



Herbert, Rowland & Grubic, Inc.
 96 South George Street, Suite 300
 York, PA 17401
 717.893.2636
 www.hrg-inc.com

MEETING MINUTES

ZONING ORDINANCE STEERING COMMITTEE MEETING #4

Location: Fairview Township Municipal Building

November 17, 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
Dan Alderman	Zoning Hearing Board	717-579-2052	DAlderman@naicir.com
Ron Flowers	Planning Commission		Ron.flowers@citizensdt.com
Steve Waller	Fairview Township	717-901-5222	swaller@twp.fairview.pa.us

The following items were discussed by the Steering Committee:

- Section 300-70, Additional supplemental standards and requirements for specific principal residential uses, Accessory Dwelling Units:
 - Add (1)- “No more than two (2) Accessory Dwelling Units are permitted to be placed on a property accessory to the principal residential dwelling unit.
 - Renumber all subsequent subsections.
 - Subsection (2)- revise to read The accessory dwelling unit or units shall not be greater than 30% in total of the principal dwelling unit’s total floor area.”
- Section 300-70, Additional supplemental standards and requirements for specific principal residential uses, Wedding Venues:
 - Revise subsection (13)- “No more than two (2) events may be held in the Wedding or Event Venue each calendar month. In the RL Rural Living Zoning District , no events may be held in the Wedding or Event Venue before April 1st or after October 31st of each calendar year. In the CB Commercial Business Business Zoning District, events may be held throughout the year.”
- The Steering Committee discussed revising the permitted uses in the commercial and industrial zoning districts to permit greater flexibility for redevelopment. One example is the motel uses in

the interchange area being repurposed to provide workforce housing. Steve noted that most of the areas currently zoned commercial or industrial in the Township are mostly built out. The Committee discussed blending commercial and industrial uses to provide flexibility in redevelopment. The Committee discussed a proposal to amend the zoning ordinance to allow flex space development on Grandview Circle and Grandview Drive near Exit 35 of I-83. The zoning amendment would allow a mix of uses including limited warehousing and distribution.

The Committee briefly discussed Springettsbury Township's Flexible Development Overlay zoning district which permits a range of residential and commercial uses. Mike noted that because the Township has a limited amount of developable commercially zoned land, they may not want to have those properties developed for industrial use. The Committee noted, however, that if there was a demand for commercial development those properties probably would have been developed by now.

The proposed flex space provisions would include a limit on the square footage permitted for industrial uses, preventing large warehouse and distribution centers.

- Dean discussed zoning requirements for food trucks. These uses are currently regulated as a temporary use allowed with a zoning permit. The Ordinance should differentiate between food trucks which are primarily a permanent use parked at the same location every day, versus a mobile food truck which is primarily a temporary special use.
- The Committee discussed zoning requirements for electric vehicle charging and parking spaces. They decided that the Ordinance shouldn't require a specific number EV parking spaces but that EV spaces are provided for a use, they must be in addition to the number of parking spaces required by the Ordinance.

The next meeting of the Steering Committee is scheduled for December 17th from 4:00-6:00 p.m.

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

DS
000409_0427

Enclosures

FAIRVIEW TOWNSHIP ZONING ORDINANCE STEERING COMMITTEE MINUTES- MEETING #4

- The Committee revised Section 300-70, Accessory Dwelling Units by adding a new subsection (1)
 - (1) “No more than two (2) Accessory Dwelling Units are permitted shall be permitted on a property.”
 - New subsection (2)- “ The total floor area of the accessory dwelling unit shall not be greater than 30% of the principal dwelling unit’s total floor area. If two (2) ADUs are proposed, either concurrently or at different times, the total floor area of the two (2) ADUs shall not be greater than 30% of the principal dwelling unit’s total floor area.”

- Section 300-70, Wedding and Event Venues, subsection (13) was revised to read:
 - Wedding and event venues in the RL Rural Living Zone shall be limited to no more two (2) events each calendar month. No events may be held in the Wedding or Event Venue before April 1st or after October 31st of each calendar year.

Steve noted that almost all of the commercial and industrial zoned land in the Township has been developed. Therefore, the Township needs to review zoning standards for redevelopment in these zoning districts. The redevelopment of the motel properties at the Turnpike interchange to residential units is another example of redevelopment occurring in the Township. The Township should look at zoning regulations that blend industrial and commercial uses.

The Committee scheduled the next meeting of the Steering Committee for **November 19th from 4:00-6:00 p.m.**