



PETERS TOWNSHIP **PLANNING DEPARTMENT** **2023 ANNUAL REPORT**



Annual Report

January 2023 - December 2023

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TOWNSHIP MANAGEMENT

- Paul F. Lauer, Township Manager
 - Kyle Thauvette, Assistant Manager
 - Tracey Eakin, Assistant Manager
-

PLANNING DEPARTMENT STAFF

- Mark Holdren, Director
 - Jim Sutter, Assistant Director
 - Josh Smith, Building Inspector
 - Alek Kunz, Building Inspector
 - Kristin Hullihen, Zoning & Code Enforcement Officer
 - Cheryl Mushala, Administrative Assistant
 - Deanna Hager, Administrative Assistant
-

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TOWNSHIP COUNCIL

- Tom Pirosko, Chairman
 - Gary Stiegel, Jr., Vice-Chairman
 - Frank Arcuri
 - Frank Kosir, Jr.
 - Robert Lewis
 - Matt Rost
 - Allison Shanafelt
-

PLANNING COMMISSION

- Jeff Mills, Chairman
 - Rocco Magrino, Vice-Chairman
 - Theodore Kartofilis
 - Conrad Tselepis
 - David Wylie
 - Rochelle Korebel, Alternate
 - D. Jonathan Waldinger, Alternate
-

ZONING HEARING BOARD

- Frank Milfeit, Jr., Chairman
 - Dale Griffith, Vice-Chairman
 - Seashal Belldina
 - Kathryn Clark
 - Alex O'Neill
 - Keith Higgins, Alternate
 - John "Jack" Jones, Alternate
-

TRAFFIC IMPACT FEE ADVISORY COMMITTEE

- James Dolanch
 - Kim Clackson
 - Ryan Schwotzer
 - Five (5) Planning Commission Members
-

CONSTRUCTION APPEALS BOARD

- John Yadlosky
- Jerry Phelan
- Bernie Fischer

FROM THE PLANNING DEPARTMENT

This past year was one of change and transition for the Planning Department. The department saw the hiring of a number new staff members to fill vacant positions. By the start of 2024, the Planning Department had hired an Assistant Director, a Planning Director, and two administrative assistants, bringing the Planning Department to full strength.

As part of this transition, Peters Township has also opted to provide building permit review services through a third-party. Starting in November of 2023, Professional Code Services (PCS) has been selected to review building permits for residential and commercial construction projects. Building permit applicants will generally see minimal changes. Applications for building permits will still be received by Planning Department staff and the issuance of permits and subsequent inspections also handled by Planning Department Staff. PCS just handles the middle permit process step: plan reviews.

Another change in the Planning Department involves digital submissions of permits and plans. The required application and associated submission checklists can be found on Peters Township’s website under “Permits and Applications” or “Apply for a Permit”. All applicants for building and/or zoning permits may submit their applications and associated documents to the Planning Department for review at permitapplications@peterstownship.com . While it is not required that permit applications be submitted electronically, it is strongly recommended.

Moving into 2024, there is a significant amount of new residential development either under construction or in the approval pipeline. Coupled with the increase in commercial activity that will likely follow these new rooftops, the Planning Department anticipates there will be a significant amount of development activity for the foreseeable future. As always, we are grateful for the residents, developers, and contractors that we work with on a daily basis who make Peters Township the prosperous community that it is.

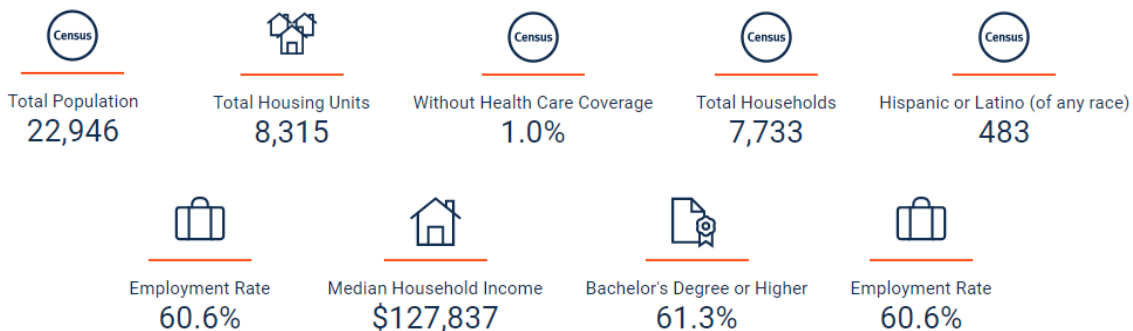
We want to thank you for spending the time to read this message and taking the opportunity to review our 2022 Annual Report. We hope that it provides you with some insight into the daily operations of the Township Planning Department. As always, if you have any questions or concerns, please do not hesitate to contact us.

Sincerely,

Peters Township Planning Department Staff

2020 CENSUS RESULTS

The results for Peters Township from the most recent decennial Census in 2020 are available for the public at bit.ly/peterstwp2020 (case sensitive). Below is a snapshot of the 2020 Census demographic information for Peters Township:



2023 AT A GLANCE | KEY ANNUAL STATISTICS

RESIDENTIAL ACTIVITY



32%

Compared to 2022

49

New Residential Construction Permits



43%

Compared to 2022

\$99,271

Permit Fees Collected (New Construction)



21%

Compared to 2022

\$28,401,800

Estimated Construction Cost

COMMERCIAL ACTIVITY



From Zero

Compared to 2022

5,800

Sq. Ft. of New Commercial Space



2

Compared to 2022

2

Permits Issued for New Construction



From Zero

Compared to 2022

\$2,900,000

Total Estimated Cost

LAND DEVELOPMENT



3

Compared to
2022

3

Preliminary & Final Residential
Subdivisions Approved



329 Lots

74

Compared to
2022

New Residential
Lots



3

Residential Developments
Began Construction



3

Residential Developments
Expected to Begin in 2024

ZONING



The Same

Compared to
2022

8

Variations
Approved



34%

Compared to
2022

53

Code Enforcement
Violations Addressed

1

Denials



3

Compared to
2022



11%

Compared to
2022

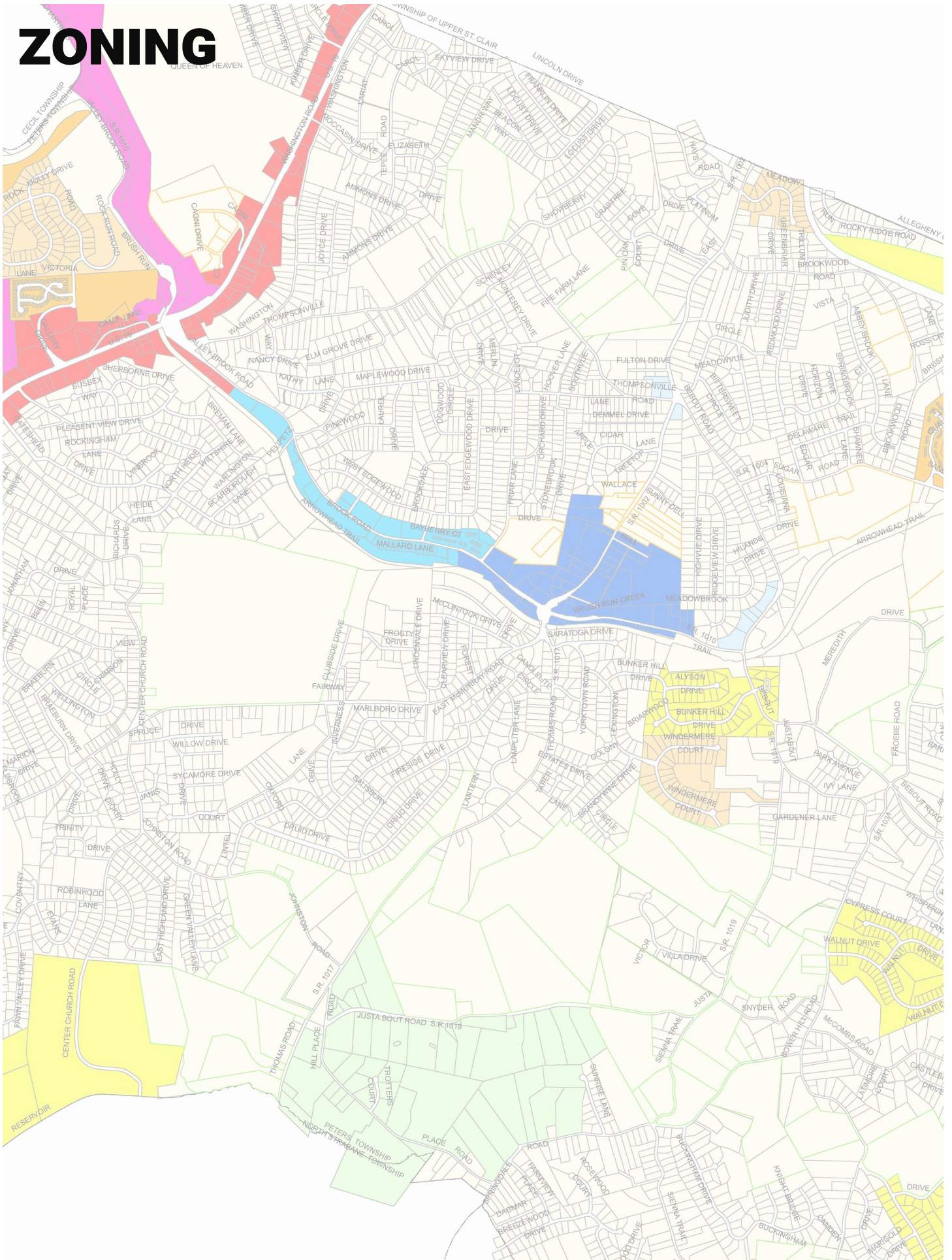
143

Zoning Permits Issued

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ZONING

QUEEN OF HEAVEN



Zoning

Information and statistics about the Zoning Hearing Board and Zoning & Code Enforcement in Peters Township during 2023.

