



PLANNING & ZONING REPORT



APRIL 2021

North Huntingdon Township

11279 Center Highway

North Huntingdon PA, 15642

Phone: 724-863-3806



North Huntingdon Township Permit Report By Ward

04/01/2021 to 04/30/2021

Permit #	Ward	Type	Category	Contractor	Applicant	Property Address	Est. Cost
18216	1	In ground pool	Accessory Pool-06	POOL PROS	POOL PROS	874 Bradgate Drive	\$56,100.00
18221	1	In Ground Pool	Accessory Pool-06	RAY`S POOLS	RAY`S POOLS	9981 Foxwood Drive	\$41,591.00
18225	1	Inground Pool	Accessory Pool-06	POOL PROS	POOL PROS	1046 Nottingham Court	\$42,000.00
18228	1	Inground Pool	Accessory Pool-06	Beyonka Pools	James E. & Jessica B. Pierce	1029 Nottingham Court	\$57,000.00
18250	1	Deck Replacement	Addition Deck - 05	Ed Doheny / Allstate builders	Thomas Skowronski ETAL	9669 Don Drive	\$15,850.00
18231	1	Porch Roof	Addition	BEAM CONTRACTING	BEAM CONTRACTING	9909 Kingsbury Lane	\$28,000.00
18272	1	Patio Roof	Addition		Ryan & Alena Mulvehill	9794 Broadway Avenue	\$3,564.00
18280	1	Sign	Permanent Sign		Mad House Ink	7862 State Route 30	\$1,908.00
18289	1	Patio Roof	Addition		William M. Jr. & Diana M. Homer	8030 Gina Drive	\$11,943.00
18291	1	Transient Business	Transient Business		TNT Fireworks	915 Mills Drive	
18279	1	Interior Remodel - Peppermill Restaurant	Interior Renovation	Steve Zumoff	NH Building LLC	8695 State Route 30	\$10,000.00
18278	1	Above Ground Pool	Accessory Pool-06	B&T INSTALLATIONS	Darren & Jennifer Smurphat	1340 Jonah Drive	\$4,349.00
18236	1	Above Ground Pool	Accessory Pool-06	D & S Pool Installers	Kimberly J. Stevens	1816 Sandy Hill Road	\$2,000.00
18215	1	Enclosed Porch	Addition	Donnie Fehl	Damiano Pasqualino	2525 Hahntown Wendel Road	\$50,000.00
18242	1	Inground Pool	Accessory Pool-06	Ryan Bianco	Neal K. Jr. & Tina L. Mechling	823 Bradgate Drive	\$56,000.00
18251	1	Above Ground Pool	Accessory Pool-06	B&T INSTALLATIONS	Thomas Skowronski ETAL	9669 Don Drive	\$5,500.00
18254	1	Shed	Accessory Shed- 07	Tuff Shed Inc	Megan D. Jones	9766 McClellan Street	\$2,368.00
18212	1	Sign	Permanent Sign	Caldwell Signage Solution	Giant Eagle	8901 State Route 30	\$26,300.00
18264	2	Above ground pool	Accessory Pool-06		David L. & Susan C. Street	1331 Clay Pike	\$2,200.00
18285	2	Interior renovations	Interior Renovation	John Henry	John Henry	10580 State Route 30	\$200,000.00
18286	2	8 X 10 shed	Accessory Shed- 07	Tuff Shed Inc	Bart W. & Traci L. Hillwig	9961 Buckingham Place	\$2,900.00
18282	2	In Ground Pool	Accessory Pool-06	WESTMORELAND POOLS & SPA	WESTMORELAND POOLS & SPA	9920 Buckingham Place	\$72,180.00
18262	2	Inground pool	Accessory Pool-06	POOL PROS	POOL PROS	6702 Antonio Drive	\$31,500.00
18270	2	Above Ground Pool	Accessory Pool-06	B&T INSTALLATIONS	Christopher M. & Joy M. Fry	538 Carmelott Street	\$1,500.00
18241	2	Shed	Accessory Shed- 07	Self	John R. & Natalie Sanner	1243 Giulia Drive	\$3,000.00
18257	2	Home Occupation / Flower sales.	Home Occupation		John R. & Natalie Sanner	2804 Harvest Lane	
18260	2	Deck	Addition Deck - 05	Dr Renovations	Kenneth R. Lichtenfels	326 McMahon Road	\$10,780.00

