



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

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<a href="#">18348</a>	3	Single Family Home	New Construction	Maronda Homes	Maronda Homes	1047 New Hope Drive	\$289,176.00
<a href="#">18347</a>	3	Deck replacement	Addition Deck - 05		Richard L. & Betty A. Nemeth	1800 Challen Court	\$3,500.00
<a href="#">18345</a>	3	Single Family Home	New Construction	Maronda Homes	Maronda Homes	1062 New Hope Drive	\$309,170.00
<a href="#">18343</a>	3	Single Family Home	New Construction	Maronda Homes	Maronda Homes	1071 New Hope Drive	\$259,992.00
<a href="#">18341</a>	3	Shed	Accessory Shed- 07		Patrick J. Barraclough	1868 George Circle	\$1,000.00
<a href="#">18314</a>	3	In ground pool	Accessory Pool-06	POOL PROS	POOL PROS	11720 Beacon Drive	\$36,000.00
<a href="#">18303</a>	3	Single Family Home	New Construction	MARONDA HOMES	MARONDA HOMES	7883 Isabella Drive	\$286,624.00
<a href="#">18329</a>	3	Single Family Home	New Construction	Mike Pasquarelli	Mike & Kayla Pasquarelli	7838 Oscar Court	\$600,000.00
<a href="#">18327</a>	3	In-ground pool	Accessory Pool-06	WESTMORELAND POOLS & SPA	Terry J. & Allison B. Bechtold	2460 Devlin Court	\$47,000.00
<a href="#">18299</a>	3	Deck	Addition Deck - 05		Diane Ozegovich	10356 Roseway Blvd	\$5,000.00
<a href="#">18298</a>	3	Detached Garage	Accessory Garage-04	Hudock Garages	Mark P. & Pamela S. Magness	11071 Belaire Drive	\$25,392.00
<a href="#">38</a>	3	NONCONFORMING			Lewis R. Gainfort	978-1038 Clay Pike	
<a href="#">18350</a>	4	accessory structure	Accessory Build- 07	Self	Mark A. & Lisa S. Lakenan	14100 Oakview Drive	\$5,000.00
<a href="#">18322</a>	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
<a href="#">18338</a>	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
<a href="#">18313</a>	4	Pool Deck	Addition Deck - 05	Chris Lapp	Chris Lapp	11800 Center Street	\$36,975.00
<a href="#">18318</a>	5	Deck	Addition Deck - 05	Jeffery Toler	Jeffery Toler	14120 Wayne Drive	\$19,723.00
<a href="#">18324</a>	5	Above ground pool	Accessory Pool-06	POOL CITY	Todd A. Rikstad	305 Jodie Lane	\$10,000.00
<a href="#">18339</a>	5	Detached Garage	Accessory Garage-04	Self	Kingdom Properties Of South Florida Inc	330 Bethel Road	\$10,000.00
<a href="#">18335</a>	5	In ground pool	Accessory Pool-06	WESTMORELAND POOLS & SPA	WESTMORELAND POOLS & SPA	1312 Samantha Way	\$46,250.00
<a href="#">18325</a>	5	12 X 16 Accessory Building	Accessory Build- 07	Tuff Shed Inc	Robert Briney	14231 Roberta Drive	\$9,000.00
<a href="#">18326</a>	5	80 sqft shed	Accessory Shed- 07		Amanda & Scott Warnick	651 Pettigrew Road	\$1,000.00
<a href="#">18312</a>	5	Above ground pool	Accessory Pool-06		Robert Jr. Miller	1651 Diane Merle Drive	\$3,000.00
<a href="#">18307</a>	5	Single Family Home	New Construction	RWS DEVELOPMENT CO	RWS DEVELOPMENT CO	1186 Weber Court	\$437,000.00
<a href="#">18029</a>	5	Hair Salon	Commercial Occupancy		Salon PS Pennsylvania LLC	12921 Redstone Drive	
<a href="#">18311</a>	6	Above ground pool	Accessory Pool-06	DC Pool Contractors	DC Pool Contractors	548 Chenault Drive	\$4,400.00

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

**Total Estimated Cost: \$6,661,642.80**



## 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
<b>Total:</b>	<b>\$246,100.00</b>	<b>\$46,772.80</b>	<b>\$153,595.80</b>	<b>62.41 %</b>	<b>\$16,917.25</b>

**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
<b>Total:</b>	<b>18</b>	<b>42</b>

**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
<b>Total:</b>	<b>18</b>	<b>42</b>

PLANNING COMMISSION MEETING  
JUNE 7, 2021 @7:00 PM  
11279 CENTER HIGHWAY  
NORTH HUNTINGDON, PA 15642



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## 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.*
  2. **S-11-2021: Tuscan Hills V & VI**
    - *Proposed next subdivision phases in the Tuscan Hills development.*
- New Business
  1. **S-13-2021: Willow Estates IV Lot 4143 Consolidation**
    - *Proposed consolidation in Willow Estates IV.*
  2. **SP-04-2021: Legacy Place LLC**
    - *Proposed multi-tenant building on Country Club Drive.*
- Advisory Hearings
  - None
- Items for Acceptance
  1. **JP Land Holdings Boundary Line Revision**
  2. **Bittner II Subdivision**
- Discussion Items—None
- Chairman's Report
- Adjournment