

**DOVER TOWNSHIP  
INDUSTRIAL COMMERCIAL DEVELOPMENT COMMITTEE  
MINUTES  
APRIL 23<sup>RD</sup>, 2025**

The Dover Township Industrial Commercial Development Committee (I/CDC) Meeting for April 23<sup>rd</sup>, 2025, was called to order at 4:04 PM by Industrial/Commercial Development Chairman Brian Caden. The committee members present were James Turnure, Dave Wolverton, and Emily Miller. Ashley Spangler Jr., Kim Hogeman, and Anthony Sarago 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.

**APPROVAL OF MEETING MINUTES FOR MARCH 26<sup>TH</sup>, 2025**

**Motion** by D. Wolverton and seconded by E. Miller to approve the March 26<sup>th</sup>, 2025, Industrial Commercial Development Committee meeting minutes as presented. **Passed** with 4 ayes.

**PUBLIC COMMENT**

Becky and Stephen from 1141 East Canal Road were present at the meeting. Stephen has an interest in local government and has been trying to attend meetings where possible.

S. Parthree questioned whether he has been attending the Board of Supervisors meetings.

Stephen stated that he has not attended any of those meetings.

Manager Oswalt stated that the next Board meeting will be held on Monday, April 28 at 6:00 PM.

**BUSINESS ASSOCIATION UPDATE**

B. Caden stated that DABA held their first social mixer on April 10<sup>th</sup> at Ascom and had a good turnout. He also stated that they have their next speaker lined up for the May breakfast which will be EMC, CPA.

Manager Oswalt questioned if DABA will be participating in the Food Truck event.

B. Caden stated that DABA worked with the Parks and Recreation Director for the Fall Food Truck event, but he was unaware about the Food Truck event that is coming up. He stated that he would reach out to the Parks and Recreation Director to get better clarification. He also stated that Ashley Spangler reached out to DABA and asked them to participate in the 75<sup>th</sup> Anniversary Celebrations that will be held on May 31<sup>st</sup> for Ace Hardware.

**COMPREHENSIVE PLAN ACTION ITEMS**

**Review Updated Sign Rendering**

B. Caden stated that the committee has been working on refreshing the Welcome to Dover signs. A gentleman who is part of the Boys Scouts is working on his Eagle Scout project and that is who designed the sign that is attached to the end of the minutes. The sign will be placed on Grandview's property, which is where the sign was before.

Manager Oswalt stated that the original signs were built and designed by school students. The signs were removed roughly two to three years ago due to deterioration.

J. McLucas stated that the sign rendering shows the sign being larger than the last rendering due to it be further back from the road than anticipated. An easement exhibit has been drawn up and Grandview is reviewing it. He stated he would like to obtain the committee's final comments on the rendering. He had one comment which was that he found it odd for the Borough to be listed first before the Township since the Township line is located near the sign's proposed location.

C. Snyder stated that she had suggested this order for symmetrical reasons. With the Borough being first, the different names are also in alphabetical order.

J. Turnure questioned what MDO designated and he is curious if it was waterproof or would possibly swell.

E. Miller stated that after a quick google search MDO is Medium Density Overlay, a type of exterior-grade plywood used for its smooth, paintable surface and durability. MDO is ideal for painted signs because it resists weathering.

B. Caden questioned who would be responsible if a golf ball were to go through the sign and destroy it.

J. McLucas stated that in the easement agreement it will state that the golfer will be held responsible for the damage.

J. Turnure stated that he knows the posts will be treated wood but maybe it would be reasonable to recommend coating the subsurface with a tar compound or something along those lines so that it does not rot.

E. Miller questioned if the sign should be school colors which are cherry and steel, however she understands that it is not a school sign. She was not sure if anyone else in the community had adopted those colors.

J. McLucas stated that the Township has adopted their own colors, and the sign color is close to what the Township color is.

J. Turnure stated that the word "To" is hard to read so he recommended spacing the red out in the arch.

Manager Oswalt recommended making the lettering bigger for that as well.

After further discussion, the committee came to the consensus to just remove the red coloring in the arch entirely and making the work "To" bigger.

### **Discussion Regarding Action Items for 2025**

J. McLucas stated that at the end of the year he reviewed with the committee Comp Plan objectives. The Committee was going to hold another workforce training but that has been pushed off due to administrative transitions at New Hope. Silas Chamberlin from York County Economic Alliance will be present at the June meeting. He has been working on a tool called Placer AI which uses cell phone data to track where people go within York County. He stated he would like to give Mr. Chamberlin a couple of points of interest around Dover to come prepared to discuss the data about.

