



PLANNING & ZONING REPORT



MAY 2021

North Huntingdon Township

11279 Center Highway

North Huntingdon PA, 15642

Phone: 724-863-3806



North Huntingdon Township Permit Report By Ward

05/01/2021 to 05/31/2021

Permit #	Ward	Type	Category	Contractor	Applicant	Property Address	Est. Cost
18321	1	Interior Remodel - Alepix Relocation	Interior Renovation	TBI Contracting	TBI Contracting	25 North Thompson Lane	\$400,000.00
18336	1	Sign	Permanent Sign	Pittsburgh Sign and Lighting LLC	Kohl's Department Store	88 Rocky Road	\$8,340.00
18340	1	In ground pool	Accessory Pool-06	Pool Pros	Pool Pros	529 Oakcrest Drive	\$43,000.00
18330	1	Demolition	Demolition	Stecko Contracting	Albert J. Bergman	7813 Pennsylvania Avenue	\$0.00
18297	1	Rear Porch Roof	Addition	JACKSON HOME IMPROVEMENT INC	JACKSON HOME IMPROVEMENT INC	1111 Augusta Circle	\$11,000.00
18296	1	Interior Renovations Kidney Center	Interior Renovation		Transitions Health care	8850 Barnes Lake Road	\$120,000.00
18331	2	Single Family Home	New Construction	RYAN HOMES	RYAN HOMES	1045 Giulia Drive	\$311,871.00
18328	2	Single Family Home	New Construction	RYAN HOMES	RYAN HOMES	1015 Giulia Drive	\$230,439.00
18316	2	Patio Awning	Addition	Aged Craft Manufacturing	Jeffrey J. & Diane Kondas & Machens	1029 Hahntown Wendel Road	\$5,600.00
18315	2	In ground pool	Accessory Pool-06	POOL PROS	POOL PROS	7659 Dominick Drive	\$31,900.00
18305	2	Deck	Addition Deck - 05	John Walley	Dale & Theresa Kreller	10068 Deerfield Drive	\$12,000.00
18342	2	Above ground pool	Accessory Pool-06		Scott P. Borst	219 Belmont Street	\$2,000.00
18333	2	Single Family Home	New Construction	RYAN HOMES	RYAN HOMES	7016 Gio Drive	\$280,840.00
18332	2	Single Family Home	New Construction	RYAN HOMES	RYAN HOMES	7017 Gio Drive	\$333,767.00
18295	2	Above ground pool	Accessory Pool-06	Matthew Rossetti	Rooney & Kayla Jordan	607 Cedardale Drive	\$1,600.00
18300	3	Patio Roof	Addition	Mark Culbreath	Mark Culbreath	11609 Salerno Drive	\$11,500.00
18302	3	Single Family Home	New Construction	MARONDA HOMES	MARONDA HOMES	7891 Isabella Drive	\$237,810.00
18304	3	Single Family Home		MARONDA HOMES		1121 New Hope Drive	\$240,583.00
18308	3	Single Family Home	New Construction	MARONDA HOMES	MARONDA HOMES	993 New Hope Drive	\$284,928.00
18310	3	Single Family Home	New Construction	MARONDA HOMES	MARONDA HOMES	976 New Hope Drive	\$284,755.00
18309	3	Single Family Home	New Construction	MARONDA HOMES	MARONDA HOMES	1059 New Hope Drive	\$264,796.00
18317	3	Deck	Addition Deck - 05		Steven Loeffler & Tiffany Piergrossi	11776 Dartmoor Drive	\$1,800.00
18319	3	Porch enclosure	Addition		Scott J. & Caitlin J. Laney	10525 Roseway Blvd.	\$5,000.00
18334	3	Demolition	Demolition	Andy Petras	Mary R. Jurgevich	961 Whitehead Lane	\$0.00
18337	3	Subdivision Sign	Permanent Sign	Bob Werks Concepts	Hollly Brook Subdivision	New Hope Drive	\$4,000.00
18344	3	Single Family Home	New Construction	Maronda Homes	Maronda Homes	1083 New Hope Drive	\$241,001.00
18346	3	Single Family Home	New Construction	Maronda Homes	Maronda Homes	7873 Isabella Drive	\$249,473.00

