

Dover Borough/Dover Township




Joint Comprehensive Plan

Community Kick-Off

February 13, 2019


The Region hosted a Community Kick-off public meeting on February 13, 2019 starting at 6PM at the Dover Township Community Building. Prior to the evening, the Leadership Committee advertised via: phone messages, videos placed on social media outlets of Twitter, LinkedIn, and Facebook, municipal web sites, Dover Area School District e-newsletter, community signs in several locations, press release to the local newspaper, advertisements in local businesses, and emails to community group email lists. These efforts encouraged 76 participants within the region to attend the Community Kick-Off public meeting.

The first 15 minutes participants were given the opportunity to visit various stations set up within the room and respond to topics that included transportation, community building, demographics, and economic development. Cindy Snyder and Chuck Richards provided introductions and described why this event was important to the Region. Tim Staub, Planning Consultant for the project provided a powerpoint presentation that included an explanation of comprehensive planning and the difference between a traditional and implementable comprehensive plan along with a project overview. A video by the Leadership Committee was presented to those in attendance that included Leadership Committee Members thoughts on what the vision of Dover could be and what success would look like upon implementation of the plan. The Leadership Committee spent the remainder of the evening facilitating smaller group discussions. Utilizing stickers the participants were given an opportunity to identify what were the most important comments to the community over the next ten years based on the below key:


























-  What item is the most important to implement over the next 10 years
-  What item would you invest financially to implement
-  What item would you invest time to implement

The following are the questions and results of the facilitated group discussions:

What Assets Can Dover Build On?

1. People!! Longevity in people and businesses
2. Decent roads
3. Borough and Township cooperation in services 
4. Public spaces
5. Variety





- 6. Liquor licenses
- 7. Local businesses
- 8. Farm Land
- 9. Location to new hospital
- 10. Emergency services
- 11. Housing
- 12. Library
- 13. Youth sports programs
- 14. Parks
- 15. Senior Center
- 16. New high school
- 17. Religious mix
- 18. Non-profits/service org
- 19. In-house services
- 20. Local post office
- 21. Snow removal
- 22. Golf
- 23. Good mix of neighborhoods
- 24. Parcel of land north of Borough, development potential, small mall?
- 25. Fox Run Road/recreational area, boating; opportunities for scouts, etc.
- 26. Park system good; can be improved. Some outside higher density areas would be good.
Expand on what we have amenities, ball fields. Good connectors.
- 27. 281 Church Road – great park (Cousler Park) with good access
- 28. Use Township internet/website/social media to promote family and community activities.
- 29. Health Club/gym (other than the Y)
- 30. Open space with various potential
- 31. Low crime rate
- 32. History – preserve
- 33. Youth activities
- 34. Volunteers Groups
- 35. Indoor facilities for activities
- 36. “Mayberry” family environment (close knit)





















- 37. Strong water/sewer – infrastructure 
- 38. Longtime and recent residents
- 39. Strengthen youth activities
- 40. Build up current business infrastructure 
- 41. More parks – ours already are good 
- 42. Natural environmental resources are positive
- 43. Public/government employees accessible 
- 44. Churches     
- 45. Local fire/EMS departments  
- 46. Farms and roadside stands
- 47. Strong school district (must maintain)      
- 48. Architecture
- 49. Local food/PA Dutch dialect
- 50. Good library, bigger needed    
- 51. **Great Local Businesses**
 - a. Spanglers Ace
 - b. Wellspan
 - c. McDonalds
 - d. Stauffers
 - e. Giant & Weis
 - f. Moonlight Café
 - g. Storage (Capital)
 - h. Rutters  
 - i. Sara's
 - j. Johnny's
 - k. Amy's
 - l. Dover Animal Hospital   
 - m. Shiloh Animal Hospital  
 - n. Harbold's













What Challenge Does Dover Face?

