Fast Food Restaurant</i>	Shopping Center
<i>Retail Sales & Services</i>	Restaurant/Tavern

Site is actively being developed as **Wawa Convenience Store w/ Fuel** – will have retail & food



ICDC Economic Development Progress



Acres	1.85
Date Approved	September 2020
Use	Auto Repair
Date of Occupancy (Assessment)	September 2022
Number of New Employees	3
Pre-Development Assessment	\$292,480
Current Assessment	\$472,440
% Assessment Change	62%

ICDC Economic Development Progress



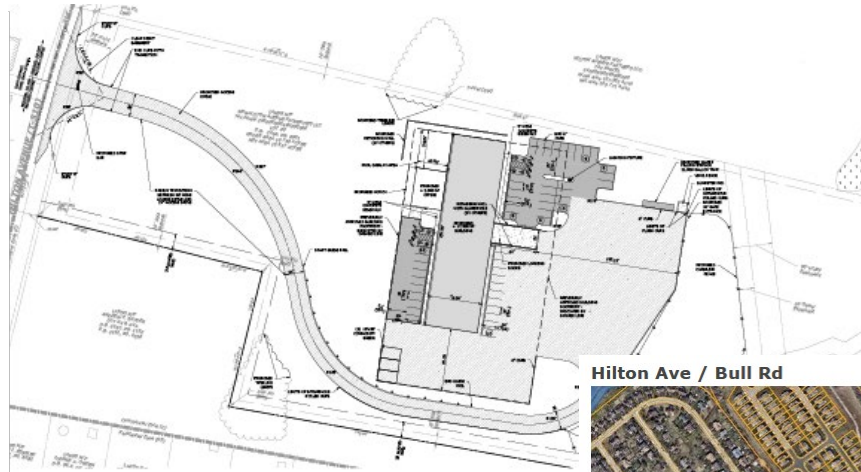
Acres	0.95
Date Approved	May 2023
Use	Auto Service/Retail
Date of Occupancy (Assessment)	January 2024
Number of New Employees	7
Pre-Development Assessment	\$80,780
Current Assessment	\$666,780
% Assessment Change	725%

ICDC Economic Development Progress



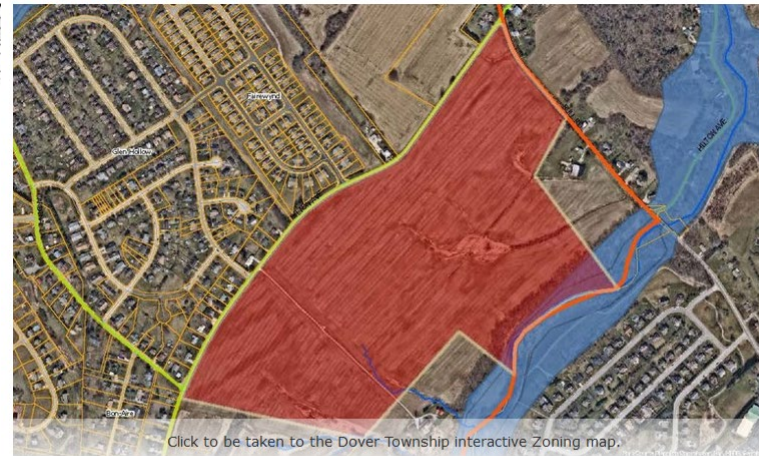
Acres	0.53
Date Approved	June 2022
Use	Professional Office
Date of Occupancy (Assessment)	December 2023
Number of New Employees	2
Pre-Development Assessment	\$138,170
Current Assessment	\$367,260
% Assessment Change	166%

ICDC Economic Development Progress



Buchmyer Pools

Hilton Ave / Bull Rd



130+ acres available for Commercially Zoned Development. Public Water and Sewer available. Top 4 preferred uses from the Industrial & Commercial Development Committee outlined below.

Hotel/Mini Convention Center	Indoor/Outdoor Recreation Facility
Winery or Vineyard	Commercial (Trade) School

Acres	10.54
Date Approved	July 2023
Use	Contractor Office/Retail
Date of Occupancy (Assessment)	September 2024
Number of New Employees	5
Pre-Development Assessment	\$72,940 (Ag Use)
Current Assessment	\$855,540
% Assessment Change	1073%

ICDC Economic Development Progress

SO WHICH PROJECT
IS THE MOST
PRODUCTIVE?

ICDC Economic Development Progress

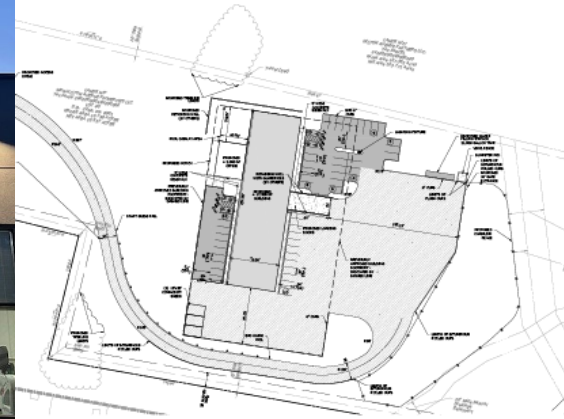


DOVER TOWNSHIP

= 41.87 sq miles

= 26,797 acres

ICDC Economic Development Progress



Project	Acres	Assessment \$\$/Acres
Mt. Zion Offroad	1.85	\$255,372.97
Mavis Discount Tire	0.95	\$701,873.68
LHM Physical Therapy (Other Suite Pending)	0.53	\$692,943.40
Buchmyer Pools	10.54	\$81,170

ICDC Economic Development Progress (Residential)



Project	Acres	Current Assessment	Assessment \$/Acres
Copper Chase	29.99	\$ 15,949,390.00	\$531,823.61
Terra Vista (2 Lots - Combined)	19.94	\$ 11,009,620.00	\$552,137.41
Brownstone (Duplex - 2634 Brownstone)	0.09	\$ 139,020.00	\$1,544,666.67
Donwood (SFD - 4009 Country Drive)	0.41	\$ 237,240.00	\$578,634.15

Questions?
Comments?

