

Dover Borough/Dover Township

Joint Comprehensive Plan

Leadership Committee Meeting

July 9, 2019

The Leadership Committee for the Joint Comprehensive Plan met for the seventh time on July 9<sup>th</sup> at 6 PM in the Dover Township Municipal Building. Members in attendance were Eric Harlacher, Mike Hoffman, Mike Curley, Charlie Rauhauser, Terry Myers, John Baranski, Anne Walko, Cindy Snyder, Laurel Oswalt, Nathan Stone, and John McLucas.

Tim Staub, Planning Consultant, presented the context and reviewed the draft themes and strategies for economic development and community preservation. Silas Chamberlain representing Downtown Inc. and YCEA presented information in regards to areas in which YCEA could assist the two communities. In particular, he shared YCEA's site selection software, which allows them to input various site features, including zoning, to share with potential developers. The committee spent some time discussing this software and the impacts to Dover.

The context pointed out that a large amount of land is currently zoned for industrial use northeast of the Borough that could see potential development over the plan term with the consideration of adding Exit 26 off of Interstate 83 which would provide a more direct access via Canal Road. It was discussed what types of uses should be promoted within this industrial park and whether the Township should improve the infrastructure to attract economic development within this park. It was suggested that the committee should not recommend any uses that would promote further truck traffic.

Improvements for 74 were suggested to reduce congestion and provide more of an identity to the area. Tim discussed the possibility of providing more flexible design standards for both communities to encourage redevelopment on sites. Stemming from this discussion was the ability to age in place and the possibility of marketing more to retirement communities and building off of UPMC's new hospital located in the adjoining municipality.

The group agreed with the points made and direction forward with regards to Community Preservation. Some discussion stemmed around the fact that the community might need to promote agricultural preservation but the majority of the group felt that this was an area the community does well and rather spend time focusing on other efforts.

The final exercise was called Discover Dover's Why... where Tim discussed how the community shared with the leadership committee the "What" the community wants in regards to change and the Leadership Committee determined "How" the change would take place but ultimately the Region needs to get to the "Why." With Dover asking "Why" it will show that the Region is supportive of a theme and will move it forward together and implementation becomes easier or does not occur at all.

Everyone felt the Why statement for Economic Development should involve *offsetting taxes, creating economic development and provide opportunities for residents to live and work in the Region*. Should the Communities be successful it would look like: Dover is an attractive community for community for business development, land along Rt. 74 is actively infilled and occupied, and increased communication with realtor community to actively market Dover Region.

Everyone felt the Why statement for Community Preservation should involve *maintaining the integrity of the Community*. Should the Communities be successful it would look like: Historic features are inventoried, cataloged and appropriately preserved.