



A. Call To Order

Zachary Haigis
President, Board of Commissioners

B. Roll Call

Commissioner Stump
Commissioner Atwood
Commissioner Blasko
Commissioner Zona
Commissioner Bevan
Commissioner Gass
Commissioner Haigis

C. Pledge Of Allegiance

D. Public Hearing - 6PM - Amending Ordinance No. #765 - Backyard Chickens

This public hearing is being held to consider public input with respect to amending Ordinance No. #765 (Zoning Ordinance) providing for text revisions to Table 4 in said Ordinances related to backyard chicken keeping in residential zones.

Documents:

[PUBLIC HEARING BACKYARD CHICKENS ZONING AMENDMENT.PDF](#)

E. Citizen's Input

F. Work Session Discussion Topics

1. 2020 4th Quarter / Year End Presentation
2. Townhouse Expansion Project Presentation
3. Public Comment Options
4. Westmoreland County Housing Authority Letter Of Support

Documents:

[WESTMORELAND COUNTY HOUSING AUTHORITY LETTER OF SUPPORT.PDF](#)

5. County Hauling Update - M. Turley, Assistant Manager

G. Planning / Engineering Topics

1. S-01-2021: Gongaware-Zawodni Subdivision, First Street/PA Avenue, R-2 Zoning

Proposed boundary line revision in Strawpump area of the Township.

Documents:

[S-01-2021 GONGAWARE-ZAWODNI SUBDIVISION.PDF](#)

2. S-02-2021: Zavacky Subdivision, Silver Lane/Maroon Lane, R-2 Zoning

Proposed boundary line revision between two lots off of Coulterville Road.

Documents:

[S-02-2021 ZAVACKY SUBDIVISION.PDF](#)

H. Old Business

I. Further Board Comments

J. Adjournment

**OFFICIAL AGENDA
TOWNSHIP OF NORTH HUNTINGDON
BOARD OF COMMISSIONERS
PUBLIC HEARING
THURSDAY, FEBRUARY 11, 2021, 6:00 P.M.**

1. CALL TO ORDER

Zachary Haigis, President
Board of Commissioners

2. ROLL CALL

Commissioner Stump
Commissioner Atwood
Commissioner Blasko
Commissioner Zona
Commissioner Bevan
Commissioner Gass
Commissioner Haigis

3. PLEDGE OF ALLEGIANCE

4. This public hearing is being held to consider public input with respect to amending Ordinance No. #765 (Zoning Ordinance) providing for text revisions to Table 4 in said Ordinance related to backyard chicken keeping in residential zones.

5. CITIZENS' INPUT

6. ADJOURNMENT

OFFICIAL
TOWNSHIP OF NORTH HUNTINGDON
PROPOSED ORDINANCE NO. ___ of 2021
ORDINANCE NO. ____

AN ORDINANCE OF THE TOWNSHIP OF NORTH HUNTINGDON AMENDING ORDINANCE 765 (ZONING ORDINANCE) PROVIDING FOR TEXT REVISIONS TO TABLE 4 IN SAID ORDINANCE.

WHEREAS, the Township Commissioners have suggested to revise certain text provisions of the North Huntingdon Township Zoning Ordinance related to backyard chicken keeping in residential zones; and

WHEREAS, the Township Commissioners have held a public hearing on the proposed revisions pursuant to the Municipalities Planning Code on the ____ day of _____, 2021 ; and

WHEREAS, the Township Commissioners deem it in the best interests of the public’s health, safety and welfare to enact an Ordinance amending the present Zoning Ordinance, Ordinance No. 765, to reflect the changes as follows.

NOW, THEREFORE, be it ordained and enacted by the Board of Commissioners of the Township of North Huntingdon, at a meeting assembled, by and with the authority of the same as follows:

SECTION 1. Article VI, Table 4 – “Residential Districts: Permitted Uses” -- A new use category of “Backyard Chicken Keeping” will be added. This use will be designated as a “Conditional Use” in zoning districts R-2, R-3 and R-4.

SECTION 2. Article VI, Table 4 – “Residential Districts: Permitted Uses” is replaced

with a revised Table 4, attached hereto as Exhibit "A" and made part of this Ordinance.

SECTION 3. All ordinances or parts of ordinances which are inconsistent herewith are hereby repealed.

