

**DOVER TOWNSHIP  
INDUSTRIAL COMMERCIAL DEVELOPMENT COMMITTEE  
MINUTES  
JUNE 25<sup>TH</sup>, 2025**

The Dover Township Industrial Commercial Development Committee (I/CDC) Meeting for June 25<sup>th</sup>, 2025, was called to order at 4:00 PM by Industrial/Commercial Development Township Chairperson Brian Caden. The committee members present were James Turnure, Dave Wolverton, Kim Hogeman, and Anthony Sarago. Ashley Spangler Jr., and Emily Miller were absent with prior notification. 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 Searce, Township Secretary. There were no members of the public present.

**APPROVAL OF MEETING MINUTES FOR MAY 28<sup>TH</sup>, 2025**

**Motion** by D. Wolverton and seconded by J. Turnure to approve the May 28<sup>th</sup>, 2025, Industrial Commercial Development Committee meeting minutes as presented. **Passed** with 5 ayes.

**PUBLIC COMMENT**

No comments were offered.

**BUSINESS ASSOCIATION UPDATE**

B. Caden stated that they are looking for a speaker for the July breakfast meeting. He is open to any suggestions that anyone might have.

A. Sarago questioned whether Chief Lash would be available to speak at the July meeting and provide an update on Northern Regional's new building progress.

Manager Oswalt stated that they should be moving into their new building shortly.

K. Hogeman suggested having a speaker from YCEA. She stated that she can provide B. Caden with contact information.

**COMPREHENSIVE PLAN ACTION ITEMS**

**Update on the Welcome to Dover Sign Easement**

J. McLucas stated that the sign agreement has been executed and is sitting in the queue to be recorded. He also had a conversation with the Facilities Superintendent about long term maintenance. The Facilities Superintendent suggested flat flag stone and some type of river rock. Once he receives a copy of the recorded document, he will send it to all parties involved and the permit process can begin.

**Review of the Farmstand Draft Map and discussion regarding Farmstand/Farmer's Market Survey Questions**

J. McLucas stated he created a map of different farm stand locations. He shared the map with the committee. The map includes all the farm stand locations that have been approved and other farm stand locations that have not been formally approved by the Township. The map includes farm stands that are located within the Township and other stands that are locally visited outside of the Township. Some of the farm stands have websites and some of them do not. When you view the map and click on a location there a link is available to their website if one exists. He also stated that he will be reaching out to the owners of the stands to make sure it is okay to list them on the map and if they do not have a website, verify their business hours.

B. Caden questioned if we would be advertising them on the Dover Township website.

J. McLucas stated that the intent behind the map is to be able to publish something for the community, letting them know where they can access these stands. The map will be available on the website once everything is ready.

A. Sarago questioned whether there could be any repercussions from a Township aspect.

J. McLucas stated that if community members are choosing to purchase items from a farm stand, they should be aware of the repercussions.

Manager Oswalt stated that if the Township ran a farmers' market, the farm stands would all be required to have all the proper licensing. If we do not have enough vendor interest to move forward with having a farmers market, the intent behind the map is to provide a resource to community on where they can get fresh local products and support our local farmers.

B. Caden stated that he was not at the last meeting, so he questioned if we are going to try to bring all the local farm stands to sell their produce at one location.

Manager Oswalt stated the plan is to gauge interest for this concept. The Parks and Recreation Director will run the event if we have a location and enough vendor interest. If there is not enough participation, the map is viable option for the public as noted above.

J. McLucas stated that this is just his current starting point. If the committee sees any stand that is missing or does not fit the criteria, he asked them to let him know.

J. Turnure questioned if the map includes stands that are unmanned.

Manager Oswalt stated yes. Many of these stands are self-serve.

J. McLucas stated that he has approached Smyser's and Livingston's about joining DABA in the past, he said that he would revisit this matter with them.

J. McLucas stated that the end goal of the map is to plot all the farm stands that we know about and then gather as much information as they are willing to provide; website, contact information, hours, etc. He is hoping to gather that information through a survey. He wants to draft a survey and one of the questions on the survey will ask if there is a community wide event, would they be willing to participate.

Manager Oswalt stated that Explore York has a trail for wineries and breweries and this is the same concept but for the Dover community.

B. Caden stated we could use the farm stands and do a trial day. On the survey we could ask them if they would like to participate.

Manager Oswalt stated that we could also see if they any of the owners would be interested in an event and if so, we could try to make it four times a year, which would include all the different farm stand items depending on the season.

K. Hogeman stated that there was an organization called Buy Fresh Buy Local which was a nonprofit organization, but they have since lost all their funding. They used to do scavenger hunts and summer trails. They also had a website which provided all the information. Participants would then be entered into a drawing. She was on the board for the committee and still has all the marketing that she can provide to J. McLucas.

J. Turnure stated that the committee might attract more residents within the community who are interested in attending an event versus having a roadside stand map.

J. McLucas asked for input as to which questions to include in the survey so when they target the owners of these stands, they can ask; what are their hours? Do you have a website? Do you have a Facebook page? What are the seasons they are available?

A. Sarago questioned what the criteria is to be able to be on the map and asked if community members who sell just hay or straw would be included on the map.

Manager Oswalt stated that there are certain categories that each of the items would have to fit into. Two of the categories are you grow it, and you make it. It all has to be made and sourced by the owner for participation in the Farmers Market concept.

J. McLucas stated that he will share the map with the committee, but he asked them not to share it with anyone yet since the map is still being put together. He asked if anyone has any revisions, to let him know by July 11<sup>th</sup> so this can be further discussed at the next meeting.

B. Caden stated that in the survey we could ask if farm stand owners would want to be part of a centralized market. We could also ask if they would want to participate in a trail day.

Manager Oswalt stated that we could ask if they are interested in the centralized market what days and hours work are best for them. We should be asking what types of products they would be bringing.

J. McLucas stated that he has started putting together a rough survey but the survey will need to be tailored to the questions asked.

K. Hogeman left the meeting at 5:00 PM due to other obligations.

B. Caden stated there seems to be a gap for baked goods.

Manager Oswalt stated that Livingston's sell some baked goods.

### **Work Force Development Training Update and Discussion of Next Steps**

J. McLucas stated that he does not have much of an update. They are running into a wall with New Hope. He had a meeting with someone within the community and during the conversation the resident brought up how Goodwill offers a variety of work force development training, specifically in soft skills. Goodwill could potentially be an avenue that the committee can explore and pursue.

Manager Oswalt stated that she had reached out to New Hope about two weeks ago, they have hired somebody. However, the lady she had spoken with on the phone did not know the new hire's name. The new hire was in training for the organization as the executive director.

B. Caden stated that he has contact information for someone at New Hope, he will reach out to see if he can get any more information or an update.

Manager Oswalt stated that if the New Hope option does not work, the committee will need to brainstorm different ideas.

### **DEVELOPMENT UPDATE**

J. McLucas stated that he does not have any new updates at this time.

With no further business, the meeting was adjourned at 5:11 PM by Chairperson Brian Caden.

Respectfully submitted by: Brooke M. Searce

Brooke M. Searce, Township Secretary