



**NORTH  
HUNTINGDON**  
CONNECTED

# PLANNING & ZONING REPORT



**FEBRUARY 2023**

# North Huntingdon Township

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



## North Huntingdon Township Permit Report By Ward 02/01/2023 to 02/28/2023

Permit #	Ward	Type	Category	Contractor	Applicant	Property Address	Est. Cost
<a href="#">19151</a>	1	Grading driveway	Grading	self	Stephen W. & Dawn M. Cross	2651 Hahntown Wendel Road	\$200.00
<a href="#">19155</a>	1	In ground pool	Accessory Pool-06	Choice Pools	Jeffrey R. & Jodi L. Weismann	10059 Kingsbury Lane	\$60,000.00
<a href="#">19149</a>	1	Sign Legacy Place	Permanent Sign	Advanced Sign Company	Advanced Sign Company	8489 Country Club Drive	\$32,824.00
<a href="#">19156</a>	1	Pool House	Accessory Build- 07	Beam Contracting	Beam Contracting	10059 Kingsbury Lane	\$96,000.00
<a href="#">19160</a>	1	Deck with Pergola	Addition Deck - 05	Outdoor Smith LLC	Thomas P. & Annamarie A. Liptak	8870 Hilltop Road	\$26,000.00
<a href="#">19166</a>	1	Small Sell Antenna	Cell Antenna	Verizon Wireless		10329 Washington Avenue	\$5,000.00
<a href="#">19167</a>	1	Above Ground Pool	Accessory Pool-06	B&T Installations	Todd C. & Mary J. Grasee	10020 South Avenue	\$2,100.00
<a href="#">19143</a>	1	Solar Panels	Solar Panels	Green Solar Systems LLC	Green Solar Systems LLC	611 Turnpike Street	\$30,000.00
<a href="#">19148</a>	2	Single Family Home	New Construction	Ryan Homes	Ryan Homes	5783 Sabato Drive	\$252,000.00
<a href="#">19147</a>	2	Single Family Home	New Construction	Ryan Homes	Ryan Homes	5827 Sabato Drive	\$349,058.00
<a href="#">19164</a>	2	Demo House	Demolition	William Watson	Marvin L. Dally	231 Main Street	\$0.00
<a href="#">19146</a>	2	Deck with roof	Addition Deck - 05	Charles Zowecki	Richard & Maggie Varhola	10100 Laurel Avenue	\$42,000.00
<a href="#">19158</a>	3	In ground pool	Accessory Pool-06	Westmoreland Pools & Spa	Westmoreland Pools & Spa	11471 Sundae Drive	\$52,000.00
<a href="#">19168</a>	3	Porch Roof	Addition	JP Operations Inc	JP Operations Inc	761 Whitmore Road N	\$2,000.00
<a href="#">19162</a>	3	In ground pool	Accessory Pool-06	Westmoreland Pools & Spa	Jeremiah K. & Aimee Miller	11489 Sundae Drive	\$53,000.00
<a href="#">19159</a>	3	Deck	Addition Deck - 05	Pevarnik Construction	Pevarnik Construction	2249 Trolist Drive	\$7,000.00
<a href="#">19154</a>	3	Home Occupation Insurance Office	Home Occupation			10539 Roseway Blvd	\$0.00
<a href="#">19144</a>	3	In ground pool	Accessory Pool-06	Pool Pros	Pool Pros	661 Peregrine Drive	\$40,000.00
<a href="#">19163</a>	4	Relocate pole sign	Permanent Sign	Chi Signs and design Inc		720 Robbins Station Road	\$2,000.00
<a href="#">19161</a>	4	Above Ground Pool	Accessory Pool-06	David Shaddy	Katherine L. Hartman & Ryan M Reitz	2780 Turner Valley Road	\$2,000.00
<a href="#">19153</a>	4	Small Cell Antenna	Cell Antenna	Verizon Wireless		13040 Ridge Road	\$5,000.00
<a href="#">19152</a>	4	Small Cell Antenna	Cell Antenna	Verizon Wireless		12149 Linshan Drive	\$5,000.00
<a href="#">19165</a>	5	Single Family Home	New Construction	Nyberg Homes	Nyberg Homes	3078 Trafalgar Court	\$512,000.00
<a href="#">787</a>	6	MECH DEVICE				1340 Brownstown Road	\$0.00
<a href="#">19150</a>	6	Above Ground Pool	Accessory Pool-06	B&T Installations	Jason M. & Janice S. Rossi	291 Garden Center Court	\$7,200.00
<a href="#">789</a>	6	MECH DEVICE				11369 Center Highway	\$0.00
<a href="#">19157</a>	7	Bathroom Addition	Interior Renovation	David Gressinger	Elena Deyneka-Dean	484 Sherrick Drive	\$10,000.00
<a href="#">19145</a>	7	HVAC Renovation	HVAC Renovation	CMS NEXTECH	CMS NEXTECH	369 Leger Road	\$11,306.00

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Permit #	Ward	Type	Category	Contractor	Applicant	Property Address	Est. Cost
<a href="#">783</a>	7	MECH DEVICE				14335 State Route 30	\$0.00

**Total Estimated Cost: \$1,603,688.00**



## Budget Report February 2023

Budget Items	2023 Budget	February 2023	YTD	% YTD	February 2022
Building and Occupancy Permit Fees	\$200,000.00	\$6,933.00	\$23,293.00	11.65%	\$15,785.50
Zoning Hearing Board Application Fees	\$4,000.00	\$1,200.00	\$1,800.00	45.00%	\$0.00
Planning Commission Application Fees	\$7,000.00	\$0.00	\$2,400.00	34.29%	\$3,850.00
Mechanical Device Fees	\$8,200.00	\$3,000.00	\$4,900.00	59.76%	\$1,300.00
Miscellaneous Fees	\$100.00	\$0.00	\$25.00	25.00%	\$6.00
Fee in Lieu for Recreation	\$30,000.00	\$2,000.00	\$5,500.00	18.33%	\$2,000.00
<b>Total:</b>	<b>\$249,300.00</b>	<b>\$13,133.00</b>	<b>\$37,918.00</b>	<b>15.21 %</b>	<b>\$22,941.50</b>

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

Plan Name	February 2023	Year to Date
Bella Mia	0	0
Legends III	0	1
Mountain Ridge Estates	0	0
Redstone Highlands	0	0
Stonegate	0	0
Sunset Valley VIII	0	0
Thomas Farm Acres	0	7
Tuscan Hills V	0	0
Tuscan Hills VI	2	3
Tuscan Hills VII	0	0
Tuscan Hills VIII	0	0
Willow Glenn I	0	0
Willow Glenn II	0	0
Willow Glenn III	0	0
Willow Estates I	0	0
Willow Estates II	1	1
Willow Estates III	0	0
Willow Estates IV	0	0
Woodridge Estates II	0	0
Off-Site	0	1
<b>Total:</b>	<b>3</b>	<b>13</b>

**New Home Residential Building Permits by Ward**

Ward	February 2023	Year to Date
1	0	1
2	2	4
3	0	7
4	0	0
5	1	1
6	0	0
7	0	0
<b>Total:</b>	<b>3</b>	<b>13</b>

PLANNING COMMISSION MEETING  
MARCH 6, 2023 @ 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. S-02-2023: Hunt-Merchant Consolidation
    - *Proposed consolidation on Oscar Court.*
- Advisory Hearings
  - None
- Items for Acceptance
  1. Stonegate PRD
  2. Stark Subdivision
- Discussion Items— Comprehensive Plan Update -Tom Kerber
- Chairman's Report
- Adjournment