



Herbert, Rowland & Grubic, Inc.  
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## MEETING MINUTES

### ZONING ORDINANCE STEERING COMMITTEE MEETING #7

Location: Fairview Township Municipal Building

February 18, 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
Mike Shaffer	York County Planning Commission		mshaffer@ycpc.org
Mike Kushner			

The following items were discussed by the Steering Committee:

- The Committee discussed regulations for buffer yards. Steve mentioned that Section 300-33 of the Zoning Ordinance, Buffer and Screening Requirements, specifies a minimum required percentage of opacity of screening between specific uses and zoning districts. Steve questioned how to accurately measure percentage of opacity. The Township has also experienced some problems with applicants who wish to incorporate existing vegetation into the required screening buffer. Often, the existing vegetation doesn't meet the buffering requirement. Steve also mentioned that improvement guarantees for subdivision and land development plans do include the cost of landscaping, but these funds are released at the time they are planted. There are no additional funds required for replacement of landscaping at a later time.
- The Committee next discussed supplemental regulations for pet grooming facilities. The Committee decided to use the same supplemental regulations as kennels and allow pet grooming in the same commercial zoning districts as kennels.
- The Committee recommended that the definition for gas stations omit the text pertaining to convenience goods and to only permit gas stations in the VB, CB, IB, and AB zoning districts.

- The recommended setback for carwashes from any residential use was increased from 100 feet to 150 feet.
- The recommended supplemental requirement for Tow Yards surfaces was revised to read: “Storage yards must be paved or covered with an all-weather surface in a manner acceptable to the Township to reduce mud or dust.
- Proposed definitions and supplemental regulations for Wireless Communication Facilities will be omitted because the Township is currently reviewing these regulations.
- The Committee recommended that the regulations requirements for brewery, brewpub/micro-brewery, distillery, micro-distillery, and winery include a provision that if these uses include an accessory use, they must meet all of the zoning requirements for that accessory use as well as the principal use.
- The Committee recommended that the following definition for Contractor be included in the Ordinance, and that this definition does not include light industrial uses:

**CONTRACTOR** – An individual or business engaged in or offering to perform construction, demolition, installation, repair, alteration, or maintenance of buildings, structures, or infrastructure. This includes, but is not limited to, those working as prime contractors, subcontractors, specialty trade contractors, developers, or builders. The term encompasses persons or firms obligated under contract to complete any part of a development project. This term does not include light industrial uses.

- The Committee recommended that the term “daily” be removed from the definition of Co-Work Space:

“Such facilities may operate under membership, ~~daily~~ rental, or lease agreements.”

Steve also recommended that the use be permitted by Special Exception so that the approval of the use binds the applicant to the number of parking spaces permitted at the time of approval.

- The Committee recommended that Distribution Centers be only permitted in the IB and AB zoning districts. Warehouses should be limited to a maximum of 105,000 square feet in size. Dean will provide separate definitions for Distribution Centers and Warehouses as well as the zoning districts permitted and supplemental regulations for each use at the next meeting.
- The Committee recommended that the zoning ordinance include the definition for Domestic Animals (Pets):

“Domestic Animal (Pet)- animals typically kept for companionship and not for commercial, agricultural, or food-producing purposes. Pets include, but are not limited to, dogs, cats, birds (non-poultry), hamsters, guinea pigs, ferrets, fish, and other small, domesticated animals customarily kept indoors or outdoors for personal enjoyment. The term “pet” does not include livestock, poultry, exotic or wild animals, or any animal kept primarily for breeding, commercial sale, food production, or agricultural use.”

Dean stated that he would provide sample ordinance language to regulate odor and noise for animals kept outdoors.

- Steve stated that he would forward to the Committee all of the requests received for zoning text and map amendments. He stated that there has been interest in the proposed regulations for Accessory Dwelling Units and Short-Term Rentals.

The next meeting of the Steering Committee is scheduled for March 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

