



PETERS TOWNSHIP **PLANNING DEPARTMENT** **2025 ANNUAL REPORT**



Annual Report

January 2025 - December 2025

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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
 - Garret King, Assistant Director
 - Michael Ramirez, Building Inspector
 - Todd Carter, Building Inspector
 - Paul Bosle, Code Enforcement Officer
 - Karen Goldstein, Administrative Assistant
 - Cheryl Mushala, Administrative Assistant
 - Josh Smith, Plan Reviewer
-

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TOWNSHIP COUNCIL

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

PLANNING COMMISSION

- Jeff Mills, Chairman
 - Rocco Magrino, Vice-Chairman
 - Rochelle Koerbel
 - Conrad Tselepis
 - David Wylie
 - D. Jonathan Waldinger, Alternate
 - Leslie Peters, Alternate
-

ZONING HEARING BOARD

- Frank Milfeit, Jr., Chairman
 - Dale Griffith, Vice-Chairman
 - Seashal Belldina
 - Kathryn Clark
 - Keith Higgins
 - 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, Chairman
- Jerry Phelan, Vice-Chairman
- Bernie Fischer

Executive Summary

As you will see on the following pages Peters Township Planning Department had a busy 2025. Building activity stayed steady and permit reviews and inspections increased, several subdivision and land development plans were evaluated, and numerous property maintenance issues were addressed. In addition to this activity, we welcomed four new employees to the department: a new building inspector, a code enforcement officer, an Assistant Planning Director, and a new administrative assistant.

The Planning Department also continued its move towards modernizing and streamlining its operations. Large portions of our filing system have been digitized. Additionally, all new permits, subdivisions, and land development plans that are submitted are either done electronically or are converted to an electronic format. The biggest change, however, has been the switch to a new online permit portal. Peters Township now has an online portal for the submittal of building and zoning permits, zoning hearing board applications, subdivision applications and land development applications. In addition to submitting documents, this portal allows the user to check on the status of their plans, schedule inspections, and in the near future, accept payments online. The portal, known as the "SDL Portal" can be accessed from the Peters Township website.

Moving into 2026, we will see the continued build-out of subdivisions approved in prior years and there is a continued interest in developing new residential subdivisions and redeveloping existing commercial spaces in the Township. To assist Township Officials in guiding new development, the Township has contracted with HRG Associates to draft a new Comprehensive Plan. The Comprehensive Plan will act as a blueprint for Township Officials in making decisions regarding land use, infrastructure, and municipal services. More information on this effort can be found on the Township's website.

As always, we are grateful for the residents, developers, and contractors that we work with who make Peters Township the prosperous community that it is. We want to thank you for taking the time to review our 2025 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,



Mark Holdren, AICP
Planning Director

PETERS TOWNSHIP BY THE NUMBERS

The following is a quick snapshot of statistics for Peters Township.

<u>Total Area</u>	<u>Total Population</u>	<u>Total Housing Units</u>	<u>Total Households</u>	<u>Median Age</u>
19.52 sq. mi.	23,070	8,854	8,272	44 years
<u>Average Household Size</u>	<u>Median Home Value</u>	<u>Bachelor's Degree or Higher</u>	<u>Median Household Income</u>	
2.75	\$440,300	61.3%	\$140,361	

Source: U.S. Census Bureau American Community Survey 5-Year Estimates (2023)

2025 AT A GLANCE | KEY ANNUAL STATISTICS

BUILDING ACTIVITY

99

Building Permits Issued for New Single-family dwellings



29%
Compared to 2024



\$52,541,080

Estimated construction value of new single-family home construction



384

Total Building Permits Issued



13%
Compared to 2024

\$84,025,671

Total Estimated Construction Value



1.6%
Compared to 2024

\$374,453

Total Permit Fees collected



3%
Compared to 2024



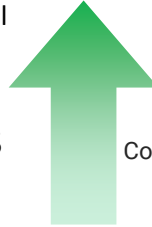
LAND DEVELOPMENT

7 Residential Developments

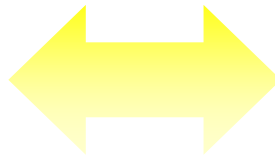
Receiving Preliminary or Final Approval

108 Residential Lots

Created across these developments



42%
Compared to 2024



No Change
Compared to 2024

3 Commercial Site Plans

Granted approval by the
Planning Commission

ZONING & CODE ENFORCEMENT

14 Public Hearings

Held before the
Zoning Hearing Board

26%
Compared to 2024



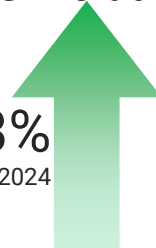
109 Zoning Permits Issued

7%
Compared to 2024



163 Code Violations

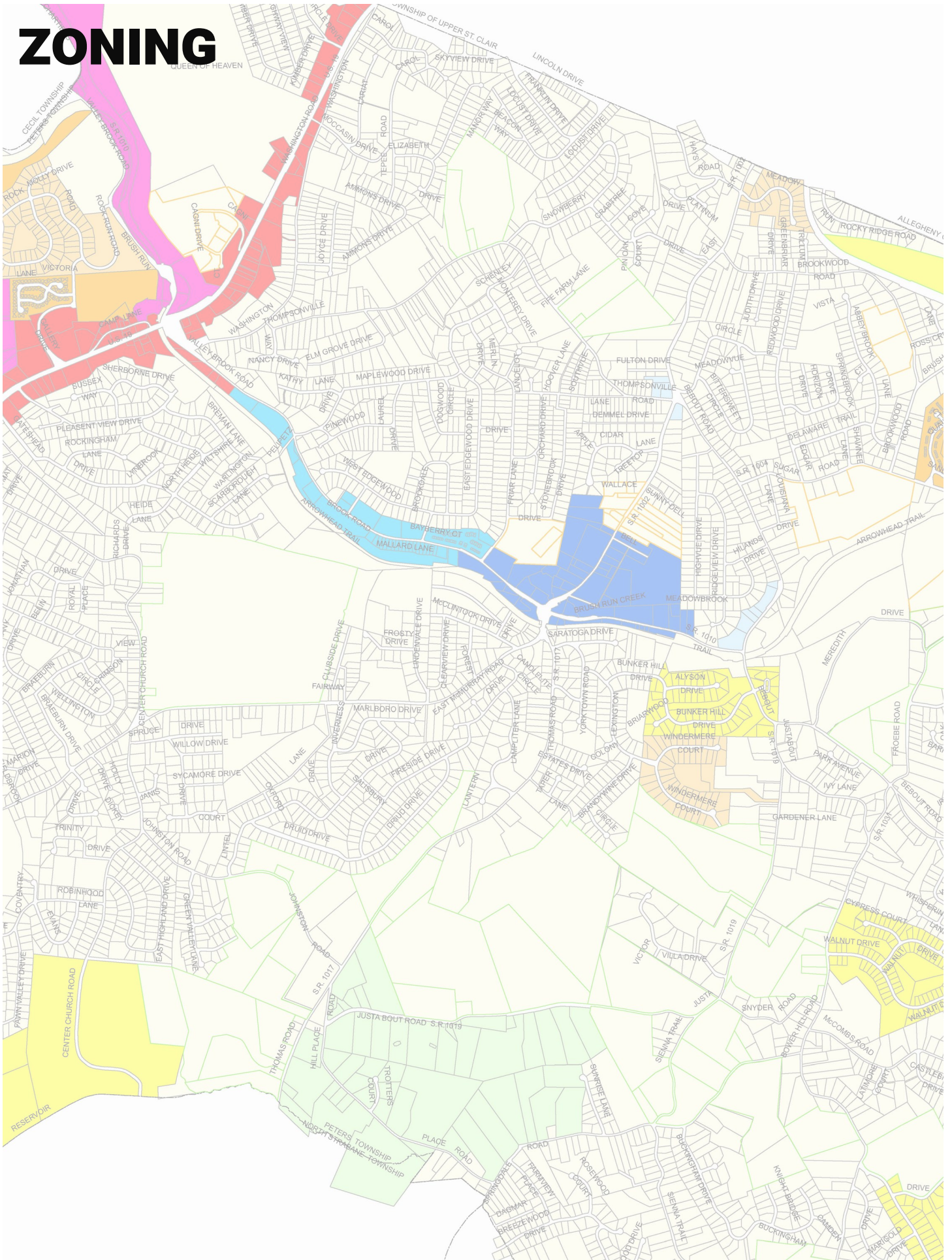
83%
Compared to 2024



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ZONING

QUEEN OF HEAVEN



Zoning

Information and statistics about the Zoning Hearing Board and Code Enforcement in Peters Township during 2025.

