LEECH | TISHMAN

Michael T. Korns

Partner

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Michael T. Korns focuses his practice on land use, zoning, and municipal law, with an emphasis on permitting, development, subdivision, and code enforcement.

Michael regularly represents developers and property owners in land use and zoning litigation. He appears before zoning hearing boards, planning commissions, and municipal governing bodies, and has significant experience litigating land use and zoning matters in Pennsylvania courts.

Michael also advises public sector entities, private developers, and energy clients on permitting, planning, and regulatory matters. He serves as solicitor to municipalities, school districts, zoning hearing boards, and municipal authorities, where he counsels public bodies on governance matters, public bidding, municipal taxation and tax assessment appeals, and compliance with the Sunshine Act, the Right-to-Know Law, and the State Ethics Act. He also advises energy and natural resources clients on land use, permitting, and zoning issues related to development and infrastructure projects.

Michael frequently speaks and writes on municipal land use and zoning topics. In addition, he is engaged in pro bono and community service work, including serving as a board member and pro bono attorney for Habitat for Humanity.

Capabilities

Real Estate
Litigation
Energy & Natural Resources
Development
Permitting & Zoning (Leader)

Admissions

Pennsylvania
District of Columbia
U.S. Court of Appeals, Third Circuit
U.S. District Court, Western District of Pennsylvania
U.S. District Court, District of Columbia

Academics

J.D., Harvard Law School
B.A., *summa cum laude*, University of Pittsburgh

Experience

Babst Calland
Maiello, Brungo & Maiello, LLP
Avolio Law Group, LLC

Professional Memberships

Pennsylvania Bar Association
Westmoreland County Bar Association (Municipal Practice Group, Bar Planning Committee, Building Committee)
Allegheny County Bar Association

Publications

"Pennsylvania Municipal Vacancies 101," (co-author) *The Legal Intelligencer* (June 2025)
"Accumulating Accountability: Commonwealth Court Reviews Constitutional Limits on Cumulative Municipal Fines," (co-author) *The Legal Intelligencer* (April 2025)
"Pennsylvania Right-to-Know Law Update: The Death of the Attorney-Client Privilege Log?" (co-author) *The Legal Intelligencer* (February 2025)
"Pennsylvania Supreme Court Unanimously Upholds PA Statutes Restricting the Ability of Municipalities to Regulate Firearms," (co-author) *The Legal Intelligencer* (December 2024)
"The Coming Storm, PFAS and the Future of Pennsylvania Municipal Authorities" (co-author) *The Authority* (June 2024)
"When Standing Won't Stand – Pennsylvania Supreme Court Rules that a Grant of Party Status by a Zoning Hearing Board Does Not Automatically Convey Appellate Rights" (co-author) *The Legal Intelligencer* (February 2024)
"Avoiding the Call – A Proactive Approach to Land Use and Zoning" *Developing Pittsburgh* (Fall 2023)

Community Involvement

Kiski Valley Habitat for Humanity (Board member, *pro bono* attorney)