ZONING HEARING BOARD

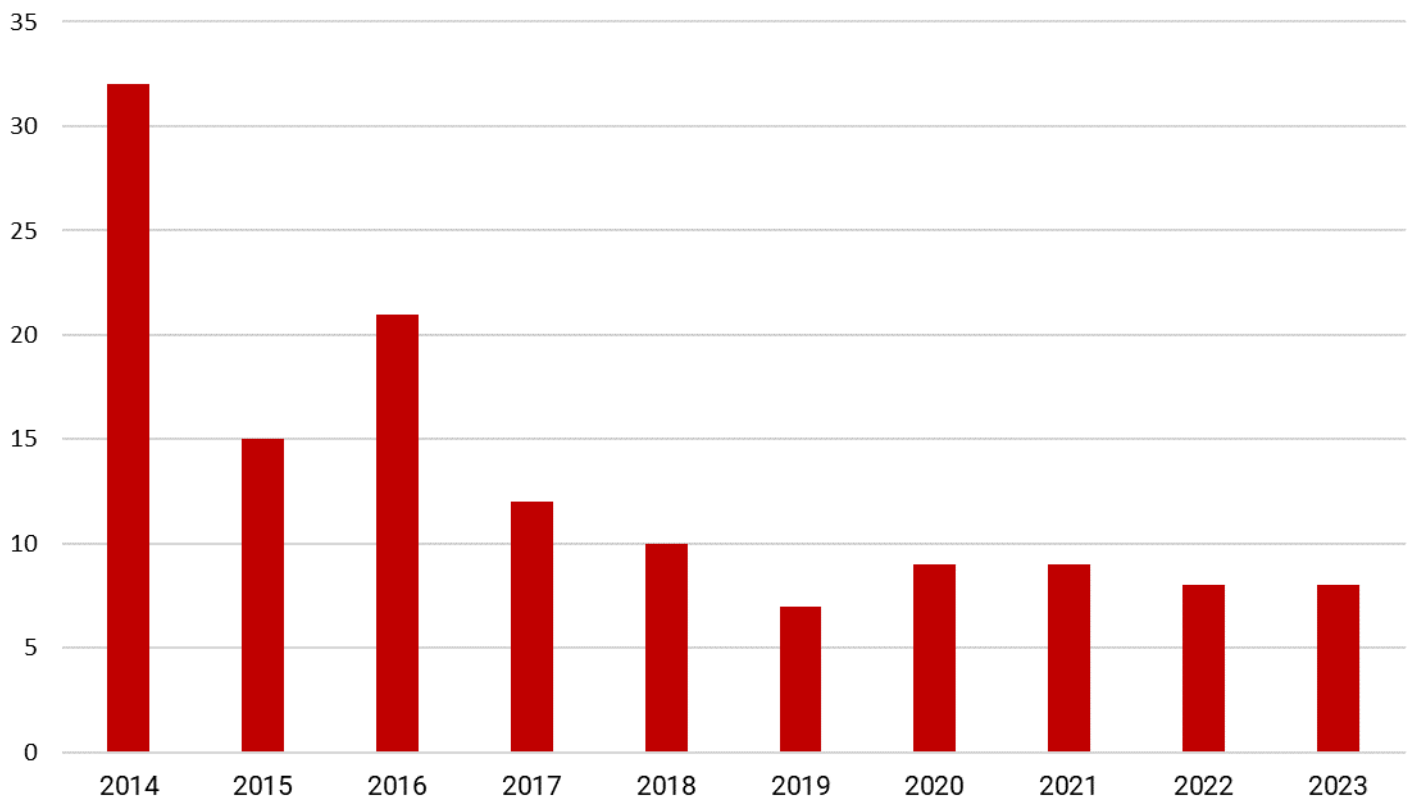
At the end of 2023, the Peters Township Zoning Hearing Board was comprised of the following members:

- Frank Milfeit, Jr., Chairman
- Dale Griffith, Vice-Chairman
- Seashal Belldina
- Kathryn Clark
- Alex O’Neill
- Keith Higgins, Alternate
- John “Jack” Jones, Alternate

Actions

The Zoning Hearing Board held 9 hearings in 2023, a decrease of 3 from the amount held in 2023. Over these hearings, eight (8) Variances were granted and one (1) application was denied. One (1) request was withdrawn prior to its scheduled Public Hearing. Figure 1 compares the total number of approvals issued by the Zoning Hearing Board from 2014 through 2023.

Figure 1: 2014-2023 Zoning Hearing Board Approvals



CODE ENFORCEMENT

Figure 2 outlines the number of Code Enforcement Violations addressed and Citations issued in 2023. Figure 3 compares the number of Code Enforcement Violations issued across a 10-year period from 2014 through 2023. As is typical, very few violations rise to the level of a citation to the District Magistrate. There was a slight decrease in the number of Code Enforcement Violations in 2023 when compared to 2022. This decrease is explained by unexpected staffing limitations impacting the ability to conduct proactive enforcement. This figure should increase in 2024 as the Department is now fully staffed and an anticipation for more proactive Code Enforcement throughout the Township.

