



# Hellam Township Board of Supervisors

## Conditional Use Application Briefing

4B

<b>Application Number:</b>	Z-2026-07	<b>BOS Hearing Date:</b>	May 7, 2026
<b>Applicant(s):</b>	Ashley Katzenstein	<b>Tax Map Parcel:</b>	31-KL-42
<b>Property Owner(s):</b>	Same	<b>Lot Size:</b>	2 Acres
<b>Property Location:</b>	585 Bairs Mill Road	<b>Zoning:</b>	Rural Agriculture

**Project Narrative:**

The applicant, Ashley Katzenstein, requests Conditional Use approval to operate a home occupation (spray tanning business) within an existing single-family dwelling at 585 Bairs Mill Road (Tax Map Parcel 31-KL-42) in the Rural Agricultural (RA) Zoning District.

The business will operate by appointment only, serving one client at a time, with approximately three to five clients per day and no non-resident employees. All activities will occur indoors with no exterior alterations or visible evidence of commercial activity. Adequate off-street parking will be provided on-site.

The use is intended to remain incidental to the residential use of the property and is not expected to generate significant traffic, noise, or other nuisance impacts.

Attached Exhibits:

- A. Conditional Use Application dated March 30, 2026
- B. Planning Commission Meeting Minutes dated April 9, 2026

**Property Characteristics:**

1. The subject parcel is improved with an existing single-family dwelling.
2. The property is located within the Rural Agricultural (RA) Zoning District.
3. Surrounding land uses are residential in nature and similarly zoned Rural Agricultural (RA) in all directions.
4. Adjacent properties:

	Use	Zoning
<b>North</b>	Residential	Rural Agriculture
<b>South</b>	Residential	Rural Agriculture
<b>West</b>	Residential	Rural Agriculture
<b>East</b>	Residential	Rural Agriculture

**Specific Criteria**

**§490-12 C.(14) – Rural Agricultural Zone Conditional Use – Home Occupation:**

The proposed home occupation is permitted within the Rural Agricultural (RA) Zoning District as a conditional use pursuant to §490-12 C.(14), subject to compliance with applicable standards. The applicant proposes to operate a spray tanning business within an existing single-family dwelling, which is consistent with the intent of allowing low-impact, accessory uses in residential settings.

### **§490-80 – Home Occupation Standards:**

The applicant indicates the proposed use will comply with the home occupation standards as follows:

- The use will be conducted entirely within the existing dwelling and will remain incidental to the residential use.
- No non-resident employees are proposed.
- The business will operate by appointment only, serving one client at a time, with approximately three to five clients per day, limiting traffic impacts.
- No exterior alterations or visible evidence of the business are proposed.
- Adequate off-street parking will be provided on-site.
- The use is not expected to generate noise, odors, or other nuisance conditions.
- The applicant indicates compliance with all other applicable provisions of §490-80 of the Zoning Ordinance.

Based on the information provided, the proposed home occupation appears to be consistent with the applicable requirements of §490-80.

### **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 applicant indicates the proposed use will comply with all applicable provisions of the Zoning Ordinance, including §490-12 C.(14) and §490-80, and is consistent with the purpose and intent of the Zoning Ordinance.

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

The applicant indicates the proposed use will not detract from the use and enjoyment of adjoining or nearby properties.

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

The applicant indicates the proposed use will not substantially change the character of the neighborhood.

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

The applicant indicates adequate public facilities are available to serve the proposed use

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

The subject property is not located within the Floodplain Overlay Zone.

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

The applicant indicates the proposed use will comply with applicable provisions of Article 4 and all other relevant sections of the Zoning Ordinance.

