



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 #8

Location: Fairview Township Municipal Building

March 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

The following items were discussed by the Steering Committee:

- The Committee recommended that wineries be permitted by special exception in the RL and RMU zoning districts with a minimum lot size of 10 acres. Outdoor amplified sound is prohibited. Wineries will have a minimum setback of 100 feet from all other land uses.
- The Committee postponed discussion of warehousing and distribution to the next Steering Committee meeting.
- Amend the proposed definition of Drive-Through Facilities:

DRIVE-THROUGH FACILITIES - A business that primarily orients the sale of goods or services to those remaining in their vehicles. ~~while business transactions occur at a pick-up window.~~ Drive-through facilities shall be considered accessory uses which are attached to another authorized principal use which involves a window, service lane, bay, or other facility where customers are provided services either inside or outside their vehicles and where cars may or may not wait in line to access these services, including, but not limited to: drive-in or drive-through windows at fast-food restaurants, banks, drug stores or other businesses, exterior automated teller machines (ATMs), quick oil-change facilities, car washes and similar automotive services, and other such facilities.

- Section 300-76H.5 currently states that “Sufficient stacking facilities for drive-through facilities shall be provided ...” This will be replaced by referencing Section 300-63 Stacking Standards.
- The Committee discussed the differences between farmers market and roadside stands. Farmers Markets will be permitted by right in the RMU, CB, and VB zoning districts. No off-site parking is permitted and the amount of parking required will be based on the total square footage of the building. The proposed definition for Farmers Market will delete the following sentence- “Farmers markets do not include flea markets, indoor retail stores, wholesale distribution, or permanent grocery stores unless specifically permitted.
- The Committee discussed the proposed definitions and regulations for medical marijuana. Mike noted that the YCPC has created model zoning language for model marijuana uses and would provide them to the Committee. The Committee ~~recommended~~ discussed permitting that Medical Marijuana Grower/Processor ~~would be permitted~~ by right in the IB and AB Districts ~~while and~~ Medical Marijuana Dispensary ~~would be~~ permitted by right in the VMU, RMU, CB, and IB Districts.
- The Committee recommended that the proposed definition of Garden Center be amended to specifically reference retail sales and revise the proposed definition of Greenhouse/Nursery to specifically reference wholesale businesses and not retail.
- The Committee recommended that pawn shops be permitted by right in the ~~VMU, VB,~~ and CB zoning districts and that applicants must provide evidence that they are in compliance with all state laws.

The next meeting of the Steering Committee is scheduled for April 15th 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

