

MINUTES

A joint meeting of Dover Borough Council and Dover Township Supervisors was held at Dover Township, 2480 W. Canal Road on Monday, February 12, 2024 at 6:30 pm. Borough Representatives present were President Andrew Kroft, Vice-President Joseph Sabold, Council members Lori Koch, Jeff Raffensberger and Cynthia Snyder, Borough Secretary Brenda Plowman, Borough Zoning Officer George Wasilko, and Borough EMA Anne Zarlenga. Dover Township Representatives present were Chairman Stephen Stefanowicz, Supervisor's Stephen Parthree, Charles Richards, Rob Stone, Mike Cashman, Township Manager Laurel Oswalt, Township Secretary Brooke Scarce, Township Public Works Director Michael Fleming, Recreation Director Chalet Harris, Planning Director John McLucas, Technology Specialist Nathan Stone, Township Engineer Terry Myers, Township Solicitor Christian Miller and Lt. Anderson. Chairman Stephen Stefanowicz called the meeting to order followed by the Pledge of Allegiance.

Dover Township reviewed their minutes from January 22, 2024. Mr. Parthree made a motion to approve with a second by Mr. Cashman. All were in favor.

Dover Township reviewed their expenditure warrants. Mr. Stone made a motion to approve all five warrants listed. Mr. Parthree seconded the motion and all were in favor.

Public Comment - None

2020 JOINT COMPREHENSIVE PLAN

• **RECREATION PLAN**

Chalet Harris reported the first big step was a peer-to-peer grant through DCNR to look at how recreation can be combined between the Borough, Township and the school if they are interested. We have been awarded that funding and she had her first official call with them last week. The contract for this will be completed in the next 4-6 weeks. They have provided her with a list of professionals to choose from who have done similar joint rec. plans. There are a lot of them in our area. The next call Ms. Harris will be provided a short list to choose from. She will be contacting each of them to explain our project and decide which will be the best fit. After choosing one, a contract will be submitted to us which will include the timeline, scope of work and their budget. The grant is for \$18,000 and the match is \$1,800 for a total of \$19,800. Other goals in the recreation plan are putting together an inclusion statement that would service all. An accessibility map will also be done so you can check the website and see what the parks offer. Mr. Stefanowicz questioned if the Borough will be involved with this. Ms. Harris states after a contract is in place the plans will be reviewed and can include a Borough representative at that time. Mrs. Oswalt explained a Peer-To-Peer grant does not use a consultant, but another recreation person in a position like Ms. Harris that has done joint plans. She recommends someone from the Borough be a part of this process. Ms. Snyder wondered what their annual budget is for recreation. Ms. Harris explained the amount allocated is about \$56,000 but with revenue that comes in the operating budget is approximately \$250,000.

- **JOINT ZONING REVISIONS UPDATE:**

Mr. McLucas shared they have gotten the review back from the Planning Commission and are putting together all the discussion items and edits into a finalized ordinance. The consultant is working on formatting now and a courtesy copy will be put out that highlights the changes. The Township is repealing their entire ordinance due to all the changes that are being done and will adopt a new chapter. Mr. Wasilko states there are four changes for the Borough. Mrs. Oswalt explained the next step is to send them into the York County Planning Commission for review. The grant for this was extended to June 30th so the revisions must be adopted before that time. Mr. McLucas also shared, after this is completed, they want to look at some corridor improvement plans and funding for them. The hope is to blend more things especially visually at the Dover Township and Dover Borough lines.

- **INFRASTRUCTURE:**

Mrs. Oswalt inquired if the Borough wants them to continue to work on the GIS mapping. Nathan Stone reported the stormwater is 90% complete, the sewer about 75%, sidewalks are 100% complete and the water hasn't been put into the system yet. President Kroft stated the Borough does want to continue with this.

Several items President Kroft asked for updates on were the sewer/water project north of the Borough, the proposed bypass around Dover, the solar farms and the warehouses. All these things that will affect the roads and infrastructure in the Borough. Mike Fleming reported that 95% of the water is completed north of the Borough. Some of the sewer is complete on Harmony Grove Road but are not hooked into the system yet. The current customers that are on the Borough system will be disconnected eventually but the contractors are waiting on PennDOT to allow them to close Route 74. They may need it closed for several weeks. The sewer work will be starting soon by Jim & Nena's. As this work proceeds, these customers will be moved from the Borough system as they go. There will be another job meeting in three weeks. He will keep the Borough updated on this.