SECTION 4. If any sentence, clause, section, or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality, or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections or parts of this Ordinance. It is hereby declared as the intent of the Township Commissioners that this Ordinance would have been adopted had such unconstitutional, illegal or invalid sentence, clause, section or part thereof not been included herein.

ORDAINED AND ENACTED at a regular meeting of the Board of Commissioners of the Township of North Huntingdon, County of Westmoreland, Commonwealth of Pennsylvania, a full quorum being present, this , day of r, 2021.

TOWNSHIP OF NORTH HUNTINGDON
BOARD OF COMMISSIONERS

By: _____
Zachary J. Haigis, President

ATTEST:

Jeffrey F. Silka, Township Secretary

SEAL

SOLICITOR: Bruce E. Dice, Esquire

Memorandum

To: Board of Commissioners



Date: February 5, 2021

From: Jeffrey F. Silka, Township Manager

**RE: Westmoreland County Housing Authority (WCHA) Letter of Support
Request
Grand View Senior Residents**

A handwritten signature in blue ink, appearing to be "J. Silka", is written over the "Request" and "Grand View Senior Residents" lines of the subject line.

WCHA is currently developing a two phase senior housing project off of Laurel Avenue .The WCHA is finalizing an application submission to Pennsylvania Housing Finance Agency for award of Low Income Housing Tax Credits (LIHTC) to fund Grand View Senior Residences.

This project spans both North Huntingdon and Irwin Borough. Phase 1 is a 50 unit apartment complex in Irwin. Phase 2 will be patio and single family homes in North Huntingdon.

The WCHA is asking for a letter of support from the municipality for their application for Low Income Housing Credits.

I look forward to discussing this item with you.

50-UNIT 4-STORY APARTMENT BUILDING

OVERALL AMENITIES MAP

1. GRAND VIEW SENIOR RESIDENCES
2. MAIN STREET IRWIN
3. RT. 30 CORRIDOR
4. RETAIL DEVELOPMENT
5. WALMART PLAZA/TURNPIKE
6. EXCELA HEALTH PLAZA



GRAND VIEW SENIOR RESIDENCES

Memorandum

To: Board of Commissioners



Date: February 2, 2021

From: Ryan Fonzi, Director of Planning & Zoning

CC: Jeffrey Silka, Township Manager
Paul Christner, P.E., Township Engineer

RE: S-01-2021, Gongaware-Zawodni Subdivision, First Street/PA Avenue, R-2 Zoning

This is a boundary line revision in the Straw Pump area of the township near the intersection of Pennsylvania Avenue and First Street. Michael and Tara Zawodni of 1714 Amy Lane would like to acquire 0.74 acres from the neighboring property owned by Charles and Lynn Gongaware, who reside at 7899 Pennsylvania Avenue. The Gongaware property is over 7.5 acres in size, spans First Street and contains 2 homes and a barn. The structures are non-conforming in that the 2 homes are located on one lot and all three structures infringe on at least one building setback line. This boundary line revision does not further expand the non-conformity.

After the revision, the Zawodni lot will increase to 1.08 acres while the Gongaware lot will be reduced to 6.92 acres. Both lots meet the minimum dimensional requirements for an R-2 district.

At their February 1st, 2021 meeting, the Planning Commission recommended this plan for approval with no conditions.

BE IT KNOWN BY ALL MEN PRESENT:

THAT WE THE UNDERSIGNED OF NORTH HUNTINGDON TWP., WESTMORELAND COUNTY, PENNSYLVANIA, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND SITUATE IN THE TOWNSHIP OF NORTH HUNTINGDON, WESTMORELAND COUNTY, PENNSYLVANIA, DO HEREBY ADOPT THIS PLAN AS OUR PLAN OF LOTS, ALL STREETS, ALLEYS, PARCELS AND EASEMENTS SHOWN ARE DEDICATED TO THE PUBLIC AND WE SHALL MAKE NO CLAIM FOR DAMAGES BY CONSTRUCTION ON SAID DEDICATED LANDS BY THE PROPER AUTHORITIES. THESE DEDICATIONS, RELEASE AND PLAN OF LOTS SHALL BE BINDING UPON OUR HEIRS, SUCCESSORS AND ASSIGNS.

WITNESS OUR HANDS AND SEALS THIS _____ DAY OF _____, 20____.

