



## PLANNING & ZONING REPORT



**JANUARY 2024**

# North Huntingdon Township

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



## North Huntingdon Township Permit Report By Ward 01/01/2024 to 01/31/2024

Permit #	Ward	Type	Category	Contractor	Applicant	Property Address	Est. Cost
<a href="#">19527</a>	1	Billboard	Permanent Sign	AR Signs		State Route 30	\$10,000.00
<a href="#">19529</a>	1	Clean Car Wash Sign	Permanent Sign	Morrison Sign Company Inc.		8695 State Route 30	\$25,000.00
<a href="#">19533</a>	1	Deck replacement	Addition Deck - 05	Curtis Lapp	Brad S. & Michelle E. Supel	1321 Peachtree Lane	\$29,136.00
<a href="#">19526</a>	1	Sign	Permanent Sign	Custom Signs & Lighting Inc.	Custom Signs & Lighting Inc.	125 Rocky Road	\$19,221.00
<a href="#">777</a>	1	MECH DEVICE				8621 Walnut Street	\$0.00
<a href="#">19531</a>	3	Single Family Home	New Construction	RWS Development Co	RWS Development Co	11810 Sundae Drive	\$441,102.00
<a href="#">19530</a>	3	Single Family Home	New Construction	RWS Development Co	RWS Development Co	7418 Alvina Court	\$405,690.00
<a href="#">19528</a>	3	Solar Panels	Solar Panels	Palmetto Solar Inc	Palmetto Solar Inc	11792 Quarterhorse Drive	\$17,820.00
<a href="#">19523</a>	3	Shed	Accessory Shed- 07	Tuff Shed Inc	Joseph M. Yezovich	11521 Drop Road	\$3,210.00
<a href="#">19534</a>	4	Solar Panels	Solar Panels	Palmetto Solar LLC	Palmetto Solar LLC	13050 Veronica Lane	\$22,680.00
<a href="#">19532</a>	6	Garage demolition	Demolition	Nat Lamolinara	Charles B. & Katherine Chalmers	1249 Brownstown Road	\$0.00
<a href="#">19525</a>	6	Addition	Addition	David Pytlak	Jody A. Pytlak	11632 Scotty Road	\$200,000.00
<a href="#">19524</a>	6	PDS Addition	Commercial Addition	Guardian Construction Management Services Inc	Guardian Construction Management Services Inc	1 Quality Way	\$840,000.00
<a href="#">789</a>	6	MECH DEVICE				11369 Center Highway	\$0.00

**Total Estimated Cost: \$2,013,859.00**



## Budget Report January 2024

Budget Items	2024 Budget	January 2024	YTD	% YTD	January 2023
Building and Occupancy Permit Fees	\$225,000.00	\$10,176.50	\$10,176.50	4.52%	\$17,918.00
Zoning Hearing Board Application Fees	\$10,000.00	\$0.00	\$0.00	0.00%	\$600.00
Planning Commission Application Fees	\$45,000.00	\$1,350.00	\$1,350.00	3.00%	\$2,400.00
Mechanical Device Fees	\$8,800.00	\$1,900.00	\$1,900.00	21.59%	\$1,900.00
Miscellaneous Fees	\$100.00	\$0.00	\$0.00	0.00%	\$25.00
Fee in Lieu for Recreation	\$20,000.00	\$1,000.00	\$1,000.00	5.00%	\$4,000.00
<b>Total:</b>	<b>\$308,900.00</b>	<b>\$14,426.50</b>	<b>\$14,426.50</b>	<b>4.67%</b>	<b>\$26,843.00</b>

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

Plan Name	January 2024	Year to Date
Bella Mia	0	0
Hollybrook	0	0
Legends III	0	0
Redstone Highlands	0	0
Stonegate	0	0
Sunset Valley VIII	0	0
Thomas Farm Acres	2	2
Tuscan Hills II	0	0
Tuscan Hills V	0	0
Tuscan Hills VI	0	0
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	0
Willow Estates III	0	0
Willow Estates IV	0	0
Woodridge Estates II	0	0
Off-Site	0	0
<b>Total:</b>	<b>2</b>	<b>2</b>

**New Home Residential Building Permits by Ward**

Ward	January 2024	Year to Date
1	0	0
2	0	0
3	2	2
4	0	0
5	0	0
6	0	0
7	0	0
<b>Total:</b>	<b>2</b>	<b>2</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-01-2024: Marks Consolidation 2**
    - *Proposed lot consolidation on Johnson Avenue.*
  2. **S-02-2024: Itle 2 Subdivision**
    - *Proposed subdivision on Center Highway.*
- Advisory Hearings
  - None
- Items for Acceptance
  1. **Willow Estates Revision 4**
  2. **Ivanhoe Drive Plan**
  3. **Tuscan Hills V & VI Revision 1**
- Discussion Items— None
- Chairman's Report
- Adjournment