North Huntingdon Township

11279 Center Highway

North Huntingdon PA, 15642

Phone: 724-863-3806



North Huntingdon Township Permit Report By Ward

05/01/2021 to 05/31/2021

Permit #	Ward	Type	Category	Contractor	Applicant	Property Address	Est. Cost
18348	3	Single Family Home	New Construction	Maronda Homes	Maronda Homes	1047 New Hope Drive	\$289,176.00
18347	3	Deck replacement	Addition Deck - 05		Richard L. & Betty A. Nemeth	1800 Challen Court	\$3,500.00
18345	3	Single Family Home	New Construction	Maronda Homes	Maronda Homes	1062 New Hope Drive	\$309,170.00
18343	3	Single Family Home	New Construction	Maronda Homes	Maronda Homes	1071 New Hope Drive	\$259,992.00
18341	3	Shed	Accessory Shed- 07		Patrick J. Barracough	1868 George Circle	\$1,000.00
18314	3	In ground pool	Accessory Pool-06	POOL PROS	POOL PROS	11720 Beacon Drive	\$36,000.00
18303	3	Single Family Home	New Construction	MARONDA HOMES	MARONDA HOMES	7883 Isabella Drive	\$286,624.00
18329	3	Single Family Home	New Construction	Mike Pasquarelli	Mike & Kayla Pasquarelli	7838 Oscar Court	\$600,000.00
18327	3	In-ground pool	Accessory Pool-06	WESTMORELAND POOLS & SPA	Terry J. & Allison B. Bechtold	2460 Devlin Court	\$47,000.00
18299	3	Deck	Addition Deck - 05		Diane Ozegovich	10356 Roseway Blvd	\$5,000.00
18298	3	Detached Garage	Accessory Garage-04	Hudock Garages	Mark P. & Pamela S. Magness	11071 Belaire Drive	\$25,392.00
38	3	NONCONFORMING			Lewis R. Gainfort	978-1038 Clay Pike	
18350	4	accessory structure	Accessory Build- 07	Self	Mark A. & Lisa S. Lakenan	14100 Oakview Drive	\$5,000.00
18322	4	Installing large diameter corrugated drain pipe at the drainage swale.	Grading	Thomas Fullard	Michael J. & Julie D. Stettner	12451 St Nikolai Drive	\$4,000.00
18338	4	Grading permit (\$837.80) and performance bond (\$6,200.00)	Grading	Colony Holding Management Co. LLC	Joseph A. & Barbara M. Shuster Trust & Bazzone Trust	9030 Lucia Lane	\$837.80
18313	4	Pool Deck	Addition Deck - 05	Chris Lapp	Chris Lapp	11800 Center Street	\$36,975.00
18318	5	Deck	Addition Deck - 05	Jeffery Toler	Jeffery Toler	14120 Wayne Drive	\$19,723.00
18324	5	Above ground pool	Accessory Pool-06	POOL CITY	Todd A. Rikstad	305 Jodie Lane	\$10,000.00
18339	5	Detached Garage	Accessory Garage-04	Self	Kingdom Properties Of South Florida Inc	330 Bethel Road	\$10,000.00
18335	5	In ground pool	Accessory Pool-06	WESTMORELAND POOLS & SPA	WESTMORELAND POOLS & SPA	1312 Samantha Way	\$46,250.00
18325	5	12 X 16 Accessory Building	Accessory Build- 07	Tuff Shed Inc	Robert Briney	14231 Roberta Drive	\$9,000.00
18326	5	80 sqft shed	Accessory Shed- 07		Amanda & Scott Warnick	651 Pettigrew Road	\$1,000.00
18312	5	Above ground pool	Accessory Pool-06		Robert Jr. Miller	1651 Diane Merle Drive	\$3,000.00
18307	5	Single Family Home	New Construction	RWS DEVELOPMENT CO	RWS DEVELOPMENT CO	1186 Weber Court	\$437,000.00
18029	5	Hair Salon	Commercial Occupancy		Salon PS Pennsylvania LLC	12921 Redstone Drive	
18311	6	Above ground pool	Accessory Pool-06	DC Pool Contractors	DC Pool Contractors	548 Chenault Drive	\$4,400.00

