

**DOVER TOWNSHIP  
INDUSTRIAL COMMERCIAL DEVELOPMENT COMMITTEE  
MINUTES  
SEPTEMBER 25<sup>TH</sup>, 2024**

The Dover Township Industrial Commercial Development Committee (I/CDC) Meeting for September 25<sup>th</sup>, 2024 was called to order at 4:01 PM by Industrial/Commercial Development Chairman Brian Caden. Committee members present were Charles Benton, Dave Wolverton, Kim Hogeman, and James Turnure. Anthony Sarago, Ashley Spangler Jr., and Ashley Spangler Sr. were absent with prior notice. Also, in attendance were Cindy Snyder, Borough Council Member; Laurel Oswald, Township Manager; John McLucas, Township Planning Director; Stephen Parthree, Township Supervisor, John Popovich, Representative from Seth Grove's Office; and Brooke Scarce, Township Secretary. There were 0 members of the public present.

**APPROVAL OF MEETING MINUTES FOR AUGUST 28<sup>TH</sup>, 2024**

**Motion** by D. Wolverton and seconded by J. Turnure to approve the August 28<sup>th</sup>, 2024, Industrial Commercial Development Committee meeting minutes as presented. **Passed** with 5 ayes.

**PUBLIC COMMENT**

No comments were offered.

**BUSINESS ASSOCIATION UPDATE**

B. Caden stated on October 5<sup>th</sup> DABA will be conducting the ribbon cutting ceremony for the opening of the Dover Township Volunteer Fire Department Dorm Renovation Project.

Manager Oswald stated County Commissioner Julie Wheeler, and the Superintendent from Dover Area School District will also be at the Open House.

B. Caden stated on October 27<sup>th</sup>, DABA will be at the Food Truck Event at Brookside Park. DABA will also be volunteering by preparing breakfast on November 11<sup>th</sup> the Dover Township sponsored Veterans' Day Breakfast.

C. Benton stated that the Ribbon Cutting for the Memorial at the Dover High School will be taking place on November 11<sup>th</sup> at 3:30 PM.

**Comprehensive Plan Action Items**

There was no Comprehensive Plan action items discussed.

**OLD BUSINESS:**

**Employees Soft Skills Training- October 9<sup>th</sup>**

B. Caden questioned how many people are currently registered for the training.

J. McLucas stated that there is a total of 13 people registered. Five are from the ICDC Committee.

K. Hogeman stated that Toastmasters has a meeting tonight, so they are going to see if anyone else is planning to attend. She also stated that she was going to check with them next Tuesday for an updated total.

B. Caden questioned if anyone from Pro Pallet had signed up.

J. McLucas stated that no one from Pro Pallet has signed up but he has reached out to the owner and is waiting for a response.

B. Caden questioned if the information was pushed out again to the Business Association list.

J. McLucas stated that the information was pushed to them, and it was pushed out via Savvy Citizen.

C. Snyder questioned if any children were signed up.

J. McLucas stated that he did not see any children signed up for childcare.

Manager Oswalt questioned if there are any logistics that needed to be wrapped up.

K. Hogeman stated that the doors will be open at 6:00 PM and that will allow the people to eat and socialize for 30-45 minutes. The Toastmasters will start the training at 6:45 PM and will be completed by 8:00 PM.

J. Turnure questioned whether there have been instructions provided directing people where to go once they arrive at the school.

Manager Oswalt suggested sending out an email to everyone who is registered with the instructions as to where to go and an agenda.

C. Benton stated that people attending the training will enter through the main entrance which is located behind the red target balls.

J. McLucas stated that he is going to create some sort of signage that will also direct people once they have arrived.

B. Caden suggested providing an email to registrants on October 3<sup>rd</sup> with the agenda and instructions.

C. Snyder questioned if there will be drinks provided with the pizza.

J. McLucas stated that if someone provides him with a list of what is needed food and drink wise, he will make sure the items get to the school.

Manager Oswalt stated that there should be a registration table with name tags and a sign in sheet. She also stated that there was previous discussion about having a survey at the end providing feedback about the training session.

J. Turnure questioned if the school would be providing paper products or if this is something that needs to be purchased.

J. McLucas stated that all the paper products would need to be purchased separately. He was not sure if the committee would also like table clothes.

Manager Oswalt stated that if the committee would like table clothes, the Township has black and white checkered ones that could be used. She also stated that there are red table clothes with the Dover Township logo that could also be used at the registration table.

### **POTENTIAL EAGLE SCOUT PROJECT**

B. Caden questioned whether the information for the potential Eagle Scout Project was provided to Ms. Pike.

J. McLucas stated that he spoke to Dr. Pike about two weeks ago. He asked about pursuing a sign at Grandview Golf Club. In the meantime, all the concepts were sent over to Mrs. Pike, however, the project does not need to be completed quite yet.

### **Development Update**

J. McLucas stated that there is no update on the Warehouse Project, however, the big solar project was recommended for approval by the Planning Commission. There are still a couple items that need to be wrapped up before the plan is taken to the Board of Supervisors. There was a Planned Residential Development that was proposed for the land at Hilton Avenue and Bull Road but since PennDOT acquired 43 acres of the land, Inch and Company is no longer pursuing that project. However, the property was recently purchased which may lead to its development.

C. Benton questioned when PennDOT will start the construction of the new building.

J. McLucas stated the work will not start until 2030 or 2031. However, the Township is working with our Local Pennsylvania Representative and the warehousing company to coordinate a way to align the intersection.

C. Benton questioned when Intermediate Avenue will be completed.

Manager Oswald stated the round-a-bout is currently under preliminary design. When the preliminary design is completed, it will be submitted to PennDOT for a scoping meeting, but it will also be taken to the Board of Supervisors for them to review. A highway occupancy permit will need to be obtained, which could take up to a year. In addition, funding will need to be secured.

With no further business, the meeting was adjourned at 4:46 PM by Chairman B. Caden.

Respectfully submitted by: Brooke M. Scarce

Brooke Scarce, Township Secretary