



# PLANNING & ZONING REPORT



FEBRUARY 2022

# North Huntingdon Township

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



## North Huntingdon Township Permit Report By Ward 02/01/2022 to 02/28/2022

Permit #	Ward	Type	Category	Contractor	Applicant	Property Address	Est. Cost
<a href="#">18662</a>	1	Permanent Sign	Permanent Sign	Sign, Service and Crane	Sign, Service and Crane	8701-8731 State Route 30	\$2,000.00
<a href="#">18661</a>	1	Shed	Accessory Shed- 07		Robert J. III & Denise Eagleson	1241 Arline Drive	\$1,600.00
<a href="#">18663</a>	1	Solar Panel	Solar Panels	Power Home Solar	Power Home Solar	8851 Hilltop Road	\$57,878.00
<a href="#">18680</a>	1	Retaining Wall	Retaining Wall	JP Operations Inc	JP Operations Inc	267 Arona Road	\$70,000.00
<a href="#">18667</a>	1	Interior Remodel Core Endodontics	Interior Renovation	Rossman Hensley		8954 Hill Drive	\$251,000.00
<a href="#">18665</a>	1	Interior renovation	Interior Renovation	Self	Matthew & Heather Thomas	8438 Walthour Drive	\$750.00
<a href="#">18672</a>	1	Interior Remodel	Interior Renovation	PE Consulting	PE Consulting	8931 State Route 30	\$450,000.00
<a href="#">791</a>	1	MECH DEVICE				681 Jackson Street	\$0.00
<a href="#">18655</a>	2	Single Family Home	New Construction	Ryan Homes	Ryan Homes	935 Giulia Drive	\$331,327.00
<a href="#">18654</a>	2	Solar Panels	Solar Panels	Power Home Solar	Power Home Solar	9749 Birchbrook Court	\$55,947.00
<a href="#">18656</a>	2	Single Family Home	New Construction	Ryan Homes	Ryan Homes	983 Giulia Drive	\$292,754.00
<a href="#">788</a>	2	MECH DEVICE				890 Rose Street	\$0.00
<a href="#">18671</a>	3	Single Family Home	New Construction	Pasquarelli Homes	Pasquarelli Homes	7996 Oscar Court	\$607,186.00
<a href="#">18660</a>	3	Inground pool	Accessory Pool-06	Westmoreland Pools & Spa	John G. III & Diana M. Ed	7858 Oscar Court	\$45,000.00
<a href="#">18676</a>	3	Above ground pool	Accessory Pool-06	B&T Installations	Benjamin Pusateri	1677 Friar Tuck Drive	\$8,500.00
<a href="#">18679</a>	3	Retaining Wall	Retaining Wall	JP Operations Inc	JP Operations Inc	10125 Stella De Oro Court	\$18,000.00
<a href="#">18678</a>	3	Solar Panels	Solar Panels	Palmetto Solar	Palmetto Solar	11846 Palomino Court	\$20,800.00
<a href="#">18659</a>	3	Deck	Addition Deck - 05	GCE Contracting	Maronda Homes LLC	7896 Isabella Drive	\$63,000.00
<a href="#">18653</a>	3	Inground Pool	Accessory Pool-06	Greensburg Pool Company	Greensburg Pool Company	1457 Hemlock Drive	\$51,000.00
<a href="#">18652</a>	3	Addition		Self		740 Peregrine Drive	\$45,000.00
<a href="#">18675</a>	4	Single Family Home	New Construction	Timbers Building Co.	Nico A. & Jordan L. Vecchio	2430 Robbins Station Road	\$415,000.00
<a href="#">18666</a>	5	Deck	Addition Deck - 05	Pevarnik Construction	Pevarnik Construction	1086 Finchley Road	\$11,000.00
<a href="#">18658</a>	5	Bathroom Renovation	Interior Renovation	Self	Matthew T. & Jaclyn A. Dorn	1410 Willow Heights	\$10,000.00
<a href="#">18677</a>	6	Single Family Home	New Construction	Royal Penn Homes LLC	David Andrascik	482 Buttermilk Hollow Road	\$235,000.00
<a href="#">18674</a>	6	Cell Antenna AT&T	Cell Antenna	Ericsson		2130 Timothy Road	\$15,000.00
<a href="#">18668</a>	6	Sign Mazda	Permanent Sign	Able Industries		11317 State Route 30	\$4,000.00
<a href="#">18664</a>	6	Single Family Home	New Construction	Owner/Builder	Owner/Builder	11871 Center Street	\$250,000.00
<a href="#">18651</a>	6	240 Sqft Accessory Building	Accessory Build- 07		Stanley J. III & Marie E. Tatarek & Fuga	11340 Pershing Drive	\$7,500.00