- 1. Maintain existing facilities (Comm. Ctr, log cabin)





























2. Nothing wrong – don't mess it up! 
3. Road improvements 
4. Fire chief – concerns about outlying area 
5. Athletic fields in short supply; invest in youth 
6. Potential – land owned by Dover Sewer Authority
7. Area by Fox Run Road
8. Parking for fields/sporting events
9. Parking on roads not wide enough 
10. Reuse existing vacant businesses (grocery store along Rte. 74, eg.) 
11. Multi-use, multi-purpose field with locations accommodating all sports 
12. Recreation program should be maintained 
13. Encourage commercial development to keep character of community 
14. Control access onto Rt.74 (right turns only, for example)
15. Property maintenance codes; rental inspections 
16. Pride in community 
17. Borough and Township can work better together; potential for coordination of services & resources 
18. Carlisle Road/Dover Borough – remove/replace tattered business flags 
19. Enforce property maintenance in Borough 
20. Preserve historic character of community 
21. Less car lots/more diversity in commercial 
22. Citizens
23. Development that doesn't benefit community
24. Single family home emphasis
25. Farming community 
26. Small town traditions (parades, Santa)
27. Farmer's market opportunity – great access to local foods 
28. Combining assets of Borough & Township (look at ways to coordinate when we can)
29. Good school district – consider impacts on DASD as dev. occurs 
30. Focus on small business/co-location 
31. Aging road infrastructure 
32. Agricultural area important – protect Ag heritage 

- 33. Previous poor experience with multi-family
- 34. Investment in & pride in community 
- 35. Roads - condition and capacity (Rt. 74)
- 36. Lack of urgent care 
- 37. Family planning centers (lack of) 
- 38. Development north of Boro (encouraged) 
- 39. Accommodations for visitors/hotels 
- 40. Rec & organized field space (outdoor & indoor) 
- 41. General recreation opportunities 
- 42. Dover school help with #6 & #7 
- 43. Water quality
- 44. Better use of liquor licenses 
- 45. Direct fairground traffic here
- 46. Route 74 affects all infrastructure 
- 47. More accessible public transportation
- 48. Pedestrian traffic 
- 49. Bike traffic/rail trail here 
- 50. Slow residential development – use existing approved lots first 
- 51. Gym facilities with youth care
- 52. Lower density of housing (more R1) 
- 53. Encourage developers to FINISH
- 54. Access to Rec land 
- 55. Electrical grid 
- 56. Phone/data infrastructure 
- 57. Quality of water (public)
- 58. Dover Borough/Township Celebration Day 
- 59. Dog park
- 60. Churches 
- 61. Local fire/EMS Department 
- 62. Farms and roadside stands
- 63. Strong school districts (must maintain)
- 64. Architecture

- 65. Local food/PA Dutch
- 66. Dialect
- 67. Good Library
- 68. Bigger Library Needed 
- 69. Roads 
- 70. New Heritage Center 
- 71. Lower taxes properties 
- 72. Community Rec Center 
- 73. Sidewalk 
- 74. Nature/Rec access 
- 75. Better parking – Boro
- 76. Better parking enforcement 
- 77. Less car lots 
- 78. Find uses for vacant buildings 
- 79. Business success rate 
- 80. Economic SIM 

What Will Success Look Like?

- 1. Using rail/trail constantly 
- 2. More small business 
- 3. Growth & variety
- 4. More & wider sidewalks everywhere 
- 5. Interconnection & walkability 
- 6. Encourage more walking locations
- 7. Environmentally conscious growth/green 
- 8. Dover as a destination
- 9. Fields of turf 
- 10. Community encourages volunteering 
- 11. Staying in Dover for entertainment & dining 
- 12. Family activities/gyms 
- 13. Increase revenue w/o tax hikes 
- 14. Cooperation between school & Boro & Township