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

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

**Planning Commission Recommendations:**

The Planning Commission reviewed the application at its April 9, 2026 meeting. No public comment was received specific to the application. The Commission discussed potential traffic impacts, including proximity to a nearby school, as well as the proposed appointment-only operation, parking availability, and access to the site. Following discussion, the Planning Commission recommended approval of the Conditional Use application by unanimous vote

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***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 Board of Supervisor 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.***



APPLICATION FOR HEARING

FOR TOWNSHIP USE ONLY			
ZONING CASE # _____			
Application Filed	_____	Planning Commission	_____
Hearing Advertised	_____	ZHB/BOS Hearing	_____
Notices Mailed	_____	Decision Rendered	_____
Site Posted	_____	Notification Sent	_____

A. APPLICANT'S NAME: Ashley Katzenstein  
 ADDRESS: 585 Bairs Mill Rd Wrightsville, PA 173  
 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: \_\_\_\_\_ Parcel: \_\_\_\_\_ Zoning District: \_\_\_\_\_  
 Property Address: 585 Bairs Mill Rd Wrightsville, PA 17368  
 Date purchased: 11/31/2025  
 Lot size: acreage 2 acres - or - \_\_\_\_\_ sq. ft.  
 Present use: residential  
 Proposed use: \_\_\_\_\_  
 Date of previous application (if any): \_\_\_\_\_

- E. Please choose the following:
- CONDITIONAL USE (Refer to Section 2)
  - VARIANCE (Refer to Section 3)
  - APPEAL (Refer to Section 1)
  - SPECIAL EXCEPTION (Refer to Section 2)
  - 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 under section 490-80.

- Brief description of proposed use:

The proposed use is a low impact, home-based spray tanning business by appointment only.

- 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:

The proposed use is accessory to the residential dwelling and will operate by appt. only, with minimal traffic, adequate parking, and no exterior or environmental impact.

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

I will see approximately 3-5 clients a day. All visits will be by appointment only. All operations occur indoors, and no odors, noises, or other nuisances will be generated.

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

The exterior appearance of the property will remain residential in nature, and there will be no indication of commercial activity.

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.)

The property is served by a private well and septic system. The proposed home occupation will not increase demand beyond normal residential use. Vehicular access and emergency services are adequate to serve

E. Comply with requirements for development within the Floodplain Overlay Zone listed in Section #90-12 of the Zoning Ordinance: <sup>prop</sup>

The subject property is not located within the floodplain overlay zone; therefore, these provisions are not applicable.

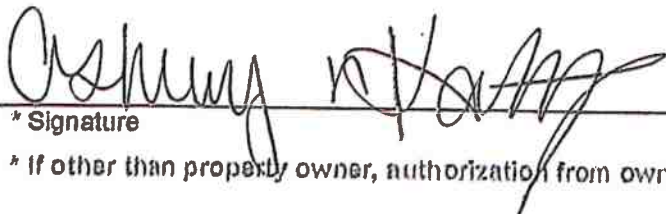
F. Comply with those criteria specifically listed in Article 4 and all other applicable regulations contained in the Zoning Ordinance:

The proposed use meets the criteria for a home occupation as outlined in Article 4, and complies with all other applicable provisions of the zoning

G. Not substantially impair the integrity of the Township's Comprehensive Plan: <sup>ordinar</sup>

The proposed home occupation will not alter the residential character of the neighborhood and is consistent with the township's comprehensive plan.

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.



\* Signature

02/20/2024  
Date

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



Statement in Support of Conditional Use

My name is Ashley Katzenstein, and I am seeking approval to operate Katz Me in the Sun, a small, home-based spray tanning business. This service provides safe, FDA-approved spray tanning solutions that allow clients to achieve a sun-kissed glow without exposure to harmful UV rays.

Spray tanning is a non-invasive cosmetic service that is applied in a sanitary environment, ensuring client safety and satisfaction. By operating from my home, I am able to provide convenient, professional services while maintaining the residential character of my neighborhood.

As a stay-at-home mom, this business allows me to pursue a passion while balancing family life. I am committed to operating Katz Me in the Sun responsibly and respectfully within the community.

