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MEETING MINUTES

ZONING ORDINANCE STEERING COMMITTEE MEETING #12

Location: Fairview Township Municipal Building

July 22, 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
Chris Knarr	McNees, Wallace, and Nurick		cknarr@mcneeslaw.com
Elliot Shibley	Integrated Consulting		

- The Steering Committee finished discussion of the Signs section of the Ordinance.
- The Steering Committee discussed the proposed rezoning of properties surrounding Silver Lake. Dean noted that the properties are currently zoned RS-Single-Family Residential and that the Comprehensive Plan recommended that the smaller lots near the lake be rezoned to VR- Village Residential while the larger lots be rezoned to RL- Rural Living. Steve noted that the VR District would allow multi-family and duplex residential uses and that some of the properties proposed to be rezoned to VR are large enough to be further developed. Rezoning the properties to VR would also reduce setbacks which could make it easier for some property owners to build porches. The Committee recommended that all of the inner ring properties that directly access the lake be rezoned to VR and that the other properties remain zoned RS.

- Steve discussed an email he had sent to the Committee regarding additional proposed rezonings that been recommended in the Comprehensive Plan. The first is an area south of YMCA Drive and east of Steigerwalt Hollow Road changing the north side from Single Family Residential to Rural Living. Currently, this area zoned RS is bordered on three sides by properties which are zoned RL. The Committee discussed a number of options for these properties. Chris Knarr of McNees Law spoke and stated that he represents the owners of four lots currently zoned RS and one lot zoned RL. These lots total 106 acres in size. He proposed that the Township rezone all of these properties to RMU- Residential Mixed Use to allow for a mix of residential units. He noted that all of these lots are located within the Designated Growth Boundary and therefore this area is planned for residential development.

Steve noted that the previous comprehensive updating of the zoning ordinance rezoned these properties from RL to RS and that the applicant at that time requested the lots be rezoned to RMU. The Township rezoned them instead to RS as a compromise. It was noted that the small parcel currently zoned RL located east of Steigerwalt Hollow Road is shown as RS in the Comprehensive Plan. It is also located within the Designated Growth Boundary.

The Committee recommended that this smaller property be rezoned from RL to RS consistent with the Comprehensive Plan and the neighboring parcels within the Designated Growth Boundary. The Committee also decided to not comment on the proposed rezoning of the other properties to RMU as part of the update to the zoning ordinance. They decided that this proposed rezoning should be brought back to the Township for consideration after the zoning ordinance is adopted.

The second area is off of Meadowbrook/Old York Road. Steve noted that there are several properties that had already been rezoned through request from Commercial Neighborhood to Airport Business. There were a few small pockets of properties that were not changed to Airport Business that the Committee agreed should also be changed to AB as well.

The Committee also heard a request from Elliot Shibley for the Evergreen Road property which is proposed to be rezoned from RMU to VR. In addition to the proposed rezoning, the applicant is also requesting the following zoning text amendments to Section 300-70E. lot, density, and design requirements for single-family attached dwellings:

- Reduce the minimum lot area per single-family attached dwellings from 2,400 square feet to 2,000 square feet;
- Reduce the minimum lot width for interior lots from 24 feet to 20 feet;
- Reduce the minimum lot width for corner lots from 39 feet to 35 feet;
- Increase the maximum impervious coverage from 60% to 70%
- Increase the number of permitted abutting single-family attached dwelling units having the same front building setbacks, front building lines, and rooflines from two units to three units;
- Decrease the minimum variation of the front building setback and front building line between single-family attached units from four to two.

This change would apply to all single-family attached units in all zoning districts where this use is allowed. The Committee asked how this proposed text amendment compares to similar regulations in neighboring municipalities. It was noted that the Southern Crossings development has 24-foot widths for townhouses for the portion of the development in Fairview Township and 20 feet in Newberry Township. Mike Shaffer noted that he has seen a number of municipalities that have adopted minimum townhouse lot widths of 20 feet.

- Steve noted that there will be a proposal at next month's meeting to rezone the former Hillside Café at 589 Salem Road to IB Industrial Business. The property is currently zoned CB-Commercial Business and designated as CB in the Comprehensive Plan.
- Mark requested that the zoning ordinance keep the current categorization of Rural zoning districts and Growth Area zoning districts. He also asked Dean to research the Township's existing data center ordinance and compare it to the model language proposed by York County Planning Commission, as well as other municipalities.

The next meeting of the Steering Committee is scheduled for August 19th 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

