



**NORTH  
HUNTINGDON**  
CONNECTED

# PLANNING & ZONING REPORT



**NOVEMBER 2022**

# North Huntingdon Township

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



## North Huntingdon Township Permit Report By Ward 11/01/2022 to 11/30/2022

Permit #	Ward	Type	Category	Contractor	Applicant	Property Address	Est. Cost
<a href="#">19080</a>	1	Storage Building	New Construction	Amcon Inc	Amcon Inc	10355 Johnson Avenue	\$75,000.00
<a href="#">19083</a>	2	Single Family Home	New Construction	Ryan Homes	Ryan Homes	6392 Antonio Drive	\$279,443.00
<a href="#">19073</a>	2	Daycare Center	Commercial Occupancy			9799 Laurel Avenue	\$0.00
<a href="#">19084</a>	4	shed	Accessory Shed- 07	Self	Nico A. & Jordan L. Vecchio	2430 Robbins Station Road	\$10,000.00
<a href="#">19078</a>	4	Solar Panels	Solar Panels	Palmetto Solar LLC	Palmetto Solar LLC	13700 Lincoln Way	\$7,290.00
<a href="#">19079</a>	4	Pool Deck	Addition Deck - 05	Darren Lustt	Darren Lustt	12819 Ridge Road	\$5,000.00
<a href="#">19074</a>	4	Wall Sign- UPMC Rehab	Permanent Sign	American Lighting + Sign		12120 State Route 30	\$1,200.00
<a href="#">19076</a>	5	Solar Panels	Solar Panels	Palmetto Solar LLC	Palmetto Solar LLC	821 Niagara Drive	\$14,280.00
<a href="#">19081</a>	5	12 X 20 Accessory Building	Accessory Build- 07	Pine Creek Structures	Alexander & Elizabeth Whittington	877 Quaker Drive	\$12,131.00
<a href="#">19086</a>	5	Pool Deck	Addition Deck - 05	Brett Hempel	Donald P. & Amy K. Smeltzer	1530 Jennifer Court	\$12,000.00
<a href="#">19075</a>	5	T-Mobile Cell Antenna	Cell Antenna	SNM Wireless LLC		347 Colonial Manor Road	\$15,000.00
<a href="#">19077</a>	5	Solar Panels	Solar Panels	Palmetto Solar LLC	Palmetto Solar LLC	751 Five Pines Road	\$16,000.00
<a href="#">19070</a>	5	Shed	Accessory Shed- 07		Patrick & Christina Arndt	2034 Cornwall Drive	\$1,500.00
<a href="#">19069</a>	6	Billboard	Permanent Sign	True Light Communications	True Light Communications	11631 State Route 30	\$250,000.00
<a href="#">19082</a>	6	Accessory Building	Accessory Build- 07		Anthony G. Jr. & Teresa C. Berardi	940 Northeast Drive	\$12,000.00
<a href="#">19068</a>	6	Patio Roof	Addition	Rise above contracting	Scott E. & Jacqueline McDonald	10686 Martin Drive	\$8,200.00
<a href="#">19085</a>	7	Interior Remodel	Interior Renovation	Andre Splendore		40 Carpenter Lane	\$30,000.00
<a href="#">19087</a>	7	Warehouse building	New Construction	Urban Properties	Urban Properties	1001 Logan Road	\$150,000.00
<a href="#">19088</a>	7	Wall Sign	Permanent Sign	Carls Sign		13660 State Route 30	\$6,000.00
<a href="#">19072</a>	7	Detached Garage	Accessory Garage-04	Metal Building Masters	Scott & Robin Miller	12141 Haywood Road	\$20,000.00
<a href="#">19071</a>	7	Modular Home	New Construction	422 Homes		14370 State Route 993	\$150,000.00
<a href="#">19067</a>	7	Accessory Building	Accessory Build- 07		James V. & Martina A. Mandella	14579 Michael Drive	\$5,900.00

**Total Estimated Cost: \$1,080,944.00**



## Budget Report November 2022

Budget Items	2022 Budget	November 2022	YTD	% YTD	November 2021
Building and Occupancy Permit Fees	\$185,000.00	\$5,361.00	\$236,171.35	127.66%	\$8,752.86
Zoning Hearing Board Application Fees	\$12,000.00	\$600.00	\$6,000.00	50.00%	\$0.00
Planning Commission Application Fees	\$23,000.00	\$0.00	\$25,030.00	108.83%	\$0.00
Non-Conforming Use Permit Fees	\$2,500.00	\$0.00	\$0.00	0.00%	\$0.00
Mechanical Device Fees	\$6,500.00	\$0.00	\$7,700.00	118.46%	\$0.00
Septic Tank Permit Fees	\$500.00	\$0.00	\$0.00	0.00%	\$0.00
Miscellaneous Fees	\$50.00	\$0.00	\$183.25	366.50%	\$140.00
Fee in Lieu for Recreation	\$25,000.00	\$500.00	\$27,500.00	110.00%	\$1,500.00
<b>Total:</b>	<b>\$254,550.00</b>	<b>\$6,461.00</b>	<b>\$302,584.60</b>	<b>118.87 %</b>	<b>\$10,392.86</b>

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

Plan Name	November 2022	Year to Date
Bella Mia	0	0
Brook Haven III	0	0
Brook Haven IV	0	3
Dartmoor Estates III	0	0
Hollybrook	0	2
Legends III	0	0
Mountain Ridge Estates	0	1
Redstone Highlands	0	0
Thomas Farm Acres	0	20
Tuscan Hills IV	0	9
Tuscan Hills V	1	17
Weber Estates	0	0
Willow Glenn III	0	0
Willow Estates I	0	0
Willow Estates II	0	2
Willow Estates III	0	1
Willow Estates IV	0	0
Woodridge Estates I	0	0
Woodridge Estates II	0	2
Villas of Buena Vista	0	1
Off-Site	1	12
<b>Total:</b>	<b>2</b>	<b>70</b>

**New Home Residential Building Permits by Ward**

Ward	November 2022	Year to Date
1	0	5
2	1	27
3	0	26
4	0	3
5	0	3
6	0	4
7	1	2
<b>Total:</b>	<b>2</b>	<b>70</b>

PLANNING COMMISSION MEETING  
DECEMBER 5, 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
  1. S-22-2022: Lyons-Thomas Plan
    - *Proposed subdivision on Pam Court.*
- New Business
  1. S-23-2022: JP Land Holdings Plan 3
    - *Proposed boundary line revision on Clay Pike.*
- Advisory Hearings
  - None
- Items for Acceptance
  - None
- Discussion Items— Comprehensive Plan Update -Tom Kerber
- Chairman's Report
- Adjournment