



**NORTH
HUNTINGDON**
CONNECTED

PLANNING & ZONING REPORT



AUGUST 2021

North Huntingdon Township

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



North Huntingdon Township Permit Report By Ward 08/01/2021 to 08/31/2021

Permit #	Ward	Type	Category	Contractor	Applicant	Property Address	Est. Cost
18473	1	48 sqft shed	Accessory Shed- 07		Troy & Robin Allen & Leighty	1144 Fifth Street	\$1,000.00
18476	1	Pole Sign	Permanent Sign	Skuta Signs	Skuta Signs	7718 & 7720 State Route 30	\$14,764.00
18468	1	In-ground Pool	Accessory Pool-06	Pool Pros	Pool Pros	9869 Kingsbury Lane	\$50,000.00
18478	1	Single Family Home	New Construction	RWS Development Co	RWS Development Co	9163 Riley Way	\$362,900.00
18481	1	Taco Bell Remodel	Interior Renovation			8701 Route 30	\$250,000.00
18483	1	Above ground Pool	Accessory Pool-06	Alpine Pools	Matthew D. & Alicia M. Bennett	1460 Peachtree Lane	\$11,238.00
18480	1	Regis Salon	Commercial Occupancy			8775 Norwin Avenue	\$0.00
18494	1	Porch Roof	Addition	Amann Construction	Nathan & Chelcie L. Alleman & Constabile	7685 Oxford Court	\$29,866.00
18477	1	Single Family Home	New Construction	RWS Development Co	RWS Development Co	9173 Riley Way	\$362,900.00
18502	1	Accessory Shed	Accessory Shed- 07			8701-8731 State Route 30	\$807.00
18504	1	Demo house	Demolition	JLB Holdings	JLB Holdings	498 Bridge Street	\$0.00
18501	1	McDonalds Interior remodel	Interior Renovation	Max Construction	Max Construction	9061 Route 30	\$100,000.00
18462	1	Single Family Home	New Construction	Beam Contracting	Beam Contracting	7813 Pennsylvania Avenue	\$612,800.00
18487	2	180 Sqft accessory building	Accessory Shed- 07	Tuff Shed Inc	Geraldine Morwitz	535 Crestwood Drive	\$7,251.00
18479	2	Single Family Home	New Construction	Ryan Homes	Ryan Homes	7065 Gio Drive	\$282,618.00
18492	2	Wall Sign	Permanent Sign	Carls Sign		10580 State Route 30	\$5,000.00
18503	2	Single Family Home	New Construction	Ryan Homes	Ryan Homes	7115 Gio Drive	\$363,681.00
18491	2	Single Family Home	New Construction	Ryan Homes	Ryan Homes	7080 Gio Drive	\$281,652.00
18469	2	Single Family Home	New Construction	Ryan Homes	Ryan Homes	7001 Gio Drive	\$359,201.00
18463	2	Solar Panel	Solar Panels	Palmetto Solar LLC	Palmetto Solar LLC	609 Westchester Drive	\$11,000.00
18488	3	Pool House	Accessory Build- 07	Bitner Construction	Bitner Construction	1395 Hemlock Drive	\$200,000.00
18489	3	Inground Pool	Accessory Pool-06	Choice Pools	Patrick R. & Erin H. Ruffolo	11959 Palomino Court	\$48,760.00
18497	3	Above ground pool	Accessory Pool-06	B&T Installations	Benjamin Skwartz	2931 Clay Pike	\$900.00
18475	3	Deck	Addition Deck - 05	Alexander Embry	Izhar A. Khan & Kiran K. Ali	880 Peregrine Drive	\$6,500.00
18471	3	Above ground pool	Accessory Pool-06	B&T Installations	Amber Mesko	11748 Dartmoor Drive	\$1,375.00
18484	3	96 Sqft Shed	Accessory Shed- 07	Tuff Shed Inc	Anthony M. III & Candice L. Tedesco	2274 Robert Street	\$4,622.00
18482	3	Reclaimed By Ramsey (Home Occupation)	Home Occupation		James M. & Margie E. Ramsey	1983 Clay Pike	\$0.00

