



PLANNING & ZONING REPORT



JUNE 2023

North Huntingdon Township

11279 Center Highway

North Huntingdon PA, 15642

Phone: 724-863-3806



North Huntingdon Township Permit Report By Ward

06/01/2023 to 06/30/2023

Permit #	Ward	Type	Category	Contractor	Applicant	Property Address	Est. Cost
19302	1	Deck with roof	Addition Deck - 05		Louis J. & Patricia A. Payne	8951 Oak Street	\$2,000.00
19319	1	Deck	Addition Deck - 05	Laurel Valley Decks	Matthew & Heather Thomas	8438 Walthour Drive	\$22,000.00
19306	1	Shed	Accessory Shed- 07	Tuff Shed Inc	Matthew D. & Ashley R. Wasco	1181 Arline Drive	\$4,608.00
19336	1	Demolition of multiple trailers	Demolition	Hill Farm Homes	Lane Court Townhouses LLC	Pennsylvania Avenue	\$0.00
19344	1	Sign replacement Sherwin Williams	Permanent Sign	3 Rivers Sign LLC	3 Rivers Sign LLC	8712 Norwin Avenue	\$2,901.00
19345	1	Sprinkler System	Fire Suppression	J&J Fire Protection	J&J Fire Protection	900 Mills Drive	\$145,000.00
19343	1	Pole Sign	Permanent Sign	Colony Construction LLC	Colony Construction LLC	9111 State Route 30	\$9,500.00
19337	1	Pavilion	Accessory Build- 07	Scaped Outdoors LLC	Scaped Outdoors LLC	7827 Natalie Lane	\$23,777.00
19298	1	In-ground pool	Accessory Pool-06	Westmoreland Pools & Spa	Westmoreland Pools & Spa	7423 Sierra Drive	\$67,963.00
19313	2	Deck	Addition Deck - 05		Kyle & Julie Jespersen	5774 Sabato Drive	\$1,500.00
19305	2	Single Family Home	New Construction	Ryan Homes	Ryan Homes	5797 Sabato Drive	\$345,376.00
19328	2	Demo barn	Demolition	TNT Excavating	Gary J. & Patricia Gregor	2751 Ipnar Road	\$0.00
19332	2	Deck	Addition Deck - 05	Anthony Sacramento	Anthony Sacramento	829 Westchester Drive	\$18,000.00
19312	2	Septic System repair	Septic System		Dennis J. & Helena M. O'Block	2500 Hahntwon Wendel Road	\$0.00
19308	2	Single Family Home	New Construction	Ryan Homes	Ryan Homes	5701 Sabato Drive	\$301,192.00
19299	2	Porch Roof	Addition	Anthony Sacramento	Joseph A. & Ruth A. Noblick	829 Westchester Drive	\$12,000.00
19315	3	Single Family Home	New Construction	RWS Development Co	RWS Development Co	11791 Sundae Drive	\$439,425.00
19320	3	Single Family Home	New Construction	RWS Development Co	RWS Development Co	11926 Sundae Drive	\$611,000.00
19322	3	Deck	Addition Deck - 05		David A. Klipa	12010 McKee Road	\$6,000.00
19324	3	Deck	Addition Deck - 05		Matthew A. & Shirley D. Gentile	11787 Dartmoor Drive	\$10,000.00
19325	3	Detached garage	Accessory Garage-04		Alaina M. Jacobs	11409 Guffey Rillton Road	\$14,000.00
19327	3	Deck	Addition Deck - 05	William Lohr	William Lohr	1922 Haflinger Drive	\$10,000.00
19338	3	Deck	Addition Deck - 05	Bill Meyers	Brandon M. & Ciatrin G. Ferrari	1062 New Hope Drive	\$13,000.00
19340	3	Solar panels	Solar Panels	Palmetto Solar	Palmetto Solar	11706 Percheron Circle	\$30,780.00
19333	3	Single Family Home	New Construction	RWS Development Co	RWS Development Co	7481 Alvina Court	\$560,096.00
19335	3	Single Family Home	New Construction	RWS Development Co	RWS Development Co	11892 Sundae Drive	\$598,873.00
19331	3	Solar panels	Solar Panels	Energy Independent Solutions	Energy Independent Solutions	11690 Sundae Drive	\$40,540.00
19321	3	Deck	Addition Deck - 05	The Construction Factory	The Construction Factory	1036 New Hope Drive	\$75,000.00

