



Herbert, Rowland & Grubic, Inc.
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MEETING MINUTES

ZONING ORDINANCE STEERING COMMITTEE MEETING #10

Location: Fairview Township Municipal Building

May 20, 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
Mike Shaffer	York County Planning Commission		mshaffer@ycpc.org

The following items were discussed by the Steering Committee:

- Steve discussed a map error resulting from a prior rezoning of a parcel located west of the intersection of Kellinger Road and Pleasant View Road. In 2004, a residential development proposal was submitted to the Township. The plan was put on hold at that time due to a lack of public sewer and water. In 2013, PA American purchased the Township’s sewer system and provided public sewer service to this area of the Township. Most of the property was subsequently rezoned from Rural Living to Residential Low Density. However, a 15.8-acre parcel, owned by New View Corp., was not rezoned at that time.

Steve stated that the Township solicitor indicated there were two possible solutions to correct the previous zoning oversight. The first is to have the landowner submit a rezoning request. The second option is for the Zoning Ordinance Steering Committee to recommend that the property be rezoned as part of the draft Zoning Ordinance update. The Steering Committee recommended that the rezoning be included as part of the draft update.

- The Steering Committee continued discussion of Distribution Centers and Warehouses. Currently, light industrial uses are permitted by right in the VB, CB, IB, and AB districts. The definition of

Light Industrial includes "... incidental storage, sales, and distribution...." The draft Ordinance defines Distribution Center and Warehouse and removes the word "distribution" from the definition of Light Industrial. Distribution and Warehouse are uses permitted by right in the IB and AB districts.

The Committee recommended to keep the current performance standards for distribution centers and warehouses such as landscaping and buffering the same. They also recommended that the screening standards for data centers meet or exceed what is recommended in the YCPC model ordinance.

The Committee discussed the separation distance of medical marijuana dispensaries to be 1,000 feet from day care. Currently, the zoning ordinance has three categories of day care facilities including accessory day care, family day care, and commercial day care. The latter two are regulated by the state. The 1,000 foot separation distance is measured on a direct line from the marijuana business and the day care and only applies to the two day care categories regulated by the state.

The Committee also discussed the height regulations for structures in the airport conical zones in the Township. Steve mentioned that there is currently a proposal from a trucking firm that would be located in the conical zone. The Township told the applicant that they would not need approval from, the Township but would need approval from the FAA.

Electric charging spaces provided at gas/fueling stations will not be counted in calculating the required number of spaces. Additionally, parking spaces at the fuel island will not be counted in calculating the required number of spaces. Steve recommended that this be specifically noted in the draft Ordinance.

Steve noted that in calculating the sign area for awning signs, the Ordinance regulations has to clarify what is being measured, either the entire length of the awning or the entire length of the sign. The Committee recommended that the sign area calculation start at the beginning character of the sign and end at the last character. Steve also mentioned that the current sign area regulations don't include the types of advertising window signs that are seen at gas stations.

The Committee recommended that Section 300-64, Signs permitted in all zoning districts without permits, be amended for residential signs. In addition to the single-family residential name and address sign which can be no larger than 6 inches by 18 inches, properties used for residential purposes in the RL, RS, and VR Districts should be permitted one additional sign for each lot frontage, no larger than 10 square feet in size on one side or both sides if the sign is double-sided. This regulation would apply unless other zoning regulations are more stringent in terms of sign area.

Steve also recommended that signs painted on agricultural buildings advertising an agricultural use or product should not be regulated as an off-premise sign.

The next meeting of the Steering Committee is scheduled for June 24th 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.

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Sincerely,

[Herbert, Rowland & Grubic, Inc.](#)

Dean Severson, AICP
Senior Project Manager

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Enclosures