ZONING HEARING BOARD

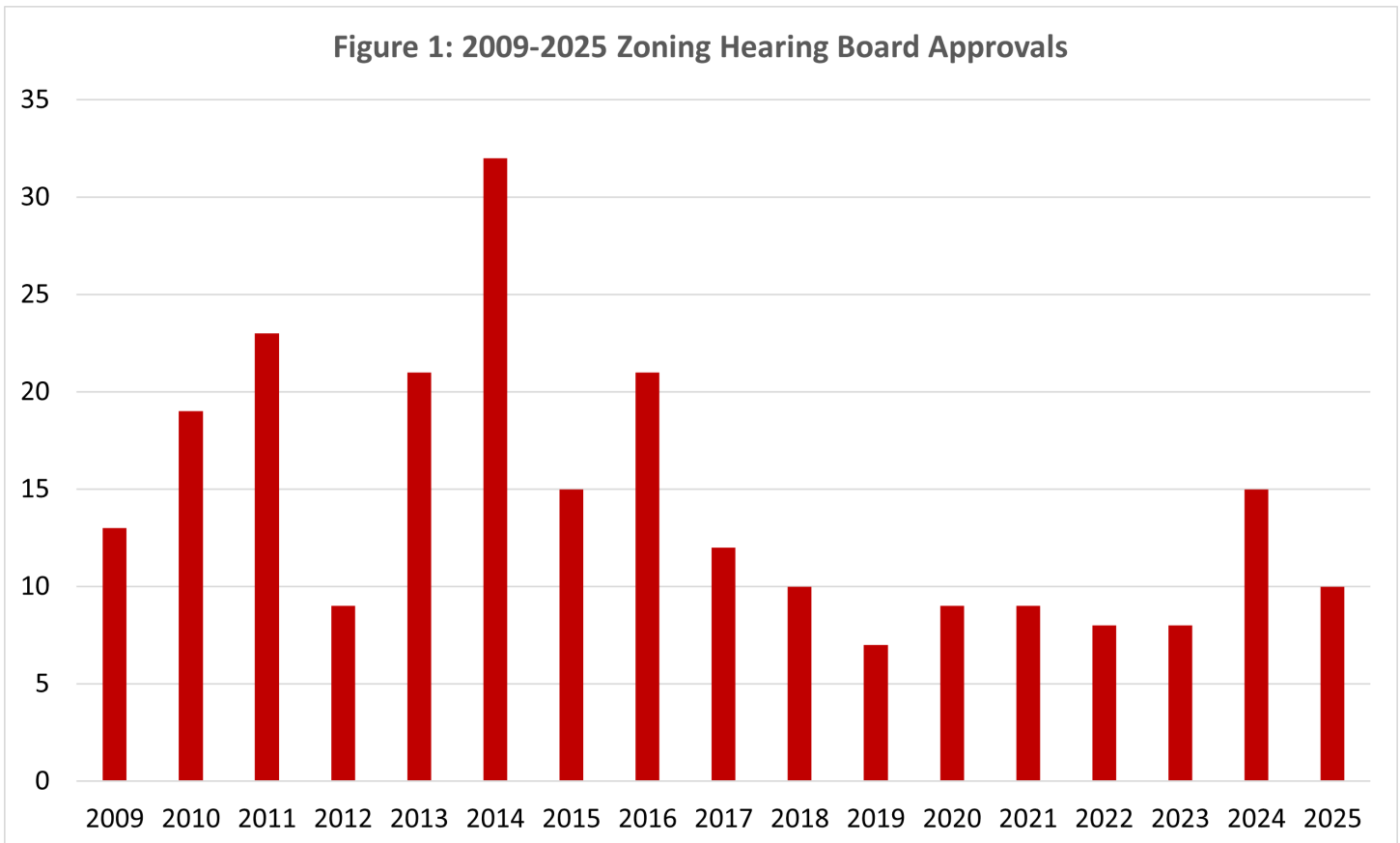
At the end of 2025, the Peters Township Zoning Hearing Board was comprised of the following members:

- Frank Milfeit, Jr., Chairman
- Dale Griffith, Vice-Chairman
- Kathryn Clark
- Keith Higgins
- John “Jack” Jones, Alternate

Actions

The Zoning Hearing Board heard 14 cases in 2025 where 15 variances were sought (some cases were for multiple variances). Applicants were successful in receiving a variance 66% of the time, as 10 total Variances were granted.

Figure 1 shows how this compares to the raw total number of approvals issued by the Zoning Hearing Board annually since 2009. This past year saw similar amount of activity as the past 10 years.



CODE ENFORCEMENT

The Planning Department receives complaints by phone, email or through our website. These complaints are investigated and if warranted a violation will be issued. In most cases the violations are rectified by the property owner but in some instances further action is needed and a citation is issued which is then adjudicated before the District Magistrate. Figure 2 outlines the number of Code Enforcement Complaints received, Violations addressed, and Citations issued in 2025. Figure 3 compares the number of Code Enforcement Violations issued since 2016. The increase in violations is a direct result of a greater emphasis by Planning Department staff on enforcing property.