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19318	3	Small Cell Antenna	Cell Antenna	Verizon Wireless		1671 Guffey Road	\$5,000.00
19317	3	Accessory Building	Accessory Build- 07		Randolph W. & Tina L. Fait	11999 Waterford Drive	\$10,000.00
19311	3	Deck extension	Addition Deck - 05	Jeffery Prutz	Jeffery Prutz	1525 Robbins Station Road	\$20,000.00
19304	3	Detached patio roof	Accessory Build- 07		William J. & Lindsay M. Bracco	11630 Dennis Circle	\$5,000.00
19323	4	Replace in ground pool	Accessory Pool-06	Credible Pools LLC	Nicholas & Taylor Sarraino	13650 Ridge Road	\$65,000.00
19326	4	Awning	Addition	Bright Covers	Bright Covers	12260 Sedona Drive	\$12,489.00
19334	4	Above ground pool	Accessory Pool-06		Bryan M. & April M. Dull	1034 Rebecca Street	\$16,000.00
19346	4	Shed	Accessory Shed- 07		Sandra L. Harrison	2011 Thomas Drive	\$2,200.00
19342	4	In ground pool	Accessory Pool-06	Pool Pros	Pool Pros	10700 Sophia Court	\$49,000.00
19341	4	Inground Pool		Artistic Pools	Artistic Pools	2257 Bradbury Lane	\$135,000.00
19330	4	Above Ground Pool	Accessory Pool-06		Andrew D. & Katlyn M. Radocay	13299 Ridge Road	\$8,500.00
19316	4	Front porch	Addition	James Nichols	James Nichols	994 Rebecca Street	\$10,000.00
19301	5	Above ground pool	Accessory Pool-06		Dave Phillips	1403 Hedy Lynn Dr	\$900.00
19300	5	Inground pool	Accessory Pool-06	Choice Pools & Hardscapes	Dennis A. Jr. & Sharon L. Wheeler	3282 Yorkshire Drive	\$60,000.00
19309	6	Demolition of porch	Demolition	Parry Custom Homes	Keith R. & Elena M. Parry	10349 State Route 30 / 10370 Center Hwy	\$0.00
19314	6	Above ground pool	Accessory Pool-06		Harley R. Davis & Bailey A. Smith	1210 Brookville Road	\$0.00
19303	6	Solar Panels	Solar Panels	Palmetto Solar	Palmetto Solar	391 Meadow Road	\$14,580.00
19339	7	Roof replacement.	Exterior Renovation	Blair Roofing	Adelphoi	15020 Ardara Road	\$97,600.00
19329	7	Deck	Addition Deck - 05	American Dream Remodeling	American Dream Remodeling	14389 Michael Drive	\$21,644.00
19310	7	Above Ground Pool	Accessory Pool-06		Blaine C. & Lisa M. Raling	3020 June Street	\$439.00
19307	7	Retaining Wall	Retaining Wall	Self	Jaclyn A. Mihalik & Stacey R. Natale	515 Forest Oaks Trail	\$30,000.00

Total Estimated Cost:

\$3,927,883.00

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Budget Report June 2023

Budget Items	2023 Budget	June 2023	YTD	% YTD	June 2022
Building and Occupancy Permit Fees	\$200,000.00	\$14,734.20	\$109,359.80	54.68%	\$31,493.65
Zoning Hearing Board Application Fees	\$4,000.00	\$1,200.00	\$6,000.00	150.00%	\$600.00
Planning Commission Application Fees	\$7,000.00	\$1,710.00	\$28,224.50	403.21%	\$4,400.00
Mechanical Device Fees	\$8,200.00	\$0.00	\$8,000.00	97.56%	\$0.00
Miscellaneous Fees	\$100.00	\$20.00	\$177.00	177.00%	\$0.00
Fee in Lieu for Recreation	\$30,000.00	\$3,000.00	\$16,500.00	55.00%	\$3,500.00
Total:	\$249,300.00	\$20,664.20	\$168,261.30	67.49 %	\$39,993.65

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

Plan Name	June 2023	Year to Date
Bella Mia	0	0
Hollybrook	0	2
Legends III	0	1
Redstone Highlands	0	0
Stonegate	0	0
Sunset Valley VIII	0	0
Thomas Farm Acres	4	18
Tuscan Hills II	0	1
Tuscan Hills V	0	0
Tuscan Hills VI	2	11
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	0	1
Willow Estates III	0	0
Willow Estates IV	0	0
Woodridge Estates II	0	0
Off-Site	0	4
Total:	6	38

New Home Residential Building Permits by Ward

Ward	June 2023	Year to Date
1	0	2
2	2	15
3	4	20
4	0	0
5	0	1
6	0	0
7	0	0
Total:	6	38

PLANNING COMMISSION MEETING
JUNE 26, 2023 @ 7:00 PM
11279 CENTER HIGHWAY
NORTH HUNTINGDON, PA 15642



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-07-2023: Ruble-Pikovsky Line Revision
 - *Proposed boundary line revision in Chestnut Hill Estates.*
 2. S-08-2023: Mayer-Irwin Investors Plan
 - *Proposed boundary line revision between Burger King & Taco Bell.*
 3. S-09-2023: Masters-Lewkowicz Plan
 - *Proposed boundary line revision on Masters Lane.*
 4. S-10-2023: Poirier-Davis Line Revision
 - *Proposed boundary line revision on Wilshire Drive.*
 5. PRD-02-2023: Stonegate
 - *Proposed PRD on Ipnar Road.*
- Advisory Hearings
 - None
- Items for Acceptance
 1. Cleaveland Price Parking Expansion
 2. Lyons-Botti Subdivision
- Discussion Items— None
- Chairman's Report
- Adjournment