



# PLANNING & ZONING REPORT



OCTOBER 2023

# North Huntingdon Township

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



## North Huntingdon Township Permit Report By Ward 10/01/2023 to 10/31/2023

Permit #	Ward	Type	Category	Contractor	Applicant	Property Address	Est. Cost
<a href="#">19448</a>	1	Sign Irwin Automotive service	Permanent Sign		Soudier Mateo	9700 Broadway Street	\$1,500.00
<a href="#">19453</a>	1	Kitchen remodel	Interior Renovation		St. Joseph Polish Benevolent Society	8621 Walnut Street	\$20,700.00
<a href="#">19457</a>	1	Wall Sign	Permanent Sign	Signstat		25 North Thompson Lane	\$4,557.00
<a href="#">19459</a>	1	In-ground pool	Accessory Pool-06	Pool Pros	Pool Pros	7999 Natalie Lane	\$61,000.00
<a href="#">19465</a>	1	Deck & Front porch roof	Addition	The Construction Company	The Construction Company	700 Altman Street	\$28,000.00
<a href="#">19452</a>	1	Interior remodel	Interior Renovation	Banda Construction	Joseph T. Ryerson & Son Inc	127 Industry Blvd	\$19,865.00
<a href="#">19450</a>	1	Wall Sign	Permanent Sign	Carls Sign		900 Mills Drive	\$5,000.00
<a href="#">19444</a>	1	Inground pool	Accessory Pool-06	Pool Pros	Pool Pros	821 Fifth Street	\$50,000.00
<a href="#">19478</a>	2	Single family home	New Construction	Parry Custom Homes	Parry Custom Homes	7673 Dominick Drive	\$542,314.00
<a href="#">19473</a>	2	Solar Panels	Solar Panels	Palmetto Solar LLC	Palmetto Solar LLC	10370 Lilac Street	\$20,250.00
<a href="#">19474</a>	2	Interior remodel	Commercial Remodel		Norwin School District	10870 & 11091 Mockingbird Drive	\$750,000.00
<a href="#">19461</a>	2	Deck	Addition Deck - 05		Jeremy & Jessica Bramhall	5811 Sabato Drive	\$5,000.00
<a href="#">19454</a>	2	Shed	Accessory Shed- 07	Backyard Products	Eric C. & Heather A. Gardner	7848 Dominick Drive	\$3,800.00
<a href="#">19463</a>	3	On Lot Septic System (Drip)	Septic System		Michael H. & Lindsay A. Fleming	3331 Pinewood Road	\$0.00
<a href="#">19460</a>	3	Pool Deck	Addition Deck - 05	Sokolowski Contracting	Sokolowski Contracting	2531 Lynnrose Drive	\$3,500.00
<a href="#">19469</a>	3	Single Family Home	New Construction	RWS Development Co	Knights Landing Inc	11509 Sundae Drive	\$491,922.00
<a href="#">19475</a>	3	Single Family Home	New Construction	RWS Development Co	RWS Development Co	7454 Alvina Court	\$360,158.00
<a href="#">19479</a>	3	Single Family Home	New Construction	RWS Development Co	RWS Development Co	12013 Sundae Drive	\$568,863.00
<a href="#">19477</a>	3	Single Family Home	New Construction	RWS Development Co	RWS Development Co	12040 Sundae Drive	\$446,351.00
<a href="#">19458</a>	3	Single Family Home	New Construction	RWS Development Co Inc	RWS Development Co Inc	7490 Alvina Court	\$4,438.00
<a href="#">19462</a>	4	Addition	Addition	Ryan Michalok	Ryan Michalok	1881 Northwest Drive	\$260,000.00
<a href="#">19476</a>	4	Deck Replacement	Addition Deck - 05	Ed Wood	Ed Wood	2099 Robbins Station Road	\$44,640.00
<a href="#">19480</a>	4	Porch Roof	Addition	Beam Contracting	Beam Contracting	860 Whitehead Lane	\$65,375.00
<a href="#">19466</a>	4	Above ground Pool	Accessory Pool-06		Michael J. & Julie D. Stettner	12451 St Nikolai Drive	\$500.00
<a href="#">19455</a>	4	Awning	Addition	Bright Covers	William A. & Roberta A. Pritz	12549 Deborah Drive	\$11,950.00
<a href="#">19472</a>	5	Shed	Accessory Shed- 07		Michael & Michele Maurizi	3065 Derby Court	\$4,000.00
<a href="#">19464</a>	5	Commercial occupancy	Commercial Occupancy			11055 Parker Drive	\$0.00
<a href="#">19471</a>	5	Single Family Home	New Construction	Wayne Homes	Wayne Homes	3248 Yorkshire Drive	\$402,600.00