Figure 2: 2023 Code Violations and Citations Per Month

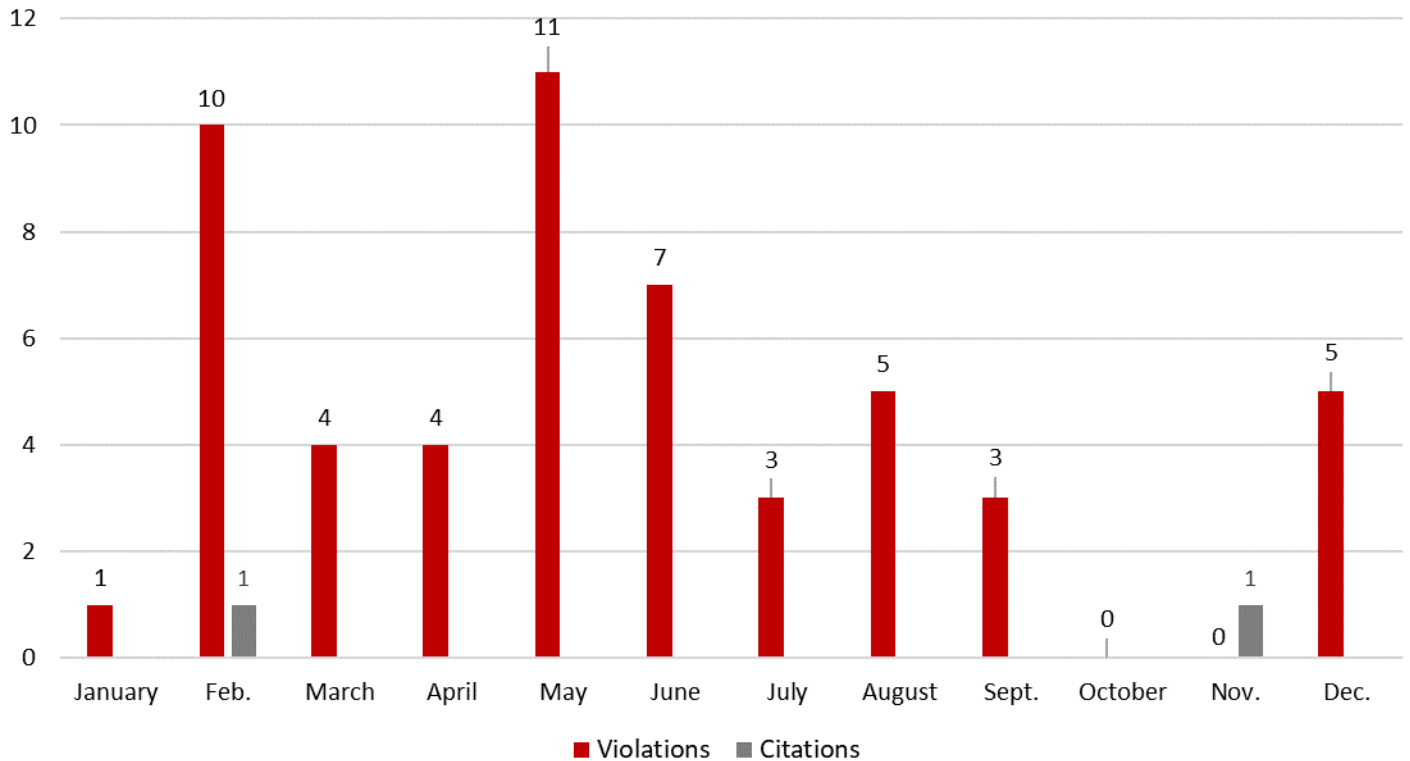
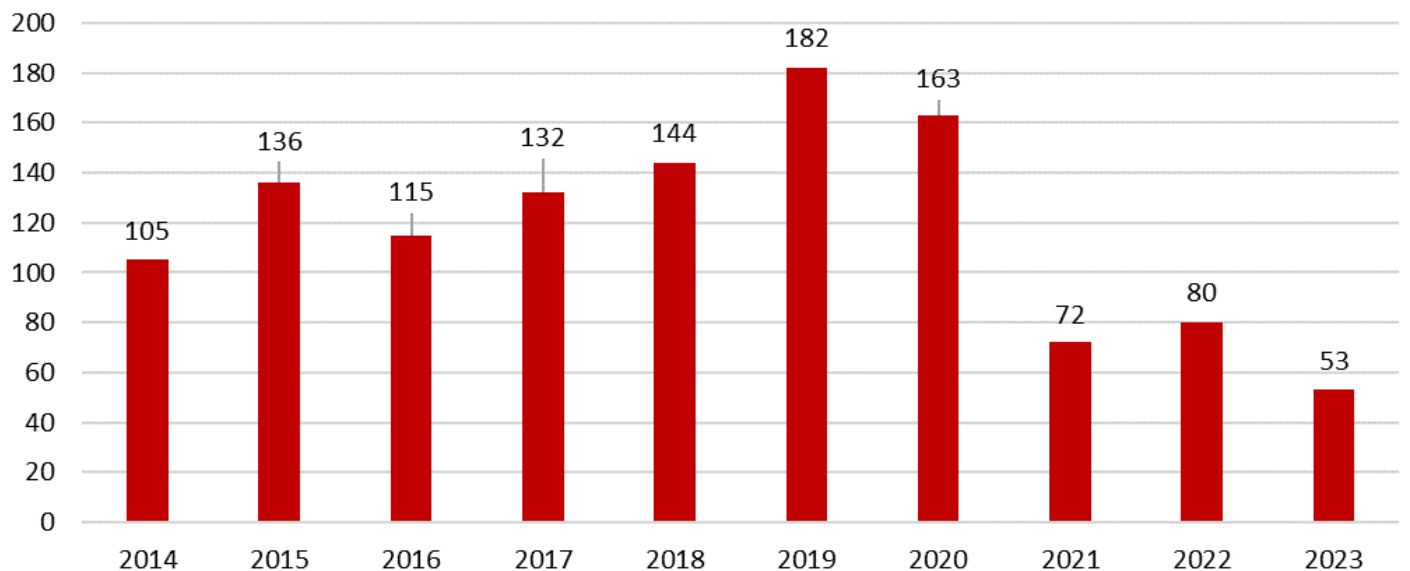
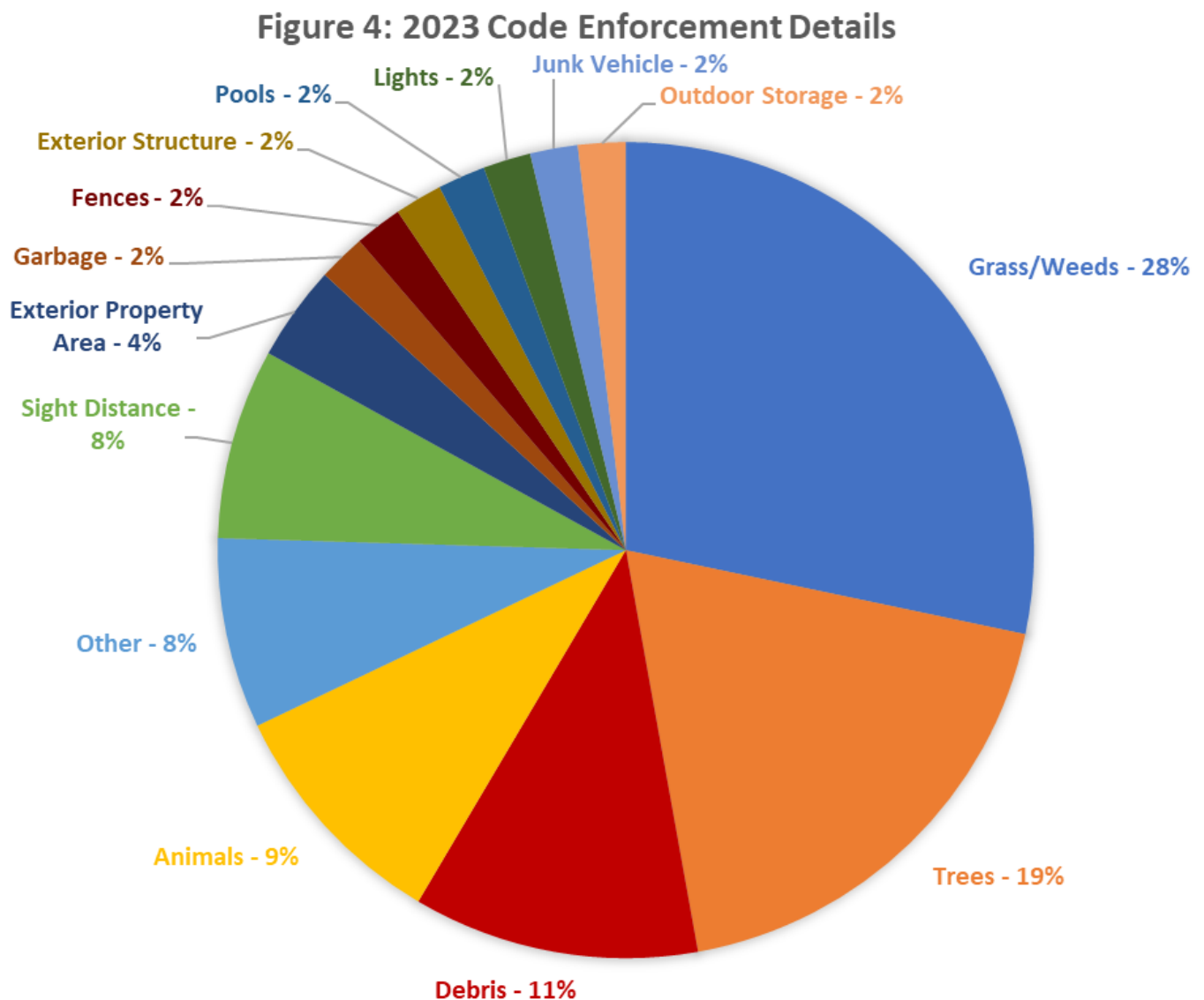


