



# PLANNING & ZONING REPORT



JANUARY 2021

# North Huntingdon Township

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



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

Permit #	Ward	Type	Category	Contractor	Applicant	Property Address	Est. Cost
<a href="#">18119</a>	1	Single Family Attached	New Construction	RWS DEVELOPMENT CO	RWS DEVELOPMENT CO	9170 Riley Way	\$332,900.00
<a href="#">18129</a>	1	Sprinkler System Relocation	Fire Suppression	Interstate Fire Protection		27 North Thompson Lane	\$4,500.00
<a href="#">18120</a>	1	Single Family Attached	New Construction	RWS DEVELOPMENT CO	RWS DEVELOPMENT CO	9190 Riley Way	\$332,900.00
<a href="#">18123</a>	1	Permanent Sign	Permanent Sign	CARLS SIGN	CARLS SIGN	8865 Norwin Avenue	\$1,000.00
<a href="#">18112</a>	1	accessory structure	Accessory Structure	Stone Creek Structures	Shawn Knox	10350 Harrison Avenue	\$12,220.00
<a href="#">18118</a>	2	Commercial Occupancy	Commercial Occupancy		Shawn Knox	30 Bilott Avenue	
<a href="#">18126</a>	2	Pool Renovations	Renovation	TBD	Shawn Knox	251 McMahon Drive	\$1,300,000.00
<a href="#">18116</a>	2	Deck	Addition Deck - 05	Harry Bonnar	Carole Stern Revocable Living Trust	7878 Dominick Drive	\$25,000.00
<a href="#">18122</a>	3	Inground Pool	Accessory Pool-06	RAY`S POOLS	Eric & Amy Friez	11909 Quarterhorse Drive	\$35,990.00
<a href="#">18121</a>	3	Above Ground Pool/Deck	Accessory Pool-06	Self	Gary A. & Christine M. Rullo	11130 Brokers Lane	\$200.00
<a href="#">18114</a>	3	shed	Accessory Shed- 07	Pine Creek Structures	Joseph A. & Laura B. Costantino	11628 Dartmoor Drive	\$6,200.00
<a href="#">18115</a>	4	Demolition	Demolition	Quinn Construction	Timothy & Kimberly Riley	2050 Tomco Lane	
<a href="#">18124</a>	4	shed	Accessory Shed- 07	Self	John C. & Suzanne L. Pressler	372 Robbins Station Road	\$500.00
<a href="#">18125</a>	4	Single Family Home	New Construction	WAYNE HOMES	Andrew D. & Katlyn M. Radocay	13299 Ridge Road	\$343,000.00
<a href="#">18113</a>	4	Above Ground Pool	Accessory Pool-06	B&T INSTALLATIONS	David T. IV & Cynthia R. Blain	13810 Timber Drive	\$5,862.00
<a href="#">18110</a>	4	Single Family Home	New Construction		Joseph & Dawn Szalkay	12838 Veronica Lane	\$421,325.00
<a href="#">18111</a>	5	detached garage - (voided) double entry	Accessory Garage-04	Randacor	David A. & Kim E. Brown	14140 Roberta Drive	\$20,000.00
<a href="#">18109</a>	5	22 x 24 Detached Garage	Accessory Build- 07	Randacor	David A. & Kim E. Brown	14140 Roberta Drive	\$20,000.00
<a href="#">18128</a>	6	Commercial Occupancy	Commercial Occupancy		Long Nguyen	11345 State Route 30	
<a href="#">18130</a>	7	shed	Accessory Shed- 07	Tuff Shed Inc	Kevin P. & Tammy A. Holleran	13180 St. Clair Drive	\$3,200.00
<a href="#">18127</a>	7	Pump Station Renovations	Utility	NHTMA	Kevin P. & Tammy A. Holleran	14140 Hiland Place	\$250,000.00

**Total Estimated Cost: \$3,114,797.00**



## Budget Report January 2021

Budget Items	2021 Budget	January 2021	YTD	% YTD	January 2020
Building and Occupancy Permit Fees	\$185,000.00	\$16,415.00	\$16,415.00	8.87%	\$12,709.50
Zoning Hearing Board Application Fees	\$12,000.00	\$600.00	\$600.00	5.00%	\$0.00
Planning Commission Application Fees	\$20,000.00	\$700.00	\$700.00	3.50%	\$2,850.00
Non-Conforming Use Permit Fees	\$2,500.00	\$0.00	\$0.00	0.00%	\$0.00
Mechanical Device Fees	\$5,000.00	\$0.00	\$0.00	0.00%	\$1,000.00
Septic Tank Permit Fees	\$500.00	\$0.00	\$0.00	0.00%	\$0.00
Miscellaneous Fees	\$100.00	\$0.00	\$0.00	0.00%	\$11.00
Fee in Lieu for Recreation	\$21,000.00	\$1,500.00	\$1,500.00	7.14%	\$2,000.00
<b>Total:</b>	<b>\$246,100.00</b>	<b>\$19,215.00</b>	<b>\$19,215.00</b>	<b>7.81 %</b>	<b>\$18,570.50</b>

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

Plan Name	January 2021	Year to Date
Bella Mia	0	0
Brook Haven III	0	0
Brook Haven IV	2	2
Dartmoor Estates III	0	0
Legends III	0	0
Mountain Ridge Estates	0	0
Redstone Highlands	0	0
Thomas Farms	0	0
Tuscan Hills III	0	0
Tuscan Hills IV	0	0
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	0	0
Off-Site	2	2
<b>Total:</b>	<b>4</b>	<b>4</b>

**New Home Residential Building Permits by Ward**

Ward	January 2021	Year to Date
1	2	2
2	0	0
3	0	0
4	2	2
5	0	0
6	0	0
7	0	0
<b>Total:</b>	<b>4</b>	<b>4</b>

PLANNING COMMISSION MEETING  
FEBRUARY 1, 2021 @7:00 PM  
11279 CENTER HIGHWAY  
NORTH HUNTINGDON, PA 15642



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## Meeting Agenda

- Call To Order; Pledge of Allegiance; Roll Call
- Reorganization Summary
- Approval of minutes from previous meeting
- Citizens Input
  
- Old Business
  1. **SP-03-2020: Kenny Ross Mazda**
    - *Proposed Mazda dealership next to Subaru dealership on SR30.*
  
- New Business
  1. **S-01-2021: Gongaware-Zawodni Subdivision**
    - *Proposed boundary line revision near PA Avenue and First Street intersection.*
  
  2. **S-02-2021: Zavacky Subdivision**
    - *Proposed boundary line revision near Silver Lane.*
  
- Advisory Hearings
  - None
  
- Items for Acceptance
  1. **Redstone Pulmonary Institute Addition**
  2. **Urban Properties Commercial Building**
  
- Discussion Items—Backyard Chicken Keeping Conditional Use; Comments for Public Hearing
- Chairman's Report
- Adjournment