



# PLANNING & ZONING REPORT



SEPTEMBER 2021

# North Huntingdon Township

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



## North Huntingdon Township Permit Report By Ward 09/01/2021 to 09/30/2021

Permit #	Ward	Type	Category	Contractor	Applicant	Property Address	Est. Cost
<a href="#">18515</a>	1	Single family attached	New Construction	RWS Development Co	RWS Development Co	9143 Riley Way	\$362,900.00
<a href="#">18517</a>	1	In-ground pool	Accessory Pool-06	Choice Pools	Choice Pools	10151 Kingsbury Lane	\$70,000.00
<a href="#">18522</a>	1		Accessory Pool-06	Pool Pros	Pool Pros	8120 Brayden Court	\$57,500.00
<a href="#">18525</a>	1	In ground pool	Accessory Pool-06	Pool Pros	Pool Pros	7838 Natalie Lane	\$54,700.00
<a href="#">18529</a>	1	Accessory Building	Accessory Build- 07	JDM Structures	Richard A. & Deann Zorzi	426 Huntingdon Avenue	\$5,000.00
<a href="#">18524</a>	1	Walmart Addition	Addition	Wagner Development Co		915 Mills Drive	\$450,000.00
<a href="#">18520</a>	1	Temporary sign	Temporary Sign			8961 Route 30	\$0.00
<a href="#">18519</a>	1	Spirit Halloween	Transient Business			8961 Route 30	\$0.00
<a href="#">18514</a>	1	Single Family Attached	New Construction	RWS Development Co	RWS Development Co	9153 Riley Way	\$362,900.00
<a href="#">18511</a>	2	Single Family Home	New Construction	Ryan Homes	Ryan Homes	1006 Giulia Drive	\$257,127.00
<a href="#">18518</a>	2	Deck replacement	Addition Deck - 05	Denton Martin		11110-11114 Glenn Drive	\$13,381.00
<a href="#">18532</a>	2	Above Ground Pool	Accessory Pool-06	Pine Creek Structures	John Fleig & Marylou Marino	1060 Hahntown Wendel Road	\$8,000.00
<a href="#">18534</a>	2	Shed	Accessory Shed- 07	Pine Creek Structures	John Fleig & Marylou Marino	1060 Hahntown Wendel Road	\$8,000.00
<a href="#">18533</a>	2	Single Family Home	New Construction	Ryan Homes	Ryan Homes	7033 Gio Drive	\$367,321.00
<a href="#">18512</a>	2	Single family Home	New Construction	Ryan Homes	Ryan Homes	970 Giulia Drive	\$27,395.00
<a href="#">18508</a>	2	Front porch with roof	Addition	Marvin Byler	Donna L. Edinger	550 McMahon Drive	\$10,250.00
<a href="#">18536</a>	3	In ground pool	Accessory Pool-06	Credible Pools LLC	Credible Pools LLC	2113 Belgian Drive	\$75,000.00
<a href="#">18530</a>	3	Single Family Home	New Construction	Maronda Homes	Maronda Homes	7876 Isabella Drive	\$291,902.00
<a href="#">18523</a>	3	Single Family Home	New Construction	Maronda Homes	Maronda Homes	1024 New Hope Drive	\$300,694.00
<a href="#">18521</a>	3	Above ground pool	Accessory Pool-06	B&T Installations	Michael J. & Ashley M. Opel	1976 Haflinger Drive	\$775.00
<a href="#">18527</a>	5	Single Family attached	New Construction	Allstar Homes Inc.	Allstar Homes Inc.	3025 Derby Court	\$370,000.00
<a href="#">18537</a>	5	Front Porch Addition	Addition	Northeast Builders & Remodeler	Northeast Builders & Remodeler	1334 Samantha Way	\$30,000.00
<a href="#">18538</a>	5	Inground pool	Accessory Pool-06	Greensburg Pool Company	Greensburg Pool Company	1319 Weber Court	\$35,000.00
<a href="#">18535</a>	5	Sun Room	Addition	Nyberg Homes	Nyberg Homes	1244 Colt Drive	\$70,000.00
<a href="#">18526</a>	5	Single family attached	New Construction	Allstar Homes Inc.	Allstar Homes Inc.	3013 Derby Court	\$370,000.00
<a href="#">18516</a>	6	Chiropractor	Commercial Occupancy			11599 Parkway Drive	\$0.00
<a href="#">18528</a>	6	Wall Sign	Permanent Sign			11599 Parkway Drive	\$0.00