- 15. Easy movement north/south/east/west through Boro/Township walking & driving 
- 16. Diverse demographics
- 17. Lots of volunteers 
- 18. Less traffic problems
- 19. Better ranking school district 
- 20. Joint Boro/Township information system/website/automated info dissemination 
- 21. Rail trail/Rec walk/bike 
- 22. Greater community involvement 
- 23. Electric marquee signs
- 24. Indoor/outdoor recreational facility/community sports 
- 25. Keeping the integrity & character of the community 
- 26. Smart development
- 27. More community engagement (political, volunteer, civic groups) 
- 28. More engagement w/churches, coordinate volunteerism/activities 
- 29. Shared resources of emergency services 
- 30. Citizens should attend meetings, state your case; express your opinion 
- 31. Safe place 
- 32. Good education/make a place kids want to stay & live 
- 33. Employment opportunities
- 34. More tourism
- 35. Attract people to live here, regardless of where they work 
- 36. Good location – central to York, Lancaster, Harrisburg, Gettysburg
- 37. Single family; less multi-family rental 
- 38. Businesses relocated in former businesses; not well done in some cases
- 39. Don't change it!

Dover Township Station Questionnaire

Our Community:

1. Who are the people who will need housing in Dover in 20 years?

- a) All ages
- b) Families
- c) Our youth that grow up and start families
- d) Our children/grandchildren
- e) Hopefully influx of young professionals
- f) Low income families
- g) Seniors, young families, low income earners need affordable housing
- h) Middle class wage earners, upper class will want larger lots, wooded areas
- i) Young men and women, seniors
- j) Elderly
- k) Aging population, senior housing
- l) Retirement, single families
- m) Single parents, elders
- n) Young families
- o) Graduates finishing college or trade school and have their first job
- p) Elderly
- q) Senior communities
- r) Senior citizens
- s) Seniors as well as young families
- t) Dover typically has been an immigration community for people leaving areas closer to York City.
- u) Over 55
- v) Low income people need housing now
- w) Families

2. What kind of housing do you think they will need?

- a) Complete variety
- b) All types
- c) Houses with nice yards
- d) Affordable property/housing—not rental
- e) Over 65 (only) developments
- f) Single family developments
- g) Less mobile home parks
- h) Less townhome developments
- i) Nice, single-family housing
- j) Low income housing
- k) Single family homes
- l) Assisted living, nursing, apartments, one story attached/duplexes
- m) Apartment style with all upkeep provided
- n) Condos, single floor homes
- o) Income situated housing
- p) Slow down residential development
- q) New family homes

- r) Elders rent assistant, electric assistant
- s) Single family homes
- t) Family
- u) Single homes
- v) High rise apartments
- w) One floor
- x) Residential (lower taxes)
- y) More like Laurel Manor condominiums for seniors
- z) Entry level housing, preferably not rental/lease units. These are necessary, but when the ratio is too high, the turnover rate is detrimental to the community.
- aa) Low taxes, maintenance, safety and local businesses
- bb) Varieties of housing mixed in together
- cc) Single family homes

3. In terms of serving our community:

- a) **What activities are needed to make a difference to Dover residents?**
 - a. Improve roads and ability to move around
 - b. Youth sports
 - c. Youth activities/sports
 - d. Activities for older citizens
 - e. Larger senior center
 - f. More athletic fields
 - g. Field house (all activities)
 - h. Rail trail for walking and biking
 - i. Convenience community center (former Rescue Mission building?)
 - j. Activities like scouts, etc.
 - k. Free, fun events for families
 - l. Sports facilities, park, walking trails
 - m. Ones that connect different generations, intergenerational
 - n. Family steakhouse & bar
 - o. Larger senior center
 - p. A community building for youth activities
 - q. More youth and teenage service and activities
 - r. Youth sports, volunteering, recreation, small business
 - s. Bowling, gym for kids and adults
 - t. Something for all ages, senior center, youth, young adult
 - u. Safety for family, satisfying of needs
 - v. Community building
 - w. More parks, support youth with athletic teams, scouts
 - x. Avoid over development, lower taxes
 - y. Strong community involvement programs that build a sense of “together”, youth athletics, senior programs, etc.
 - z. Our small population will only support so much businesses, profits are too slim
 - aa. Recognition of the diversity of Dover Township
 - bb. Community events, gatherings, etc. Q&A’s
- b) **What programs are necessary to sustain our population?**
 - a. Diverse business and recreation
 - b. All aspects of sports programs
 - c. Continue senior center

