

**DOVER TOWNSHIP
INDUSTRIAL COMMERCIAL DEVELOPMENT COMMITTEE
MINUTES
MARCH 26TH, 2025**

The Dover Township Industrial Commercial Development Committee (I/CDC) Meeting for March 26th, 2025, was called to order at 4:08 PM by Industrial/Commercial Development Chairman Brian Caden. The committee members present were Kim Hogeman, Dave Wolverton, Emily Miller, and Anthony Sarago. Ashley Spangler Jr., and James Turnure were absent with prior notice. Also, in attendance was Stephen Parthree, Township Supervisor; Cindy Snyder, Borough Council Member; Laurel A. Oswalt, Township Manager, John McLucas, Township Planning Director; and Brooke Scarce, Township Secretary. There were 2 members of the public present.

Due to not having a quorum, the committee moved onto Public Comment.

PUBLIC COMMENT

Erich Pike-Dover to Welcome Sign Update

E. Pike Thanked the committee for helping him through his Eagle Scout project. He went back to Mundorf Signs to provide them with the comments from the committee and he presented the new sign concept. The proposal is attached to the minutes for reference.

C. Snyder stated that the sign is simple and stands out.

E. Pike stated that he will also be adding a mulch bed around the bottom of the sign.

A. Sarago suggested using stones versus mulch. The stones will be more costly upfront, but they will be less maintenance than the mulch.

K. Hogeman stated that it's something that even Stauffer's could donate. She stated that they have a donation request for organizations on their website.

Manager Oswalt stated that the Township would be responsible for the maintenance of the sign so the Facilities Department may appreciate the stones versus the mulch. It was suggested that Judd Wolfe, Facilities Superintendent, be contacted.

Dave Wolverton and Emily Miller arrived at 4:12 PM.

Krista Pike stated that Mundorf is proposing a single sided sign angled towards the traffic.

J. McLucas stated that he visited the site and talked with the owners at Grandview to start developing an easement agreement. During the site visit it was mentioned that the sign would need to be located 55 feet from the center line along Carlisle Road. He has been working with the owner to negotiate a 20 by 20-foot easement so the sign would be sitting a little further back than what is shown in the proposed rendering.

Manager Oswalt added that you cannot put a sign in PennDOT right of way.

K. Pike stated that with the sign being further back than they expected they would have to make the sign larger.

S. Parthree questioned if there would be lighting.

A. Sarago stated that Ascom could donate some sort of solar lighting. He stated that they could mount the light on the sign.

J. McLucas stated that he was thinking floodlights would be placed in the ground.

A. Sarago stated that floodlights are more maintenance, but he could certainly do that instead.

J. McLucas stated that he would tell Mundorf that the sign would be roughly 65 feet off the road and ask what size they recommend making it visible for vehicles passing by. He also noted that an engineer would still need to review the plan to make sure it is sustainable to high wind loads.

E. Pike stated that once the committee has no more comments on the sign and he is also going to go to Grandview and present the sign concept to them.

K. Pike questioned if any permits would need to be obtained.

J. McLucas stated a permit application will need to be filled out and approved but he can help with that. He questioned when the project would begin.

E. Pike stated that he would like to start the project in the fall. He asked if anyone had any more feedback about the sign.

J. McLucas stated that the only thing that stands out to him is that the sign should "Welcome to Dover" instead of "Welcome Dover"

C. Snyder stated that with the School District being shown first it is off centered, so she recommended moving School District to the middle and putting the Borough first.

K. Pike stated that her son had to submit a preliminary plan through the Boy Scouts and Dover Township is listed as the beneficiary of the project. She also stated that they do have the equipment to install the sign, but she was not sure if the Township would also like to be involved in the installation of the sign.

Manager Oswalt stated that she has spoken with the Facilities Superintendent, and he had stated that he would like to be involved since his department would be responsible for maintaining the sign.

APPROVAL OF MEETING MINUTES FOR FEBRUARY 26TH, 2025

Motion by A. Sarago and seconded by D. Wolverton to approve the February 26th, 2025, Industrial Commercial Development Committee meeting minutes as presented. **Passed** with 5 ayes.

BUSINESS ASSOCIATION UPDATE

B. Caden stated that DABA will be holding their first social mixer on April 10th from 5-7 PM at Ascom Electric.

A. Sarago stated that the speaker for last month's meeting got sick and could not attend.

B. Caden stated that he has been in contact with John Popovich to reschedule Representative Seth Grove for the May DABA breakfast.

COMPREHENSIVE PLAN ACTION ITEMS

Work Force Development Training Update-Training Instructor/Topic

Manager Oswalt stated that the committee originally planned on trying to schedule something for May and use the trainer from New Hope, unfortunately the New Hope Executive Director gave her resignation this month. Consequently, with New Hope being without an executive director, their leadership felt like moving forward with the soft skills training needed to be put on hold for the time being until a new director has been hired.

C. Snyder questioned whether New Hope in Dillsburg would be able to help find a new trainer.

B. Caden stated that he can reach out to see what they have available and if they offer anything.

J. McLucas stated that with this information, it is probably best to abandon the spring training and try again in the fall.

B. Caden asked if we could offer training in the summer.

Manager Oswalt stated she is unsure of the availability that the school would have to offer during the summer months because they do maintenance inside during those months.

E. Miller stated that there is only one week when the floors are waxed where nobody is allowed to walk on them. Anything before or after that week would be fine.

J. McLucas stated that he does not have any objections with summer but that is when people take vacations so the turnout might not be as high.

Manager Oswalt stated that Chuck Benton had previously mentioned about reaching out to the FFA State Officers to see if they could provide training.

K. Hogeman stated that there are other leadership programs available; Leadership York and Mentorship of York are options as well. She doesn't know for sure if they offer options on soft skills.

DEVELOPMENT UPDATE

J. McLucas stated that he has received a Zoning Hearing case for a propane filling station on West Canal Road but other than that, he does not have any other updates.

Manager Oswalt noted that the Board of Supervisors approved of the preliminary Solar I plan on Monday.

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

7' x 4' Single-sided on 3/16" ACM
 w/ Laminated Vinyl
 Wooden posts w/ PVC Sleeves



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