Figure 2: 2025 Code Violations and Citations Per Month

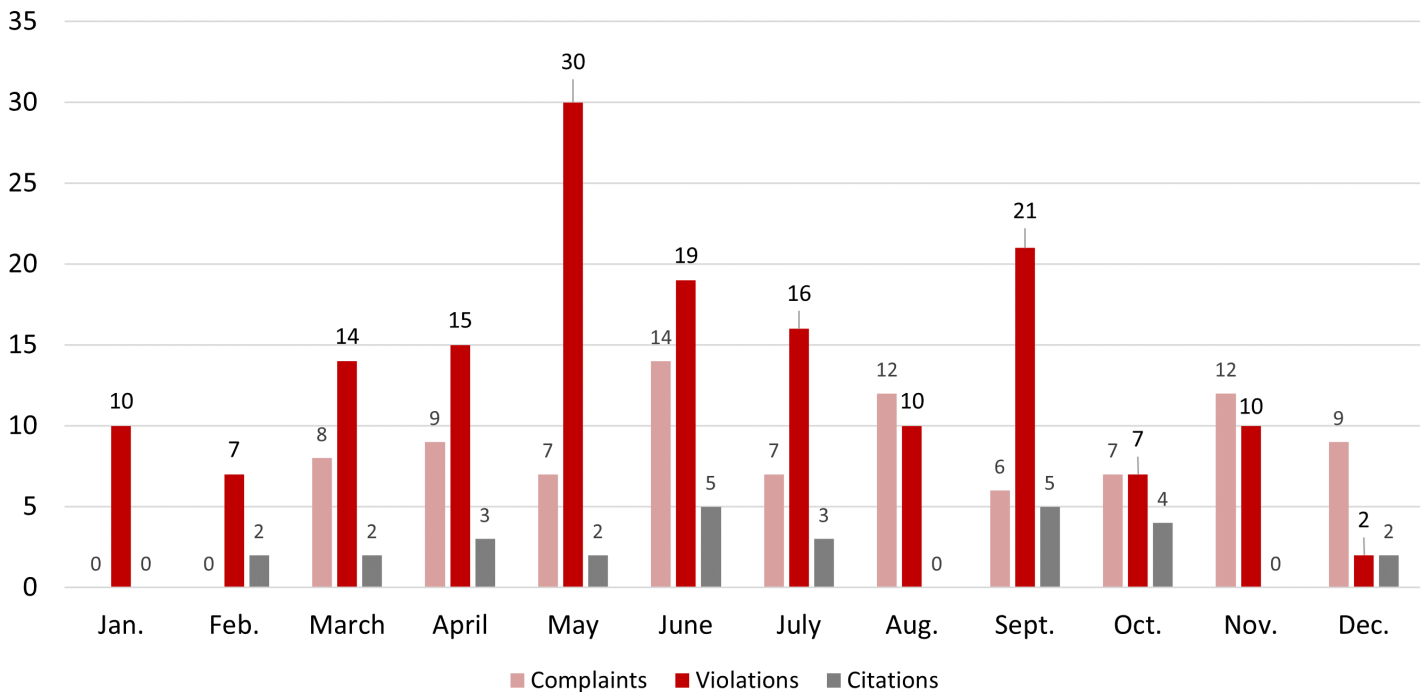
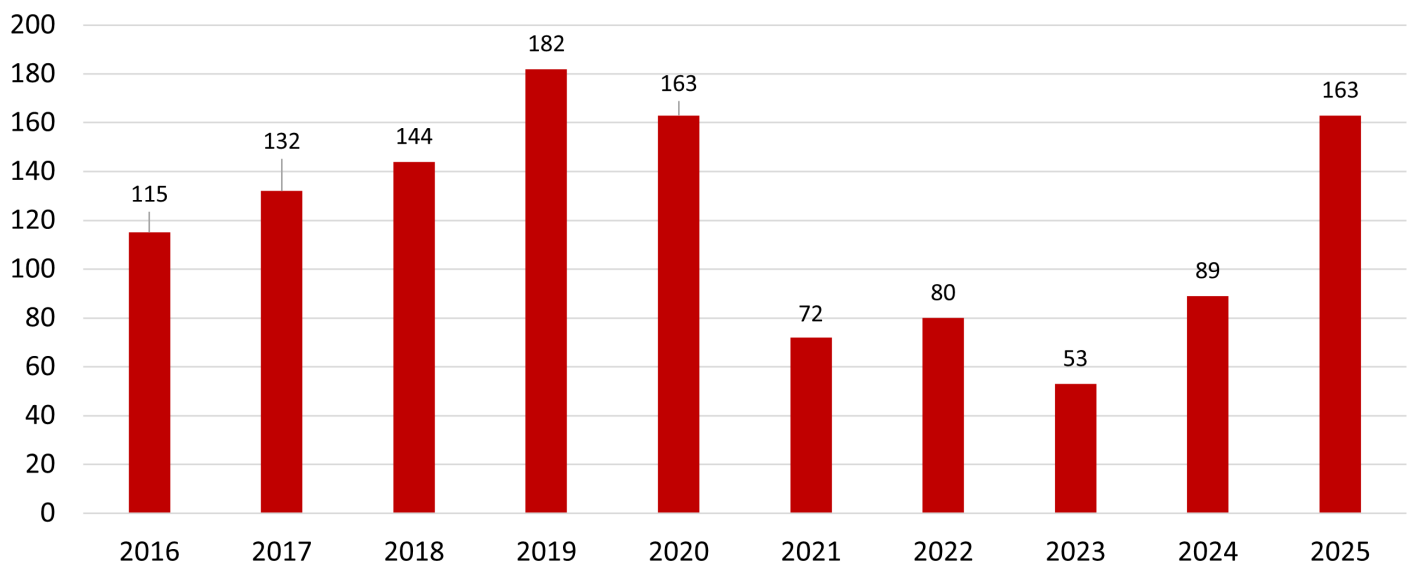
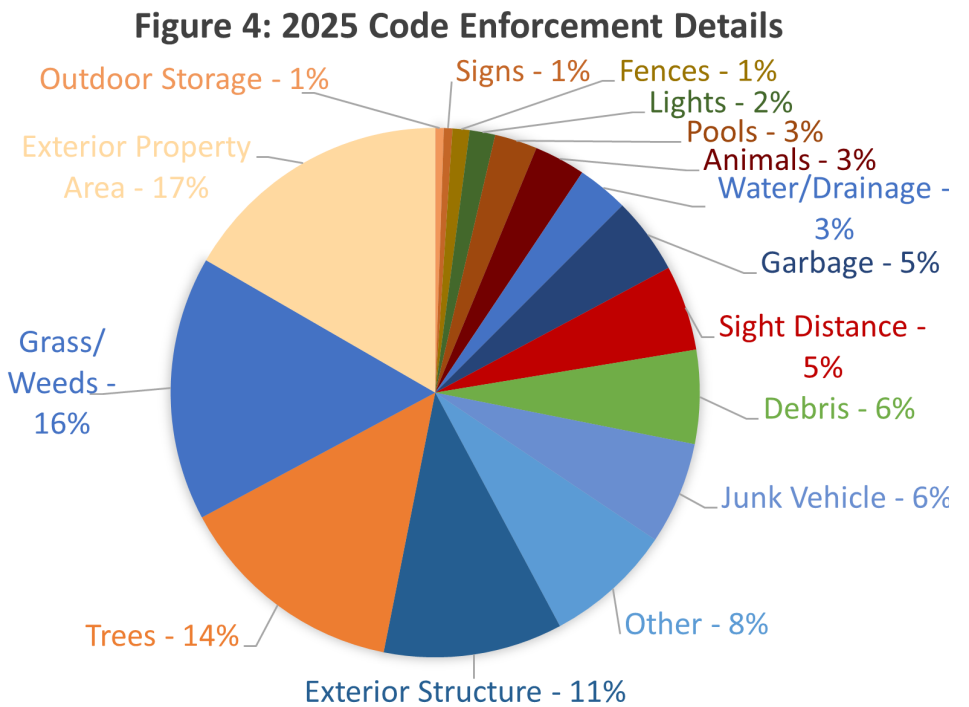


Figure 3: 2016-2025 Code Violations Per Year



CODE ENFORCEMENT

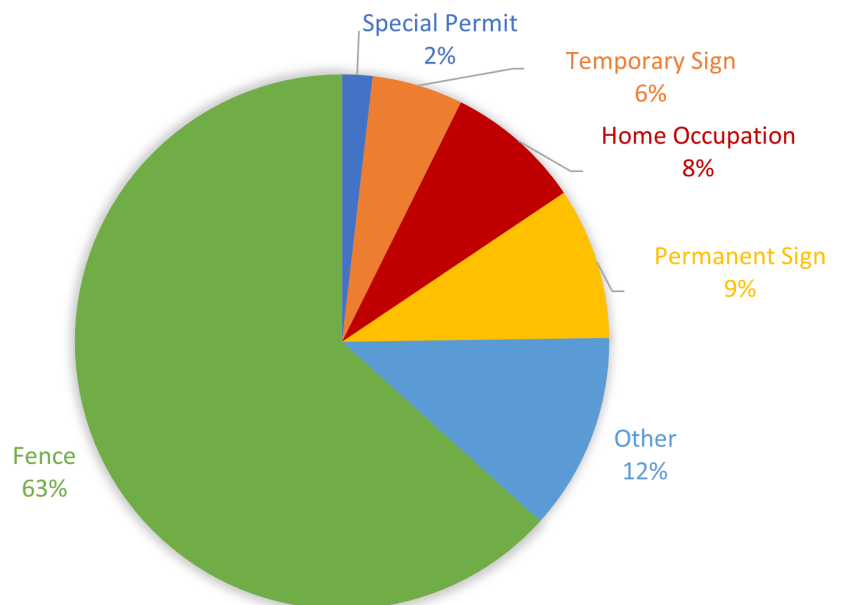
The types of violations vary from year to year. Figure 4 provides a percentage breakdown of the Code Enforcement Violations that were issued in 2025. Of these, approximately half of the violations are related to property maintenance issues (exterior property areas, high grass/weeds, debris, and trees) which have been common for at least the last several years. Enforcement issues related to the maintenance of structures on a property (house, shed, etc.) and junk vehicles also represent a significant portion of enforcement activity.



