



**NORTH  
HUNTINGDON**  
CONNECTED

# PLANNING & ZONING REPORT



**AUGUST 2023**

# North Huntingdon Township

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



## North Huntingdon Township Permit Report By Ward 08/01/2023 to 08/31/2023

Permit #	Ward	Type	Category	Contractor	Applicant	Property Address	Est. Cost
<a href="#">19392</a>	1	Clear and Strip .15 acres, fill with top soil and complete reclamation	Grading	JP Operations Inc.	Ryan A. & Carina E. Victor	9140 Lakeview Drive	\$5,000.00
<a href="#">19396</a>	1	Deck with roof	Addition Deck - 05		Donald T. & Monica A. Blazwich	1200 Sumac Street	\$10,000.00
<a href="#">19400</a>	1	Automotive repair shop	Commercial Occupancy			9700 Broadway Street	\$0.00
<a href="#">19412</a>	1	Detached Garage	Accessory Garage-04	Beam Contracting	Beam Contracting	7813 Pennsylvania Avenue	\$62,000.00
<a href="#">19386</a>	1	Replacement Accessory Building	Accessory Shed- 07			8621 Walnut Street	\$3,500.00
<a href="#">19383</a>	2	Repair Fire Damage	Repair Damage	Lagorge Contracting	Lagorge Contracting	431 Buttermilk Hollow Road	\$86,500.00
<a href="#">19398</a>	2	Accessory structure	Accessory Shed- 07	Self	Garret & Savannah Johns	7645 Dominick Drive	\$1,500.00
<a href="#">19395</a>	2	Deck	Addition Deck - 05		Steven D. & Dianna M. Reese	7107 Gio Drive	\$5,000.00
<a href="#">19409</a>	2	Deck	Addition Deck - 05	The Premier Decking Company	The Premier Decking Company	5769 Sabato Drive	\$18,100.00
<a href="#">19408</a>	2	Accessory Building	Accessory Build- 07		Michael E. & Barbara A. Hreha	1296 Main Street	\$4,500.00
<a href="#">19394</a>	2	Shed	Accessory Shed- 07		Gregory J. & Alysha M. Haduch	6425 Antonio Drive	\$500.00
<a href="#">19390</a>	2	Single Family Home	New Construction	Royal Penn Homes	Royal Penn Homes	1227 Hillview Drive	\$200,000.00
<a href="#">19388</a>	2	In Ground Pool	Accessory Pool-06	Pool Pros	Pool Pros	5827 Sabato Drive	\$42,000.00
<a href="#">19385</a>	2	Deck	Addition Deck - 05	Jeff Stanish	Jeff Stanish	1228 Giulia Drive	\$20,000.00
<a href="#">19381</a>	2	Deck replacement	Addition Deck - 05		Meghan M. Gornick	10188 Lavonne Drive	\$1,500.00
<a href="#">19403</a>	3	Detached garage		Self		2161 Windgap Drive	\$11,000.00
<a href="#">19391</a>	3	Shed	Accessory Shed- 07	Pine Creek Structures	John G. III & Rachel A. Charney	2194 George Street	\$7,000.00
<a href="#">19405</a>	3	Porch Roof	Addition	David Smith	Michelle C. Hainesworth	2210 Haflinger Drive	\$0.00
<a href="#">19389</a>	3	Inground Pool	Accessory Pool-06	Westmoreland Pools & Spa	Matthew & Sarah Lenart	7509 Alvina Court	\$90,000.00
<a href="#">19380</a>	3	Deck with roof	Addition Deck - 05	Archadeck	Archadeck	11440 Beacon Drive	\$50,000.00
<a href="#">19384</a>	3	Single Family Home	New Construction	RWS Development Co	RWS Development Co	7504 Alvina Court	\$630,939.00
<a href="#">19397</a>	3	Accessory building	Accessory Garage-04		Randal & Nicholas Poirier	12025 Wilshire Drive	\$30,000.00
<a href="#">19399</a>	3	Pool Deck	Addition Deck - 05		Robert J. & Janean Miller	11233 Brokers Lane	\$12,500.00
<a href="#">19379</a>	3	Porch Roof	Addition		Steve & Linda Grindle	11797 Quarterhorse Drive	\$2,000.00
<a href="#">19404</a>	4	Addition	Addition	Integrity Builders LLC	Eric M. & Andrea A. Slavin	870 Whitehead Lane	\$200,000.00
<a href="#">798</a>	4	Mechanical Device				12120 State Route 30	\$0.00
<a href="#">19393</a>	4	Above ground pool	Accessory Pool-06	B&T Installations	Shane A. Koschik	829 Alder Drive	\$1,500.00

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## North Huntingdon Township Permit Report By Ward 08/01/2023 to 08/31/2023