ATTEST:

WITNESS CHARLES GONGAWARE & LYNN D. GONGAWARE

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF WESTMORELAND) SS:

THE ABOVE NAMED: CHARLES GONGAWARE & LYNN D. GONGAWARE APPEARED PERSONALLY BEFORE ME, A NOTARY PUBLIC OF SAID COMMONWEALTH AND COUNTY, AND ACKNOWLEDGED THE FOREGOING PLAN OF LOTS, RELEASES AND DEDICATIONS TO BE THEIR ACT AND DEED AND DESIRED THE SAME TO BE RECORDED AS SUCH.

WITNESS MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 20____.

MY COMMISSION EXPIRES

THE _____ DAY OF _____, 20____.

NOTARY SEAL

NOTARY

APPROVED BY THE NORTH HUNTINGDON TWP. BOARD OF COMMISSIONERS THIS _____ DAY OF _____, 20____. THE BOARD OF COMMISSIONERS HEREBY GIVES PUBLIC NOTICE THAT IN APPROVING THIS PLAN FOR RECORDING PURPOSES ONLY, THE TOWNSHIP OF NORTH HUNTINGDON ASSUMES NO OBLIGATIONS, LEGAL OR OTHERWISE, EXPRESSED OR IMPLIED, EITHER TO ACCEPT SUCH STREETS OR WAYS AS TOWNSHIP STREETS OR WAYS OR TO GRACE, PAVE AND CURB THE STREETS OR WAYS IN SAID PLAN OR TO CONSTRUCT SEWERS HEREIN OR TO INSTALL ANY OTHER SUCH SERVICE (CONDUIT) INSTALLED IN TOWNSHIP STREETS OR WAYS.

(SEAL)

SECRETARY

PRESIDENT

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF WESTMORELAND) SS:

RECORDED IN THE RECORDERS OFFICE FOR THE RECORDING OF DEEDS, PLANS, ETC., IN

SAID COUNTY IN THE INSTRUMENT No. _____

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 20____.

RECORDER

REVIEWED BY THE WESTMORELAND COUNTY PLANNING DEPARTMENT THIS _____ DAY OF _____, 20____.

DIRECTOR

APPROVED BY THE PLANNING COMMISSION OF THE TOWNSHIP OF NORTH HUNTINGDON THIS _____ DAY OF _____, 20____.

SECRETARY

CHAIRPERSON

I, ROBERT R. DEGLAU, A PROFESSIONAL LAND SURVEYOR OF THE COMMONWEALTH OF PENNSYLVANIA, DO HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS PLAN CORRECTLY REPRESENTS THE LOTS, LANDS, STREETS AND HIGHWAYS AS SURVEYED AND PLOTTED BY ME FOR THE OWNERS OR AGENTS.
I FURTHER CERTIFY THAT THIS PLAN MEETS WITH THE REQUIREMENTS OF ALL ORDINANCES OF THE TOWNSHIP OF NORTH HUNTINGDON WHICH AFFECT THIS PLAN.

10-15-2020
DATE

ROBERT R. DEGLAU

SU-042317-R
REGISTRATION NUMBER



NORTH HUNTINGDON TWP. PLANNING COMMISSION



RECORDER



NORTH HUNTINGDON TWP. COMMISSIONERS



WESTMORELAND COUNTY PLANNING DEPARTMENT

DO NOT COPY THIS DOCUMENT



DATE: 10-15-2020
SCALE: 1" = 50'
DRAWN BY: RRD
DWG. FILE: 19-0313
SHEET No. 1 OF 2

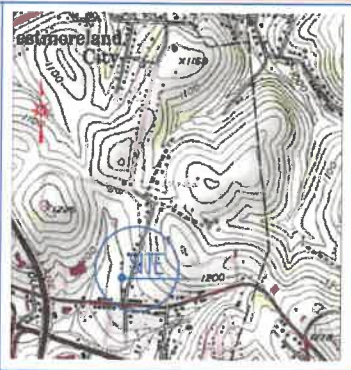
REVISED:
1) 01-20-2021

ALL DIGITAL INFORMATION CONTAINED HEREIN IS OWNED BY ALLSTATE MAPPING INC.