Figure 3: 2014-2023 Code Violations Per Year



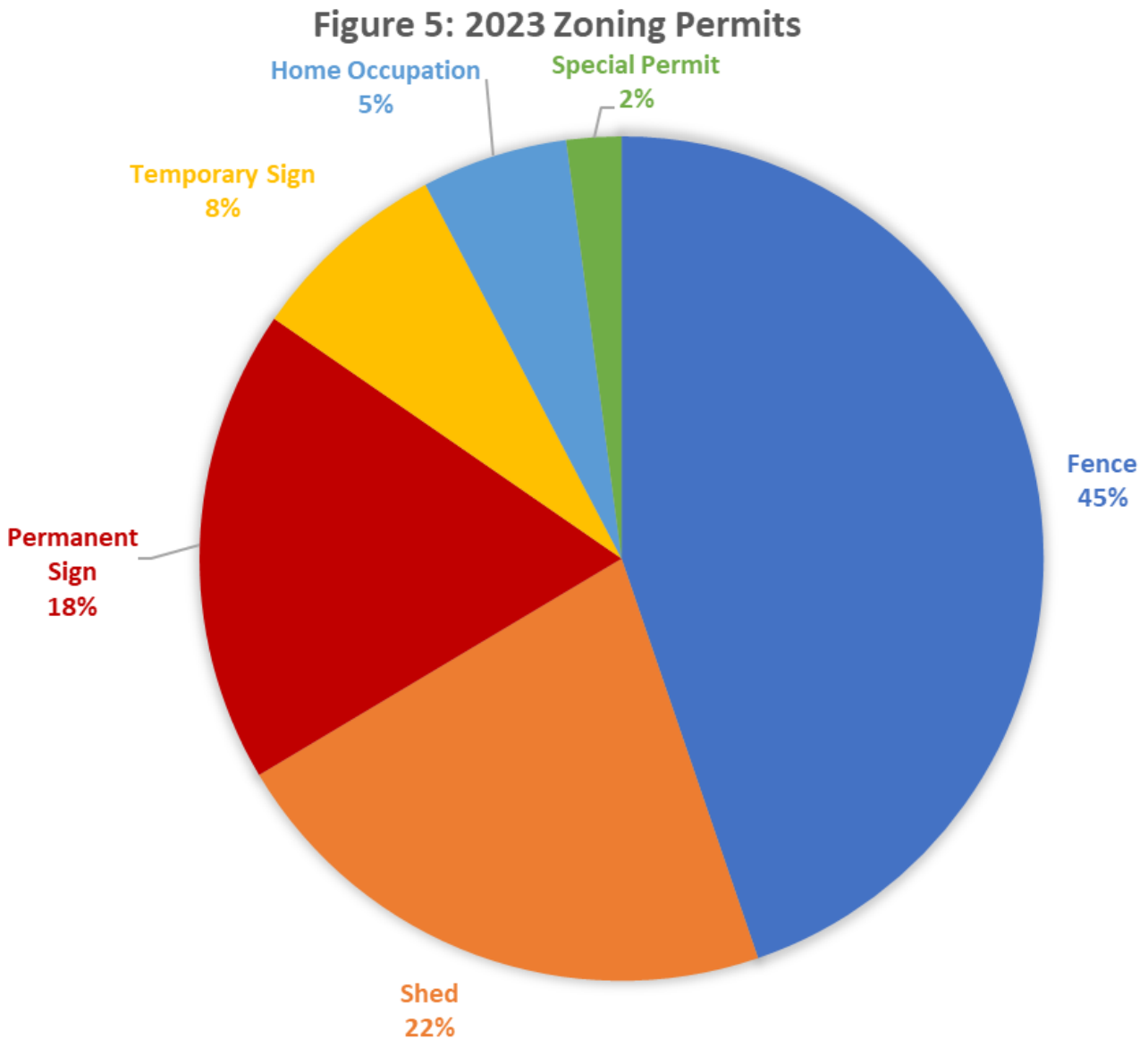
CODE ENFORCEMENT

Figure 4 provides a percentage breakdown of the Code Enforcement Violations that were issued in 2023. Of these, violations issued for debris, grass/weeds, and trees make up over half of those issued throughout the year (58%). The number of debris violations was significantly down in 2023. In 2022, it was the most common violation and comprised 24%. This year it decreased to 11% and was only the third most common type of violation. Grass/weeds was the most common type of violation in 2023, with its share of the total increasing to 28% from 21%. Trees also increased, with its share increasing from 13% to 19%. Other notable shifts from 2022 include a decrease in the share of Exterior Property Area violations (13% to 4%) and an increase in the share of Sight Distance violations (3% to 8%).



ZONING PERMITS

Zoning Permits are issued for structures and uses that are regulated by the Township’s Zoning Code, but not the Building Code. They are approved administratively by the Zoning Officer, except for Special Permits, which require Council approval prior to issuance. In total 143 Zoning Permits were issued in 2023, reflecting an 11% increase from the 129 issued in 2022. As shown in Figure 5, the permits issued in 2023 were spread across six (6) different categories. Similar to previous years, the majority of all Zoning Permits (67%) were issued for either sheds or fences. The overall distribution of Zoning Permits across their respective categories in 2023 was extremely similar to 2022.



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BUILDING



Building

Information and statistics about Residential and Commercial Building Permits issued in Peters Township throughout 2023 is provided on the following pages.

BUILDING PERMITS

Since a 10-year peak in 2021, the Township has seen a two-year decline in the total number of building permits issued. The 322 Building Permits issued in 2023 represents a 26% decrease from that peak. However, significant residential development is anticipated in the coming years and an associated increase in the number of permits issued.

Figure 6: 2014-2023 Building Permits Per Year

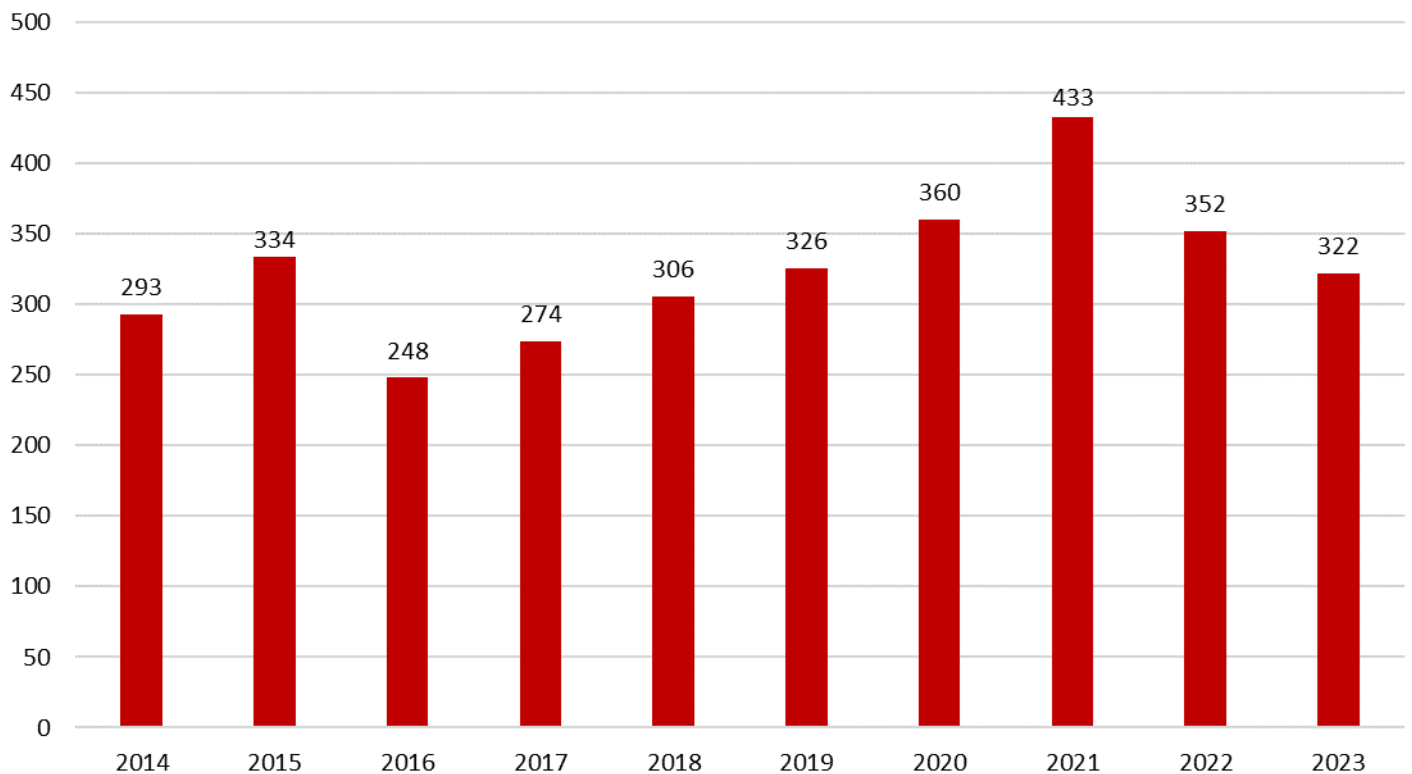
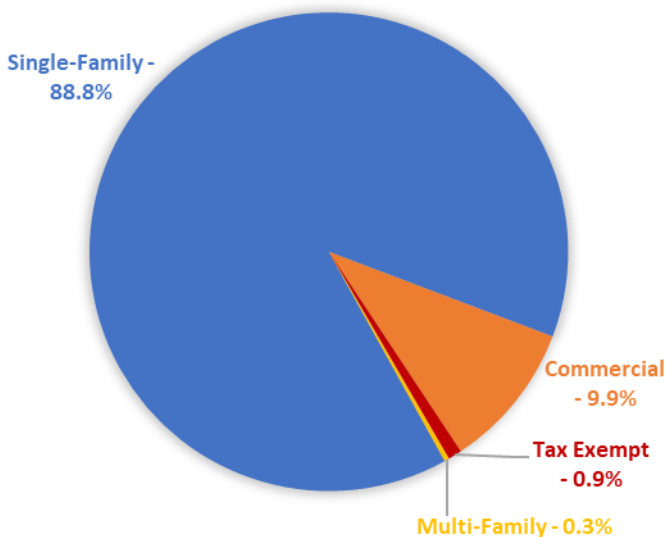


