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MEETING MINUTES

ZONING ORDINANCE STEERING COMMITTEE MEETING #6

Location: Fairview Township Municipal Building

January 21, 2026

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
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 performance standards for industrial uses. The noise level requirements were removed because the Township did not have the ability to maintain the noise monitoring equipment. It was decided that the Committee would retain the existing definitions and regulations for General Industrial and Light Industrial land uses. The Committee also decided to increase the required buffer yard of commercial and industrial uses from residential uses from 25 to 40 feet. If applicants can't meet the setback requirements, they would have to demonstrate that there would be no adverse impact on the residential use.

The Committee next discussed Accessory Dwelling Units and Accessory Apartments. Accessory Apartments are internally accessed and are integrated into the existing principal residential use. Accessory Dwelling Units are accessed from a separate external access. The proposed definition for Pet Grooming will be added to the Ordinance, and the Supplemental Regulations section of the Ordinance will be amended to require outdoor run areas for the animals. Pet Grooming will be allowed in the VB, IB, CB, and AB zoning districts.

The Committee next discussed definitions for a number of vehicle-related uses as well as the appropriate zoning districts where these uses should be allowed and specific Supplemental Regulations. In the existing zoning ordinance, the definition for automobiles and similar light duty vehicle services groups together rental, sales, repair and service, washing, and fuel sales. Each of these specific land uses will be defined separately along with specific regulations for these uses.

Recreational Vehicles will be deleted from the definition for Vehicle Rental Facility. The zoning ordinance will include definitions for automobile detailing, automatic carwashes, and self-service carwashes. Dean will provide sample performance regulations for carwashes at the next meeting.

The zoning ordinance currently permits gas stations with the sale of accessory items such as groceries in the VB, CB, IB, and AB zoning districts. The Committee recommended that gas stations without the sale of accessory items be limited to a maximum building size of 4,000 square feet and be permitted in the VB, CB, IB, and AB zoning districts as well as the Residential Mixed Use District as a way to promote mixed uses in this District. Parking spaces dedicated to electric vehicle charging must be in addition to the minimum number of parking spaces otherwise required in the Parking and Loading chapter of the zoning ordinance.

The Committee decided to amend the definition of Towing and Other Road Services to specify that this use does not include Towing Yards which would be permitted in the IB District. Repossession Business will be permitted in the VB, CB, IB, and AB zoning districts.

The Committee also discussed the regulation of Catering and Event Halls. The proposed sentence "Event halls, when authorized, may sometimes include a catering use" was deleted from the definition. Catering and Event Halls will be permitted in the VB, CB, IB, and AB zoning districts. This land use is separate from Wedding and Event Venues which the Steering Committee discussed at an earlier meeting. Wedding and Event Venues will be permitted by special exception as an accessory use to a primary residential use in the RL Rural Living Zoning District, and as a permitted use in the CB Commercial Business Zoning District.

Steve stated that the Township is currently working on definitions and regulations for small scale wireless facilities. The Committee decided that Funeral Homes would be permitted in the VMU, VB, and CB zoning districts while Crematoriums would only be permitted in the IB zoning district.

The next meeting of the Steering Committee is scheduled for February 18th 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

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Enclosures