ZONING PERMITS

Zoning Permits are issued for structures and uses that are regulated by the Township's Zoning Code only. They are approved administratively by the Zoning Officer, except for Special Permits, which require Council approval prior to issuance. In total 109 Zoning Permits were issued in 2025, reflecting a similar number to 2024 (102). As shown in Figure 5, the zoning permits issued in 2025 were spread across six different categories. By far the largest category of zoning permits issued in 2025 was for Fences at 63% of the total. This is up from 46% in 2024.

Figure 5: 2025 Zoning Permits





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BUILDING



Building

Information and statistics about Residential and Commercial Building Permits issued in Peters Township throughout 2025 is provided on the following pages.

BUILDING PERMITS

In 2025 the Township saw a continued increase in the number of building permits issued after a two-year decline. The 384 Building Permits issued in 2025 represents a 19% increase from a recent low-point in 2023. Based on current permitting and planning activity, we expect a similar number of permits to be issued next year as well..

Figure 6: 2016-2025 Building Permits Per Year

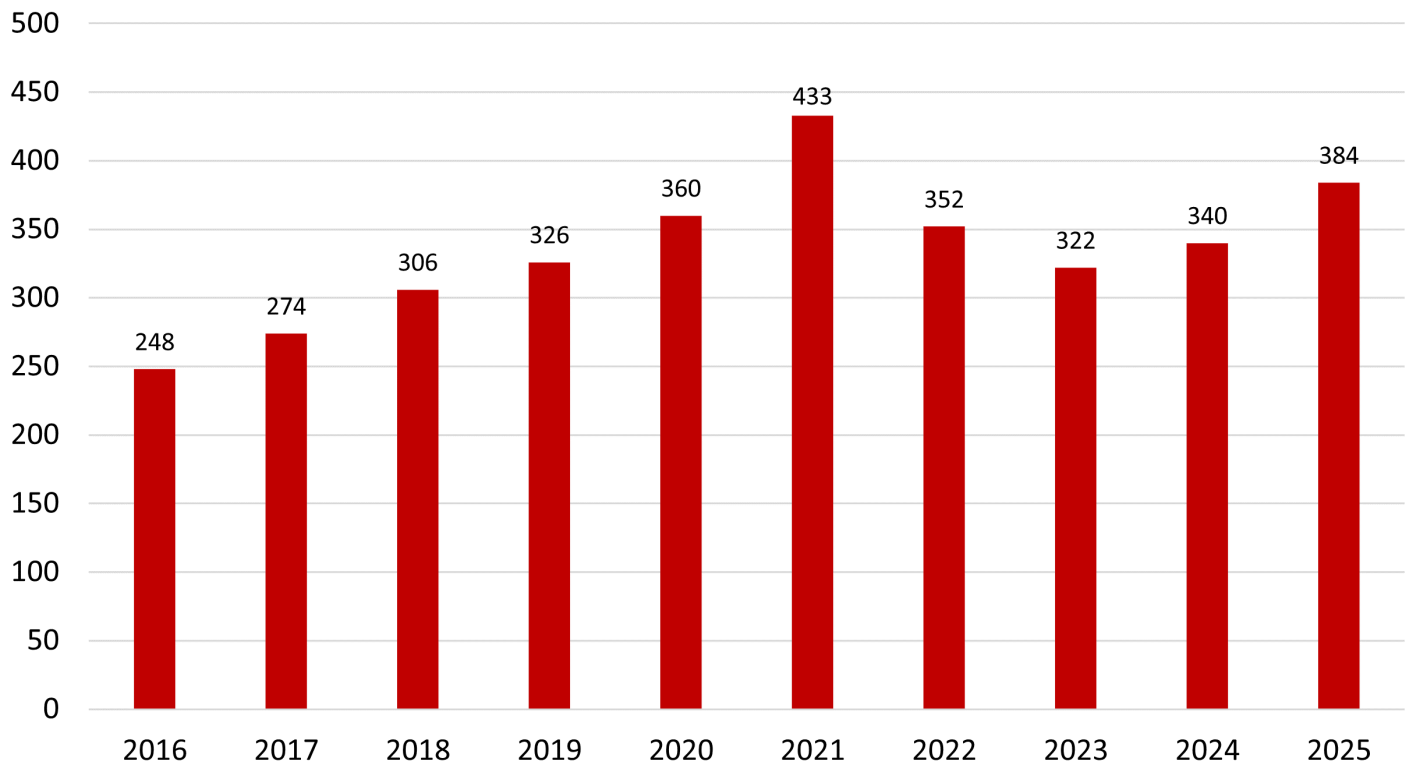
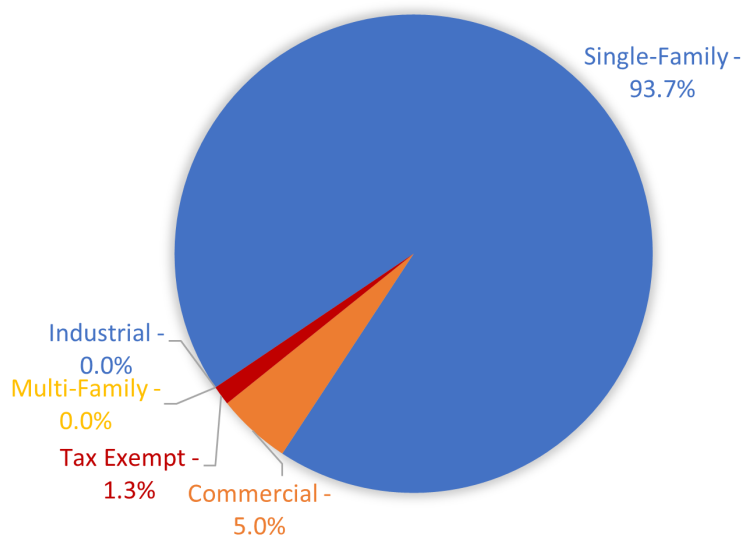


Figure 7: 2025 Type of Building Permits Issued

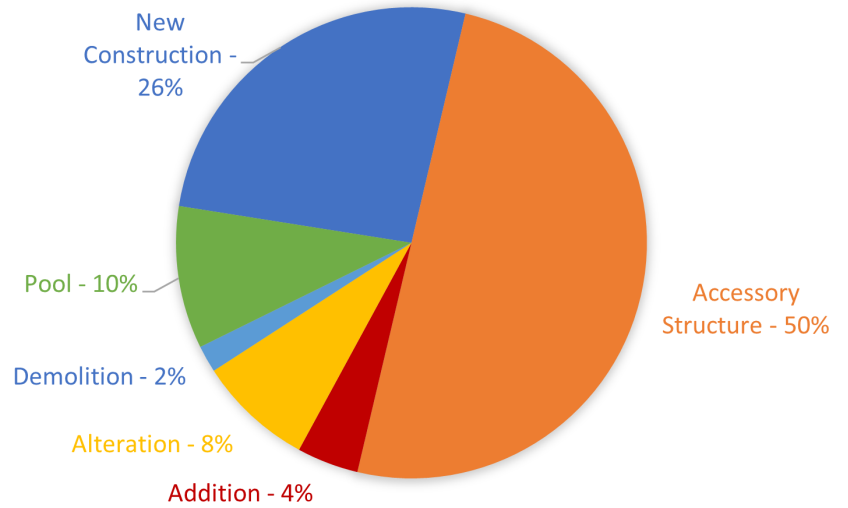


The share of each category of Building Permits issued in 2025 is shown in Figure 7. The number of permits issued for projects at single-family residential properties represented the vast majority of those issued in 2025. The 94% share of permits issued for these projects is consistent with recent years. This trend is anticipated to continue. The Route 19 commercial corridor is almost completely developed and the overwhelming majority of developable land in the Township is zoned for single-family residential uses.