B. Caden questioned if that would be useful to bring commercial and industrial businesses to Dover.

J. McLucas stated with the Placer AI you would be able to see residents moving and spending habits throughout the Township. Kevin from Rock Commercial ran metrics on what commercial development is needed in Dover Township, a brewery was a popular option because Brewvino is the only restaurant in Dover that serves alcoholic beverages but it's on the outskirts of the Township.

C. Snyder questioned if Placer AI only tracks residents within the Township.

J. McLucas stated that it will track residents even if they leave the Township.

Manager Oswalt stated that the Township has looked at it from the aspect of knowing how regularly people go to our parks, how many people attend events, and whether events are attracting enough people. The data is also good information to have for grants. If you're attracting people from outside the Township that is even better data for economic development impact.

S. Parthree stated that he would be interested in using this tracker to see where residents are going to eat. He keeps hearing that Dover Township needs a national chain restaurant.

B. Caden stated that they have focused on priority parcels and listing what the committee recommends for them but the committee has not focused on reaching out to businesses to see what could be brought to Dover.

J. McLucas stated that the priority parcels are listed on the website. He answers phone calls and tries to attract different businesses where he can.

Manager Oswalt stated that the Zoning Officer before John reached out to different chain stores trying to get a chain restaurant in Dover, but we must have a match for land. We need to have a big enough parcel to invite them to in a location that works with the zoning.

J. Turnure stated that chain restaurants tend to flank existing large department stores. We should be more selective and think about what sorts of businesses that lend themselves to being decentralized. Breweries and distilleries are great examples of decentralized businesses or even health centers.

C. Snyder questioned whether the Township has ever heard of any interest of an urgent care wanting to come to Dover.

Manager Oswalt stated that it was on our preferred uses list at one point in time. The Township was notified about a medical facility near the intersection of Bull Road and Church Road in Manchester Township but that has since fallen through because the land is still for sale. The Township was notified that it had a potential impact to our area. Whenever a bigger development is happening on the fringe of your Township, you are notified by York County Planning Commission.

J. Turnure stated that if you look at the Township at a macro level, we are a bedroom community. So, as a bedroom community, what are the centric things that are attracted to that kind of community. One of the things that comes to his mind is a gym. He drives seven miles every day to go to the gym and would like to see one in Dover.

S. Parthree questioned how we can be proactive if a municipality wanted to hire a firm or an individual.

B. Caden stated that his thought process was a committee could create a list of businesses in the area that might be expanding and reach out to them to make them aware of the commercial and industrial land that is available.

J. McLucas stated that he had a handful of breweries reach out to him. The problem is that your smaller businesses can't afford to develop anything, however they can move into an existing building and at the time, the regulations did not accommodate them. However, when the zoning ordinance was updated, the Township changed a lot of regulations specific to breweries and distilleries. The regulations are more friendly to them now.

S. Parthree questioned if John would be handling the outreach.

J. McLucas stated that he can handle the outreach if the committee provides him with a list. So far, he has heard gyms and breweries/ distilleries.

B. Caden stated that even if he does the research to see which industries would be a good asset to Dover Township and then the committee could reach out to one or two industries.

J, Turnure questioned what the local labor pool is and are there specific skills that register high within the Township.

Manager Oswalt stated that the 2020 census points us toward being more trade, service industry, and health care centered. York County Economic Alliance had previously provided this committee with a map that showed that type of information. Another thing we hear from residents is that there are not a lot of employment opportunities for high school students. The students are going to surrounding municipalities to find employment opportunities.

C. Snyder stated that she thinks a fair number of people are coming into the Township to eat at Moonlight because of the reputation that it has.

Manager Oswalt stated that the footprint of that restaurant is very small, and they cannot make it any bigger, which makes it hard for them to grow the business here.

J. McLucas stated that the Township has had a lot of commercial development within the last five years; Wawa, Moove-In Self Storage, Mavis Tire and Buchmeyer Pools.

Manager Oswalt stated that the issues the Township hears from residents is that we are attracting the businesses they would like to see, but the businesses we do attract are able to purchase the land and develop it.

J. Turnure questioned if there are any parcels available or potential parcels that would lend themselves to speculation builds.

S. Parthree stated that someone purchased all the properties in front of Weigelstown Elementary School.

Manager Oswalt stated that the individual homes from the corner of Fox Run Road and Carlisle Road up to where the chiropractor's office are owned by the same property owner.

J. Turnure also suggested retirement homes or retirement villages.

J. McLucas stated that the Township does have a good mixture of 55 plus communities and Providence Place as well. He thinks Dover does well with a mixture of housing types for different ages.

C. Snyder questioned if there had been any discussion on the old distillery.

J. McLucas stated that he was going to cover that under development update but that parcel will be developed into another self-storage facility.