Figure 7: 2023 Building Permits

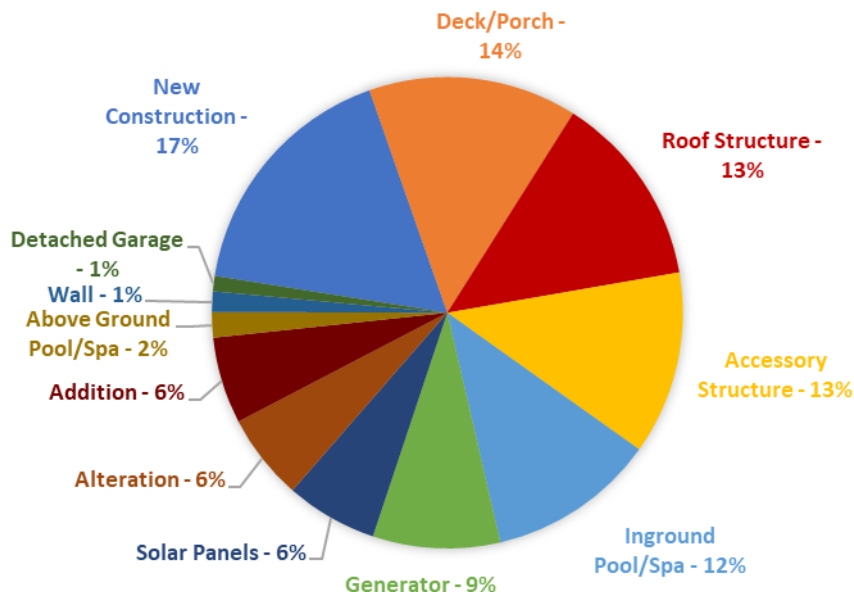


The share of each category of Building Permits issued in 2023 is shown in Figure 7. Permits issued for all projects at single-family residences represented the vast majority of Building Permits issued in 2023. The 89% share of building permits issued for these projects is similar to the share seen in recent years. It is anticipated that the overwhelming majority of building permits issued in the Township will continue to be of this nature. This is due to proposals for several residential developments in the eastern area of the Township and the Route 19 commercial corridor being almost completely developed.

SINGLE-FAMILY PROJECT PERMITS

A total of 286 Building Permits were issued in 2023 for projects at single-family residences. Figure 8 shows the breakdown of those permits across 12 different categories. Permits for the construction of new single-family dwellings comprised the largest share of those issued in 2023. Permits for deck/porches, roof structures, accessory structures, and inground pools also made up significant shares of those issued. The distribution of these permits is similar to that of 2022 and previous years. The share of permits comprising new construction increased from 2022 (12% to 17%) and became the most common type of permit issued for single-family projects after being the third-most common in 2022.

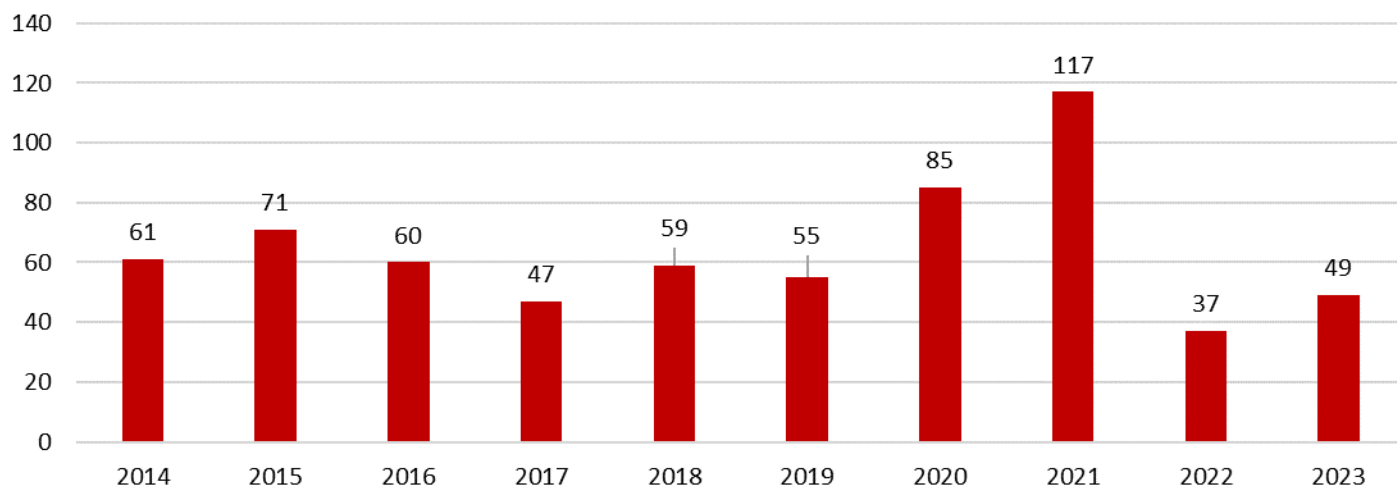
FIGURE 8: 2023 SINGLE-FAMILY PERMITS



NEW SINGLE-FAMILY

The 49 building permits issued for the construction of new single-family dwellings 2023, as shown in Figure 9, was a 32% increase from the number issued in 2022. This number is still significantly down from the 10-year peak of 117 permits issued in 2021 and below the 10-year average of 64.1. This can be directly attributed to the current lack of lots available for new residential construction compared with recent years. During this time, a number of new residential developments saw high levels of activity in terms of lot sales and construction; but those developments have since reached near full build-out. However, the 2023 uptick can be attributed to a number of recently approved residential developments that have begun home construction in 2023. The Planning Department expects the number of permits issued for new residential construction to increase again in 2024, as these developments continue build-out.

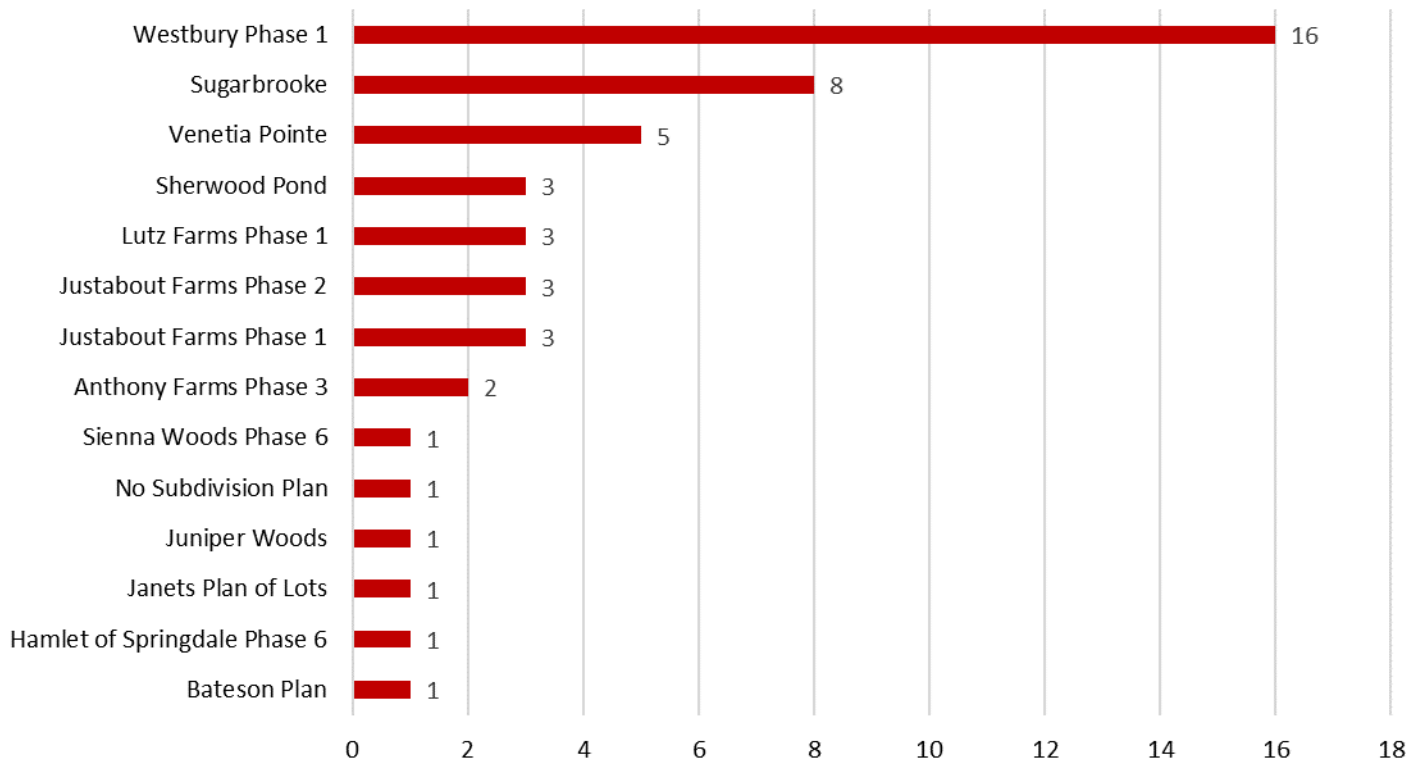
Figure 9: 2014-2023 Permits Issued for New Single-Family Construction



NEW SINGLE-FAMILY CONSTRUCTION PER PLAN/DEVELOPMENT

As shown below, Figure 10 provides a visualization of the number of Building Permits issued for New Single-Family Construction within the residential developments and subdivisions throughout the Township. The new developments of Westbury and Sugarbrooke saw the most activity, with 16 and 8 permits issued respectively. The Planning Department expects these and other new developments (Lutz Farms, Pemberley, etc.) to continue or begin build-out in 2024 and drive the number of permits issued for new construction. Other developments, such as Justabout Farms, Anthony Farms, and Juniper Woods saw a small amount of activity as they approach or reach full build-out. Beyond 2024, the Planning Department expects to see other proposed developments begin construction as they work their way through the necessary approval process for the Township and other outside agencies.