SINGLE-FAMILY PROJECT PERMITS

A total of 371 Building Permits were issued in 2025 for projects at single-family residences. Figure 8 shows the breakdown of those permits across several categories of permit types. The largest portion of permits for single-family residential properties were for accessory structures which includes sheds, detached garages, decks/porches and other similar structures that are accessory to home itself. New homes also represented a large share of the permits issued followed by pools. Also worth noting, Figure 8 includes demolitions. There were 7 homes demolished in 2025.

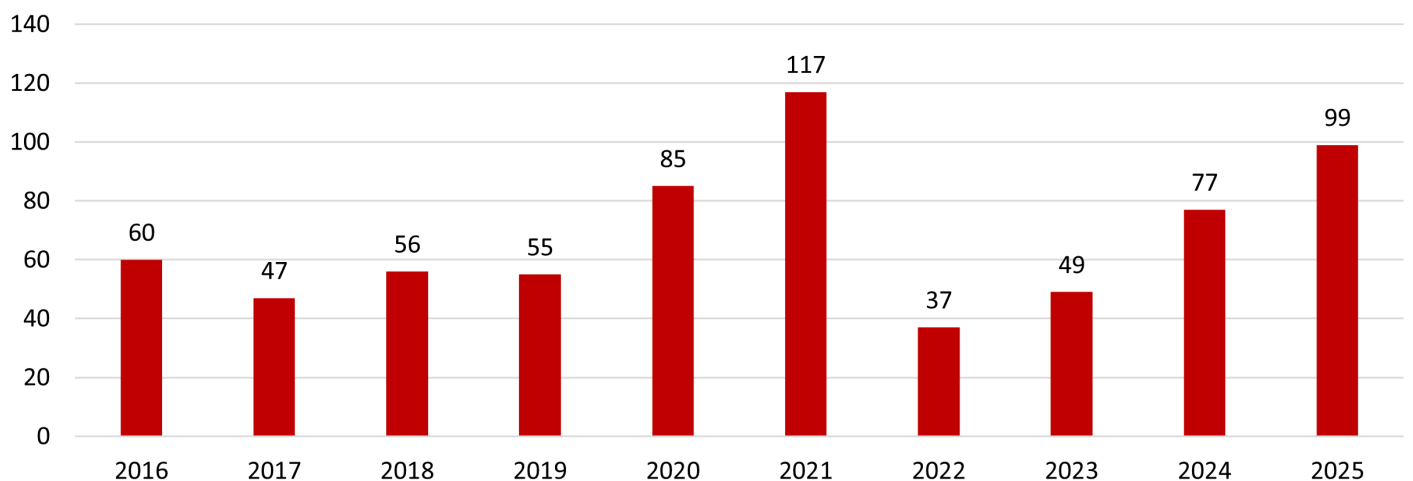
Figure 8: 2025 Single-Family Building Permits



NEW SINGLE-FAMILY CONSTRUCTION

The 99 building permits issued for the construction of new single-family dwellings 2025, as shown in Figure 9, was a 29% increase from the number issued in 2024 which is on top of a large increase in each of the two years prior to 2024. This figure is not only a large increase from the previous three years, but surpasses the 10-year average of 68.2. This can be directly attributed to a number of recently approved residential developments that have recently begun home construction. The Planning Department expects the number of permits issued for new residential construction to remain steady, as these developments continue build-out.

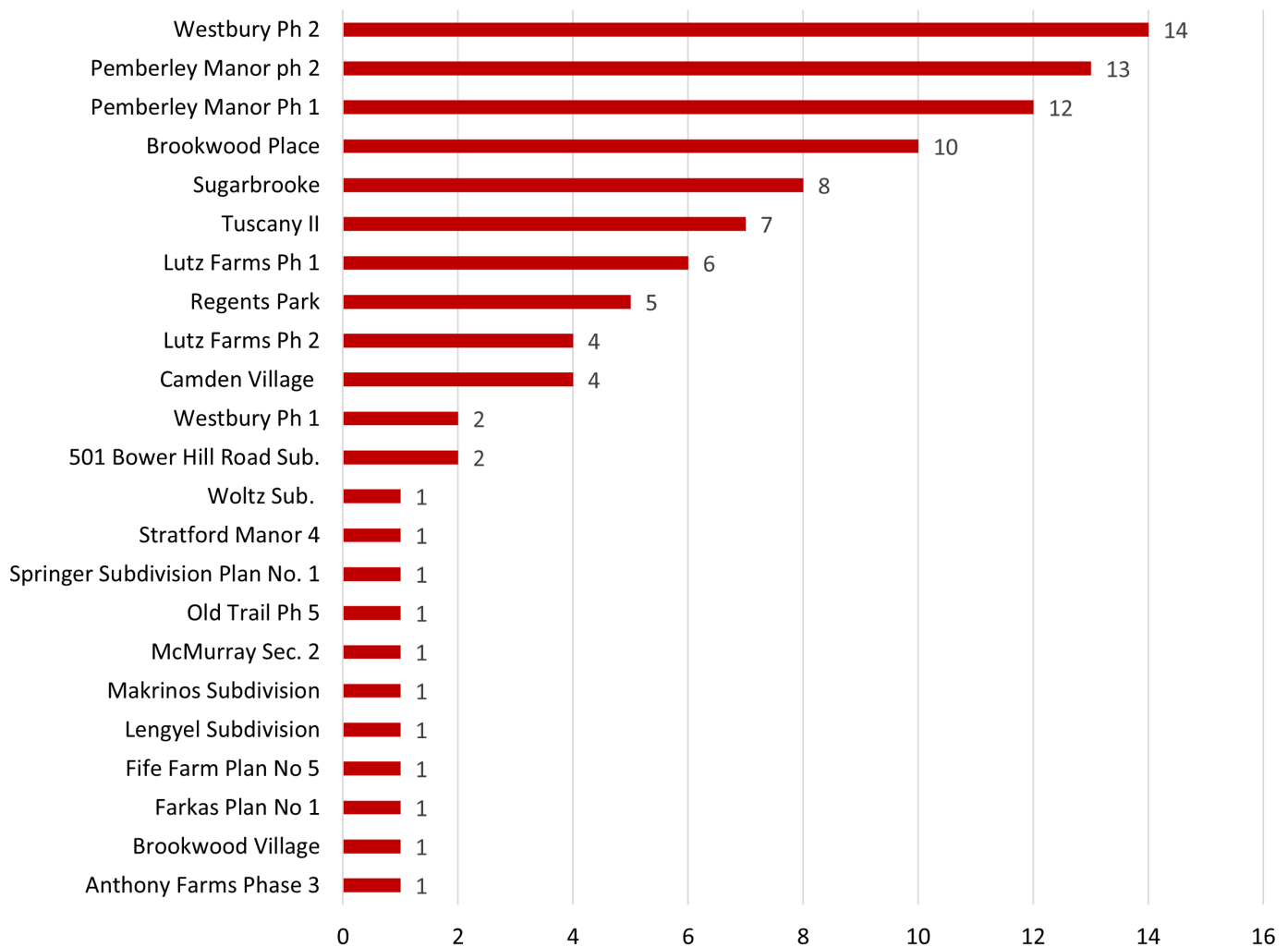
Figure 9: 2016-2025 Permits Issued for New Single-Family Construction



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. As mentioned previously, the increase in the number of permits issued for new single-family dwellings was fueled by build-out of the recently approved Westbury and Pemberley Manor Plans. Other recently approved plans under construction with sizable construction activity include Brookwood Place, Sugarbrooke, Tuscany II, Camden Village, and Lutz Farms. Also notable are the plans shown in the bottom half of Figure 10. Most of these plans are lots that were created or had been left undeveloped in plans that were approved several years ago. This level of activity is expected to continue into the upcoming year.