John McLucas explained the warehouse plan is going to their Planning Commission on March 6th. The York Daily Record is doing an article on the project. A sketch plan was reviewed last year which included three buildings totaling 1.9 million square feet built on 200 acres. The primary access will be from Bull Road. The traffic studies say 50% of the truck traffic will go east on Canal Road and 50% south on Bull Road to access Rt. 30. There are several intersection improvements with this. They will be Bull and Canal, Bull and Hilton and Canal and the Susquehanna Trail. Other infrastructure improvements besides roads will be a 3,000' water extension and a sewer upgrade. The Township has had a lot of economic development the last few years. They have looked at warehouses similar to this and what their accessible value is. The school district is facing a 4.5-million-dollar deficit with the loss of Washington Township. They are including 2 million dollars on the budget of taxable income for 2026 - 2027 from this project alone. Mrs. Oswalt added the plans are available on their website planning page. They are currently working through all the PennDOT approvals. Mr. McLucas encourages anyone interested to attend the meeting and address all their concerns at that time. Groundbreaking is planned for late 2025. According to the traffic study the intersection of Bull and Canal would be widened on the northeast corner to accommodate a left turn. Mr. Sabold questioned the amount of truck traffic they expect. They are estimating 600 trucks in and out per day. President Kroft added that the

PennDOT study is only using PennDOT roads but we know they will use W. Canal the whole way out through to East Berlin to go west. The amount of truck traffic through the Borough will definitely be increased. He added this is great for the Township and school district for increased tax revenue but all these heavy trucks coming through the Borough is going to affect the aging infrastructure and Borough streets. This will be a big expense for the Borough with no tax revenue for it. This is a big concern because of the burden it will put on the Borough. Ms. Snyder wondered about the traffic circle at Bull and Canal. Mrs. Oswalt explained that this project is coming faster than PennDOT is ready for it so that will not happen yet. A traffic signal will be installed but she does not think it will be adequate. PennDOT is about three years away to even put a traffic circle out for bid.

The solar project has been tabled. They do not own the land; they would be leasing it and have been given plan review comments to address. They are to be resubmitting updates later this month.

Ms. Snyder questioned if a decision has been made at the Harmony Grove Road intersection. Township Engineer Terry Myers states at the last meeting they were authorized to put together a proposal to do the engineering for the traffic circle. This will be on the agenda for the next meeting. Mr. Stefanowicz says this has been hard because it involves taking people's property which they do not like to do. The traffic circle still looks to be the best solution. Mr. Meyers states the reason it is happening is because of the apartments. They are willing to work with the Township to get a major portion of traffic around the square. The circle will also help to slow traffic down. In the future they would like to have a road going south through the park and coming out on Carlisle Road to relieve more traffic at the square. President Kroft enquired if the Raycom Road bypass would be included in the traffic circle. That is a future street to be developed. The land behind Dollar General has streets laid out that would eventually connect to the Raycom connection.

The Township is looking at some improvements at the Canal Road and Fox Run Road intersection for an emergency entrance to the warehouses for fire engines and ambulances. The hope is that the truck traffic from Pro Pallet would then use that to go east on Canal Road. A traffic study will be done for this. Mr. Fleming explained there will be a local road safety plan implemented because of many intersection fatalities.

Lt. Anderson added any time warehouses are put in there are more trucks. A problem he sees is trucks stacking up when waiting in a line to enter the facility. This is a source of irritation for everyone.

In reference to Norma's Ridge, President Kroft stated we have not heard anything since the developer and their attorney were at our meeting in October and then attended the Township meeting after that. Mr. Meyers states the HOP was issued and they were permitted to go underground to the inlet. Temporary access to the properties on the south side will be needed. PennDOT is taking responsibility for the pipe under the road. A PennDOT HOP will be needed for this repair. Since the Township had a change of solicitors, they were not sure if Mr. Rauhauser was going to complete this or turn it over to Mr. Miller.

Mrs. Oswalt suggested the next meeting to be August 12, 2024 at 6:30 PM.

Public Comment - None

With no further business, Mr. Stone made a motion to adjourn with a second by Mr. Cashman. All were in favor. The meeting adjourned at 7:30 PM.

Respectfully submitted,

Brenda J. Plowman
Secretary/Treasurer