



PLANNING & ZONING REPORT



JULY 2023

North Huntingdon Township

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



North Huntingdon Township Permit Report By Ward 07/01/2023 to 07/31/2023

Permit #	Ward	Type	Category	Contractor	Applicant	Property Address	Est. Cost
19361	1	Replacement of existing shed	Accessory Build- 07		Aleica Godor	1144 Fourth Street	\$1,500.00
19359	1	Deck	Addition Deck - 05	John Giolobish	John Giolobish	740 Westminster Drive	\$6,800.00
19355	1	Accessory Building	Accessory Build- 07	Jackson Home Improvement Inc	Jackson Home Improvement Inc	780 Brush Hill Road	\$6,500.00
19358	2	Demolition SFH	Demolition	JP Operations	JP Operations	870 Rose Street	\$0.00
19369	2	Deck	Addition Deck - 05	William Lohr	William Lohr	7001 Gio Drive	\$10,000.00
19374	2	Demolition of SFH	Demolition	Schade Landscaping	Patrick & Amy McManus	7673 Dominick Drive	\$0.00
19356	2	Solar Panels	Solar Panels	Trinity Solar	Trinity Solar	2770 Farm Spur Road	\$61,607.00
19348	2	Porch roofs	Addition		Gavin J. Watters	296 Country Hills Drive	\$6,000.00
19365	3	Single Family Home	New Construction	RWS Development Co	RWS Development Co	7497 Alvina Court	\$450,881.00
19376	3	Home Occupation 30 Three Boutique	Home Occupation			2259 Haflinger Drive	\$0.00
19373	3	Porch Roof	Addition	Zona Construction & Remodeling	Zona Construction & Remodeling	11411 McKee Road	\$18,150.00
19364	3	Deck	Addition Deck - 05		James J. Jr. & Nancy A. Monda	1934 George Court	\$10,000.00
19363	3	Single Family Home	New Construction	Pasquarelli Homes	Pasquarelli Homes	7955 Oscar	\$1,400,000.00
19370	4	Deck	Addition Deck - 05	Philco Builders	Philco Builders	12200 Herold Drive	\$21,500.00
19375	4	Solar Panels	Solar Panels	365 Solar Energy	365 Solar Energy	2551 Robbins Station Road	\$21,402.00
19360	4	Above ground pool	Accessory Pool-06	B&T Installations	Nicholas G. & A. Germaine Krul	12110 Bradley Drive	\$1,360.00
19352	4	Above ground pool	Accessory Pool-06	B&T Installations	Derrick & Alyssa Sargo	12490 Adams Drive	\$6,576.00
19349	4	Interior Remodel SCG Hobby	Interior Renovation	Taylor General Cont. LLC		12120 State Route 30	\$50,000.00
19367	5	Solar Panels	Solar Panels	Palemtto solar	Palemtto solar	1071 Finchley Road	\$24,300.00
19353	5	Single Family Home	New Construction	Grasinger Homes INC	Grasinger Homes INC	1621 Windsor Road	\$308,000.00
19368	6	Deck	Addition Deck - 05	Bernie Wilkins	Bernie Wilkins	221 Christine Drive	\$8,000.00
19371	6	Porch roof	Addition		Stephen T. & Elizabeth M. Racz	12001 Lee Drive	\$1,500.00
19366	6	Deck	Addition Deck - 05	Jeff Stanish	Jeff Stanish	171 Verdant Street	\$10,000.00
19362	6	Porch Roof	Addition	Anthony Sacramento	Anthony Sacramento	531 Charles Drive	\$16,000.00
19354	6	Above ground pool	Accessory Pool-06	Alpine Pools	John L. & Cynthia A. Brentzel Trust	14100 Buchanan Drive	\$35,000.00
19351	6	Inground pool	Accessory Pool-06	Precision Pools	Monica M. Loughner	2130 Northview Drive	\$53,000.00

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19372	7	Patio Roof	Addition	Bright Covers	Bright Covers	8641 Pennsylvania Avenue	\$9,242.00
19357	7	removal of fill from site	Grading	Kerber Contracting Inc	Paul J. & Margaret Samios & Wiese	12801 State Route 30	\$162,000.00
19347	7	Commercial Occupancy	Commercial Occupancy			12801 State Route 30	\$0.00

Total Estimated Cost: \$2,699,318.00



Budget Report July 2023

Budget Items	2023 Budget	July 2023	YTD	% YTD	July 2022
Building and Occupancy Permit Fees	\$200,000.00	\$6,870.50	\$115,889.30	57.94%	\$37,559.00
Zoning Hearing Board Application Fees	\$4,000.00	\$1,800.00	\$7,800.00	195.00%	\$600.00
Planning Commission Application Fees	\$7,000.00	\$17,450.00	\$45,674.50	652.49%	\$350.00
Mechanical Device Fees	\$8,200.00	\$0.00	\$8,000.00	97.56%	\$0.00
Miscellaneous Fees	\$100.00	\$20.00	\$197.00	197.00%	\$20.00
Fee in Lieu for Recreation	\$30,000.00	\$1,500.00	\$18,000.00	60.00%	\$4,000.00
Total:	\$249,300.00	\$27,640.50	\$195,560.80	78.44 %	\$42,529.00

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

Plan Name	July 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	1	19
Tuscan Hills II	0	1
Tuscan Hills V	0	0
Tuscan Hills VI	0	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	1	1
Willow Estates II	0	1
Willow Estates III	0	0
Willow Estates IV	0	0
Woodridge Estates II	1	1
Off-Site	0	4
Total:	3	41

New Home Residential Building Permits by Ward

Ward	July 2023	Year to Date
1	0	2
2	0	15
3	2	22
4	0	0
5	1	2
6	0	0
7	0	0
Total:	3	41

PLANNING COMMISSION MEETING
AUGUST 7, 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
 1. **PRD-02-2023: Stonegate**
 - *Proposed PRD on Ipnar Road.*
- New Business
 1. **S-06-2023/SP-02-2016: Huntingdon Marketplace IV**
 - *Proposed subdivision and office building in Huntingdon Marketplace.*
 2. **S-11-2023: Lyons-Botti Subdivision**
 - *Proposed subdivision on Myers Lane.*
 3. **SP-06-2023: Cleaveland Price Parking Expansion**
 - *Proposed parking lot on State Route 993.*
- Advisory Hearings
 - None
- Items for Acceptance

1. O'Neal Consolidation	6. Tromm Rezoning
2. Godor Consolidation	7. Sunset Valley I Revision 1
3. Costantino Consolidation	8. Willow Estates II Revision 3
4. Zihmer Consolidation	9. Rhodin Subdivision
5. Morgan-Morgan Plan	10. Hamilton Automotive
- Discussion Items— None
- Chairman's Report
- Adjournment