



**NORTH
HUNTINGDON**
CONNECTED

PLANNING & ZONING REPORT



DECEMBER 2021

North Huntingdon Township

11279 Center Highway
 North Huntingdon PA, 15642
 Phone: 724-863-3806



North Huntingdon Township Permit Report By Ward 12/01/2021 to 12/31/2021

| Permit # | Ward | Type | Category | Contractor | Applicant | Property Address | Est. Cost |
|-----------------------|------|--------------------------------------|----------------------|-----------------------------|----------------------------------|---------------------------|----------------|
| 18612 | 1 | Single Family Home attached | New Construction | RWS Development Co | RWS Development Co | 9133 Riley Way | \$362,900.00 |
| 18609 | 1 | In ground pool | Accessory Pool-06 | Westmoreland Pools & Spa | Westmoreland Pools & Spa | 8030 Gina Drive | \$70,000.00 |
| 18614 | 1 | Single Family Home Attached | Nonconforming | RWS Development Co | RWS Development Co | 9113 Riley Way | \$362,900.00 |
| 18615 | 1 | Single Family Home Attached | New Construction | RWS Development Co | RWS Development Co | 9101 Riley Way | \$362,900.00 |
| 18613 | 1 | Single Family Home Attached | New Construction | RWS Development Co | RWS Development Co | 9123 Riley Way | \$362,900.00 |
| 18626 | 1 | Colony Holdings Office | Interior Renovation | RD Harrer Corp | RD Harrer Corp | 714 Mills Drive | \$52,904.00 |
| 18630 | 1 | Tattoo Shop | Commercial Occupancy | | | 9756 Broadway Street | \$0.00 |
| 18629 | 1 | Crumb Cookie wall sign | Permanent Sign | Carls Sign | | 714 Mills Drive | \$5,000.00 |
| 18627 | 1 | Cell Antenna | New Construction | JDH Contracting | | 900 Oakside Drive | \$100,000.00 |
| 18606 | 1 | Commercial Renovation | Commercial Remodel | TBD | | 8701-8731 State Route 30 | \$195,600.00 |
| 18604 | 2 | Single Family Home | New Construction | Ryan Homes | Ryan Homes | 7000 Gio Drive | \$286,202.00 |
| 18633 | 2 | Single Family Home | New Construction | Ryan Homes | Ryan Homes | 7107 Gio Drive | \$241,115.00 |
| 18616 | 2 | On lot Drip Irrigation septic system | Septic System | | Chadwick H. & Lisa A. Beam | 1813 Ipnar Road | \$0.00 |
| 18623 | 2 | Norwin Nails Wall Sign | Permanent Sign | Richard Skuta Signs | | 10630 State Route 30 | \$3,000.00 |
| 18617 | 2 | Single Family Home | New Construction | Beam Contracting | Chadwick H. & Lisa A. Beam | 1813 Ipnar Road | \$405,000.00 |
| 18619 | 2 | addition | Addition | H&R Contracting | Joseph C. & Barbara Perri | 1180 Hahntown Wendel Road | \$15,000.00 |
| 18602 | 2 | Aunt Penny's Tuff Trucks Pole Sign | Permanent Sign | Skuta Signs | Skuta Signs | 10580 State Route 30 | \$3,800.00 |
| 18628 | 3 | Addition and interior remodel BLAH | Addition | Terwisscha Construction Inc | | 10621 Barnes Lake Road | \$1,504,923.00 |
| 18625 | 3 | Porch Roof | Addition | RJ Krautz | Derek J. & Megan L. Tokosh | 2258 Haflinger Drive | \$8,500.00 |
| 18621 | 3 | Single Family Home | New Construction | Maronda Homes | Maronda Homes | 964 New Hope Drive | \$302,823.00 |
| 18607 | 4 | Single Family Home | New Construction | | Erica R. Tokarsky | 12630 Terrie Drive | \$300,000.00 |
| 18624 | 5 | Building Shell Hello World | New Construction | Brex Enterprises | Brex Enterprises | 11065 Parker Drive | \$300,000.00 |
| 18611 | 5 | Single Family Home attached | New Construction | Allstar Homes Inc. | Allstar Homes Inc. | 3020 Derby Court | \$370,000.00 |
| 18610 | 5 | Single family home attached | New Construction | Allstar Homes Inc. | Allstar Homes Inc. | 3010 Derby Court | \$370,000.00 |
| 18603 | 5 | 120 sqft accessory structure | Accessory Build- 07 | | John R. & Deborah A. Winebrenner | 3003 Trafalgar Court | \$4,229.00 |
| 18634 | 6 | Dish Network Cell Antenna | Cell Antenna | Crown Castle Usa Inc | | 2130 Timothy Road | \$20,000.00 |
| 18622 | 6 | Solar Panels | Solar Panels | Greenbrilliance LLC | Greenbrilliance LLC | 10757 Airview Drive | \$25,000.00 |