Figure 10: 2023 New Single Family Construction Per Plan/Development



COMMERCIAL BUILDING PERMITS

A total of 32 Building Permits were issued in 2023 for Commercial projects. Figure 11 shows the breakdown of categories these permits represent. Comprising 56% of those issued, the majority of commercial permits were for tenant improvements. These permits are issued for projects associated with a new tenant entering a previously existing commercial space. Typically, some form of construction must be completed to allow the space to meet the new tenant's needs or improve the location to meet current code standards. Due to the lack of vacant commercial land in the Township, the Planning Department expects this type of permit to continue to comprise the majority of those issued for commercial projects in 2024 and beyond. Figure 12 shows this diminishing in the amount of new construction occurring for commercial projects over the last decade. The notable exception being 2019 when the Waters of McMurray Senior Living Facility was constructed. That one project, at 298,000 square feet, represents more commercial square footage than the combined area of all permits issued for new commercial construction over the past 10 years (241,179 square feet).

Figure 11: 2023 Commercial Permits

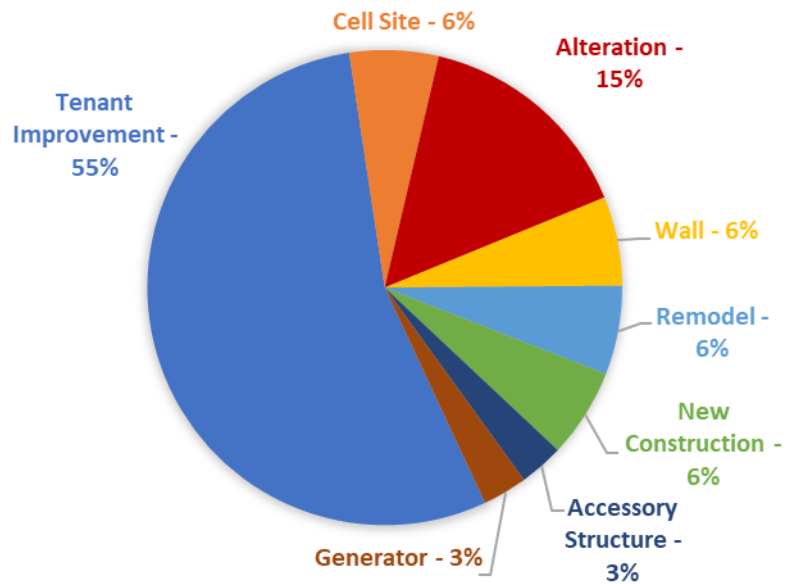
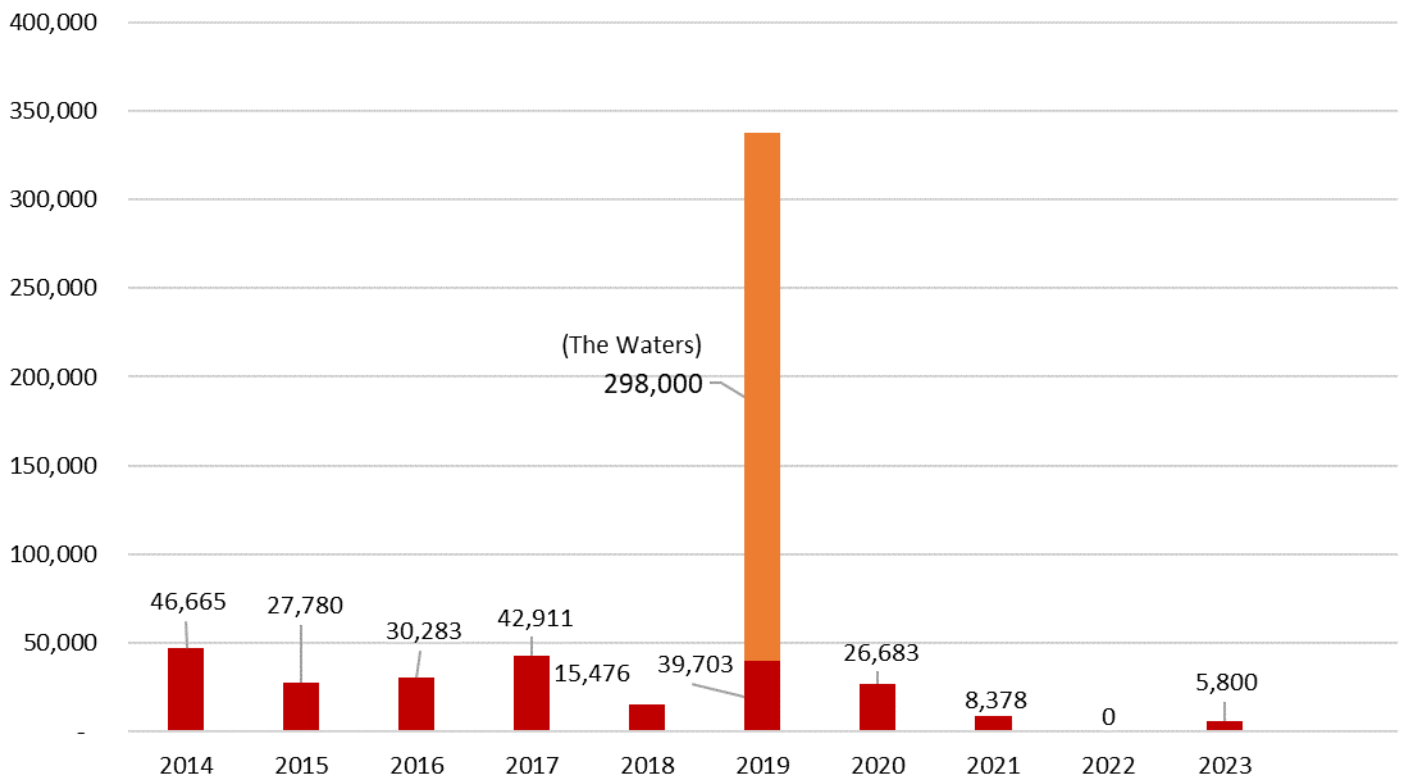


Figure 12: 2014-2023 New Commercial Square Footage



PERMIT REVIEWS AND INSPECTIONS

The 3,495 permit reviews and inspections performed in 2023 are grouped into 21 different categories, as shown in Figure 13. Miscellaneous actions, which aren't actual inspections but are still significant notes, comments, or actions taken, make up the largest share at 17%. As is typical across nearly every year, reviews and inspections related to building reviews, zoning reviews, and final inspections, made up a large percentage of all Reviews and Inspections in 2023, at a collective 34% of the total number of actions.

As shown below in Figure 14, the Reviews and Inspections in 2023 were comparable to 2022, but still down from a 10-year peak in 2021. The number is still much higher than the amount seen prior to 2019. This spike, despite no significant disparity in the amount of permit activity, is primarily due to increased reporting and more diligent inspection activities. Given the continued expected development in the Township, continued inspection diligence, and anticipated efficiency improvements, this figure will likely continue to increase in the coming years.

