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MEETING MINUTES

ZONING ORDINANCE STEERING COMMITTEE MEETING #5

Location: Fairview Township Municipal Building

December 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 Shaffer	York County Planning Commission		mshaffer@ycpc.org
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:

The Committee discussed the proposed New View Business Park and the options to provide for flex space buildings in the Township. Currently, warehousing and distribution uses are not permitted in the CB Commercial Business District but are permitted in the IB Industrial Business District. Wholesaling uses are permitted in both the CB and IB Districts. The applicant is requesting that the Township consider two separate proposals for the CB District:

1. Permit flex space buildings in the CB District which would include office, research and development, retail sales, contractor shops, wholesaling, light manufacturing or light industrial, storage and distribution uses, or any combination of these uses.
2. Alternatively, the applicant has requested that warehousing and distribution be permitted in the CB District if it is included within 2,500 feet of an interchange of I-83.

The Committee noted that all three of the areas within the Township that are currently zoned CB are within 2,500 feet of an interchange. Each of these areas are also located adjacent to residential areas where some of the proposed uses could impact existing or future neighborhoods. In the southern part of the Township, CB Districts are located near residential development along Wyndmere and Old York Roads. In the central part of the Township, the CB District abuts an area zoned RMU- Residential Mixed Use. The largest area of the Township zoned CB is in the north and it abuts some residential development

and also includes the motels properties at the Turnpike interchange. One of these motel properties has been converted to residential use and other properties may also be converted to residential use.

Steve noted that currently there is no definition of the word “contractor” in the Zoning Ordinance but is referenced within the definitions of “light industrial” and “office, professional and business.” The Committee requested that a definition of contractor be added to the Ordinance.

Committee members will review these uses, as well as the list of land uses previously distributed by Steve, and identify whether they should be permitted in the CB District, IB District, or both Districts. They will also recommend whether any of these uses should be permitted by special exception.

Steve noted that the Ordinance currently includes a definition for “Funeral Homes” which includes cremation activities, but that there is no definition or regulations for crematoriums. Similarly, the Ordinance doesn’t include a separate definition and regulations for carwashes but includes car washing within the catch all definition for Automobile repair/service/rental/washing/ and fuel sales.

Steve also noted the stacking requirement for drive-through facilities needs to be updated. Also, medical marijuana definitions and regulations consistent with State regulations should be added to the Ordinance. The Committee also discussed the need to provide a definition and regulations for uses defined as professional office/flex or co-working spaces. These are uses where small businesses can rent office spaces and share common spaces for meetings, copying and document production, and lunchrooms. The Committee felt that there could be potential impacts if new office tenants had greater demand for employees for meeting spaces which could create larger than expected levels of parking. One possible solution is, as part of the approval process, determine the most intense potential use that could be permitted in the building and base the required number parking spaces on that use.

The Committee also discussed regulations for small wireless transmission facilities. They also requested that a definition and regulations be created for towing services that include some form of impoundment yard. The Committee requested that the recently adopted Township regulations for data centers be compared to regulations adopted by other municipalities. Londonderry Township in Dauphin County has recently passed added regulations for data centers to its zoning ordinance. The York County Planning Commission has also recently created a guide and model zoning ordinance language for data centers. The Committee requested that regulations for Small Modular Nuclear Reactors (SMR's) be reviewed for inclusion in the Ordinance.

The next meeting of the Steering Committee is scheduled for January 21st 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

Meeting Minutes
Fairview Township Zoning Ordinance Steering Committee Meeting #5
December 17, 2025
Page 3

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Enclosures