



Hellam Township Board of Supervisors Conditional Use Application Briefing

48

Application Number: Z-2026-03
Applicant(s): Jesse Smeltzer
Property Owner(s): Jesse Smeltzer
Property Location: 760 Grand Manor Drive

BOS Hearing Date: March 5, 2026
Tax Map Parcel: 31-03-12
Lot Size: 1.1 acres
Zoning: Rural Agriculture

Project Narrative:

The applicant proposes an in-home hair salon to be operated within an existing office structure located on the side of an attached garage at the single-family residence. The proposed use will utilize the existing structure, and no major construction or physical alterations to the property are proposed.

The applicant is seeking Conditional Use approval pursuant to §490-12(C)(14) and §490-80 of the Hellam Township Zoning Ordinance for a Home Occupation. The proposed use is low in intensity and is intended to function as a small-scale, home-based business accessory to the residential use of the property.

Attached Exhibits:

- A. Zoning Hearing Application Dated January 2026
- B. Planning Commission Meeting Minutes Dated February 12, 2026

Property Characteristics:

1. The subject property is developed with a single-family residence. An existing office space is located on the side of an attached garage. No changes to the existing structures are proposed.
2. The property is served by on-lot well water and an on-lot sewage disposal system. Vehicular access to the property is provided by an existing residential driveway, with off-street parking available on the lot.
3. The proposed use is anticipated to generate only minor traffic activity consistent with a low-intensity, home-based use.
4. The property is not located within a designated Floodplain Overlay Zone.
5. Adjacent properties:

	Use	Zoning
North	Residential	Rural Agriculture
South	Residential	Rural Agriculture
West	Residential	Rural Agriculture
East	Residential	Rural Agriculture

Specific Criteria

§ 490-80. Home occupations.

Home occupations are permitted as provided in Article II herein and subject to the following criteria:

- A. The use shall be clearly incidental to the primary use of the premises as a dwelling for living purposes;
- B. Only a person who is a resident of the dwelling may be engaged in the home occupation use;
- C. No more than one home occupation may be located in any dwelling unit;
- D. The home occupation shall not alter the appearance of the building as a dwelling unit;
- E. Any mechanical equipment employed in a home occupation shall be inaudible at the property line;
- F. No sales of any goods or merchandise shall occur on the premises, other than those goods or merchandise which are produced on the premises;
- G. Any proposed manufacturing, other than the products of customary hobbies and fabrication of garments by a seamstress shall, if requested, provide written evidence that the storage, use and disposal of materials and wastes shall be accomplished in a manner that complies with all applicable federal, state, and county requirements;
- H. No goods shall be displayed so as to be visible from the exterior of the premises;
- I. Home occupations shall be limited to not more than 30% of the floor area of the dwelling unit, or 500 square feet, whichever is less;
- J. Within the R Zone, no accessory building or structure shall be utilized for any aspect of a home occupation; and
- K. The applicant shall submit evidence of all applicable state approvals

Conditional Use Provisions

According to the Conditional Use application submitted, the applicant reports the following:

1. **Comply with all applicable provisions and be consistent with the purpose and intent of the Zoning Ordinance:**

The proposed use consists of utilizing an existing structure that is attached to the primary residence. No major construction or expansion of the structure is proposed. The use is anticipated to result in only minor traffic activity and is not expected to disrupt existing neighborhood traffic conditions. Based on the information provided, the proposed use is consistent with the purpose and intent of the Zoning Ordinance and complies with applicable provisions.

2. **Not detract from the use and enjoyment of adjoining or nearby properties:**

The proposed use involves the continued use of an existing structure attached to the primary residence and does not include major construction or expansion. The use is low in intensity and is not expected to generate activity that would disrupt adjoining or

nearby properties.

3. Not substantially change the character of the subject property's neighborhood:

No changes are proposed to the existing property or structures. The proposed use will result in only minor traffic activity and will not alter existing neighborhood conditions.

4. Have adequate public facilities available to serve the proposed use:

The property is served by on-lot well water and an on-lot sewage disposal system. The proposed use will not require public water, sewer, or other municipal services and is not expected to place any additional demand on public facilities.

5. Comply with requirements for development within the Floodplain Overlay Zone:

The subject property is not located within a designated floodplain. Therefore, the proposed use is not subject to the requirements of the Floodplain Overlay Zone.

6. Comply with those criteria specifically listed in Article 4 and all other applicable regulations contained in the Zoning Ordinance:

No specific information was provided by the applicant regarding additional criteria listed in Article 4 or other applicable regulations. Compliance with all applicable provisions of the Zoning Ordinance will be required as part of the conditional use approval process.

7. Not substantially impair the integrity of the Township's Comprehensive Plan:

The proposed use will not substantially impair the integrity of the Township's Comprehensive Plan.