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<a href="#">18531</a>	6	shed	Accessory Shed- 07	Self		431 Woodall Avenue	\$4,500.00
<a href="#">18513</a>	6	Above ground pool	Accessory Pool-06	B&T Installations	Luther A. & Dawn R. Ward	10831 Airview Drive	\$6,000.00
<a href="#">18509</a>	6	140 sqft accessory building	Accessory Build- 07		Margaret A. Raible	561 Janet Drive	\$1,200.00
<a href="#">18539</a>	7	Shed	Accessory Shed- 07	A Capital Fireplace and Hearth	Judith A. Blasko	250 Old Jacks Run Road	\$6,560.00
<a href="#">18510</a>	7	Deck	Addition Deck - 05	Bocan's Lawn & Home Maintenance	Bocan's Lawn & Home Maintenance	4301 Western Avenue	\$20,197.00

**Total Estimated Cost: \$3,636,302.00**



## Budget Report September 2021

Budget Items	2021 Budget	September 2021	YTD	% YTD	September 2020
Building and Occupancy Permit Fees	\$185,000.00	\$30,005.50	\$179,146.42	96.84%	\$9,429.00
Zoning Hearing Board Application Fees	\$12,000.00	\$0.00	\$12,150.00	101.25%	\$0.00
Planning Commission Application Fees	\$20,000.00	\$0.00	\$30,981.00	154.91%	\$0.00
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	\$0.00	\$1,731.50	1731.50%	\$120.00
Fee in Lieu for Recreation	\$21,000.00	\$4,000.00	\$35,000.00	166.67%	\$1,000.00
<b>Total:</b>	<b>\$246,100.00</b>	<b>\$34,005.50</b>	<b>\$267,053.92</b>	<b>108.51 %</b>	<b>\$10,549.00</b>

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

Plan Name	September 2021	Year to Date
Bella Mia	0	0
Brook Haven III	0	5
Brook Haven IV	2	7
Hollybrook	2	20
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	3	17
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	3
Woodridge Estates I	0	0
Woodridge Estates II	0	4
Off-Site	0	13
<b>Total:</b>	<b>9</b>	<b>85</b>

**New Home Residential Building Permits by Ward**

Ward	September 2021	Year to Date
1	2	8
2	3	18
3	2	25
4	0	5
5	2	14
6	0	8
7	0	7
<b>Total:</b>	<b>9</b>	<b>85</b>

PLANNING COMMISSION MEETING  
OCTOBER 4, 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
- Approval of minutes from previous meeting
- Citizens Input
- Old Business
  1. **SP-05-2021: Barnes Lake Animal Hospital**
    - *Proposed new use on Barnes Lake Road.*
- New Business
  1. **S-21-2021: Nieser Consolidation**
    - *Proposed consolidation in Sheridan Terrace.*
  2. **S-22-2021: Bittner Revision 2**
    - *Proposed subdivision on Farview Drive.*
  3. **S-23-2021: Phillip Consolidation**
    - *Proposed consolidation on Adams Hill.*
  4. **SP-07-2021: Hello World Properties LLC**
    - *Proposed new building on Parker Drive.*
- Advisory Hearings
  - None
- Items for Acceptance
  1. **Cicak 2 Boundary Line Revision**
- Discussion Items—None
- Chairman's Report
- Adjournment