GONGAWARE-ZAWODNI SUBDIVISION

PREPARED FOR
CHARLES & LYNN D. GONGAWARE
MICHAEL P. & TARA L. ZAWODNI
SITUATE IN
N. HUNTINGDON TWP. - WESTMORELAND CO.
PENNSYLVANIA

Robert DeGlaue, P.E.S.
ALLSTATE MAPPING INC.
SURVEYORS • PLANNERS • CONSULTANTS
PO BOX 488 • IRWIN, PA 15036
TEL: 724-251-9999 • FAX: 724-251-9930



LOCATION MAP IRWIN QUAD 1" = 2000'

GENERAL NOTES:

GENERAL PURPOSE OF SUBDIVISION:
CREATE NEW ADD-ON PARCEL FOR FRONT YARD OF EXISTING ZAWODNI LOT OF RECORD.

PROPERTY OWNERS:
CHARLES GONGAWARE & LYNN D. GONGAWARE
7059 PENNSYLVANIA AVE.
N. HUNTINGDON, PA. 15447

PROPERTY OWNERS:
MICHAEL P. ZAWODNI & TARA L. ZAWODNI
1714 MAY LANE
N. HUNTINGDON, PA. 15442

STATISTICS:
ZONED R-2
MIN. LOT AREA = 10,000 SQ. FT.
MIN. LOT WIDTH = 65'
MAX. BLDG COVERAGE = 25%
MIN. FRONT YARD = 30'
MIN. SIDE YARD = 10'
MIN. REAR YARD = 30'

TITLE INFORMATION:
CHARLES GONGAWARE & LYNN D. GONGAWARE
TAX MAP 54-12-03-0-043
DOB: 12/15/1982

MICHAEL P. ZAWODNI & TARA L. ZAWODNI
TAX MAP 54-12-03-0-046
DOB: 09/24/1982

AVAILABLE PUBLIC UTILITIES:
WATER - PUBLIC (M&C)
SEWER - PUBLIC (M&C)
POWER - ALLEGHENY PAWR.
GAS - PNC CO.

LAND AREAS:

LOT 2 AREA = 360,274 SQ. FT. 6.92 ACRES	LOT 1 ADDED AREA = 3,006.6 SQ. FT. 0.04 ACRES 26,000.0 SQ. FT. AREA = 1479.15 SQ. FT. 0.34 ACRES
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LOT 1 = 48,816.6 SQ. FT. 1.12 ACRES

TOTAL AREA (IN PLAN) = 8.00 ACRES



Memorandum

To: Board of Commissioners



Date: February 2, 2021

From: Ryan Fonzi, Director of Planning & Zoning

CC: Jeffrey Silka, Township Manager
Paul Christner, P.E., Township Engineer

RE: S-02-2021, Zavacky Subdivision, Silver Lane/Maroon Lane, R-2 Zoning

This is a boundary line revision between two lots off of Coulterville Road at the intersection of Silver Lane and Maroon Lane. Jason and Kate Zavacky own both lots in question. They reside at 2980 Silver Lane on proposed Parcel B. They also own the adjoining landlocked lot and corresponding house addressed as 2910 Maroon Lane and shown as Parcel A on this plan. The Zavackys would like to add 0.256 acres to Parcel A behind their existing home.

After the revision, Parcel A will increase to 1.923 acres while the Zavacky home lot, Parcel B, will decrease to 1.358 acres. Both lots meet the minimum dimensional requirements for an R-2 district.

At their February 1st, 2021 meeting, the Planning Commission recommended this plan for approval with no conditions.

WE, _____ OWNERS OF THE PROPERTIES SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE HAVE LAID OFF, PLATTED AND SUBDIVIDED, AND HEREBY LAY OFF, PLAT AND SUBDIVIDE, SAID REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT.

THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS THE ZAVACKY SUBDIVISION. BUILDING SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND THE PROPERTY LINES, THERE SHALL BE ERRECTED OR MAINTAINED NO BUILDING OR STRUCTURE.

WITNESS OUR HANDS AND SEALS THIS ____ DAY OF _____, 2021.

JASON TERRENCE ZAVACKY

KATE ANN ZAVACKY

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF WESTMORELAND) ss:

ON THIS, THE ____ DAY OF _____, 2021, BEFORE ME, THE NOTARY,

THE UNDERSIGNED PERSONALLY APPEARED WHO ACKNOWLEDGED THEMSELVES TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT IT WILL BE EXECUTED THE SAME FOR PURPOSE THEREIN CONTAINED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL.

