



Herbert, Rowland & Grubic, Inc.
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MEETING MINUTES

ZONING ORDINANCE STEERING COMMITTEE MEETING #9

Location: Fairview Township Municipal Building

April 15, 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 Mehaffey		717-439-4752	mmehaffey@gftinc.com

The following items were discussed by the Steering Committee:

- The Committee discussed definitions for Distribution Center and Warehouse and also discussed warehousing as an ancillary use to another business. The Committee also discussed whether the properties located on Wyndemere Road and I-83, currently zoned Commercial Business, should be rezoned to Industrial Business. It was noted that almost all of the areas in the Township currently zoned Commercial Business and Industrial Business are built out. There are almost no areas for expansion of existing of commercial and industrial areas other than with redevelopment. Access to I-83 is often limited by topography.

The Committee recommended the following actions:

- The current definition of Light Industrial, subsection (1) states- "Involving the manufacturing, predominately from previously prepared semi-finished or finished materials, products, or parts of finished materials and products, including processing, fabrication, assembly, treatment, packaging, **incidental storage**, sales, and distribution, as well as the repair of such finished products." The term "incidental storage" will be retained in this definition.

2. Permit both Distribution Center and Warehouse by right in the IB and AB Districts. The Committee will discuss whether these uses will be permitted in the CB District at the May meeting.
 3. The Committee will discuss specific performance standards for distribution centers and warehouses at the May meeting.
- The Committee recommended that medical marijuana grower/processor be permitted in the AB and IB districts. Medical marijuana dispensaries will be permitted the same as other retail uses and be permitted by right in the RMU, VMU, VB, CB, IB, and AB Districts. The Committee asked whether the Township can adopt separation distance requirements similar to adult businesses or if this would be contrary to the state enabling legislation for medical marijuana. Dean will research for the next meeting.
 - The definition of “Public/Private Works” will be revised to “Public/Private Structures and Uses.”
 - Steve will provide building code regulations for tiny homes.
 - The Committee discussed airport overlay regulations. Currently, the Fairview Township zoning ordinance provides height exemptions for any structure less than 75 feet in height in the conical zone while Lower Allen Township airport regulations do not provide exemptions. Dean will review for the next meeting.
 - The Committee discussed parking requirements for convenience stores which have gasoline sales, retail sales, sit-down dining, and gambling areas. They also discussed additional parking requirements for restaurants with outdoor decks that are only used for a portion of the year.
 - Section 300-59 of the Ordinance requires interconnection between adjoining parking area for nonresidential or mixed-use developments. The Committee questioned how this would be required when development occurs at different times. Also, maintenance of the shared access could also be an issue. The Committee decided this requirement should only apply to new developments, not existing ones.

The next meeting of the Steering Committee is scheduled for May 20th 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