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18240	2	7X7 shed	Accessory Shed- 07		Richard N. & Bridget Reynolds	6566 Antonio Drive	\$750.00
18239	2	deck with roof	Addition Deck - 05	Pril's Enterprises	Pril's Enterprises	1185 Giulia Drive	\$22,000.00
18230	3	Above ground pool	Accessory Pool-06	ALPINE POOLS	Domenic & Lori A. Pellegrino	3120 Dove Drive	\$6,000.00
18284	3	Front porch with roof	Addition		Justin C. & Gina E. Deem	2485 Mickanin Road	\$10,000.00
18266	3	Inground pool	Accessory Pool-06	POOL PROS	POOL PROS	11760 Beacon Drive	\$36,000.00
18277	3	Single Family Home	New Construction	MARONDA HOMES	MARONDA HOMES	7899 Isabella Drive	\$286,229.00
18259	3	Roof over deck.	Addition	Quaker State Construction	Quaker State Construction	11933 Quarterhorse Drive	\$21,600.00
18234	3	Above Ground Pool	Accessory Pool-06	D&C Pool Contractors	James J. & Donaldyn T. Plutto	2138 Haflinger Drive	\$0.00
18224	3	Deck with Roof	Addition Deck - 05	J&S Builders	J&S Builders	11941 Beacon Drive	\$22,750.00
18220	3	Inground Pool	Accessory Pool-06	RAY`S POOLS	RAY`S POOLS	210 Falcon Ridge Drive	\$34,400.00
18235	3	Pasqualino's Interior buildout	Interior Renovation	Paul Pertowski	Pasqualino's Italian Eatery	2021 Clay Pike	\$50,000.00
18247	3	Inground Pool	Accessory Pool-06	Choice Pools & Hardscapes	Jeffrey M. & Jill M. Lenart	11972 Dartmoor Drive	\$48,000.00
18267	3	Pool Deck	Addition Deck - 05		Anthony L. & Christine P. Coletti	11297 Drop Road	\$6,000.00
18290	3	Single Family Home	New Construction	MARONDA HOMES	MARONDA HOMES	1050 New Hope Drive	\$274,689.00
18214	3	Front Porch Roof	Addition	William Lohr	William Lohr	2234 Haflinger Drive	\$2,000.00
18274	4	Inground Pool	Accessory Pool-06	Ryan Bianco	Jon & Michelle Pons	2221 Robbins Station Road	\$71,000.00
18258	4	Inground Pool	Accessory Pool-06	POOL PROS	POOL PROS	12798 Veronica Lane	\$33,500.00
18256	4	In ground pool	Accessory Pool-06	Bianco Custom Pools	Mark & Tara Jordan	12225 Sedona Drive	\$58,200.00
18238	4	Above ground pool	Accessory Pool-06		Amy M. Henry	12289 Linshan Drive	\$1,199.00
18243	4	Shed	Accessory Shed- 07	Self	Anthony I. Jr. Morris	783 Rebecca Street	\$5,200.00
18217	4	Single Family Home	New Construction	NYBERG HOMES	NYBERG HOMES	13995 Ridge Road	\$400,000.00
18261	4	Shed	Accessory Shed- 07	Self	JAAAM Inc.	360 Robbins Station Road	\$5,600.00
18269	4	Detached garage	Accessory Build- 07	Hudoc Garages	Jeffrey I. & Connie Meyers	2200 Mickanin Road	\$25,395.00
18211	4	Deck	Addition Deck - 05		Michele Battiste	12310 Herold Drive	\$2,500.00
18255	5	in ground pool	Accessory Pool-06		Kenneth D. & Kris A. Horvath	543 Colonial Manor Road	\$20,000.00
18249	5	Single Family Home	New Construction	RWS DEVELOPMENT CO	RWS DEVELOPMENT CO	1309 Weber Court	\$564,679.00
18229	5	Replace existing signs	Permanent Sign	CARLS SIGN	Hoovis Auto supply	12490 State Route 30	
18227	5	Remove Load Bearing Walls and Add structural beams.	Interior Renovation	Healey Co	Mark E. & Gretchen A. Madonia	1082 Finchley Road	\$50,000.00