Figure 10: 2025 New Single Family Construction Per Plan/Development



COMMERCIAL BUILDING PERMITS

A total of 25 Building Permits were issued in 2025 for Commercial projects. It should be noted that this category also includes tax-exempt nonresidential spaces such as schools and churches as well as multifamily dwellings (apartments). Figure 11 shows the breakdown of categories these permits represent. Nearly three quarters of commercial permits were for alterations or commercial occupancy. Alterations comprise the remodeling of space in an existing building and commercial occupancy is when the tenant changes in a commercial space with minimal, if any, remodeling done. Out of the 25 permits, there was only one new commercial structure built and four additions built onto existing commercial buildings. Due to the lack of vacant commercial land in the Township, the Planning Department expects majority of future commercial permit activity to be alterations and occupancy permits. Figure 12 shows the amount (square footage) of new construction occurring for commercial projects over the last decade. In 2018 and 2024 we saw large spikes in new commercial construction due to specific, large projects such as the Peters Township High School and The Waters Residential Facility in 2018 and the Waterdam Apartment Complex in 2024.

Figure 11: 2025 Commercial Permits

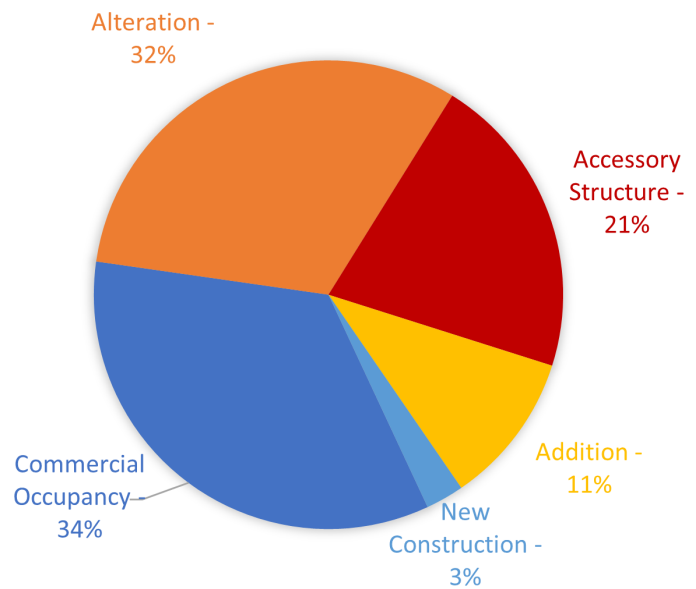
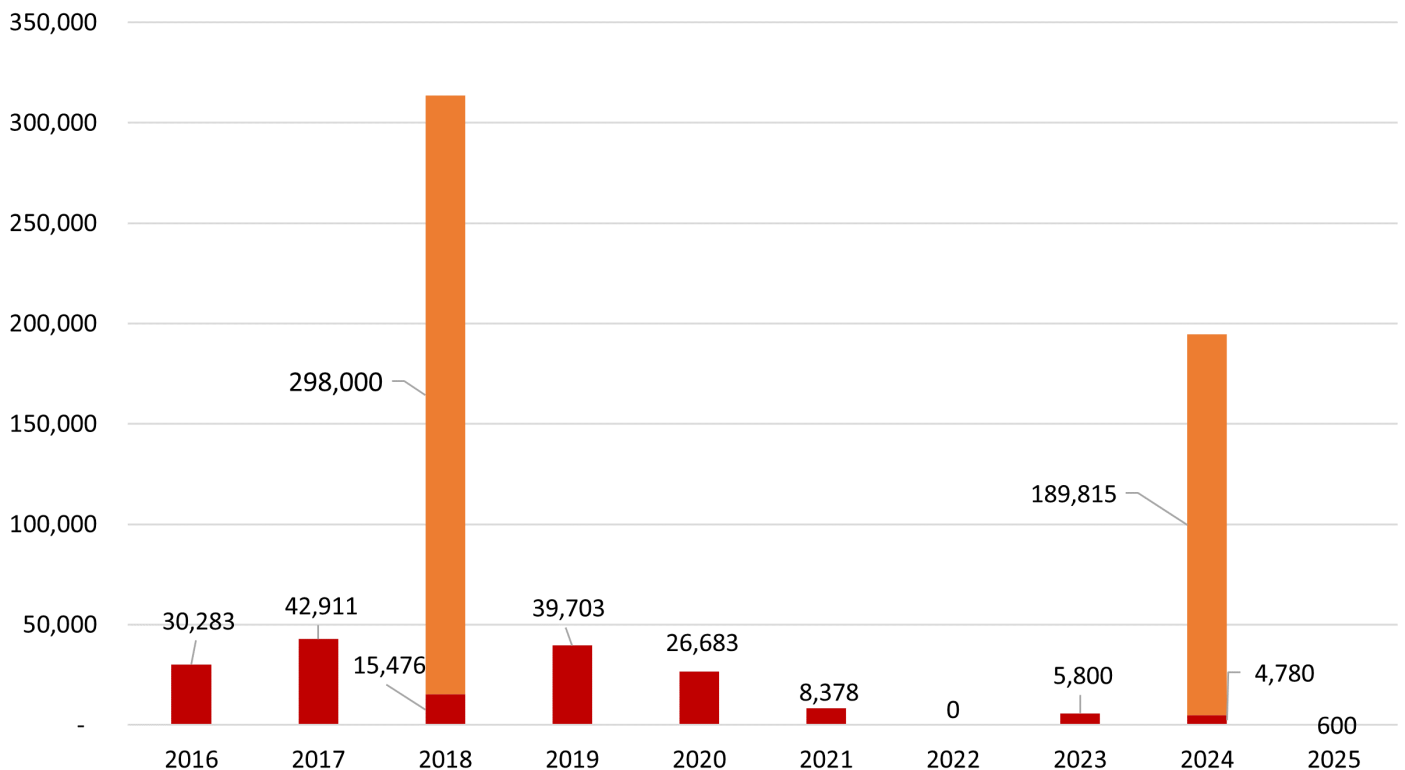


Figure 12: 2016-2025 New Commercial Square Footage



PERMIT REVIEWS AND INSPECTIONS

The 4,741 permit reviews and inspections performed in 2025 are grouped into 25 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 34%. 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 2025, at a collective 23% of the total number of actions. The share of "General" increased significantly to comprise the fourth most common type. This is due to a greater emphasis by Staff on documentation of various actions or communications that are being followed-up upon.

As shown below in Figure 14, the total number of Reviews and Inspections in 2025 increased significantly from 2024 and represented a 10-year high. The drastic increase is almost entirely due to increased reporting and documentation as mentioned above. This figure will likely be consistent in the coming years as Staff continues to report and document activities that were not previously and development remains steady.

