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MEETING MINUTES

ZONING ORDINANCE STEERING COMMITTEE MEETING #2

Location: Fairview Township Municipal Building

August 26, 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
Mike Mehaffey		717-439-4752.	mmehaffey@gftinc.com
Bob Kostosky	Planning Commission	717-599-2931	Robertkostosky@verizon.net
Ron Flowers	Planning Commission		Ron.flowers@citizensdt.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

Dean noted the zoning map will have to be changed in accordance with the recommendations included in the comprehensive plan. The Committee discussed the minimum lot size requirement of two acres in the RL District. Steve noted that the actual minimum lot size requirement based on DEP's on-lot sewage disposal requirements is closer to 2.5-3.0 acres. Mike noted that new technology for on-lot sewage disposal may result in smaller lot sizes required by DEP.

The Committee discussed the current zoning regulations for Accessory Dwelling Units (ADUs). Currently, dwellings can be expanded to add additional bedrooms but if a kitchen and bath is added and is separated from the main dwelling by a wall, the septic system for the new dwelling must be approved by the Sewage Enforcement Officer and the dwelling must be approved by the Zoning Hearing Board. ADUs are defined as accessory apartments and are only permitted as an internal accessory use in a single-family detached dwelling. The maximum square footage for an accessory apartment is 800 square feet. They are permitted by Special Exception in the RMU Residential Mixed Use and VMU Village Mixed Use Districts.

The Committee recommended that, in addition to the existing regulations permitting accessory apartments within a single-family dwelling in the RMU and VMU, the Township should permit ADUs as a detached structure in the RL Rural Living District. The Committee also recommended the following regulations:

- The accessory dwelling shall not be greater than 30% of the principal dwelling unit's total floor area.
- The minimum lot size for a principal dwelling and an accessory dwelling shall be 4 acres.
- The accessory dwelling shall not be placed in the front yard.
- Side yard setbacks for accessory dwellings shall be 50 feet. The side yard setback for principal dwellings is 30 feet.
- Rear yard setbacks for accessory dwellings shall be 75 feet, The rear yard setback for principal dwellings is 50 feet.
- Sewage disposal for the accessory dwelling must be approved by DEP.
- Accessory dwellings will only be permitted by Special Exception.
- Parking for the accessory dwelling shall be provided in accordance with Article VIII of the Zoning Ordinance.
- Access for the accessory dwelling will be provided off of the existing driveway for the primary dwelling. A separate driveway access to the road is not permitted.

The Committee recommended that the additional building and site design standards for non-forestry/nonagriculture related development activities and uses in the RL Rural Living Zoning District be retained.

The Committee next discussed permitting Short-Term Rentals (STRs) in the Township. Steve mentioned that there are six STRs in the Township. Each was sent a letter notifying them STRs are not permitted in the Township. Three of these landowners applied to the Zoning Hearing Board for approval. The Committee

discussed a number of options for permitting STRs in the Township. They recommended that STRs be permitted by right only on the upper floors of buildings located within the CB Commercial Business District.

The Committee discussed conversion of the existing hotels located at the I-83/Turnpike interchange. Some of these uses have converted or are considering converting their properties to rental properties. This area is zoned CB Commercial Business and multi-family dwellings are permitted on upper floors.

Another land use that the Committee wanted to discuss at the next meeting is outdoor and wedding venues. This use should be defined and regulations included for restrooms, parking, handicap accessibility, outdoor music, and other performance standards. Another land use is churches in the RL District. Currently, non residential land uses in the RL District on lots at least 5 acres in size. Zoning regulations are also needed for medical marijuana growing and dispensaries.

The Committee scheduled the next meeting of the Steering Committee for **October 8th from 4:00-6:00 p.m.**