

**Testimony for the Senate Subcommittee on Housing
Myron P. Nypaver, Menallen Township, Planning, Zoning, Code Enforcement
Administrator**

February 18, 2026, Penn State Fayette Campus

Senator David Argall, Chairman

Senator Pat Stefano

Members of the Subcommittee

Senator, and members of the Subcommittee—My name is Myron Nypaver, I have nearly 40 years in Public Safety serving as a Career & Volunteer Firefighter & Code Enforcement & Zoning Official. a, crazy mix I know, but it has allowed me to apply my experiences from the late 1980's to present day. and as the Code and Zoning Administrator for Menallen Township for the past 16 years.

First, I want to Thank You, for this honored opportunity to speak with the subcommittee today. On the early shortcomings and success going on in Menallen Township as well as other communities in Fayette County. I also have a business outside of Menallen Township, called Property Maintenance Inspection Services, specializing in Municipal Code Enforcement. I represent 8 municipalities with various blight struggles, but with much to offer in this time of housing shortages. I will touch on this if time allows in the end.

In 2010 Menallen Township Supervisors committed \$100,000.00 dollars and created its own Zoning / Planning & Land Development Plan and succeeded from Fayette County Planning & Zoning and opted for (local Citizens making local decisions)

Based on the following statistics,

Prior to Leaving Fayette County Zoning, from the year 2000 through 2010 Menallen Township experienced a 9.54% population loss, a trend that was evident from its height in population in 1930 (7,848) and steadily declining to **4,205 (2010)** and **4,098 (2020)**. The Township Supervisors realized in 2010 something needed to be done, based on these disturbing population trends.

So, in 2010 Menallen Township commissioned a new Comprehensive Plan, * Note: (Menallen Township has completed its Third Comprehensive Plan since 2010)

Created Planning & Zoning at a local level

Created a Zoning Hearing Board

Created a Planning Commission

Hired a full time Code and Zoning Official

Added Local Police Protection

Went all in on Act 90, Blight to Bright, A concept I firmly believe in

Filed Conservatorships, Menallen Township has completed nearly 10, to help eliminate blight in our Township, with several new homes being built through the conservatorship process.

Repository Demolitions

Menallen Township maintains a strong relationship with the Fayette County Redevelopment Authority

Meeting with our County Commissioners on a regular basis

Established a Public Safety Authority

Constructed a New Public Safety Building centralized in the Township, Housing Police, Fire, EMS. **(Public Safety Services must be in the forefront of community development, any housing growth in a community is directly related to the need for services to be able to provide adequate services, based on a community's growth. (and not be an afterthought)**

Fruits of the Townships Labor

From 2010 Through 2020 - 200 new homes were built.

As reflected in the Townships 2024 Comprehensive Plan, Menallen Township was able to slow the trend of the population loss to - 2.54 % (2010-2020) from -9.45% (2000-2010) one the lowest population losses in Fayette County for that time period, only South Union Township had a positive population gain of 1.96% for the same period. SPC Data (chart included, back page)

From 2020 through 2025 Menallen Township added another 40 new Homes

2026 Outlook – Two Larger Subdivisions Developments are on the horizon, with the prospect of 60+ new homes being built over the next 3 years.

Plus, an undetermined amount of private residential construction, which we average 11-15 private builds per year. (not through a developer)

In Summary

Our calculated success is based on:

Community leaders being all in

Community involvement

Having a Clear Vision, for the type of growth sustainable based on needed infrastructure, or existing infrastructure

Aggressive Funded Full Time Code Enforcement

Engineering that is well rounded

Maintaining a great Legal Team

Solid Zoning & Land Development Plan

Commitment to keep pushing forward

In 2026 Menallen Townships' future is BRIGHT and hopes to be a big part of the solution involving Fayette County as well as our Commonwealths Housing Crisis. It will take everyone present at this hearing today, through their continued hard work and commitment to make Menallen Township, our Beautiful Fayette County and Pennsylvania, a place to call home. Thank you for having me today.

Table 3-2 provides a comparison of the percentage changes in population for each decade – from 1930 to 2020 – for Menallen Township and the adjacent municipalities, Fayette County, the SPC Region and the State.

Municipality	1930 - 1940	1940 - 1950	1950 - 1960	1960 - 1970	1970 - 1980	1980 - 1990	1990 - 2000	2000 - 2010	2010 - 2020
Menallen Twp	-0.22	-24.38	-13.51	-11.99	15.37	-8.88	-2.00	-9.43	-2.54
Franklin Twp	-0.05	-17.51	-24.51	-3.66	16.39	-4.21	-0.45	-3.81	-5.93
Georges Twp	16.52	-5.45	-16.79	-12.83	14.69	-8.59	3.48	-2.07	-4.02
German Twp	-5.10	-22.36	-29.88	-19.36	-13.34	-5.15	-0.02	-8.90	-8.40
N Union Twp	4.90	-1.56	-0.30	-6.00	13.12	-9.32	1.65	-9.99	-7.07
Redstone Twp	-11.25	-10.83	-26.86	-19.59	-4.11	-15.91	-0.96	-12.99	-8.75
S Union Twp	-0.24	20.63	2.20	-4.82	6.00	-7.00	10.90	-5.79	1.96
Fayette County	1.24	-5.52	-10.83	-8.66	3.07	-8.82	2.27	-8.10	-5.71
SPC Region	3.24	5.06	6.73	-0.52	-3.14	-6.74	-1.41	-3.05	0.05
Pennsylvania	2.79	6.04	7.82	4.19	0.59	0.15	3.36	3.43	2.36

Source: SPC Data - US Census Bureau Decennial Census (1930 to 2020)

This table shows the impact that the out migration of people and families had on the region as a percentage of total population loss. Table 3-3 (Total Population Change 1930 – 2020) below summarizes the percentage change in population from 1930 to the most recent decennial census that was conducted in 2020.

Municipality	1930	2020	% Change from 1930 - 2020
Menallen Township	7,848	4,098	-47.8
Franklin Township	3,949	2,378	-39.8
Georges Township	7,789	6,346	-18.5
German Township	16,341	4,669	-71.4
N Union Township	14,013	11,828	-15.6
Redstone Township	17,211	5,079	-70.5
S Union Township	8,858	10,890	22.9
Fayette County	198,542	128,804	-35.1
SPC Region	2,589,769	2,576,200	-0.5
Pennsylvania	9,631,350	13,002,700	35.0

Source: US Census Bureau Decennial Census Figures