

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

The Dover Township Industrial Commercial Development Committee (I/CDC) Meeting for July 23<sup>rd</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, Emily Miller, and Anthony Sarago. Ashley Spangler Jr., and Kim Hogeman 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 JUNE 25<sup>TH</sup>, 2025**

**Motion** by D. Wolverton and seconded by A. Sarago to approve the June 25<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 Doug Henderson presented at their previous meeting. The September speaker is going to be Chalet Harris, Dover Township Parks and Recreation Director. He also noted that DABA will be at National Night out on August 5<sup>th</sup> from 6-8 PM at the Dover Union Fire and House Fire Hall and will be handing out cotton candy.

B. Caden stated that they have all their speakers figured out for the remainder of the year.

**COMPREHENSIVE PLAN ACTION ITEMS**

**Review of the Farmstand Draft Map**

J. McLucas stated that the committee reviewed the draft map last month. He went in and made some changes that were mentioned at the previous meeting and changed the icons to barns. The next step is to send out a survey to all the stand owners and gather information from them. Some of the stands already have websites and hours of operations, while others do not.

**Discussion regarding Farmstand/Farmer's Market Survey Questions**

J. McLucas stated that he provided the committee with a draft copy of the mailing that will be sent out to the stand owners. There will be a QR code on the mailing which will direct them to

the survey. The mailing also includes the questions, so they have the option to do the survey online or fill out the questions to be sent back to the Township. The last question is about interest in participating in a community farmers market, as well as the frequency of the this type of event. However, if there is not a lot of interest received about wanting to participate in a community farmers market, it could be turned into traveling farmer's market.

E. Miller suggested putting the draft map on the website for the residents whom we may have forgotten to include.

J. McLucas stated that he can put something out about the initiative and if anyone sees any missing information, they can let him know.

A. Sarago questioned if there should be a question about parking, so the residents know if they are pulling in a parking lot or pulling off the side of the road.

J. McLucas stated that if they have a Township permitted stand, they are required to have parking.

J. Turnure recommended adding another question which would ask about awareness of any other farm stands that would be interested in participating in the community farmer's market.

A. Sarago stated that if the community farmers market becomes something, he questioned if the owners would have to have a mercantile license. He questioned whether this was something that DABA could sponsor and provide for the insurance.

J. McLucas stated that to participate in the community event, they would have to provide some sort of coverage. Even if DABA had a policy you would still want a certificate from them.

Manager Oswalt stated that the details of the operations would be coordinated through Chalet Harris, Parks and Recreation Director. She has information on how to do it from communications with other communities who hold these types of events. The farm stand would have to be a legitimate business.

J. Turnure questioned if there would be a fee charged to attend the event.

Manager Oswalt stated that she assumes there would be a fee that is charged for them to have space. It also depends on where the event is being held. There was discussion about the event being held at the Dover Union Fire and House Fire Hall and they would want a fee charged.

J. Turnure suggested adding a question asking if they are willing to participate in the community farmers market, would they also be okay with paying a fee to attend the event.

J. McLucas stated that he would like to get the answers from the survey before planning the event. The survey will let us know if people are interested or not.

B. Caden suggested updating the question about the method of payment to what method of payment you accept rather than their preferred type.

J. McLucas stated that he will be sending the letter out and will also be emailing them the information as well.

Manager Oswalt stated that they do not want to make the survey publicly available to everyone because we want to ensure the responses are legitimate from the farming community.

A. Sarago questioned whether this survey would be sent out to anyone within the Township zoned agriculture.

J. McLucas stated that the survey will only be conducted on the farm stands for which we are aware.

Manager Oswalt stated on the other side of the mailing, there is language about preserved farms. This is a public awareness campaign to make it known that there are preserved farms within the Township. The preserved farms will also receive the questionnaire about the community farmer's market.

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

B. Caden stated that he does not have an update on this topic. He forgot to reach out to New Hope. He will have an update for the next meeting.

### **DEVELOPMENT UPDATE**

J. McLucas stated there will be a meeting for the warehousing project sometime in September. We hope to hold a special meeting dedicated to that specific topic. We will be giving the public plenty of notice when the final date has been determined.

B. Caden asked for an update on the Township Building.

Manager Oswalt stated that while we were waiting for other issues to be resolved, we did geotechnical testing because of the depth of the elevator and the discovery of concrete approximately 17 feet deep near the intersection of the new and old administrative portions of the building. This area was the original location for the new elevator; therefore, the elevator location had to be adjusted. The Geo-technical report discovered at 14 feet we have both rock and water, and we need to go about 17 feet deep for the elevator shaft. They are also coming up with a shoring plan which will be ready for review next week. The easiest way to manage the water is to install a well which then could be used for non-drinking water purposes inside the Water Department Bay.

J. Turnure questioned if this is a minor change to the overall cost of the project.

Manager Oswalt stated that it will cost additional money, but it is only a minor adjustment to the overall cost.

J. McLucas stated groundbreaking has begun at the old Bald Hills Distillery location. He received a sketch plan for another residential community which is the next phase of Fountain Rock. It will be 242 units. He stated that he has been receiving a lot of questions about 2Delicious, and they are planning to turn that into a vape shop. He and Manager Oswalt had a meeting with the York County Economic Alliance about the warehousing project. They are trying to see if they are open to a data center which would reduce the traffic impact.

With no further business, the meeting was adjourned at 4:41 PM by Chairperson Brian Caden.

Respectfully submitted by: Brooke M. Scarce

Brooke M. Scarce, Township Secretary