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18292	5	Porch Roof	Addition	JACKSON HOME IMPROVEMENT INC	JACKSON HOME IMPROVEMENT INC	1624 Windsor Road	\$8,000.00
18244	5	Above Ground Pool	Accessory Pool-06	Pine Run Pools & Spas	Jerome R. & Jessica M. Baker & Shearer	270 Pinto Drive	\$5,735.00
18245	5	Interior Remodel	Interior Renovation	Michael Gustanshaw	Daniel & Kaitlin Deninno	1335 Samantha Way	\$5,000.00
18271	5	10 X 12 Accessory Building	Accessory Build- 07		David & Harlee Fisher & Pratt	1345 Samantha Way	\$6,000.00
18210	5	Deck	Addition Deck - 05	Justin Galloway	Justin Galloway	2034 Bernice Drive	\$7,400.00
18287	6	Replace front porch and roof	Addition	Limpert Construction	Limpert Construction	470 Meadow Road	\$9,300.00
18276	6	Single Family Home	New Construction	RWS DEVELOPMENT CO	RWS DEVELOPMENT CO	2300 Morris Avenue	\$399,254.00
18294	6	Above Ground Pool	Accessory Pool-06	Self	David G & Jamie L Bruce	2000 Shaw Street	\$5,086.00
18233	6	Porch roof	Addition	David Etherington	Heather L. Graft	12061 Patton Drive	\$15,500.00
18222	6	Above Ground Pool	Accessory Pool-06	KING COLE POOL	Veronica E. Check	480 Kimlyn Avenue	\$1,200.00
18223	6	Deck addition	Addition Deck - 05	Deck The Yard	Deck The Yard	11520 Scotty Road	\$55,745.00
18273	6	Deck	Addition Deck - 05	Anthony Geraci	Anthony Geraci	10739 Martin Drive	\$25,000.00
18232	6	8 X 12 shed	Accessory Shed- 07		William H. Hock	11668 Scotty Road	\$3,000.00
18252	6	Commercial Occupancy	Commercial Occupancy		Gerken Roofing & Contracting LLC	10664 State Route 30	
18248	6	Single Family Home	New Construction	RWS DEVELOPMENT CO	RWS DEVELOPMENT CO	385 Durst Road	\$368,217.00
18275	6	Single Family Home	New Construction	RWS DEVELOPMENT CO	RWS DEVELOPMENT CO	2100 Morris Avenue	\$341,756.00
18219	6	Single Family Attached	New Construction	RWS DEVELOPMENT CO	RWS DEVELOPMENT CO	9183 Riley Way	\$297,000.00
18293	7	Deck with Roof	Addition Deck - 05	Norwin Contracting	Norwin Contracting	14339 Hiland Place	\$10,000.00
18288	7	Single Family Home	New Construction	Parry Custom Homes	Parry Custom Homes	505 Forest Oaks Trail	\$365,000.00
18246	7	Above Ground Pool	Accessory Pool-06	D&C Pool Contractors	Stephen & Adrienne Weaver	12179 Pinecrest Court	\$1,000.00
18263	7	Modular Addition	Addition		Paul D. & Jennifer McWilliams	501 Williams Lane	\$122,500.00
18265	7	336 sqft accessory structure	Accessory Build- 07	AZ Structures	Thomas Fenty	14650 Winchester Road	\$8,205.00
18281	7	Above Ground Pool	Accessory Pool-06	H & S CONTRACTING	Michael & Amanda Carman	14339 Hiland Place	\$7,200.00
18283	7	Accessory Building / Barn	Accessory Build- 07	Fetterville	Andrew and Alicia Brentzel	1100 Leger Road	\$45,000.00
18268	7	Single wide Mobile Home	New Construction	422 Homes	Walter Munsie	14370 State Route 993	\$78,937.00
18253	7	Demolition	Demolition	Self	Life Site Inc	360 Skellytown Road	\$0.00
18237	7	10 X 12 Accessory building	Accessory Build- 07		Alice Lee	13793 Marven Drive	\$2,000.00