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Permit #	Ward	Type	Category	Contractor	Applicant	Property Address	Est. Cost
<a href="#">789</a>	6	MECH DEVICE				11369 Center Highway	\$0.00
<a href="#">18673</a>	7	Angels Auto Body	Commercial Occupancy			4080 Fundistown Road	\$0.00
<a href="#">18670</a>	7	Deck	Addition Deck - 05	Jesse Dondrich	Jesse Dondrich	315 Marbury Drive	\$8,000.00
<a href="#">18669</a>	7	Commercial Occupancy	Commercial Occupancy			12801 State Route 30	\$0.00

**Total Estimated Cost: \$3,327,242.00**



## Budget Report February 2022

Budget Items	2022 Budget	February 2022	YTD	% YTD	February 2021
Building and Occupancy Permit Fees	\$185,000.00	\$15,785.50	\$22,777.50	12.31%	\$4,903.00
Zoning Hearing Board Application Fees	\$12,000.00	\$0.00	\$0.00	0.00%	\$0.00
Planning Commission Application Fees	\$23,000.00	\$3,850.00	\$4,300.00	18.70%	\$2,050.00
Non-Conforming Use Permit Fees	\$2,500.00	\$0.00	\$0.00	0.00%	\$1,400.00
Mechanical Device Fees	\$6,500.00	\$1,300.00	\$3,300.00	50.77%	\$1,400.00
Septic Tank Permit Fees	\$500.00	\$0.00	\$0.00	0.00%	\$0.00
Miscellaneous Fees	\$50.00	\$6.00	\$86.00	172.00%	\$23.00
Fee in Lieu for Recreation	\$25,000.00	\$2,000.00	\$4,000.00	16.00%	\$500.00
<b>Total:</b>	<b>\$254,550.00</b>	<b>\$22,941.50</b>	<b>\$34,463.50</b>	<b>13.54 %</b>	<b>\$10,276.00</b>

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

Plan Name	February 2022	Year to Date
Bella Mia	0	0
Brook Haven III	0	0
Brook Haven IV	0	2
Dartmoor Estates III	0	0
Legends III	0	0
Mountain Ridge Estates	0	0
Redstone Highlands	0	0
Thomas Farm Acres	0	0
Tuscan Hills III	0	0
Tuscan Hills IV	2	4
Tuscan Hills V	0	0
Weber Estates	0	0
Willow Glenn III	0	0
Willow Estates I	0	0
Willow Estates II	0	0
Willow Estates III	0	0
Willow Estates IV	0	0
Woodridge Estates I	0	0
Woodridge Estates II	1	1
Off-Site	3	3
<b>Total:</b>	<b>6</b>	<b>10</b>

**New Home Residential Building Permits by Ward**

Ward	February 2022	Year to Date
1	0	2
2	2	4
3	1	1
4	1	1
5	0	0
6	2	2
7	0	0
<b>Total:</b>	<b>6</b>	<b>10</b>

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



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## Meeting Agenda

- Call To Order; Pledge of Allegiance; Roll Call
- Approval of minutes from previous meeting
- Citizens Input
- Old Business
  - None
- New Business
  1. **RZ-01-2022: Hamilton Rezoning**
    - *Proposed rezoning from R-1A to C-1 on Kansas Lane.*
  2. **S-02-2022: Willow Estates II Revision 2**
    - *Proposed lot consolidation on Trafalgar Court.*
  3. **S-03-2022: Rhodin Enterprises**
    - *Proposed subdivision on Industry Boulevard.*
- Advisory Hearings
  - None
- Items for Acceptance

<ol style="list-style-type: none"><li>1. Javor Backyard Chicken Keeping</li><li>2. Mowry Consolidation</li><li>3. Walsh-Steiner-Garlow Plan</li></ol>	<ol style="list-style-type: none"><li>4. Rebich Subdivision</li><li>5. Cipra Subdivision</li><li>6. Grand View Senior Residences</li></ol>
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- Discussion Items—None
- Chairman’s Report
- Adjournment