

Dover Borough/Dover Township

Joint Comprehensive Plan

Leadership Committee Meeting

August 13, 2019

The Leadership Committee for the Joint Comprehensive Plan met for the ninth time on August 13<sup>th</sup> at 6 PM in the Dover Township Municipal Building. Members in attendance were Mike Curley, Chuck Richards, Terry Myers, Anne Walko, Cindy Snyder, Laurel Oswalt, Linford Bledsoe and Nathan Stone.

The group was divided by the two topics for discussion. Laurel Oswalt and Nathan Stone led the infrastructure topic while Anne Walko led the housing discussion. The facilitators discussed the context and reviewed the draft themes and strategies for infrastructure and housing. Joining the leadership committee was Will Clark, Josie Boyer, Jeff Spangler, Mike Fleming, Joseph Sabold, Tony Biese, Gerald Lighty, Wayne Latchaw, Matthew Helwig and Chris Hamme. The facilitators spent an hour and a half discussing the context and draft chapters of their theme.

#### INFRASTRUCTURE

The following points were made in regards to the Context discussion:

1. Both municipalities are under consent orders from the Department of Environmental Protection
2. Traveling through Dover Square is difficult based on the current configuration and heavy traffic volumes.
3. Possibility to add well locations on an official map.
4. Research more grants and other funding sources.

The following points were made in regards to the draft goals and strategies:

1. The Official Map would need to represent all infrastructure
  - a. Bypass utilizing Park Street
  - b. Road improvements associated with Interchange 26 (widening, turning lanes, etc.)
  - c. Well sites, booster pumps, towers, and tank locations
2. No waivers on curbs and sidewalks
3. Capital Improvements Plan and search out funding
4. Check 5-year plan for number of riders to Dover area utilizing Rabbit Transit
5. Combine bullet # 11 with Complete streets bullet #3
6. Expand upon Rabbit Transit Routes to outside education destination (i.e. YTI, HACC)
7. Consider lowest life cycle cost
8. County Bridge Plan approach to asset management should be considered
9. Revisit the extension of water/sewer north of the Borough and if so coordinate with PENNDOT resurfacing project.
10. Explore Solar Farm Use
11. Classify Level of Service (i.e. for winter maintenance) Not salting certain roads as much
12. Planning for flooding and where it impacts the Roads/Bridges/Infrastructure (storm sewer).
  - a. Which roads/bridges should be kept open or closed
13. Possibility of limiting on-street parking in Borough along Canal and 74 near square

Why is this a Priority?

1. Primary function of a municipality is to provide a certain level of service for the health and welfare of its residents.
2. Economic development and tax base growth

What is the most critical aspect to implement within 5-10 years?

1. Capital Planning for all infrastructure

Who is willing to help this effort?

1. Both municipal public works groups

## HOUSING

The following points were made in regards to the Context discussion:

1. Stronger focus on 55+ and aging in place
2. In Dover Borough, homes sell quickly; many homes don't languish on the market
3. There has been some single family/rental conversions in the Borough
4. This is a very appropriate time to examine and evaluate growth area designations
5. More information regarding the County Land Bank and Blighted Property Program was also requested.
6. Anticipated growth of about 100 dwelling units annually seems reasonable.
7. Questions regarding "approved and built subdivision since the last plan are one housing type and lack connectivity to adjoining properties." Group requested some clarification on this. Agreement on the lack of connectivity but first part needs clarification.
8. Also questions regarding infill development provisions.
9. Property maintenance and pride in ownership is lacking.
10. Group didn't prefer "community nodes" terminology. Suggested focal areas or some other description.
11. Didn't feel that "Proactively engage homeowners association to educate and assist infrastructure management" was an appropriate opportunity for this comprehensive plan. This was further discussed and refined in the strategies
12. "Develop design and amenities preferences to be more distinctive to market the Region." Group asked for more clarity on this.

The following points were made in regards to the draft goals and strategies:

1. Under *Maintenance and Enforcement: Adopt and Enforce Strict Property Maintenance Codes. And Develop guidelines for a rental inspection program.*
  - a. The group suggested combining the above to read "Adopt and enforce strict property maintenance codes and develop guidelines and implementation for a rental inspection program.
2. *Develop a plan to assist HOA's with their responsibilities to keep them operating affectively through sponsored events.*
  - a. The group did not feel that sponsoring events for HOAs was an appropriate or effective strategy for this comprehensive planning initiative. Group was not in favor prioritizing the planning and organizing of training opportunities for HOAs. It was suggested that the strategy be amended as such:
    - i. Provide resources and direct HOAs to training opportunities as available.
3. *Encourage the upgrade or replacement of existing housing stock through the waiver of permit and/or demolition fees for rehabbing and/or remodeling these structures provided the plans meet the standards set by this Plan.*
  - a. The group was amenable to this strategy, but thinks it should be clarified in the strategy what standards would be set and to ensure that the ultimate decision to waive fees are decided on a case by case basis
4. *Look at developing a database that would include current and future demographics, building trends, and residential survey data. And Forecast what the Dover housing needs will be in*

*25 years based on available demographic data, realtor data, builder data, bank data, while ensuring the protection of quality of life and affordable housing needs are met.*

- a. The group suggested combining these two ideas. The idea of developing a database was not acceptable as the data exists already. The key in this combined objective will be data analysis. Regional data from the Census Bureau, RAYAC, and lenders is accessible. Consistent review and analysis to observe trends will assist in the forecasting of future housing needs as well as determining the characteristics of current and future residents.

Why is this a Priority?

1. Safe and secure housing is essential to a community; a variety of housing types and prices assures choices for preference and affordability. Good housing contributes to the preservation of community character and the quality of life.

What is the most critical aspect to implement within 5-10 years?

1. Balance of land uses. This bullet above was identified as the MOST important in the discussion.
2. Preserve Agriculture and Residential 1 zoned areas north of Canal Road, plan for more Residential 3 zone growth south of Canal and Bull Roads to South Salem Church Road.
3. Plan for appropriate growth and protect the rural area. Consider the importance of agriculture in light of the changing face of farming (new technology, changing practices, etc.)

Are you willing to help?

1. Borough and Township officials agreed to help.

The last 15 minutes of the meeting the two groups combined and both facilitators reported out their findings.

Tim asked one final question to the combined group: Should infrastructure development drive economic development?

1. It was generally agreed that the Region has many infrastructure assets that they will need to maintain over the next ten years. However the community needs to be able to look at a parcel to estimate what tax revenue could be generated when a development is proposed to determine it is worth the investment in infrastructure in order to attract new business.