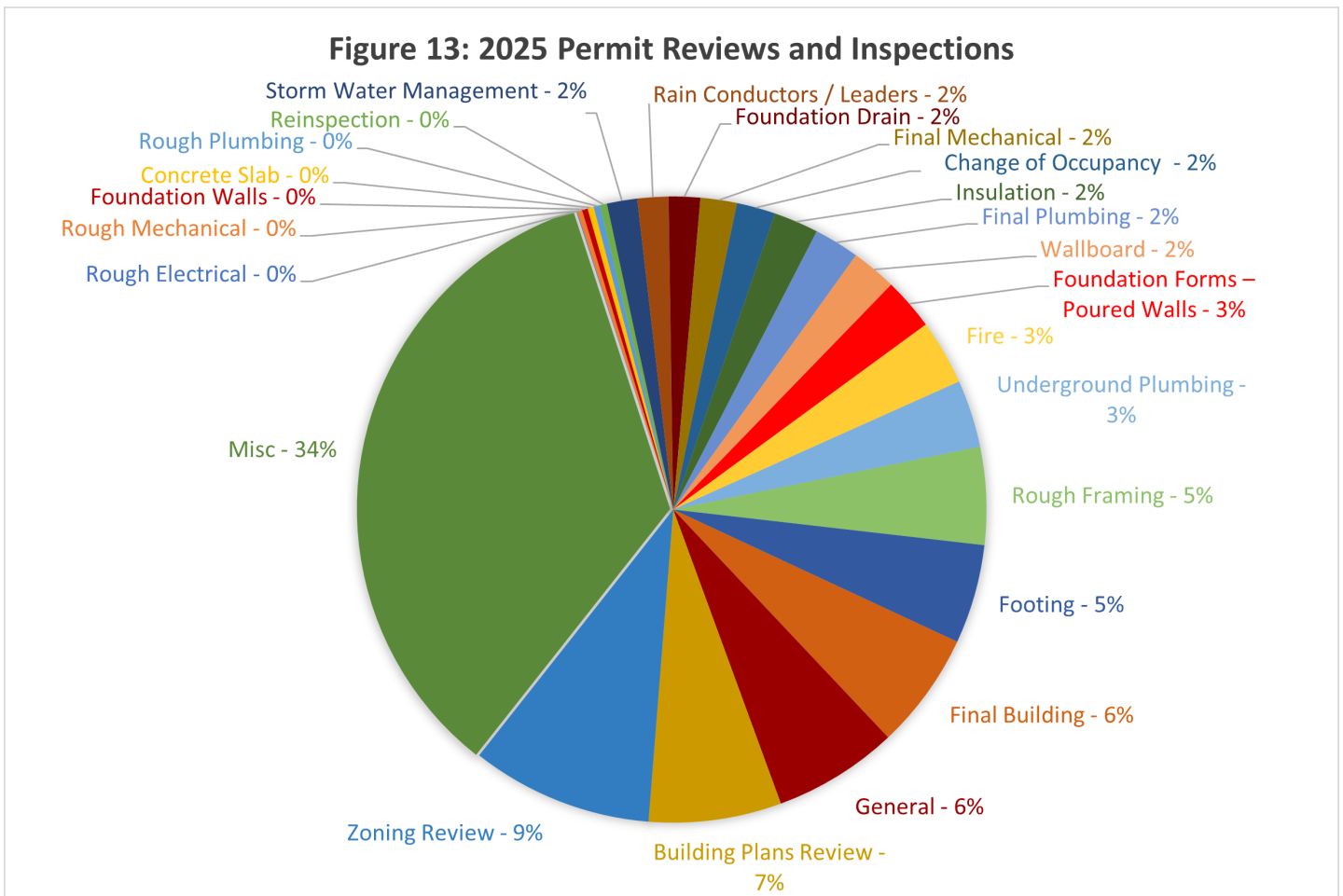
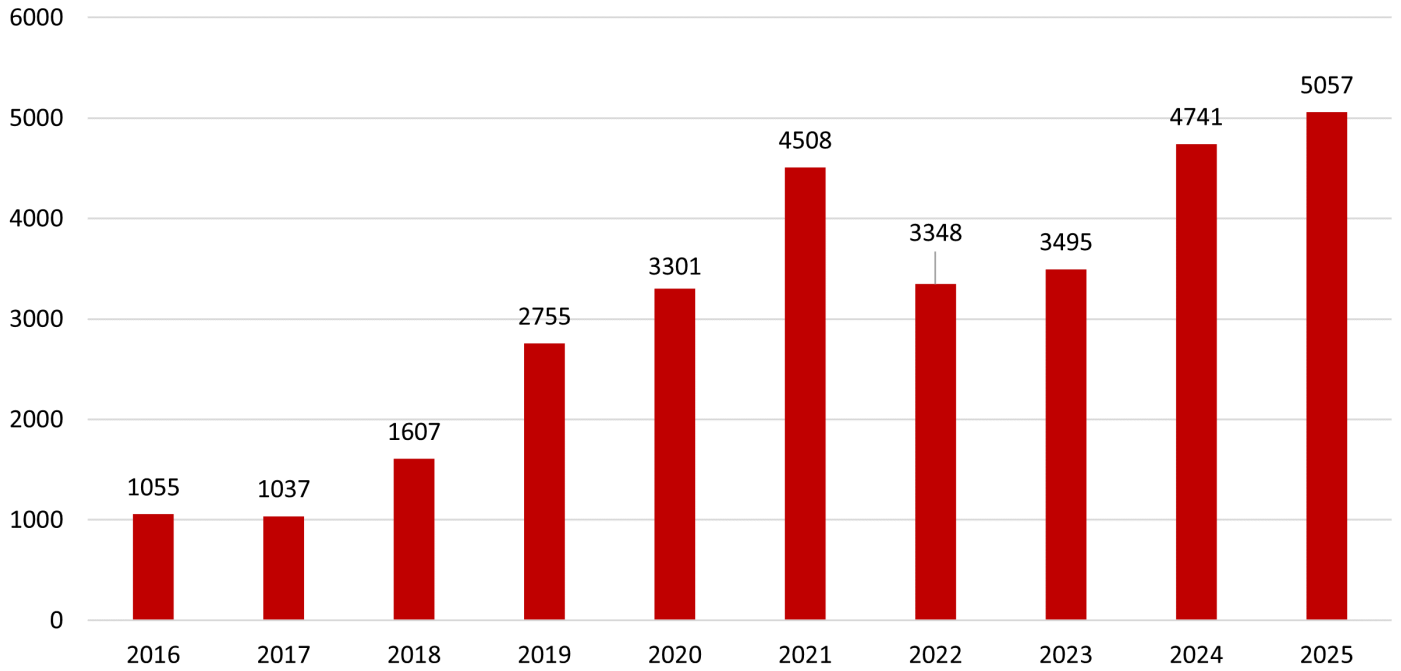


Figure 14: 2016-2025 Yearly Permit Reviews and Inspections



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 2025. The total annual estimated construction value and total fees collected figure were similar to the past year and similar to that of 2018, 2019, and 2021. This is due to the construction of large projects as highlighted in each figure below. It is also worth noting that the construction value of new single-family homes accounted for \$52,627,281.50 and brought in \$210,386.28 in fees or 62% of the total estimated construction value and 56% of the total permit fees collected. Considering the amount of residential lots available for new home construction, and other pending projects, the Planning Department expects both of these figures to remain steady in the near 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.