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<u>18226</u>	7	deck	Addition Deck - 05	Bocan's Lawn And Home Maintenance	John H. & Kayleigh Bramhall	13970 Marven Drive	\$8,164.00
<u>18213</u>	7	10 X 14 Accessory Structure	Accessory Build- 07		Christopher A. & Heather J. Gilkey	11111 Scotch Hill Road	\$4,000.00

Total Estimated Cost: **\$5,001,423.00**

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Budget Report April 2021

Budget Items	2021 Budget	April 2021	YTD	% YTD	April 2020
Building and Occupancy Permit Fees	\$185,000.00	\$22,268.00	\$61,641.00	33.32%	\$3,879.50
Zoning Hearing Board Application Fees	\$12,000.00	\$1,350.00	\$2,550.00	21.25%	\$0.00
Planning Commission Application Fees	\$20,000.00	\$8,401.00	\$23,051.00	115.26%	\$0.00
Non-Conforming Use Permit Fees	\$2,500.00	\$105.00	\$1,575.00	63.00%	\$35.00
Mechanical Device Fees	\$5,000.00	\$0.00	\$6,400.00	128.00%	\$0.00
Septic Tank Permit Fees	\$500.00	\$0.00	\$0.00	0.00%	\$0.00
Miscellaneous Fees	\$100.00	\$33.00	\$1,106.00	1106.00%	\$20.00
Fee in Lieu for Recreation	\$21,000.00	\$4,500.00	\$10,500.00	50.00%	\$1,000.00
Total:	\$246,100.00	\$36,657.00	\$106,823.00	43.41 %	\$4,934.50

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

Plan Name	April 2021	Year to Date
Bella Mia	0	0
Brook Haven III	3	3
Brook Haven IV	1	3
Hollybrook	2	5
Legends III	0	0
Mountain Ridge Estates	1	3
Redstone Highlands	0	0
Thomas Farm Acres	0	0
Tuscan Hills III	0	0
Tuscan Hills IV	0	0
Tuscan Hills V	0	0
Weber Estates	1	3
Willow Glenn III	0	0
Willow Estates I	0	0
Willow Estates II	0	0
Willow Estates III	0	1
Willow Estates IV	0	1
Woodridge Estates I	0	0
Woodridge Estates II	0	1
Off-Site	2	4
Total:	10	24

New Home Residential Building Permits by Ward

Ward	April 2021	Year to Date
1	0	2
2	0	0
3	2	6
4	1	3
5	1	5
6	4	4
7	2	4
Total:	10	24

PLANNING COMMISSION MEETING
MAY 3, 2021 @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. SP-02-2021: Urban Properties (1001 Logan Road)
 - *Proposed commercial building at intersection of State Route 30 and Logan Road.*
- New Business
 1. S-08-2021: Palmer Subdivision
 - *Proposed subdivision on Hahntown-Wendel Road.*
 2. S-09-2021: Slavin-Craft Plan
 - *Proposed boundary line revision in Willow Spring Acres.*
 3. S-10-2021: Perz Consolidation
 - *Proposed subdivision on Park Hill Road.*
 4. S-11-2021: Tuscan Hills V & VI
 - *Proposed next subdivision phases in the Tuscan Hills development.*
 5. S-12-2021: Willow Estates II Revision 1
 - *Proposed reduced setbacks in Willow Estates II.*
 6. SP-03-2021: Shorkey KIA Service Center
 - *Proposed service building on existing KIA dealership site.*
- Advisory Hearings
 - None
- Items for Acceptance
 1. Willow Estates IV Lot 4143 Consolidation
 2. Legacy Place LLC Multi-Tenant Building
 3. Shorkey KIA Service Center Lot Consolidation
- Discussion Items—None
- Chairman's Report
- Adjournment