- d. Emergency services
- e. Youth, middle age and senior activities
- f. Retain the population by making them want to stay, restaurant options, better road structures,
- g. Township and Borough work together
- h. Family oriented activities
- i. Home health care delivery
- j. Strong school system
- k. Adult education
- l. Carlisle Corridor must be improved—traffic, sidewalks, entertainment venues, shops
- m. More entertainment—music, concerts, etc.
- n. Going greener, building small business, building outdoor recreation
- o. More programs for the elders
- p. Youth activities
- q. Business to supply jobs, doctors, dentists, etc.
- r. Tax break for single homes if new businesses come in
- s. Have a better supported recreation board and its activities
- t. Strong school system,
- u. Strong effective zoning and enforcement
- v. Affordable childcare
- w. Less government programs and more community activities

4. What changes are necessary to build a stronger Dover?

- a) Continue to build infrastructure to bring in improved services
- b) Build more athletic fields
- c) Stop high-density rental development
- d) Better communication to residents about activities, events, opportunities
- e) Expand water/sewer north of Borough on Rt. 74
- f) Expand Commercial Development
- g) Industry on East Canal (trucks are using our roads regularly)
- h) Improving school academics
- i) The big 3, borough/township/district need to allow the youth programs to utilize facilities on a free (non-profit) or low cost rent.
- j) Civic pride
- k) Wider sidewalks in the hub of Weigelstown Village to encourage walking with courtyards to display bands and other entertainment
- l) Getting more people involved
- m) More volunteers
- n) Slow down residential building, need light industrial and professional services
- o) Some infrastructure, possible tax increase
- p) Borough and township work together, snow removal, leaf removal, etc., twp. yard waste
- q) Jobs with excellent pay!
- r) Better communication to residents
- s) Cooperation or merging the two governments
- t) Attract more businesses so they can take up the slack on higher taxes to pay for new high school. As a senior citizen, I can't pay any more.
- u) More volunteer hours
- v) Better roads
- w) Strong school district but without burdening tax payers
- x) More green space, more interaction with local organizations and communication. The more people that you try to reach/involve, the more benefit

- y) More industry to support tax base
 - z) Focus on smart development. We don't want multi-family housing. Tell those developers and real estate people to stay away.
5. **How could our institutions like emergency providers, schools, non-profits, recreational clubs, business groups and others make a difference in Dover?**
- a) Inform the residents
 - b) Get involved
 - c) We need to grow our Girl Scouts, Boy Scouts, Lion Clubs, Dover Women of Today, Historical Society, Senior Centers, Dover alumni
 - d) Work together, such as school and rec clubs, emergency providers—instead of competing
 - e) Continue to provide services
 - f) Schools – Need to improve curriculum
 - g) Joint events between all outside organizations and the borough and township that are free or low cost
 - h) Collaborate, partner, support each other
 - i) Getting information out to the public
 - j) Open an emergency care facility in the township
 - k) Volunteer throughout the community during non-profit or school related activities
 - l) Wellspan should build a family planning center for youths.
 - m) Helps increase revenue to local business when teams, groups come to area
 - n) Become stronger and supported
 - o) These are all points of community involvement, expanding them and connecting them strengthens the community.
 - p) Education around diversity and churches
 - q) Have better social media presence and more activities
6. **What kind of partnerships can Dover create with other institutions in the Community?**
- a) Churches, clubs, non-profit organizations
 - b) Businesses can help support activities.
 - c) People can support local businesses as compared to going outside area.
 - d) More involvement of seniors, involvement with historical society
 - e) Dover school, small business, work with York County parks and rec. and visitors center
 - f) Merge thought and action groups
 - g) Recreational, historical
 - h) Involvement/interaction with youth sports organization
 - i) Partnerships with churches
 - j) Focus on church, smart developers who focus on family and not multi-family structures
7. **Who is missing in the conversation of creating a better community? How can we get them involved?**
- a) Borough and Township should work more closely—even consider merger to foster communication and sharing of resources.
 - b) School Board
 - c) Our youth
 - d) Small business owners, based off what I'm seeing in attendance, that may be effected when new business enters the local area.
 - e) Good question. I belong to three organizations and it is tough to get people involved. Getting the word out about the organizations that are already here.
 - f) Young people??
 - g) School district

