

Dover Borough/Dover Township

Joint Comprehensive Plan

Business Focus Group Meeting

February 19, 2019

Representatives of the following businesses attended a meeting on the Joint Comprehensive Plan: Chuck Benton, Jennifer Benko, and Tracy Krum (Dover Area School District); Steve Stefanowicz (Harbold Trailer Sales); Brian Caden (BB & T); Claudine Arnold (Salon 4800); Madonna Heiland (M&T); Darryl Wagner (Custom Engraving Studio); Mark and Scott Miller (Trail Nurseries); Kristin and Dan Pike (Dover Animal Hospital, Antique Mall and Bald Hill Distillery); Bonnie Lehr (Covenant Insurance); Marc Dursunian (Moonlight Café); and Mike Cashman (Mount Zion Off Road). Also present were consultant Tim Staub, HRG, Linford Bledsoe representing Dover Borough; Chuck Richards, John McLucas and Laurel Oswalt representing Dover Township; and John Popovich (Representative Seth Grove's Office) and Kathryn Gent (Representative Dawn Keefer's Office).

Welcomes and Introductions were provided by Chuck Benton. The meeting was then turned over to Laurel Oswalt who provided a brief overview of the project and introduced Tim Staub, HRG Planner, who is the consultant on the project. Mr. Staub informed the group that this was a joint plan between the Borough and Township for the next 10 years of growth and to establish priorities for the communities. Several breakout sessions were held with Athletics, Non-Profits, Emergency Services and HOA's. A project Kick-Off Meeting was held last week with approximately 75 attendees. Today, the business community is being asked for their input.

Tim Staub discussed what a Comprehensive Plan is and how it has changed over the years. Municipalities conduct Comprehensive Plans approximately every ten years. In the past these documents have been large and filled with facts and demographics. They were often used to determine growth areas and changes in Zoning regulations. Today's versions are being labeled as Implementable. The goal of these plans is to focus on projects, partnerships, funding, etc. so that true progress is made in seeing the vision developed into tangible projects. Public input is key and the driving factor for the Leadership Committee to develop a plan to be adopted and implemented by the two communities.

A connection activity was utilized to get the group of individuals present to introduce themselves to each other and learn something about the others in the room.

Mr. Staub asked the group to list one to two-word phrases that they felt described Dover. The list developed was as follows:

Township/Borough	Business	People
Great Community	Good Eats	
Home	History	
Rural	Recreation	
Growing	Schools	
Diversity	Farms	

Those present were asked to answer the following questions:

1. Do you feel safe? Yes, the rural nature is part of that.
2. Is there a skilled Labor Force? No, sometimes

What skillsets are lacking?

- Veterinarians do not live locally.
- Restaurants- all positions are needed.
- RV Sales-Dependable and common-sense employees; mechanics.
- School-Teachers/Maintenance/Custodial/PCAs
- Salon-Skillsets (Trades)
- Greenhouse-Seasonal Help.

3. Is Dover's local government effective?

- Not aware of vacant sites for development.
- Enforcement of Ordinance.
- Stormwater Management regulations are cost prohibitive.
- Growth/Improvement of infrastructure-Sewer and Water

In the next part of the discussion, Tim Staub asked the group to detail what they thought were the Economic Strengths of the community. The list developed was:

! -Most crucial

! -Financial or volunteer time

Good Public Safety (Fire Department/EMS/Police Department)!

Good Agricultural Base

Good Work Force Pool

Affordable Housing

Dover Township's Large Population

Roads (good, except for Route 74)!

Close to Large Metropolitan Areas

DASD Work Force Development Program

Nearby assets:

Cultural Opportunities in York

Warehousing

Transportation

Memorial Hospital-Support businesses

Expansion into our community as nearby Township's get built out

Retail Growth!!!

Natural Gas

IT Boom

#10 County in the Country for manufacturing (opportunity for robotics expansion)!

State/County Parks

Mr. Staub asked the group to develop a list of Weaknesses of Dover and rank them by priority, willingness to spend money or time on improving them.

! -Most crucial

! -Financial or volunteer time

Taxes (property)!!!!!!!

Sports facilities/trails!!!!!

Poverty !

Building vacancies!

Main Roads!!!!!!!

Limited Retail and Restaurants!!!!!!!

Sewer Infrastructure!!!!

Community apathy!

Aesthetics of Community!!!!

Isolation/Remote

Absence of Landlords!!!!

Weak Branding!

Inadequate Historical Preservation

Division of Township/Borough

In closing the group was encouraged to review what was discussed with others in the community and provide a copy of the flyer about the upcoming meetings on the Comprehensive Plan to their contacts within the community to ensure that ample engagement for this project is realized.