Planning Commission Recommendations:

On Thursday February 12, 2026 the Hellam Township Planning Commission reviewed this application. The applicants stated that they would like to operate a hair salon at their residence. The hours of operation would be Tuesday through Friday from 9:00 AM – 6:00 PM, with occasional Monday appointments. Parking was discussed and the applicant advised that they do not expect more than two additional vehicles would be present at any given time due to possible overlap between current client and the next appointment. The salon would be a single-chair and would be located in a 14 ft x 14 ft room located off of the attached garage.

Mr. Shillott made a motion to recommend approval and the motion was seconded by Mr. Cooper. The motion passed unanimously.

This briefing represents the views and comments of the Hellam Township staff only and should not be construed as a final approval or denial of this application. The Zoning Hearing Board Members may have additional questions and/or comments with regard to this proposal. The applicant and/or his/her representative should be prepared to address comments or concerns raised by the Zoning Hearing Board Members.



\$500
\$200

FOR TOWNSHIP USE ONLY			
ZONING CASE #		<u>Z-2026-03</u>	
Application Filed	<u>Jan. 2026</u>	Planning Commission	<u>12 Feb 2026</u>
Hearing Advertised	_____	ZHB/BOS Hearing	<u>24 Mar 2026</u>
Notices Mailed	_____	Decision Rendered	_____
Site Posted	_____	Notification Sent	_____

APPLICATION FOR HEARING

A. APPLICANT'S NAME: Jesse Smeltzer
 ADDRESS: _____
 PHONE NUMBER: _____ EMAIL ADDRESS: _____

B. PROPERTY OWNER'S NAME
 (If different than applicant): _____
 ADDRESS: _____
 PHONE NUMBER: _____

C. CONSULTANT'S NAME
 (If different than applicant): _____
 ADDRESS: _____
 PHONE NUMBER: _____ EMAIL ADDRESS: _____

D. Tax Map: Hellen Twp Parcel: 31-000-03-0012-00-00000 Zoning District: ~~Hellen~~ RA
 Property Address: 760 Grand Manor Dr. Wightville, Pa 17360
 Date purchased: 9/30/2020
 Lot size: acreage 1.177 - or - _____ sq. ft.
 Present use: Living Home
 Proposed use: Living Home with hair salon in attached office space
 Date of previous application (if any): _____

- E. Please choose the following:
- | | | |
|--|--|---|
| <input type="radio"/> APPEAL
(Refer to Section 1) | <input type="radio"/> CONDITIONAL USE
(Refer to Section 2) | <input type="radio"/> VARIANCE
(Refer to Section 3) |
| | <input checked="" type="radio"/> SPECIAL EXCEPTION
(Refer to Section 2) | <input type="radio"/> OTHER - Curative or
Zoning Amendment
(Refer to Section 4) |

SECTION 2

REQUEST FOR SPECIAL EXCEPTION
(REFER TO ZONING ORDINANCE SECTION 490-143.B)

OR

REQUEST FOR CONDITIONAL USE
(REFER TO ZONING ORDINANCE SECTION 490-152)

Applicant must provide the following information:

- Name of specific sections of the Zoning Ordinance under which application is being filed:

Home Occupation

- Brief description of proposed use:

In home hair salon in a current office structure that is on the side of an attached garage.

- Attach scaled drawing (site plan) of the site with sufficient detail and accuracy to demonstrate compliance with all applicable provisions of the Zoning Ordinance. For Conditional Use applications for residential uses, show those areas of a lot or lots that can be built upon, in lieu of actual building placement.
- Ground floor plans and elevations of any proposed structures (excluding residential structures).
- Attach list of names and addresses of adjoining property owners including properties across a public right-of-way.
- Give a brief explanation of how the proposed use will:
 - A. Comply with all applicable provisions and be consistent with the purpose and intent of the Zoning Ordinance:

Use of current structure that is attached to home. No major construction, minor traffic to disrupt the neighborhood traffic.

- B. Not detract from the use and enjoyment of adjoining or nearby properties:

No disruption to adjoining or nearby properties

- C. Not substantially change the character of the subject property's neighborhood:

No change being made property, minor traffic

D. Have adequate public facilities available to serve the proposed use (e.g., schools, fire, police, and ambulance protection; sewer, water, and other utilities; vehicular access, etc.)

well water, home septic use.
public road access

E. Comply with requirements for development within the Floodplain Overlay Zone listed in Section 490-12 of the Zoning Ordinance:


N/A no flood plain

F. Comply with those criteria specifically listed in Article 4 and all other applicable regulations contained in the Zoning Ordinance:

G. Not substantially impair the integrity of the Township's Comprehensive Plan:

No

I hereby certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true to the best of my knowledge and belief.



9/25/25

* Signature

Date

* If other than property owner, authorization from owner to sign must be attached.

Parcel - 310000300120000000



Owner - SMELTZER JESSE E & ERIN
Property Address - 760 GRAND MANOR DR
Tax Municipality - Hellam Twp
School District - Eastern School District
Class - Residential
Land Use - R - 1 1/2 Story House
Acres - 1.177
Assessed Land Value - \$ 53,820
Assessed Building Value - \$ 141,140
Assessed Total Value - \$ 194,960
Sale Date - Oct. 02, 2020
Sale Price - \$ 240,000
Deed Book - 2600, Page 4205



1 inch = 100 ft 1:1,200

Legend

- Selected Parcel
- Parcels

Layers should not be used at scales larger than 1:2400 (Note: Pixilation will occur at scales 1" = below 200 Ft.)