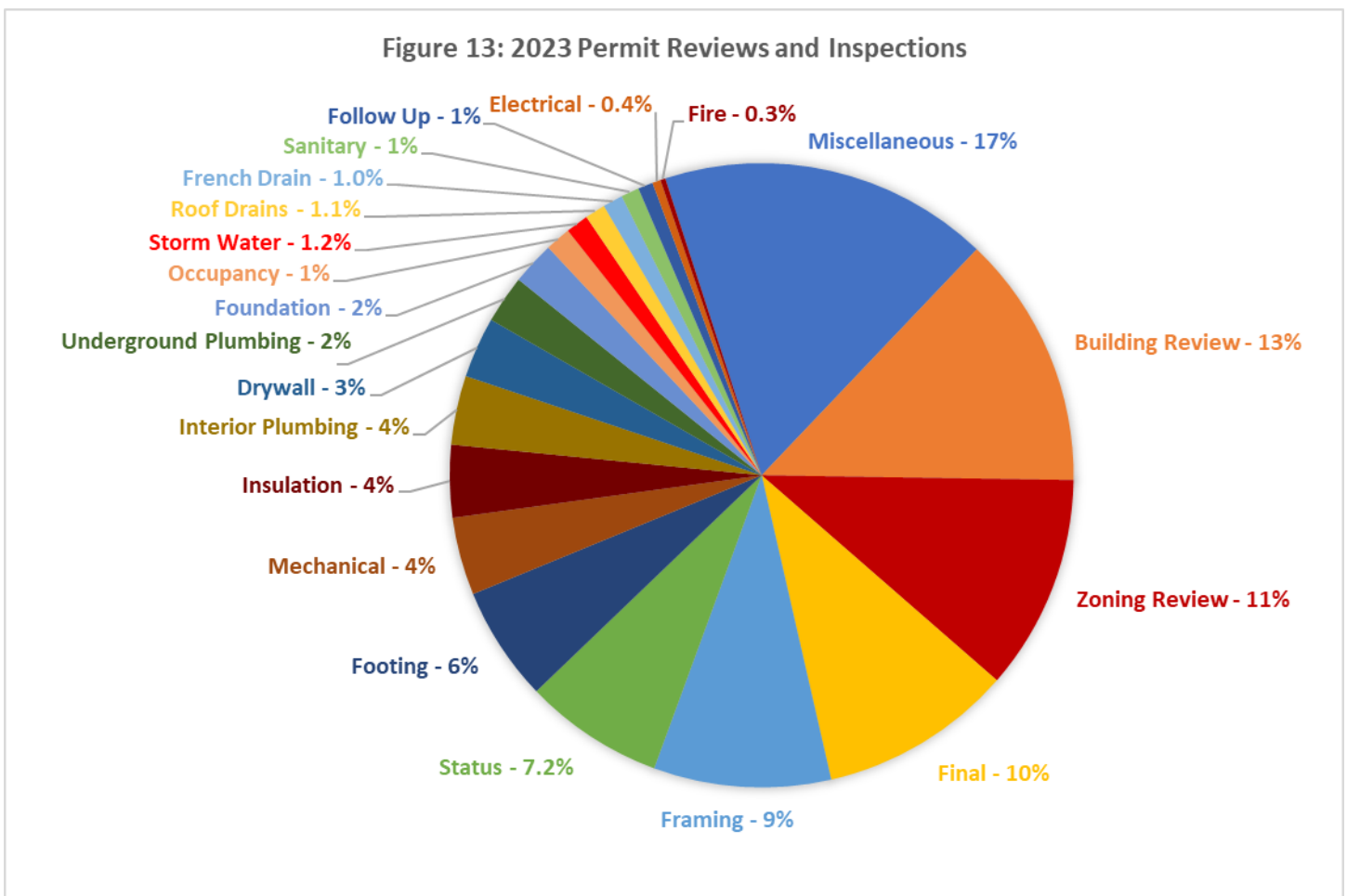
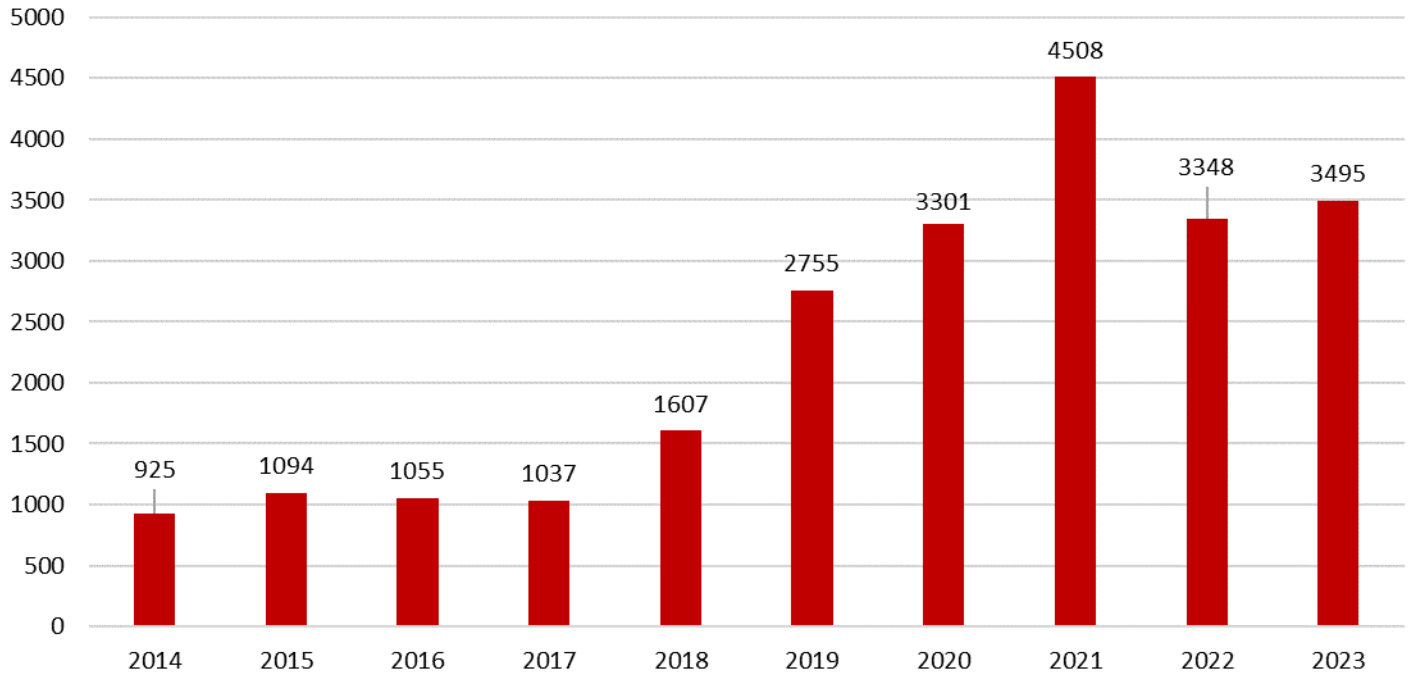


Figure 14: 2014-2023 Yearly Permit Reviews and Inspections



ESTIMATED CONSTRUCTION VALUE

Figures 15 and 16 below outline key financial information for the Planning Department and provide insight into the amount of building and development activity that took place in 2023. The total annual estimated construction value and total fees collected figure were typical for a standard year, which is expected given these figures are correlated. Considering the amount of residential lots soon to be available for new home construction, and other pending projects that are in the approval pipeline, the Planning Department expects that both of these figures to remain steady or increase in the future. These figures can be hard to determine with confidence in any given year due to the impact large-scale projects can have on the totals. However, another spike is anticipated in 2024, as it is expected the permits for the Waterdam Galley Multi-family Apartments will be issued in the coming year.

