



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 #13

Location: Fairview Township Municipal Building

August 19, 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		
Rafaelle and Jeanne Mungin			YMCA Drive
Las Eckerd			Steigerwalt Hollow Road
Donna Kumpf			517 Winding Way, N.C.
Bryan Handyside			Camp Hill
Jacob Kiessling			695 YMCA Drive
Jake Handyside			Camp Hill
Jennifer Handyside			8 Colgate Drive

Carl and Evelynnn Repina			
-----------------------------	--	--	--

- Steve discussed the background of the Township's data center ordinance. It was initiated because of a proposed data center. Ron recommended that the maximum noise levels for a data center be reexamined because the 60 db limit may be too low. Steve noted that there is new guidance on data centers just released by the governor's office. Ron said that he would look into what other data center ordinances have adopted for the maximum noise level. The Committee agreed that the setback for data centers should be 150 feet in all zoning districts except for the RL District where it should be increased to 300 feet.

II

- Dean reviewed all of the proposed rezonings on the draft zoning map. He will provide a blow up of each of the areas of proposed rezonings along with the address, parcel number, and the reason why the Committee recommended the proposed rezoning. Dean also said that the zoning ordinance will include a composite chart with all of the permitted uses for all of the zoning districts. Steve also recommended that RL District be retitled to the SFR Single Family Residential District. The Committee agreed with this change.
- Steve noted that he has additional recommended edits to the draft zoning ordinance that he will share with the Committee. The Committee agreed that they would review and agree on the proposed edits and pass these on to Dean for inclusion into the draft.
- The Committee reviewed the proposed rezonings of the Grace properties between YMCA Drive and Steigerwalt Hollow Road from the RS and RL districts to the RMU district. The applicant stated that the proposal would be consistent with the Comprehensive Plan both because the properties are located within the Designated Growth Area and because the Plan discussed the need for missing middle housing. They indicated that a portion of the proposed development would be designated as open space. Ron asked if the designated open space area would just become the next phase of residential development.

Mike Shaffer asked if there were any environmental constraints on the properties. He noted that it appears that there are areas of steep slopes, wetlands, and streams on the properties. Steve noted that the RMU zoning district does permit a number of commercial uses in addition to the permitted residential uses.

It was noted that in 2010, these properties were rezoned from the RL district to the RS district. Ron stated that he believes that single-family housing on the properties would meet the Township's need for housing and that multi-family housing would exceed the need.

Neighboring property owners noted the limited access to the properties from YMCA Drive and Steigerwalt Hollow Road and the disruption that would be caused to neighboring properties by extending utility lines to the proposed development.

Ron made a motion to recommend against the proposed rezoning and Mike Mehaffey seconded the motion. The motion passed unanimously with Dan abstaining.

The Committee next discussed the proposed text amendments to revise dimensional requirements for townhouses proposed by Elliott Shibley at the last Committee meeting. The Committee discussed whether it would be best to adopt the text amendments or require applicants to request

a variance from the Zoning Hearing Board. Steve noted that there are townhouse developments currently in the Township which are being developed under the existing townhouse dimensional requirements. The applicant noted that each zoning district where townhouses are permitted have a maximum density limit so that reducing the minimum lot sizes for townhouses won't result in increased densities. He stated that reducing the minimum lot size would allow developers to reach the maximum density if there are lot constraints. Ron expressed concern over applying the dimensional changes across three zoning districts, stating that he felt this was too broad of a change. The Committee agreed and recommended that the text amendments not be approved.

The Committee will meet on September 3rd from 5:00-6:00 p.m. to approve the final edits to the draft Zoning Ordinance.

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