Sincerely,

Ashley N. Katzenstein

SBS Bears Mill Road  
Basement Plan

29'7"



3 1/2" wall + 5/8 Drywall/insulated  
----- new wall

**HELLAM TOWNSHIP  
PLANNING COMMISSION MEETING  
MINUTES OF April 9, 2026**

The meeting was called to order at 6:00 PM by Chairman Devin Winand. Vice Chair John Kokiko, along with members Robert Searer, Steven Fetrow, Mike Shillott, Rick Cooper, and alternate Adrienne Johnson, were present. Township staff in attendance included Township Manager Corina Mann, Zoning Officer Jason Test, and Code Compliance Field Coordinator Shane Coolbaugh.

During public comment, Katina Snyder referenced a recent article regarding development in Hellam Township and provided a copy to the Planning Commission for review. A resident asked about the status of a bridge grant, to which Corina Mann responded that two separate grant applications had been submitted for improvements related to River Drive.

Under approval of minutes, Mike Shillott made a motion to approve the minutes with revisions. The motion was seconded by John Kokiko and carried unanimously.

Under new business, the Planning Commission reviewed application Z-2026-07 for 585 Bairs Mill Road (Katzenstein Conditional Use). The applicant proposed operating a spray tanning business with evening and weekend hours by appointment only, serving one client at a time with no additional staff beyond the business owner. Parking capacity was estimated at 10–15 vehicles, with adequate space for vehicles to turn around within the driveway, and access to the business would be through the garage. The proposal included interior modifications such as construction of new walls. The applicant explained that the spray tanning system utilizes an extraction unit with minimal overspray and a high-volume, low-pressure spray gun, with no materials being discharged into the sink as the solution is primarily water-based. Concerns were raised regarding potential increases in traffic, particularly in connection with a nearby school complex, and the possibility of additional traffic contributing to road safety issues. Following discussion, Mike Shillott made a motion to recommend approval of the application, which was seconded by John Kokiko and approved unanimously.

The Planning Commission discussed the proposed Burn Ordinance update presented by the Environmental Advisory Council (EAC). Scott Hursh, representing the EAC, explained that the current ordinance lacks clear organization and may create confusion or unintended consequences. He noted that the draft revisions include updated definitions to improve clarity and emphasized that the ordinance is not intended to penalize residents. The proposal also seeks to better distinguish between types of fires, such as campfires and open burns. However, concerns were raised that requiring residents to classify fires could introduce additional ambiguity. It was noted that larger burns would require a permit, while certain limited activities, such as burning domestic refuse under specific conditions, may still be allowed.

Fire Chief Eric Strittmatter raised concerns about enforcement, noting that complaints are often received after the fact, making violations difficult to address. He pointed out that the current ordinance already includes fines and restrictions and questioned whether the proposed changes would improve enforcement. Additional concerns included vague language such as “nuisance to neighbors,” the difficulty of regulating smoke, and proposed setback requirements. Commissioners noted that a 100-foot setback may be too restrictive for many properties and suggested that 50 feet may be more practical.

The Commission also discussed whether additional permitting or reporting requirements could create confusion or place an unnecessary burden on residents. It was noted that reporting through 911 could provide a clear method of documentation. Questions were raised about whether common

activities, such as grilling or small campfires for warmth, could be unintentionally restricted, and it was emphasized that such routine uses should not require special permission.

Further comments highlighted the need to address burning by businesses, clarify definitions, and ensure consistency throughout the ordinance, particularly where conflicting language exists. The EAC will continue revising the draft, coordinate with the Fire Chief, and return with additional recommendations.

Under old business, the Logistics/Warehouse Ordinance remains under ongoing discussion.

Ongoing business for future meetings includes the Sign Ordinance, now assigned solely to Steven Fetrow, as well as the Riverlands 1 & 2 Ordinance and the "Understanding the Township" initiative.

Reports were acknowledged, including the February 2026 Permit Report and the 2025 Planning Commission Report.

The next meeting is scheduled for April 23, 2026.

A motion to adjourn was made by Mike Shillott and seconded by Rick Cooper. The meeting adjourned at 7:46 PM.

Respectfully submitted,

Jason Test  
Zoning Officer