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18464	3	Above Ground Pool	Accessory Pool-06	B&T Installations	David R. & Kyra Bargiel	1741 Friar Tuck Drive	\$5,000.00
18470	4	Accessory Building	Accessory Build- 07	Tuff Shed Inc	Ryan Leech	13000 Ridge Road	\$8,000.00
18474	4	Above ground pool	Accessory Pool-06		Michael R. & Cassandra M. Cromer	2091 Thomas Drive	\$1,000.00
18505	4	Deck Stairs Replacement	Addition	Northeast Builders & Remodelers	Northeast Builders & Remodelers	2490 Lindale Court	\$5,000.00
18460	4	Dog grooming	Home Occupation			1378 Robbins Station Road	\$0.00
18499	5	Accessory Deck	Accessory Structure	Pevarnick Construction	Pevarnick Construction	1331 Samantha Way	\$7,000.00
18495	6	Accessory Structure	Accessory Structure	Self	Thomas L. & Jerilyn J. Johnson	1940 Shaw Street	\$8,500.00
18506	6	Deck replacement	Addition Deck - 05		Nicholas J. & Brittany N. Brown	521 Kingfred Drive	\$5,000.00
18507	6	Pool Deck	Addition Deck - 05		Veronica E. Check	480 Kimlyn Avenue	\$2,000.00
18500	6	Mazda Dealership	New Construction	Hodgen Construction	Hodgen Construction	11317 State Route 30	\$2,000,000.00
18498	6	Solar Panels	Addition	Energy Independent Solutions	Energy Independent Solutions	12356 Maple Lane	\$21,450.00
18485	6	Single Family Home	New Construction	Nyberg Homes	Nyberg Homes	575 Meadow Road	\$450,000.00
18490	6	Accessory Structure	Accessory Structure	Self	John C. & Stephanie A. Hellmann	1564 Jonah Drive	\$5,200.00
18472	6	Pool Deck	Addition Deck - 05	McCarthy Renovations	Jonathan & Pamela Puskar	551 Charles Drive	\$5,000.00
18493	7	Pole Sign	Permanent Sign	Carls Sign		14139 State Route 30	\$2,000.00
18496	7	Above Ground Pool	Accessory Pool-06	B&T Installations	David P. & Carol L. Magnus	14181 Michael Drive	\$1,000.00
18486	7	Addition	Addition	Alm Construction	Stewart A. & Michelle A. Moyers	563 Niagara Drive	\$113,000.00
18466	7	Sandwich Shop	Commercial Occupancy			13890 State Route 30	\$0.00
18467	7	Dent Wizard	Commercial Occupancy			15091 Route 30	\$0.00
18465	7	Addition	Addition	The Construction Company	The Construction Company	230 Bonnie Drive	\$80,000.00
18461	7	Deck	Addition Deck - 05		Michelle J. & Lauren E. DeFelice	703 Forest Oaks Trail	\$6,250.00

Total Estimated Cost: \$6,094,235.00



Budget Report August 2021

Budget Items	2021 Budget	August 2021	YTD	% YTD	August 2020
Building and Occupancy Permit Fees	\$185,000.00	\$20,361.92	\$149,140.92	80.62%	\$9,013.00
Zoning Hearing Board Application Fees	\$12,000.00	\$0.00	\$12,150.00	101.25%	\$0.00
Planning Commission Application Fees	\$20,000.00	\$4,005.00	\$30,981.00	154.91%	\$250.00
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	\$0.00	\$0.00	0.00%	\$0.00
Miscellaneous Fees	\$100.00	\$31.00	\$1,731.50	1731.50%	\$12.00
Fee in Lieu for Recreation	\$21,000.00	\$3,500.00	\$31,000.00	147.62%	\$1,000.00
Total:	\$246,100.00	\$27,897.92	\$233,048.42	94.70 %	\$10,275.00

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

Plan Name	August 2021	Year to Date
Bella Mia	0	0
Brook Haven III	0	5
Brook Haven IV	2	5
Hollybrook	0	18
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	4	14
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	0	1
Woodridge Estates I	0	0
Woodridge Estates II	0	4
Off-Site	2	13
Total:	8	76

New Home Residential Building Permits by Ward

Ward	August 2021	Year to Date
1	3	6
2	4	15
3	0	23
4	0	5
5	0	12
6	1	8
7	0	7
Total:	8	76



Meeting Agenda

- Call To Order; Pledge of Allegiance; Roll Call
- Approval of minutes from previous meeting; **Ratify email vote for acceptance items for August**
- Citizens Input
- Old Business
 - None
- New Business
 1. **S-17-2021: Legends III Revision 3**
 - *Proposed subdivision in the Legends Plan.*
 2. **S-18-2021: Meyers**
 - *Proposed boundary line revision on Mickanin Road.*
 3. **S-19-2021: Bobak-Puskar-Juricich**
 - *Proposed consolidation on Spicher Hill Road.*
 4. **S-20-2021: Immaculate Conception**
 - *Proposed consolidation on Bridge Street.*
 5. **SP-05-2021: Barnes Lake Animal Hospital**
 - *Proposed new use on Barnes Lake Road.*
 6. **SP-06-2021: Warhold Mechanicals LLC**
 - *Proposed building addition on Lincoln Way.*
 7. **SP-08-2021: Walmart Grocery Pickup Remodel**
 - *Proposed change to existing Walmart store.*
- Advisory Hearings
 - None
- Items for Acceptance
 1. Hello World
 2. Nieser Consolidation
 3. Phillip Consolidation
 4. Bittner 1 Revision 2
- Discussion Items—None
- Chairman's Report
- Adjournment