- h) Younger adults, young families, lots of retired empty nesters in the meeting
- i) Business owners
- j) Borough Council
- k) A gathering of churches—What is being done? What do we hear from members/friends? Pastors can be encouragers for our members/friends to participate—Representation of the diversity of the population.
- l) Working people who sometimes cannot make meetings

Economic Development:

1. **What types of business trends should the Dover Community pursue over the next 20 years?**

- a) Internet, variety of businesses
- b) Retail, restaurants
- c) Small businesses, restaurant, gym
- d) Retirees, families with school age children
- e) Larger restaurants (liquor license)
- f) Small industrial
- g) Variety of business (less parking lots)
- h) Small
- i) Food industry, entertainment
- j) Retail to serve our residents, healthcare services, distance tech development
- k) More restaurants, less car lots, good coffee shop, preserve history!
- l) Tech services for all
- m) Encourage commercial and light industrial north of borough
- n) Farming, including hemp, possible legal marijuana growth
- o) Small business with trade, carpenters, electricians, etc.
- p) Family activities/gym
- q) Small, local owned
- r) Needs of community residents
- s) Shopping
- t) Identify the areas which should be designated for business development. Must have adequate road system. Need higher paying tech. jobs.
- u) Any except adult entertainment
- v) Restaurants with private room for community groups meetings- Lions Club currently needs to go to Wyndham Gardens.
- w) Dover has always had a low business/industry tax base, which has led to low revenue for schools, etc.
- x) Small malls
- y) More restaurants that are not diners
- z) Franchise business and small business

2. **What type of businesses/industries would you prefer in the community?**

- a) Retail
- b) Small businesses, restaurant, gym
- c) Larger restaurants (liquor license)
- d) Small industrial
- e) Variety of business (less parking lots)
- f) Restaurants, sporting goods, farmers' market, small businesses coming into empty shops that have closed.

- g) Food industry, entertainment
- h) Those that provide family sustaining wages; medical and health care, small manufacturing, technical repairs, especially automotive
- i) Businesses that encourage telecommuting
- j) More restaurants, less car lots, good coffee shop, preserve history!
- k) Another fast food vendor
- l) Light industrial, professional services (engineering, dr., service co)
- m) Whatever creates jobs, revenue and works on cleaner energy
- n) Family businesses to keep the community growing
- o) Food options
- p) Not adult entertainment
- q) Clean industries with jobs locally, continue to support the agricultural community, save some open space for family enjoyment
- r) Ideally, low impact, high skill employment
- s) Dover Twp.—north of Dover Borough, low impact industries
- t) A mixture

3. What methods should we explore to encourage them to establish within Dover?

- a) Zoning friendly while maintaining visual integrity of area
- b) Tax incentives
- c) Incentives such as decreased property or income taxes for “X” amount of years
- d) Seek YCEA help
- e) Open another section of industrial area, closer to East Berlin Rd. This will open roads to better truck traffic lanes and possible railroad spur. This will allow heavy industry but not effect general population during operations.
- f) Tax relief as long as it doesn’t hurt the population
- g) Show them our farming community, our history, close proximity to 83, 30, etc.
- h) Upgraded/new buildings (not in existing building without updates), develop design standards for a new business
- i) Improve roads, improve parks, maintain property appearances, borough/twp work together
- j) Liquor licenses
- k) Business council
- l) Need high speed internet, roadways, restaurants
- m) Less regulation
- n) Connect large parcel owners with realtors
- o) Low interest construction loans and relocation grants
- p) Employee training and placement programs
- q) Advertise, signs on the property
- r) Low regulation and taxes