E. Miller suggested leaning into agriculture. Dover High School has the one of the strongest ag programs in the state. They are the sixth largest FFA Chapter in the state. She wonders about the

construction that is going on with greenhouses as well as farmers markets. She is unsure what level of coordination would be needed for a farmers' market.

Manager Oswalt stated that York County Economic Alliance contacted Dover Township about a location for hydroponics several years ago, but they ended up going elsewhere. The York County Economic Alliance has businesses that go to them and ask where there are parcels available to fit what type of business they would like to develop.

The committee named the following individual businesses that offer homegrown items; Mad Raddish, Barefoot Farms, Harvest Moon Produce, Trail Nurseries, and Livingston Family Farms.

E. Miller stated that the Dover FFA Chapter will be holding an event this Saturday at the High School from 11AM-3PM which will have local businesses and vendors that are available and being created. It would be a good opportunity to see what all is out there.

Manager Oswalt stated that she thinks Explore York has a program for the Ag community.

J. McLucas stated that Explore York is going to be covering the cost of the preserved farm signs in Dover Township.

C. Snyder stated that there used to be a farmers' market in Dover, but it is now the Family Clothes Tree.

B. Caden left the meeting at 5:00 PM due to other commitments.

Manager Oswalt stated that the Livingston's offer many different types of foods and have even done a charcuterie class for the public.

J. McLucas stated that they do have an interest in building a farmers market.

Manager Oswalt stated that a farmers' market has been discussed as a recreation opportunity, but we do not have a place conducive to this use due to other program commitments. The community building is booked for most of the weekends, and the library holds events as well. She mentioned Morning Star Market and how that venue allows the vendors to set up and stay there, which is not feasible at any of Township facilities.

J. Turnure stated that the good thing about a farmers' market is that you do not need a lot of infrastructure. He stated that he has seen a farmers market operated at an old fair ground.

Manager Oswalt stated that the two locations that were talked about for a farmers market is where Moove In Self Storage is now and the second option was where another storage unit facility is going (the old Bald Hills Distillery).

E. Miller stated that it is something that can start small and be held monthly. From there it could be decided if this is something that needs a more permanent location.

Manager Oswalt stated that an idea to be explored would be to see if the Dover Borough Fire Department would be willing to hold an event like that. She also stated that it could be a part of the Dover Days event that is put together by the recreation department.

S. Parthree questioned if a farmers market could go where the log cabin used to be. It would be an ideal spot for individuals to come and set up. There are bathrooms available and a parking lot.

Manager Oswalt stated that there is not a lot of parking.

J. Turnure questioned if Brookside Park would be an option.

Manager Oswalt stated that Brookside Park is rented every weekend from April through October. There would possibly be some dates available during the week but there are events that go on during the week at that park. During the summer months, that park has been used for Summer Playground. Summer Playground is only being held at Lehr Park but there has been discussion about having Summer Playground at Brookside Park again.

E. Miller suggested planning a couple events so the vendors would know that there is a concrete date. Then if the interest is there from the public, other options could be explored.

C. Snyder stated that she would talk to the Dover Borough Fire Department to see if that is something they would be interested in.

#### **DEVELOPMENT UPDATE**

J. McLucas stated that the old distillery is moving forward with building a storage facility. LHM, which is located behind Member's First, will be expanding into the second unit. He also received an Agricultural Preservation notice growing the percentage of preserved farms in the Township to approximately 10%.

With no further business, the meeting was adjourned at 5:30 PM by Chairman B. Caden.

Respectfully submitted by: Brooke M. Searce

Brooke M. Searce, Township Secretary



10' x 6' Single-sided  
on 2 Sheets of 1/2" MDO  
w/ Laminated Vinyl  
Wooden posts w/ PVC Sleeves



