



**NORTH
HUNTINGDON**
CONNECTED

PLANNING & ZONING REPORT



SEPTEMBER 2023

North Huntingdon Township

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



North Huntingdon Township Permit Report By Ward 09/01/2023 to 09/30/2023

Permit #	Ward	Type	Category	Contractor	Applicant	Property Address	Est. Cost
19421	1	Keller Williams Realty Office	Commercial Occupancy			7760 State Route 30	\$0.00
19423	1	Detached Garage	Accessory Garage-04		POC Mark K. & Carol J. Godor	9280 Clubview Drive	\$30,000.00
19425	1	Burger King Rebuild	New Construction		R.J. Shaw Inc	9070 Route 30	\$960,000.00
19431	1	Repair of damage from vehicle accident	Repair Damage			648 Mills Drive	\$6,900.00
19420	1	Demolition	Demolition	Schade Landscaping Inc	Schade Landscaping Inc	9965 Broadway Street	\$0.00
19438	2	Accessory structure	Accessory Shed- 07		Self Minh Ho	964 Fieldstone Drive	\$3,000.00
19442	2	Interior remodel	Interior Renovation		Angelo Bonesio	439 Hahntown Wendel Road	\$5,000.00
19427	2	Replace front porch stoop	Addition		Curtis A. & Roberta L. Pratt	441 Fairwood Drive	\$11,000.00
19430	2	Deck	Addition Deck - 05		The Premier Decking Co	6383 Antonio Drive	\$14,800.00
19415	2	Carport and shed	Accessory Build- 07		Gary E. & Ruth A. Kiesel	230 Belmont Street	\$7,000.00
19426	3	Single Family Home	New Construction		RWS Development Co	11860 Sundae Drive	\$399,854.00
19434	3	Demolition of barn			Robert Reingen	9920 Barnes Lake Road	\$0.00
19436	3	Porch Roof	Addition		Jackson Home Improvement Inc	11811 Quarterhorse Drive	\$3,500.00
19440	3	Inground Pool	Accessory Pool-06		Westmoreland Pools & Spa	11704 Sundae Drive	\$112,000.00
19435	3	Home occupation	Home Occupation			10487 Roseway Blvd	\$0.00
19416	3	Porch Roof	Addition		Tioga Road LLC	11200 - 11326 Tioga Road	\$6,000.00
19432	4	Detached Garage	Accessory Pool-06		Eric J. & Robin N. Corcoran & Albaugh	12470 Lincoln Way	\$21,000.00
19441	4	Deck	Addition Deck - 05		Drew Borst	12280 Herold Drive	\$6,000.00
19429	4	Home Occupation	Home Occupation			12739 Ridge Road	\$0.00
19417	4	Home Occupation	Home Occupation			2153 Greenville Circle	\$0.00
19422	5	Accessory Building	Accessory Build- 07		Tuff Shed Inc	3051 Derby Court	\$10,000.00
19433	5	Deck	Addition Deck - 05		Galloway Construction	1064 Finchley Road	\$12,000.00
19418	5	Inground Pool	Accessory Pool-06		Credible Pools LLC	1974 Cornwall Drive	\$120,987.00
19424	6	Detached Garage	Accessory Garage-04		One Day Inc	10840 Old Trail Road	\$34,883.00
19419	6	Replace retaining wall	Retaining Wall		Ritenour Excavating	10561 Center Highway	\$28,000.00
19414	6	Pool Deck	Addition Deck - 05			1109 Brownstown Road	\$750.00
19439	7	Commercial Occupancy	Commercial Occupancy			12591 State Route 30	\$0.00

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19437	7	Detached Garage	Accessory Garage-04	Alan's Factory Outlet	Marton & Amy Usko	159 Sarah Drive	\$10,445.00
19428	7	Detached garage	Accessory Garage-04		William A. & Stephanie M. Yorty	2505 Scotch Hill Road 2	\$0.00

Total Estimated Cost: \$1,803,119.00



Budget Report September 2023

Budget Items	2023 Budget	September 2023	YTD	% YTD	September 2022
Building and Occupancy Permit Fees	\$200,000.00	\$5,247.00	\$126,612.30	63.31%	\$30,695.50
Zoning Hearing Board Application Fees	\$4,000.00	\$1,800.00	\$10,800.00	270.00%	\$1,200.00
Planning Commission Application Fees	\$7,000.00	\$3,800.00	\$50,724.50	724.64%	\$1,500.00
Mechanical Device Fees	\$8,200.00	\$0.00	\$8,500.00	103.66%	\$0.00
Miscellaneous Fees	\$100.00	\$20.00	\$220.00	220.00%	\$23.00
Fee in Lieu for Recreation	\$30,000.00	\$500.00	\$19,000.00	63.33%	\$6,500.00
Total:	\$249,300.00	\$11,367.00	\$215,856.80	86.59 %	\$39,918.50

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

Plan Name	September 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	21
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	0	5
Total:	1	44

New Home Residential Building Permits by Ward

Ward	September 2023	Year to Date
1	0	2
2	0	16
3	1	24
4	0	0
5	0	2
6	0	0
7	0	0
Total:	1	44



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-21-2023: Matta-Summit Subdivision**
 - *Proposed subdivision on SR30 for placement of a billboard.*
 2. **S-22-2023: Jackson Subdivision**
 - *Proposed subdivision and boundary line revision on Highland Avenue (Irwin).*
 3. **S-12-2023/SP-07/2023: Mesta Electronics Expansion**
 - *Proposed consolidation and building addition on Parker Drive.*
 4. **SP-08-2023: Hamilton Automotive**
 - *Proposed automobile sales on Hamilton Road.*
- Advisory Hearings
 - None
- Items for Acceptance
 1. Thomas Farm Acres Revision 2
 2. Sunset Valley I Revision 2 – Preliminary
 3. Leader Property Plaza – Preliminary
 4. Stonegate PRD – Final
- Discussion Items— None
- Chairman’s Report
- Adjournment