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|-----------------------|------|------------------------------------|----------------------|-----------------------|--------------------------------|----------------------|-------------|
| 18601 | 6 | Garage | Addition | Pine Creek Structures | Scott E. & Jacqueline McDonald | 10686 Martin Drive | \$11,042.00 |
| 18618 | 6 | Demo House | Demolition | | JAAAM Inc | 11187 Larwin Lane | \$0.00 |
| 18620 | 6 | Front Porch Roof | Addition | Mark Culbreath | Mark Culbreath | 10884 Carlson Drive | \$9,300.00 |
| 18600 | 6 | Pizza Marsala Interior renovations | Interior Renovation | Mike Stevenson | Eminem Enterprises LLC | 11671 State Route 30 | \$45,000.00 |
| 18632 | 7 | Demo Trailer #108 | Commercial Occupancy | | Malcom / Bruce Hamilton LTD | 101-120 Kansas Lane | \$0.00 |
| 18631 | 7 | Demo Trailer #105 | Demolition | | Malcom / Bruce Hamilton LTD | 101-120 Kansas Lane | \$0.00 |
| 18608 | 7 | Demo Detached Garage | Accessory Garage-04 | Massarelli Demolition | Massarelli Demolition | 4111 Fundistown Road | \$0.00 |
| 18605 | 7 | Dome Mobile Home | Demolition | Melvin Provance | | 101-120 Kansas Lane | \$0.00 |

Total Estimated Cost: \$6,100,038.00



Budget Report December 2021

| Budget Items | 2021 Budget | December 2021 | YTD | % YTD | December 2020 |
|---------------------------------------|---------------------|--------------------|---------------------|-----------------|--------------------|
| Building and Occupancy Permit Fees | \$185,000.00 | \$30,245.62 | \$227,119.90 | 122.77% | \$11,573.27 |
| Zoning Hearing Board Application Fees | \$12,000.00 | \$0.00 | \$12,750.00 | 106.25% | \$0.00 |
| Planning Commission Application Fees | \$20,000.00 | \$4,300.00 | \$37,281.00 | 186.41% | \$450.00 |
| Non-Conforming Use Permit Fees | \$2,500.00 | \$0.00 | \$1,645.00 | 65.80% | \$0.00 |
| Mechanical Device Fees | \$5,000.00 | \$0.00 | \$6,400.00 | 128.00% | \$0.00 |
| Septic Tank Permit Fees | \$500.00 | \$500.00 | \$500.00 | 100.00% | \$0.00 |
| Miscellaneous Fees | \$100.00 | \$20.00 | \$1,934.50 | 1934.50% | \$269.05 |
| Fee in Lieu for Recreation | \$21,000.00 | \$4,000.00 | \$42,500.00 | 202.38% | \$2,000.00 |
| Total: | \$246,100.00 | \$39,065.62 | \$330,130.40 | 134.14 % | \$14,292.32 |

**New Home Residential Building Permits
(Major Developments & Off-Site)**

| Plan Name | December 2021 | Year to Date |
|------------------------|---------------|--------------|
| Brook Haven III | 0 | 5 |
| Brook Haven IV | 4 | 11 |
| Dartmoor Estates III | 0 | 1 |
| Hollybrook | 1 | 23 |
| Legends III | 0 | 0 |
| Mountain Ridge Estates | 0 | 4 |
| Redstone Highlands | 0 | 0 |
| Thomas Farm Acres | 0 | 0 |
| Tuscan Hills III | 0 | 1 |
| Tuscan Hills IV | 2 | 24 |
| Tuscan Hills V | 0 | 0 |
| Weber Estates | 0 | 5 |
| Willow Glenn I | 0 | 1 |
| Willow Glenn III | 0 | 0 |
| Willow Estates I | 0 | 1 |
| Willow Estates II | 0 | 1 |
| Willow Estates III | 0 | 3 |
| Willow Estates IV | 2 | 5 |
| Woodridge Estates I | 0 | 0 |
| Woodridge Estates II | 0 | 4 |
| Off-Site | 2 | 17 |
| Total: | 11 | 106 |

New Home Residential Building Permits by Ward

| Ward | December 2021 | Year to Date |
|---------------|---------------|--------------|
| 1 | 4 | 12 |
| 2 | 3 | 27 |
| 3 | 1 | 29 |
| 4 | 1 | 7 |
| 5 | 2 | 16 |
| 6 | 0 | 8 |
| 7 | 0 | 7 |
| Total: | 11 | 106 |

PLANNING COMMISSION MEETING
JANUARY 10, 2022 @7:00 PM
11279 CENTER HIGHWAY
NORTH HUNTINGDON, PA 15642



Meeting Agenda

- Call To Order; Pledge of Allegiance; Roll Call
- Approval of minutes from previous meeting
- Ratify email vote for acceptance item in December
- Citizens Input
- Old Business
 - None
- New Business
 1. **S-25-2021: Tomasic Consolidation**
 - *Proposed consolidation on Woodside Road.*
- Advisory Hearings
 - Kenny Ross Mazda site plan alterations
- Items for Acceptance
 1. **Thomas Farm Acres Revision 1**
- Discussion Items—None
- Chairman's Report
- Adjournment