Permit #	Ward	Type	Category	Contractor	Applicant	Property Address	Est. Cost
<a href="#">19401</a>	5	Replace existing deck	Addition Deck - 05		Pamela M. Hedding	1397 Samantha Way	\$10,000.00
<a href="#">19377</a>	5	In Ground Pool	Accessory Pool-06		Pool Pros	1603 Windsor Road	\$48,000.00
<a href="#">19406</a>	6	Repair / replace roof	Repair Damage	Bella Construction	Bella Reality Group	10561 Center Highway	\$40,000.00
<a href="#">19410</a>	6	Commercial occupancy	Commercial Occupancy			11080 Center Highway	\$0.00
<a href="#">19411</a>	6	Commercial Occupancy	Commercial Occupancy			11899 State Route 30	\$0.00
<a href="#">19413</a>	6	Transient Business (Frozen Food Sales)	Transient Business			12209 State Route 30	\$0.00
<a href="#">19407</a>	6	Deck	Addition Deck - 05	Brian Krainbecker	Michael W. & Michelle L. Juricich & Turkowski	11941 Center Street	\$20,000.00
<a href="#">19387</a>	6	Demolition Single Family Home	Demolition		Self	832 Brownstown Road	\$0.00
<a href="#">19402</a>	6	Accessory Building	Accessory Shed- 07		Katelyn A. Donnelly	600 Kimlyn Avenue	\$10,000.00
<a href="#">19382</a>	6	Shed	Accessory Shed- 07		Savanna M. Ludwig & Trevor C. Grace	10901 Old Trail Road	\$0.00
<a href="#">19378</a>	6	Shed	Accessory Shed- 07		Ralph R. II & Linda M. Martin	410 Woodall Avenue	\$1,000.00

**Total Estimated Cost: \$1,624,039.00**



## Budget Report August 2023

Budget Items	2023 Budget	August 2023	YTD	% YTD	August 2022
Building and Occupancy Permit Fees	\$200,000.00	\$13,902.00	\$122,150.30	61.08%	\$30,374.00
Zoning Hearing Board Application Fees	\$4,000.00	\$1,200.00	\$9,000.00	225.00%	\$600.00
Planning Commission Application Fees	\$7,000.00	\$2,750.00	\$46,924.50	670.35%	\$2,950.00
Mechanical Device Fees	\$8,200.00	\$500.00	\$8,500.00	103.66%	\$0.00
Miscellaneous Fees	\$100.00	\$3.00	\$200.00	200.00%	\$6.00
Fee in Lieu for Recreation	\$30,000.00	\$1,000.00	\$18,500.00	61.67%	\$500.00
<b>Total:</b>	<b>\$249,300.00</b>	<b>\$19,355.00</b>	<b>\$205,274.80</b>	<b>82.34 %</b>	<b>\$34,430.00</b>

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

Plan Name	August 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	20
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	0	1
Willow Estates II	0	1
Willow Estates III	0	0
Willow Estates IV	0	0
Woodridge Estates II	0	1
Off-Site	1	5
<b>Total:</b>	<b>2</b>	<b>43</b>

**New Home Residential Building Permits by Ward**

Ward	August 2023	Year to Date
1	0	2
2	1	16
3	1	23
4	0	0
5	0	2
6	0	0
7	0	0
<b>Total:</b>	<b>2</b>	<b>43</b>

PLANNING COMMISSION MEETING  
AUGUST 28, 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
  1. **S-07-2023: Ruble-Pikovsky Line Revision**
    - *Proposed boundary line revision in Chestnut Hill Estates.*
  
- New Business
  1. **S-13-2023: O'Neil Consolidation**
    - *Proposed lot consolidation on Pine Street in Larimer.*
  2. **S-14-2023: Godor Consolidation**
    - *Proposed lot consolidation on Clubview Drive.*
  3. **S-15-2023: Costantino Consolidation**
    - *Proposed consolidation and boundary line revision on Guffey Road.*
  4. **S-16-2023: Zihmer Consolidation**
    - *Proposed lot consolidation on Northwest Drive.*
  5. **S-17-2023: Morgan-Morgan Plan**
    - *Proposed boundary line revision on Scotch Hill Road No. 2.*
  6. **S-18-2023: Sunset Valley I Revision 1**
    - *Proposed consolidation and boundary line revision in Sunset Valley.*
  7. **S-19-2023: Willow Estates II Revision 3**
    - *Proposed reduced setbacks in Willow Estates II & IV.*
  8. **S-20-2023: Rhodin Subdivision**
    - *Proposed residential development west of Altman Farms.*

## 9. RZ-04-2023: Tromm Rezoning

- *Proposed rezoning from R-2 to C-1 on Robbins Station Road.*

- Advisory Hearings

- None

- Items for Acceptance

1. Mesta Electronics Expansion
2. Hamilton Automotive
3. Matta-Summit Subdivision
4. Jackson Subdivision

- Discussion Items— None
- Chairman's Report
- Adjournment