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Permit #	Ward	Type	Category	Contractor	Applicant	Property Address	Est. Cost
<a href="#">19470</a>	5	Sign Kia	Permanent Sign	Carls Sign		12900 State Route 30	\$4,000.00
<a href="#">19449</a>	5	Addition	Addition	American Dream Remodeling	American Dream Remodeling	591 Carpenter Lane	\$135,610.00
<a href="#">19447</a>	6	Wall sign Tobacco and Vape	Permanent Sign	Richard Skuta Signs		10739 State Route 30	\$1,500.00
<a href="#">19451</a>	6	Pole Sign	Permanent Sign	Carls Sign		10561 Center Highway	\$10,000.00
<a href="#">19446</a>	6	Solar Panels	Solar Panels	Suntuity Solar	Suntuity Solar	541 Janet Drive	\$26,260.00
<a href="#">19445</a>	6	Garage Addition	Addition	Northeast Builders & Remodelers	Russ & Karen A. Winwood	12269 Larimer Avenue	\$20,000.00
<a href="#">19483</a>	6	Allstate Insurance	Commercial Occupancy			161 Mountain view Place	\$0.00
<a href="#">19482</a>	6	Detached Garage	Accessory Garage-04		Robert & Cherie O'Neal & Brewer	1140 Pine Street	\$12,302.00
<a href="#">19443</a>	6	Interior Remodel	Interior Renovation	Bella Construction	Bella Construction	10561 Center Highway	\$60,000.00
<a href="#">19481</a>	7	Cochran Collison center	Commercial Occupancy			12671 State Route 30	\$0.00
<a href="#">19468</a>	7	Sign Permit Retro Foam	Permanent Sign	Signs N At		1001 Logan Road	\$2,500.00
<a href="#">19467</a>	7	Pump Station	New Construction	Greenland Construction Inc.	North Huntingdon Township Municipal Authority	3441 Kee Road	\$250,000.00
<a href="#">19456</a>	7	Solar Panels	Solar Panels	Green Rack Contracting	Green Rack Contracting	2855 Scotch Hill Road 2	\$56,364.00

**Total Estimated Cost: \$4,754,819.00**



## Budget Report October 2023

Budget Items	2023 Budget	October 2023	YTD	% YTD	October 2022
Building and Occupancy Permit Fees	\$200,000.00	\$27,509.50	\$154,080.80	77.04%	\$20,836.70
Zoning Hearing Board Application Fees	\$4,000.00	\$0.00	\$10,800.00	270.00%	\$1,200.00
Planning Commission Application Fees	\$7,000.00	\$885.00	\$51,609.50	737.28%	\$2,500.00
Mechanical Device Fees	\$8,200.00	\$0.00	\$8,500.00	103.66%	\$0.00
Miscellaneous Fees	\$100.00	\$40.00	\$260.00	260.00%	\$23.00
Fee in Lieu for Recreation	\$30,000.00	\$3,000.00	\$22,000.00	73.33%	\$4,500.00
<b>Total:</b>	<b>\$249,300.00</b>	<b>\$31,434.50</b>	<b>\$247,250.30</b>	<b>99.18 %</b>	<b>\$29,059.70</b>

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

Plan Name	October 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	5	26
Tuscan Hills II	1	2
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	2
Willow Estates II	0	1
Willow Estates III	0	0
Willow Estates IV	0	0
Woodridge Estates II	0	1
Off-Site	0	5
<b>Total:</b>	<b>7</b>	<b>51</b>

## New Home Residential Building Permits by Ward

Ward	October 2023	Year to Date
1	0	2
2	1	17
3	5	29
4	0	0
5	1	3
6	0	0
7	0	0
<b>Total:</b>	<b>7</b>	<b>51</b>



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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-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