North Huntingdon Township

11279 Center Highway

North Huntingdon PA, 15642

Phone: 724-863-3806



North Huntingdon Township Permit Report By Ward

05/01/2021 to 05/31/2021

Permit #	Ward	Type	Category	Contractor	Applicant	Property Address	Est. Cost
18323	6	Above Ground Pool	Accessory Pool-06	B&T INSTALLATIONS	Kevin R. & Jodi M. Schade	160 Charles Drive	\$1,600.00
18349	6	In-ground pool	Accessory Pool-06	Pool Pros	Pool Pros	590 Kingfred Drive	\$40,000.00
23	6	NONCONFORMING			Lewis R. Gainfort	White Street/Old Trail Road	
18320	7	Single Family Home	New Construction	Barry O'Block	David & Julianne Dixon	14114 Winchester Road	\$540,000.00
18306	7	Deck	Addition Deck - 05	Pevarnik Construction	Pevarnik Construction	231 Henry Drive	\$12,000.00
18301	7	Commercial Occupancy	Commercial Occupancy		Nicholas Galdo	1967 State Route 30	

Total Estimated Cost:

\$6,661,642.80

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



Budget Report May 2021

Budget Items	2021 Budget	May 2021	YTD	% YTD	May 2020
Building and Occupancy Permit Fees	\$185,000.00	\$28,382.80	\$90,023.80	48.66%	\$13,856.25
Zoning Hearing Board Application Fees	\$12,000.00	\$8,400.00	\$10,950.00	91.25%	\$0.00
Planning Commission Application Fees	\$20,000.00	\$900.00	\$23,951.00	119.76%	\$0.00
Non-Conforming Use Permit Fees	\$2,500.00	\$70.00	\$1,645.00	65.80%	\$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	\$520.00	\$1,626.00	1626.00%	\$26.00
Fee in Lieu for Recreation	\$21,000.00	\$8,500.00	\$19,000.00	90.48%	\$3,000.00
Total:	\$246,100.00	\$46,772.80	\$153,595.80	62.41 %	\$16,917.25

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

Plan Name	May 2021	Year to Date
Bella Mia	0	0
Brook Haven III	0	3
Brook Haven IV	0	3
Hollybrook	11	16
Legends III	0	0
Mountain Ridge Estates	0	3
Redstone Highlands	0	0
Thomas Farm Acres	0	0
Tuscan Hills III	0	0
Tuscan Hills IV	4	4
Tuscan Hills V	0	0
Weber Estates	1	4
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	1	2
Off-Site	1	5
Total:	18	42

New Home Residential Building Permits by Ward

Ward	May 2021	Year to Date
1	0	2
2	4	4
3	12	18
4	0	3
5	1	6
6	0	4
7	1	5
Total:	18	42

PLANNING COMMISSION MEETING
JUNE 7, 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)
 - o *Proposed commercial building at intersection of State Route 30 and Logan Road.*
 2. S-11-2021: Tuscan Hills V & VI
 - o *Proposed next subdivision phases in the Tuscan Hills development.*
- New Business
 1. S-13-2021: Willow Estates IV Lot 4143 Consolidation
 - o *Proposed consolidation in Willow Estates IV.*
 2. SP-04-2021: Legacy Place LLC
 - o *Proposed multi-tenant building on Country Club Drive.*
- Advisory Hearings
 - o None
- Items for Acceptance
 1. JP Land Holdings Boundary Line Revision
 2. Bittner II Subdivision
- Discussion Items—None
- Chairman's Report
- Adjournment