

**DOVER TOWNSHIP
INDUSTRIAL COMMERCIAL DEVELOPMENT COMMITTEE
MINUTES
DECEMBER 18TH, 2024**

The Dover Township Industrial Commercial Development Committee (I/CDC) Meeting for December 18th, 2024, was called to order at 4:00 PM by Industrial/Commercial Development Chairman Brian Caden. Committee members present were Ashley Spangler Jr., Anthony Sarago, Dave Wolverton, and James Turnure. Ashley Spangler Sr., and Kim Hogeman were absent with prior notice. Also, in attendance were Cindy Snyder, Borough Council Member; Laurel 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 NOVEMBER 20TH, 2024

Motion by J. Turnure and seconded by D. Wolverton to approve the November 20th, 2024, Industrial Commercial Development Committee meeting minutes as presented. **Passed** with 5 ayes.

PUBLIC COMMENT

Erich Pike- Dover Welcome Signs

E. Pike presented options for new Welcome to Dover Signs. He is proposing to install Dover Welcome signs as his Eagle Scouts Project. He requested feedback and direction from the committee.

A. Sarago questioned if the eagle in the corner would be a statue.

E. Pike stated that the eagle would be a wood carving.

Krista Pike stated that they are working with a Mundorf Sign Company but are waiting on quotes. They have asked for quotes on a metal sign and a wooden sign.

E. Pike stated that he provided his ideas to Mundorf, and they revamped them.

K. Pike stated that they are unsure of the sign sizes to obtain an accurate quote. They need direction from the committee as to what size sign they would like to be installed. They also have questions on the size based on ordinance requirements.

Manager Oswalt stated that the previous sign on the south side of the Township was smaller than the sign on the north side.

J. McLucas stated that there is a floodplain along the creek on the south side and there is also the right of way along Carlisle Road. He stated that he did meet with the owner of Brewvino, and they were receptive to some type of easement agreement.

B. Caden stated that the sign which was previously at that location was too small.

J. McLucas questioned if the sign would be ground mounted or mounted on posts.

K. Pike stated that the sign would be mounted on posts.

C. Snyder stated that she likes the shape of the sign.

J. Turnure stated that he does not like the outline of the Township on any of the signs. He thinks the signs look cleaner without the outline.

J. McLucas stated that this committee previously looked at different sign designs and one of the designs incorporated "Common Ground; Township, Borough, and School District".

Manager Oswalt recommended a plain sign stating, "Welcome to Dover" and incorporating the Common Ground wording which would include all three entities.

K. Pike stated that the Township, Borough, and School District can certainly be included in the sign.

A. Sarago questioned what the Common Ground is supposed to mean.

Manager Oswalt stated that the name of the 2020 Comprehensive Plan was Common Ground. The Plan has the three entities working together several initiatives.

B. Caden stated that he does like the idea of the Common Ground text versus the logo.

The consensus of the committee was that they all liked the white background versus the red background for the sign.

K. Pike stated that she can ask Mundorf to create a design that has a thicker outline around the sign.

E. Pike stated that for fundraising, he plans on emailing the main local businesses in Dover and asking for \$50-\$100 donations towards the project.

A. Spangler Jr. suggested that he goes around to the businesses to speak to them in as he believes that emails are more easily disregarded.

C. Snyder also agreed with A. Spangler and even stated that based on the presentation there might be a business who would be willing to pay a larger chunk of the project versus \$50-\$100 so when presenting the idea, maybe just provide a target goal.

J. McLucas stated that this is something DABA can help with promoting.

A. Sarago stated that Ascom will donate solar lights to project on the sign.

K. Pike stated that they will take all the recommendations from the committee and come back to another meeting with the updated changes.

BUSINESS ASSOCIATION UPDATE

A. Sarago stated that he felt the breakfast food menu for this meeting was better receive than in the previous years.

A. Spangler stated that there were not as many members who attended the meeting this year.

A. Sarago stated that 23 people signed up for the breakfast but only about 12 people attended.

Manager Oswald stated that she thinks that there be some missing email addresses for the DABA list since the new person took over as secretary because she had a member mention that they are not been receiving information about the upcoming breakfasts.

J. McLucas stated that the calendar invites are being sent out but there is no subject line.

B. Caden stated that the next meeting will be held January 9th at Dover Valley Restaurant and at the next meeting, they will discuss the concerns about the calendar invites.

Comprehensive Plan Action Items

Workforce Training- New Hope Packet/ Working with State Ag. Officers

J. McLucas stated that he reached out to Mike Brammer but has not received a response yet.

Manager Oswald stated that someone who volunteers for New Hope reached out to her stating that they offer Soft Skills Training. She provided the committee with a packet of information regarding what is included in the Soft Skills training provided by New Hope.

J. Turnure stated that the work scenarios that are provided are excellent since they use real world examples.

A. Sarago had to leave the meeting at 4:46 PM due to other commitments.

J. McLucas stated that the committee previously talked about having the next training in the Spring. The previous set up at the High School worked out well and he would like to have the training there again. He questioned if the school had found a replacement for Chuck Benton to date.

D. Wolverton stated that he is not aware of the position being filled, the school board is currently working on filling the Superintendent position now. If he is provided with the dates that the committee would like to hold the next training, he will take it back to the school and see about availability.

J. McLucas stated that he would like to aim for the beginning of April or sometime in May for the same time as the last the last training. Three of the dates he listed were as follows: April 9th, April 30th, and May 14th.

D. Wolverton stated that he will coordinate with the High School and see if the same rooms are available for the dates that John provided.

B. Caden stated that he would be open to the idea of attending the New Hope Soft Skills Training prior to the committee having the training with New Hope.

3rd Quarter Economic Outlook- Future YCEA presentation

Manager Oswalt stated that she provided the committee with the Economic Intelligence Report for York County's 3rd quarter. She felt as if there was a lot of interesting information that was provided. The Comprehensive Plan talks about having YCEA come to the ICDC meetings on a regular basis.

B. Caden questioned when they would be able to come present at a future meeting.

Manager Oswalt stated she can reach out to see if they are available to attend a meeting in future. It was also noted that we have not had a real estate update for over a year.

J. McLucas noted that he had a contact in the commercial real estate business, and it may be good to get their perspective the market and trends in York County.

Home Grown Business Application Review

J. McLucas provided a copy of the current Home-Grown Business Application. At a previous meeting, the committee discussed updating the application and rather than just adding the businesses logos onto the website, incorporate a small video clip of the business. His thought process is working with the school's media department to help create these video clips for the Township's website and update the information every 6 months versus every quarter.

Development Update

J. McLucas stated that Wawa's grand opening was held on December 5th, Belmark is finalizing items on their plan and will probably start the project sometime in March, and the solar farm plan was presented to the Board of Supervisors at their November meeting to discuss waivers only. There were no other development updates.

With no further business, the meeting was adjourned at 5:22 PM by Chairman B. Caden.

Respectfully submitted by: Brooke M. Scarce

Brooke M. Scarce, Township Secretary