

**DOVER TOWNSHIP  
INDUSTRIAL COMMERCIAL DEVELOPMENT COMMITTEE  
MINUTES  
MAY 28<sup>TH</sup>, 2025**

The Dover Township Industrial Commercial Development Committee (I/CDC) Meeting for May 28<sup>th</sup>, 2025, was called to order at 4:02 PM by Industrial/Commercial Development Township Supervisor Stephen Parthree. The committee members present were James Turnure, Dave Wolverton, Ashley Spangler Jr., and Emily Miller. Kim Hogeman, Brian Caden, and Anthony Sarago were absent with prior notice. Also, in attendance was Cindy Snyder, Borough Council Member; John Popovich, Representative Seth Grove; Laurel A. Oswalt, Township Manager, John McLucas, Township Planning Director; and Brooke Searce, Township Secretary. There were no members of the public present.

**APPROVAL OF MEETING MINUTES FOR APRIL 23<sup>RD</sup>, 2025**

**Motion** by J. Turnure and seconded by D. Wolverton to approve the April 23<sup>rd</sup>, 2025, Industrial Commercial Development Committee meeting minutes as presented. **Passed** with 4 ayes.

**PUBLIC COMMENT**

No comments were offered.

**BUSINESS ASSOCIATION UPDATE**

J. McLucas stated the next DABA Executive Board meeting will be held on June 12<sup>th</sup>. They will discuss who the next speaker for the July Breakfast will be and when their next social event will be held. Other than that, they are still looking actively looking for new members.

**COMPREHENSIVE PLAN ACTION ITEMS**

J. McLucas stated that the Board of Supervisors authorized the easement agreement with the Grandview at last night's meeting. He showed the committee an updated rendering of the sign and the word "To" has been updated. The committee had no further comments.

A. Spangler questioned if there would be a flower bed around the bottom of the sign.

J. McLucas stated that there will be landscaping around the sign, and it will be maintained by the Township.

A. Spangler questioned when the project will start.

J. McLucas stated that the project will be starting this fall.

**Discussion Regarding Action Items for 2025**

Manager Oswalt stated that the Recreation Director attended a conference in March in which a seminar was offered on how to run a Farmers Market from the municipal perspective. The Recreation Director would like to pursue that idea. They have already spoken with the Borough Fire Department about it but it is unclear if they are willing partner on the concept at their location. Additional information needed is to determine from the farming community whether there would be enough participation to develop this concept further. If there is no participation from the farming community, there has been discussion about creating a map showing where all the local stands are in Dover Township.

E. Miller recommended partnering with the local library and creating something like their summer reading program. The committee or Township could create a passport and once the kids have visited the farm stands, they could receive stamps which we help them achieve a prize.

Manager Oswalt stated that the Recreation Director had heard of a program where the kids would receive some sort of coin to go to the farm stands and the coins could be used to purchase items at the stand.

J. McLucas stated that he had the opportunity to talk to Smyser's, and they are receptive to the idea of a Farmers Market.

C. Snyder suggested creating a survey to provide to the current farm stand owners to see if a Farmers Market is something they would be willing to participate in.

Manager Oswalt stated that most farms are family operated so they might not have enough employees to operate the farm, the farm stand, and a Farmers Market. Some of the farmers might not have the logistics to be at one place every week.

E. Miller suggested just trying it out a couple times and seeing if there is enough participation before making the decision to do it the following year.

Manager Oswalt stated that there would have to be restrictions because if not, it will end up turning into a vendor show.

J. Turnure questioned how many farm stands within the Township are permanent stands.

J. McLucas stated all stands must be removable but there are some older farm stands that have been grandfathered in, for example, Livingston's.

E. Miller stated that she has talked to Ed Livingston and he has expressed interest and is willing to help recruit other farmers.

J. McLucas stated that he can put together a survey which will include what the farmers would be bringing and the concept can be developed from there. If he does not get a lot of feedback, they can work on a map which would show where all the local farm stands are located. He had

an intern two years ago and the intern has already collected the farm stand locations which would just need to be updated.

A. Spangler stated that farm stands are not year-round, the peak season for the stands are July through September. There are a few stands that provide pumpkins or other fall items but not very many.

S. Parthree questioned how many farm stands there are.

J. McLucas stated that he has not looked at the document recently, but he is guessing mid-teens.

Manager Oswalt stated that if the Farmers Market goes well, it could draw other farmers and farm stands from surrounding municipalities.

A. Spangler questioned if the products would have to be locally grown within the Township. Back in the day, he used to go to Lancaster and get fruits and vegetables and sell them.

E. Miller stated that the Township could make a policy that would best fit their needs and wants for the Farmers Market.

J. Turnure stated that we cannot forget about the homeowners that have small gardens.

J. Popovich stated that he has not received any complaints in Seth Grove's office regarding Farmers Markets.

Manager Oswalt indicated that the Farmers Market concept discussed with the Recreation Director would require a Grow It, Make It or Bake It provision and there would need to be proper tax payer qualifications information provided like an EIN number, etc.

Manager Oswalt stated that they will soon have to start thinking about preparing Work Force Development Training again. She has not reached out to New Hope to see if the director's position has been filled.

## **DEVELOPMENT UPDATE**

J. McLucas stated the Board of Supervisors reapproved the storage facility plans on Carlisle Road. The plans were reapproved because the partners had to work a couple items to finalize. The Northern Regional Police subdivision plan has been finalized and there was a Zoning Hearing Board case for a property on Conewago Road to allow an expansion of an existing chicken barn which will hold 38,000 egg laying chickens.

J. McLucas provided the committee with data on York County Building Permits regarding new dwelling units from 2015 to 2024. Within nine years the Township has built 1,287 dwelling units which makes Dover Township the number one growing community compared to other surrounding municipalities.

C. Snyder questioned if that number just represented a certain type of housing.

J. McLucas stated that the number covered all types of dwellings: townhouses, apartments, single family dwelling, etc. Over the next ten years, there is a potential of 1,362 more dwelling units in the pipeline.

With no further business, the meeting was adjourned at 4:53 PM by Township Supervisor Stephen Parthree.

Respectfully submitted by: Brooke M. Scarce

Brooke M. Scarce, Township Secretary