Figure 15: 2014-2023 Annual Estimated Construction Value

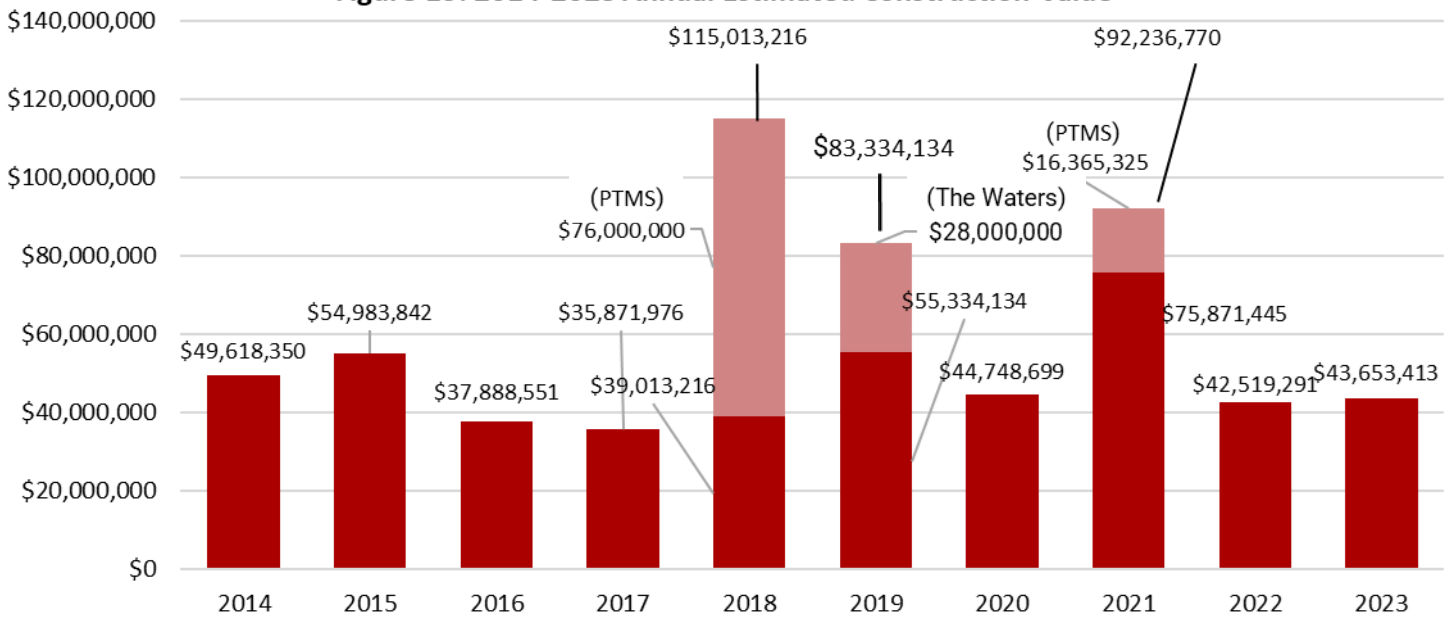
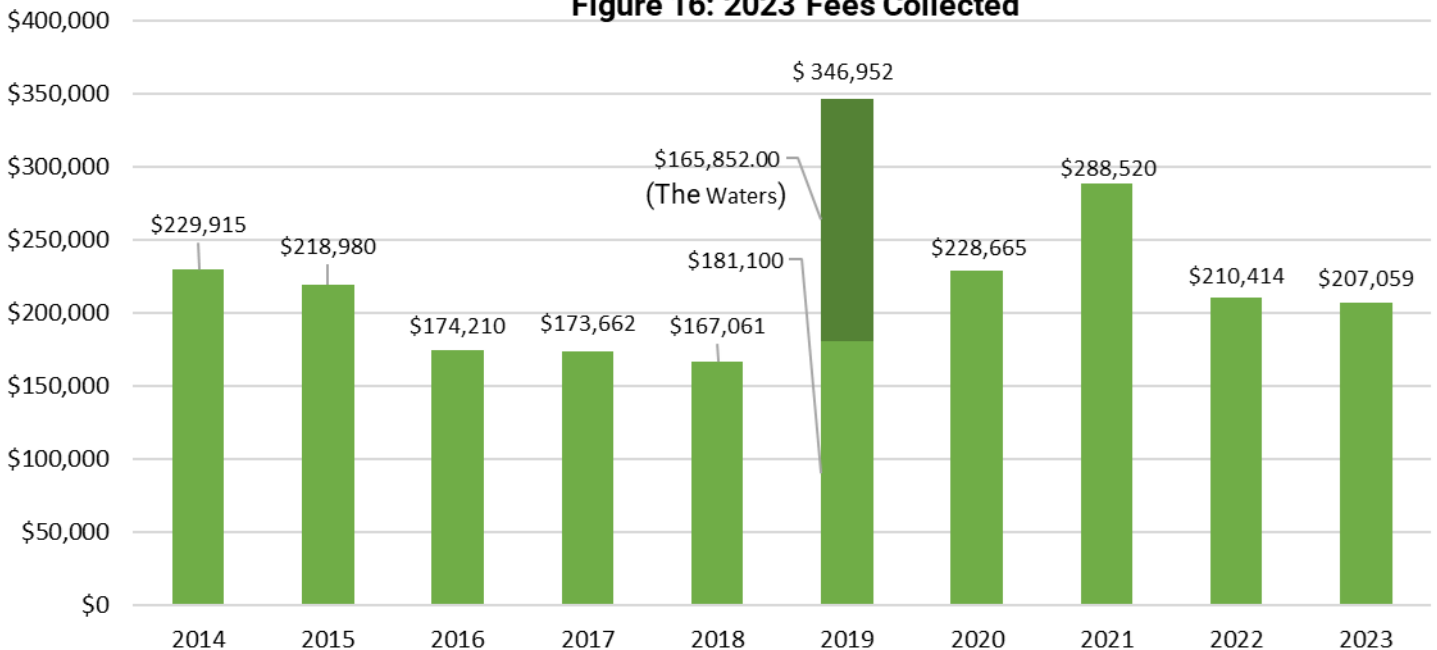


Figure 16: 2023 Fees Collected



PLANNING



Planning

Information and statistics about the Township Planning Commission, new residential, commercial, and public developments, ongoing developments, projects under review, and Ordinance Amendments in Peters Township throughout 2023.

PLANNING COMMISSION

At the end of 2023, the Peters Township Planning Commission was comprised of the following members:

- David Wylie, Chairman
- Jeff Mills, Vice-Chairman
- Rocco Magrino
- Conrad Tselepis
- Vacant
- Theodore Kartofilis, Alternate
- Rochelle Koerbel, Alternate

Actions

The Planning Commission held 11 regular meetings in 2023, and took action on the following items:

Action Type	Count
Subdivision/Consolidation Plan Recommendation to Council	20
Subdivision and Land Development Ordinance Modification Recommendation	3
Site Plan Approval	3
Final Plan Recommendation to Council	2
Preliminary Plan Recommendation to Council	1
Recommendation to the Zoning Hearing Board	3
Conditional Use Recommendation	1
Zoning Ordinance Amendment Recommendation to Council	4
Subdivision and Land Development Ordinance Amendment Recommendation to Council	1
Total	38

Residential Developments

The preliminary and/or final plan for the following residential developments were reviewed by the Planning Department Staff and were recommended for approval by the Planning Commission in 2023.

Project Name	Lots	Expected Build Year
Camden Village Condominium Plan	13	2024
Newcastle Preliminary Plan	24	2025-2026
Tuscany II Final Plan	37	2024-2025
Total Lots	74	

Commercial Developments and Site Plan Approvals

The following commercial projects and/or site plans received approval from the Township Planning Commission in 2022.

Project Name	Address	Description
Always B Smiling Site Plan	107 Valley Brook Road	Activity center and associated parking and utilities.
Waterdam Galley Apartments	100 Waterdam Road	Five (5) multi-family apartment buildings comprised of 180 1- and 2-bedroom apartment units and associated parking, utilities, and stormwater management .
Pittsburgh Financial Consultants	205 E. McMurray Road	Demolition of existing structure and construction of
	Total	195,515 new sq. ft.

ONGOING DEVELOPMENTS

As of the end of 2023, the following projects are currently under construction, or nearing the end of construction, and are pending final Township acceptance.

Project Name	Description
Hamlet of Springdale Phases 4, 5, 6, & 7	Multiple phases of a Benjamin Marcus Homes development
Justabout Farms Phases 1 & 2	A 2-phase Eddy Homes development off Justabout Road
Brookwood Place	A townhouse development off Brookwood Road, adjacent to Brookwood Village
Brookwood Village	A single-family residential development off Brookwood Road, adjacent to Brookwood Place
Lutz Farms Phases 1 & 2	A single-family development along Thomas Road
Sugarbrooke	A single-family development along Sugar Camp Road
Pemberley Manor	A single-family development along Sugar Camp Road
Tuscany II	A single-family development along Justabout Road

PROJECTS UNDER REVIEW

The following projects are currently in the Planning Department’s review pipeline, with a potential to be submitted for either preliminary or final approval in 2024.

Project Name	Description
Zahalsky Plaza	A new 27,000 sq. ft. Medical Office building at the intersection of Valley Brook Road and Bebout Road
Pleasant Pointe	A mixed-residential development along E. McMurray Road, across from the Peters Township Middle School/old High School, consisting of a 95-unit senior living facility and 94 single-family townhomes
Newcastle	A single-family residential development along Justabout Road
Woodbriar	A single-family residential development along Venetia Road
Froebe Farms	A single-family residential development along Froebe Road

ORDINANCE AMENDMENTS

The following Amendments to the Peters Township Code of Ordinances were developed by Township Planning Staff and ultimately adopted by Township Council in 2023.

Code	Ordinance #	Date Adopted	Summary
Zoning	892	April 23, 2023	Amendment to the Zoning Ordinance in order to: <ol style="list-style-type: none"> 1. Reduce the maximum Floor Area Ratio for the Mixed Use Activity Center Zoning District from 1.00 to 0.85. 2. Eliminate the requirement in the Mixed-Use Activity Center Zoning District that structures be located no further back than 25 feet from connector, collector, and arterial roads. 3. Repeal the requirement that 50% of all parking spaces be covered on three (3) sides in new multi-family developments.
Zoning	893	June 5, 2023	Amendment to the Zoning Ordinance removing the Conservation Residential Overlay Zoning District from all parcels that have not been developed or have not filed a complete preliminary plan application for development.
Impact Fees	896	November 27, 2023	Amendments to the Township’s Traffic Impact Fee Ordinance maintaining consistency with the Traffic Impact Fee Capital Improvement Program annual update