Mapping Provided by



Aerial Photography - 2025

File Created: 2/12/2026 5:12 PM



Inset Map



Disclaimer: The York County Planning Commission provides this Geographic Information System map and/or data (collectively the "Data") as a public information service. The Data is not a legally recorded plan, survey, official tax map, or engineering schematic, and should be used for only general information. Reasonable effort has been made to ensure that the Data is correct; however, the Commission does not guarantee its accuracy, completeness, timeliness. The Commission shall not be liable for any damages that may arise from the use of the Data.



**HELLAM TOWNSHIP
PLANNING COMMISSION MEETING
MINUTES OF February 12th, 2026**

The Planning Commission meeting was called to order at 6:00 p.m. by Vice Chair John Kokiko, followed immediately by the Pledge of Allegiance. Planning Commission members present were John Kokiko, Robert Searer, Rick Cooper, and Mike Shillott. Township staff present were Township Manager Corina Mann, Zoning Officer Jason Test, and Code Compliance Field Coordinator Shane Coolbaugh.

Approval of Minutes

The minutes from the January 22, 2026 meeting were approved pending revisions, with Mr. Shillott making the motion and Mr. Cooper seconding. All members present voted in favor.

New Business - Conditional Use Application Z-2026-03

The meeting proceeded to New Business with Conditional Use Application Z-2026-03 for 760 Grand Manor Drive. The applicants, Jesse Smeltzer and Erin Smeltzer, intend to operate a home hair studio at the property. Mr. Shillott inquired about the hours of operation. The applicants stated they plan to operate Tuesday through Friday from 9:00 a.m. to 6:00 p.m., with occasional Monday appointments. Parking was discussed, and it is expected that no more than two additional vehicles would be present at any one time due to possible overlap between the current client and the next appointment. The studio will consist of a single-chair setup in a 14-by-14-foot room. Mr. Shillott made a motion to approve the application, and Mr. Cooper seconded. All members present voted in favor.

Old Business – Data Center Ordinance

The meeting then moved to Old Business, continuing discussion of the drafted Data Center ordinance. Before discussion began, Mr. Shillott referenced recent news articles relevant to the topic, noting that PA HB 1834 proposes requiring large-load users to pay for electric grid upgrades and related infrastructure.

The Commission reviewed the revisions, and the discussion consisted primarily of clarifications. Mr. Searer asked whether the standard set in Section 5.a.3.b is consistent with standards in other ordinances. Mr. Hale asked whether testing must continue for four hours, and Mr. Shillott confirmed that it must. Mr. Hale also asked whether there is a specific sound threshold requirement. Mr. Test explained that the 65-decibel limit was referenced only in the Lavender Acres decision and is not a blanket policy or codified ordinance; therefore, it must be explicitly stated in decisions to be enforceable.

Mr. Kokiko inquired whether a stricter state or federal law would supersede this ordinance, to which Zoning Officer Test clarified that it would. At the conclusion of the review, Mr. Shillott

asked whether the Commission should vote on it. Township Manager Corina Mann clarified the process, explaining that the draft should be sent to members not in attendance for review before proceeding to review and a vote by the Board of Supervisors, and then submission to the York County Planning Commission. Mr. Shillott made a motion to forward the ordinance to the Board of Supervisors for review, Mr. Kokiko seconded, and all members present voted in favor.

Ongoing Business

Discussion then turned to ongoing business for future meetings, particularly the burn ordinance currently being drafted with input from the Environmental Advisory Council. An April meeting was discussed as a possible opportunity to have all interested parties present. Mr. Kokiko suggested that RA property owners should be involved at this stage to help avoid conflicts later in the process. Township Manager Corina Mann reported that she provided the draft to the Board of Supervisors, and the Fire Chief expressed concern that the ordinance, as written, may be unenforceable. He noted that it relies too heavily on subjective complaints and could lead to disputes between neighbors without clear guidelines to help mediate those complaints. Following the Board of Supervisors' review, it will be determined whether the draft will be released to the public for comment.

Mr. Searer inquired about progress on the Comprehensive Plan. Township Manager Corina Mann reported that the committee has reviewed existing conditions maps for all three municipalities and portions of the existing conditions narrative. A meeting with Ben Warner is scheduled for February 25, 2026, at which time the future land use map will be discussed in greater detail. The steering committee will be responsible for helping explain the Comprehensive Plan to the general public. It was noted that it will be approximately four months before a draft copy is ready for public distribution. The intent is for this Comprehensive Plan to be more practical and implementable than prior versions.

Mr. Shillott made a motion to adjourn. Mr. Searer seconded the motion. The meeting adjourned at 7:00 p.m.

The next Planning Commission meeting is scheduled for February 26, 2026.

Respectfully submitted,

Jason Test, Zoning Officer