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MEETING MINUTES

ZONING ORDINANCE STEERING COMMITTEE MEETING #1

Location: Fairview Township Municipal Building

July 29, 2025

Attendees:

Name	Company	Phone	Email
Dean Severson	HRG	717-893-2636	dseverson@hrg-inc.com
Mark Perry	Zoning Hearing Board	717-649-0552	Mark.Perry@verizon.com
Mark Mehaffey			mmehaffey@gftinc.com
Bob Kostosky	Planning Commission	717-599-2931	Robertkostosky@verizon.net
Dan Alderman	Zoning Hearing Board	717-579-2052	DAlderman@naicir.com
Steve Waller	Fairview Township	717-901-5222	swaller@twp.fairview.pa.us

We believe these minutes accurately reflect the items discussed at the subject meeting. If there are any revisions or corrections to these minutes, please contact the undersigned within ten (10) days of receipt of these minutes. If no revisions or corrections are requested, the minutes will stand approved as submitted.

Sincerely,

Herbert, Rowland & Grubic, Inc.

Dean Severson, AICP
Senior Project Manager

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Enclosures

FAIRVIEW TOWNSHIP ZONING ORDINANCE STEERING COMMITTEE MINUTES- MEETING #1

The Committee noted that a text amendment to the zoning ordinance permitting data centers as a conditional use was submitted to and approved by the Board of Supervisors. Steve said that he has begun to receive a number of proposals for amendments to the zoning ordinance. The Committee decided that the besat approach to receive ordinance amendment proposals was to request that applicans submit written requests and comments which would be considered byu the Committee at each Steering Committee meeting. Steve will also provide information about the zoning ordinance update process at the National Night Out scheduled for August 5th.

The Committee discussed amending the zoning ordinance to permit short-term rentals, which will be one of the most discussed items. There is also a need to review regulations for accessory apartments and the maximum square footage for these uses.

Steve mentioned that 90% of the developable parecels in the Township are in some stage of development with approximately 3,000 dwelling units being proposed. Almost all of these uses are in the northern part of the Township and will contain a mix of single-family dwellings, townhouses and apartments. Steve discussed the need to increasingly consider redevelopment in the Township as the developable parcels become developed. There will be an increased demand for blended commercial and industrial uses instead of purely industrial uses. The most immediate area for redevelopment in the Township is the concentration of motels near the Turnpike/Route 83 interchange.

The Committee also discussed why redevelopment hasn't occurred in New Market village. It was noted that most of these lots are long and narrow and that multiple lots would have to be combined to permit redevelopment. Additionally, a significant portion of many of the lots are located within the 100-year floodplain.

The Committee discussed eliminating the RMU-Residential Mixed Use District. The RMU District permits a number of commercial uses and there would be a possibility of potential land use conflicts if redeveloping properties would introduce non-residential uses into areas that are currently exclusively residential.

Dean Severson noted that the next meeting of the Steering Committee was scheduled for **August 26th from 4:00-6:00 p.m.**