Figure 15: 2016-2025 Annual Estimated Construction Value

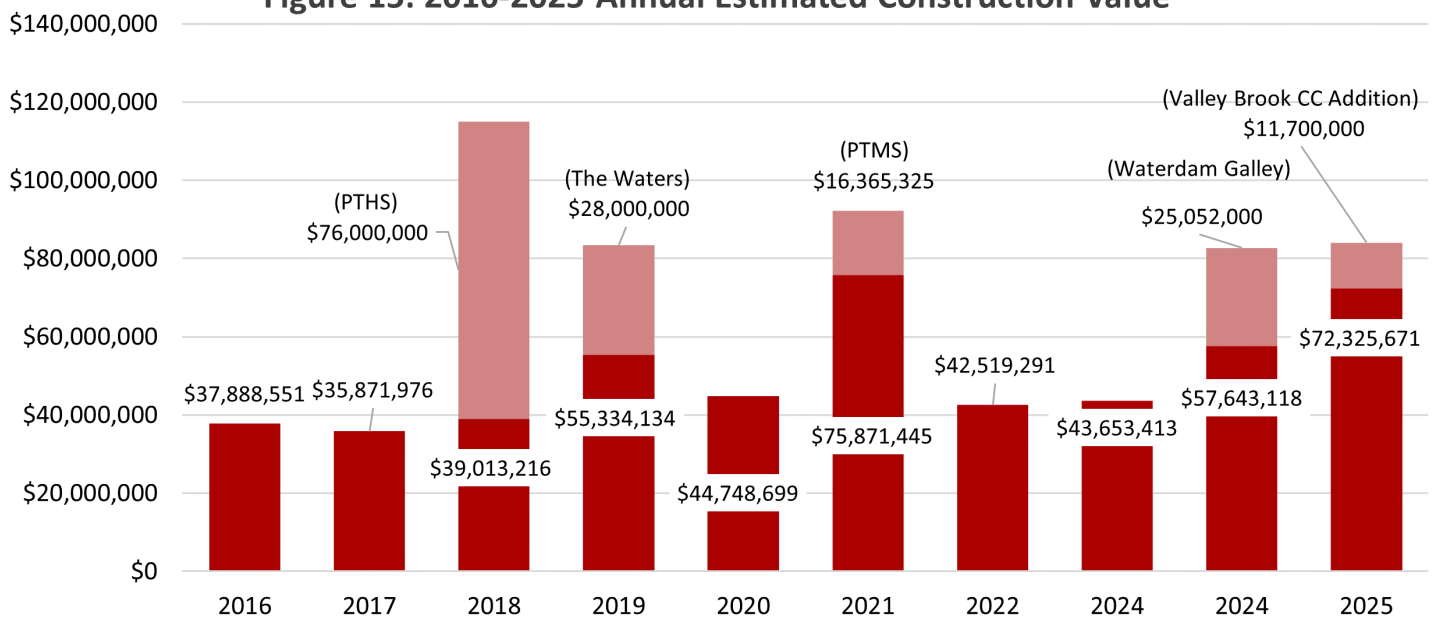
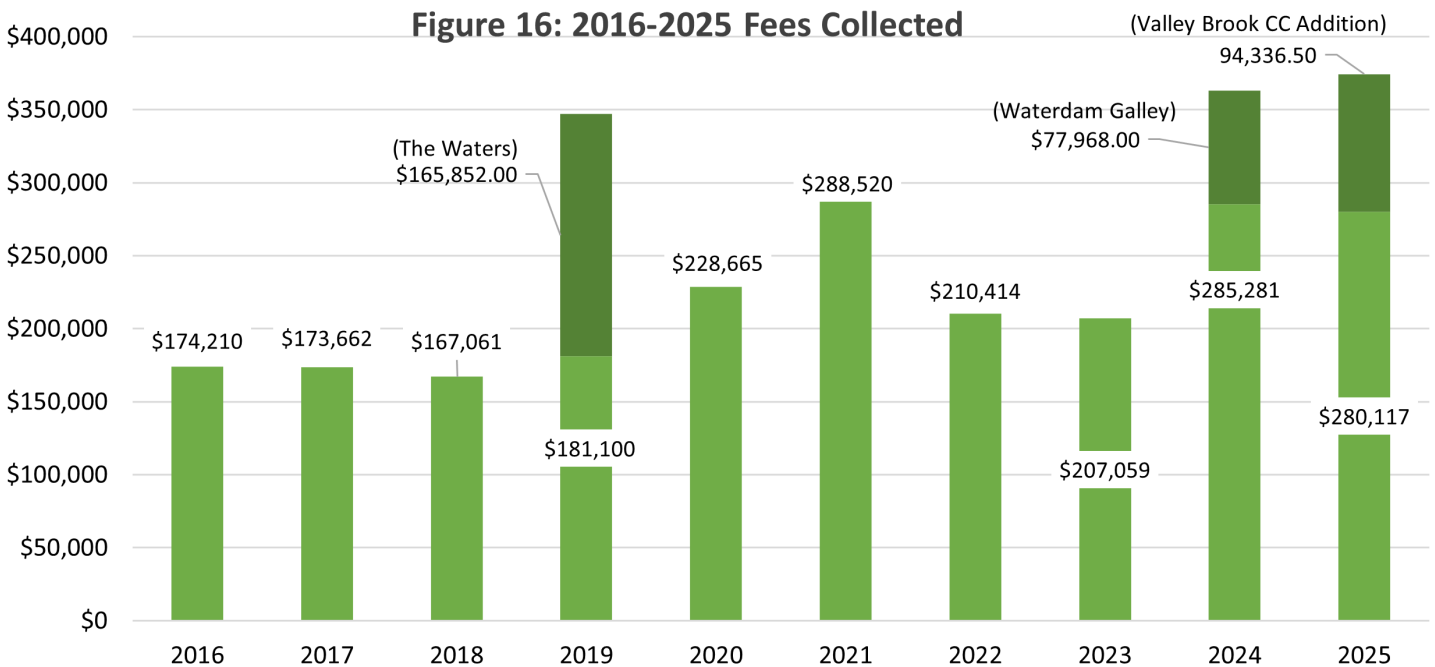


Figure 16: 2016-2025 Fees Collected



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 2025.

PLANNING COMMISSION

At the end of 2025, the Peters Township Planning Commission was comprised of the following members:

- Jeff Mills, Chairman
- Rocco Magrino, Vice-Chairman
- Conrad Tselepis
- David Wylie
- Rochelle Koerbel
- D. Jonathan Waldinger, Alternate
- Leslie Peters, Alternate

Actions

The Planning Commission held 12 regular meetings and 1 special meeting in 2025, and took action on the following

Action Type	Count
Final Plan Recommendation to Council (includes plans receiving preliminary approval concurrently)	7
Preliminary Plan Recommendation to Council	0
Land Development Approval/Denial	7
Subdivision and Land Development Ordinance Modification Recommendation	1
Recommendation to the Zoning Hearing Board	1
Time Extension Request	3
Subdivision or Land Development Plans tabled for further discussion	3
Appointment to Outside Committee	2
Zoning Ordinance Amendment Recommendation to Council	1
Subdivision and Land Development Ordinance Amendment Recommendation to Council	0
Total	24

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 2025.

Project Name	Lots
Courtyards at Valley Brook Townhome Development	12
Lutz Farms Phase 2	13
Newcastle Final Plan	24
Mank Subdivision #1	4
Mank Subdivision #2	4
Woodbriar Estates Subdivision Phase 1	49
501 Bower Hill Road Subdivision	2
Total Lots	108

Commercial Developments and Land Development Approvals

The following commercial projects and/or land development plans received approval from the Township Planning Commission in 2025.

Project Name	Address	Description
Waterdam Plaza—Rite Aid Conversion	4185 Washington Road	Demolition of portion of existing building , renovation of remaining 7,000 SF of space and reconfiguration of parking lot
Couglin’s Law Restaurant	615 East McMurray Road	Construction of new 6,500 SF restaurant
Coen Markets	801 E. McMurray Road	Demolition of the existing Coen Markets followed by the construction of a 4,600 SF store/restaurant and installation of 5 gas pumps

MINOR PLANS

Peters Township has modified its Subdivision and Land Development Ordinance to allow subdivisions and land developments that are minor in nature to be reviewed and approved by staff. Minor Plans generally include subdivisions/lot line revisions of 3 or less lots or a 5% or less increase in the size of an existing commercial building. The following minor plans were approved by staff. There were 15 minor plans approved by Peters Township. There were more lot consolidations than new lots created resulting in an overall loss of one lot.

- Tuscany II 211 & 212 (lot consolidation)
- Scrip Consolidation Plan (lot consolidation)
- Volzer Subdivision Plan No. 2 (lot line revision)
- Lucman Plan of Lots (new lot created)
- Whitaker Consolidation Plan (lot consolidation)
- Locastro Subdivision (lot consolidation)
- Thompsonville Road Subdivision (lot line revision)
- Tuscany II Plan of Lots 1st Amendment (lot line revision)
- Sarris Rionda Consolidation Plan—112 Oakhurst Drive (lot consolidation)
- Osterwise Subdivision—581/587 Justabout Road (new lot created)
- Simmons Subdivision #2 (lot line revision)
- Tuscany II – Lots 113/115 (lot line revision)
- Tuscany II – Lots 303/305 (lot line revision)
- Underwood Plan of Lot 5 Subdivision (new lot created)
- Anthony Farms Phase 3 Revision 3 (new lot created)

ONGOING DEVELOPMENTS

As of the end of 2025, 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 6 & 7	Phases of a Benjamin Marcus Homes development
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
Westbury Phases 1 & 2	A single-family development off of Church Hill Road
Woodbriar Estates Subdivision Phase 1	A single-family development along Venetia Road
Courtyards at Valley Brook	A townhouse development off of Valley Brook 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 2025.

Code	Ordinance #	Date Adopted	Summary
Zoning	915	September 8, 2025	Amendment to the Zoning Ordinance removing the Mixed Residential Overlay Zoning District from the properties along East McMurray Road north of the Town Center Zoning District.