WITNESS MY HAND AND SEAL THIS ____ DAY OF _____, 2021.

MY COMMISSION EXPIRES THE ____ DAY OF _____, 2021.

NOTARY PUBLIC



I CERTIFY THAT, TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF THE SURVEY AND PLAN SHOWN HEREON ARE CORRECT AND ACCURATE TO THE STANDARDS REQUIRED.

DATE _____, P.L.S.

REGISTRATION NUMBER: SU-049388-E

NORTH HUNTINGDON TOWNSHIP

APPROVED BY THE NORTH HUNTINGDON TOWNSHIP PLANNING COMMISSION THIS ____ DAY OF _____, 2021.

ATTEST:

SECRETARY _____ CHAIRMAN _____
APPROVED BY THE NORTH HUNTINGDON TOWNSHIP BOARD OF COMMISSIONERS THIS ____ DAY OF _____, 2021.

THE BOARD OF COMMISSIONERS HEREBY GIVE PUBLIC NOTICE THAT IN APPROVING THIS PLAN OF LOTS FOR RECORDING PURPOSES ONLY, THE TOWNSHIP OF NORTH HUNTINGDON ASSUMES NO OBLIGATIONS LEGAL OR OTHERWISE, EXPRESSED OR IMPLIED, EITHER TO ACCEPT ANY STREET OR WAY AS TOWNSHIP STREET OR WAYS, OR GRADE, PAVE AND CURB THE STREET OR WAY IN SAID PLAN OR TO CONSTRUCT SEWERS THEREIN OR TO INSTALL ANY OTHER SUCH SERVICE ORDINARILY INSTALLED IN TOWNSHIP STREETS OR WAYS.

ATTEST:

SECRETARY _____ PRESIDENT _____

WESTMORELAND COUNTY

REVIEWED BY WESTMORELAND COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT THIS ____ DAY OF _____, 2021.

DATE _____ DIRECTOR _____

COMMONWEALTH OF PENNSYLVANIA)
COUNTY OF WESTMORELAND) ss:

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF WESTMORELAND, COMMONWEALTH OF PENNSYLVANIA, IN PLAN BOOK VOLUME _____, PAGE(S) _____.

GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF _____, 2021.

RECORDER OF DEEDS



SCALE: 1" = 2000'

SUBDIVIDERS:

JASON TERRENCE & KATE ANN ZAVACKY
2980 SILVER LANE
2910 MAROON LANE
McKEESPORT, PA 15131

UTILITIES:

ELECTRIC PUBLIC SEWAGE
WATER CABLE
GAS TELEPHONE

AREAS (before subdivision):

54-10-05-0-078: 1.690 ACRES
54-10-05-0-075: 1.667 ACRES

AREAS (after subdivision):

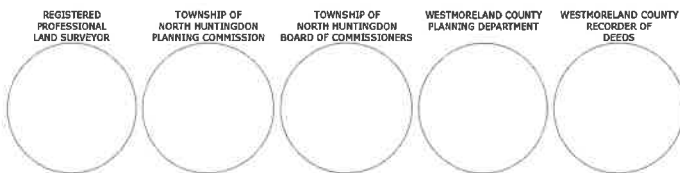
PARCEL A: 1.923 ACRES 83,765.880 SQ. FT.
PARCEL B: 1.358 ACRES 59,186.531 SQ. FT.

ZONING: R-2

LOT AREA (MIN): 10,000 SQ. FT.
FRONT YARD SETBACK: 30 FEET
REAR YARD SETBACK: 30 FEET
SIDE YARD SETBACK: 10 FEET
MIN LOT WIDTH AT: 65 FEET
FRONT SETBACK

NOTE:

The intent of this subdivision is to add property to existing Lot 2.



REVISED: JANUARY 29, 2021

SHEET: 1 of 2

NORTH HUNTINGDON TOWNSHIP, WESTMORELAND CO. PA	
DATE BY R.A.R	DATE DEC 2020
DECKED BY R.R	SCALE AS SHOWN
FILE BOOK NO. 20-2 PAGE 40	OWNER RONALD J. REGOLA AND ASSOC. L.L.C. 815 OAKRIDGE DRIVE GREENSBURG, PENNSYLVANIA PHONE 837-3290