Size and location are approximated



29 OVERBROOK AVE. P.O. BOX 7225 YORK, PA 17404

DATE	SCALE
12/4/24	
CUSTOMER	
Eagle Scout Troop	
ADDRESS	
CITY, STATE	
ZIP	

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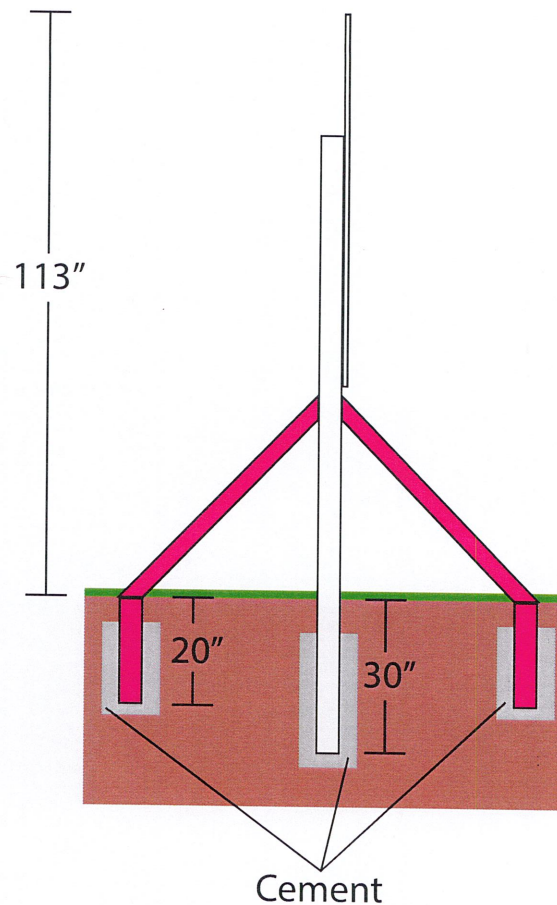
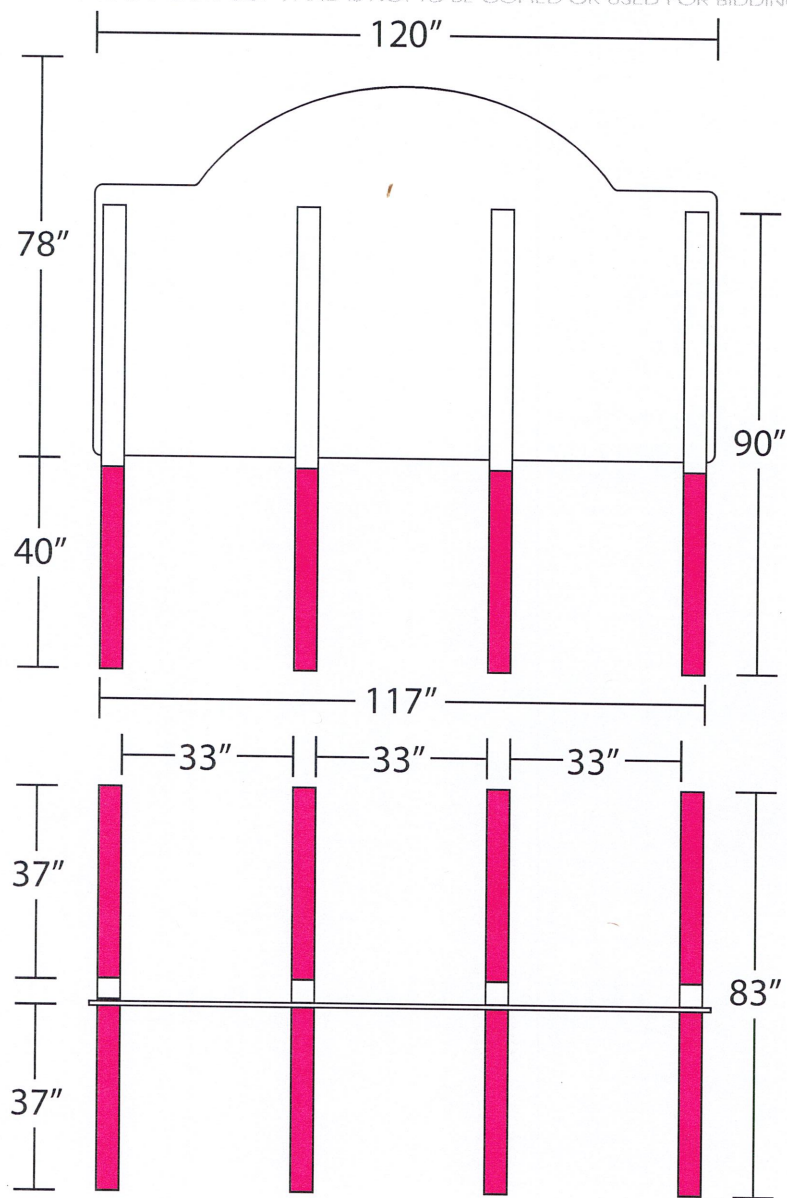
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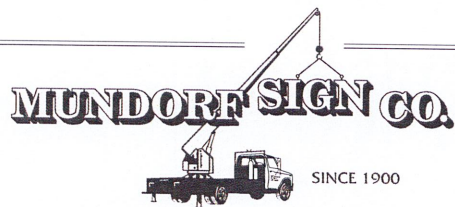


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4" x 4" wooden posts w/ plastic sleeves.  
Pink supports are optional.  
They may only be needed if in  
a high wind area.



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