



PLANNING & ZONING REPORT



SEPTEMBER 2021

North Huntingdon Township

11279 Center Highway

North Huntingdon PA, 15642

Phone: 724-863-3806



North Huntingdon Township Permit Report By Ward

09/01/2021 to 09/30/2021

Permit #	Ward	Type	Category	Contractor	Applicant	Property Address	Est. Cost
18515	1	Single family attached	New Construction	RWS Development Co	RWS Development Co	9143 Riley Way	\$362,900.00
18517	1	In-ground pool	Accessory Pool-06	Choice Pools	Choice Pools	10151 Kingsbury Lane	\$70,000.00
18522	1		Accessory Pool-06	Pool Pros	Pool Pros	8120 Brayden Court	\$57,500.00
18525	1	In ground pool	Accessory Pool-06	Pool Pros	Pool Pros	7838 Natalie Lane	\$54,700.00
18529	1	Accessory Building	Accessory Build- 07	JDM Structures	Richard A. & Deann Zorzi	426 Huntingdon Avenue	\$5,000.00
18524	1	Walmart Addition	Addition	Wagner Development Co		915 Mills Drive	\$450,000.00
18520	1	Temporary sign	Temporary Sign			8961 Route 30	\$0.00
18519	1	Spirit Halloween	Transient Business			8961 Route 30	\$0.00
18514	1	Single Family Attached	New Construction	RWS Development Co	RWS Development Co	9153 Riley Way	\$362,900.00
18511	2	Single Family Home	New Construction	Ryan Homes	Ryan Homes	1006 Giulia Drive	\$257,127.00
18518	2	Deck replacement	Addition Deck - 05	Denton Martin		11110-11114 Glenn Drive	\$13,381.00
18532	2	Above Ground Pool	Accessory Pool-06	Pine Creek Structures	John Fleig & Marylou Marino	1060 Hahntown Wendel Road	\$8,000.00
18534	2	Shed	Accessory Shed- 07	Pine Creek Structures	John Fleig & Marylou Marino	1060 Hahntown Wendel Road	\$8,000.00
18533	2	Single Family Home	New Construction	Ryan Homes	Ryan Homes	7033 Gio Drive	\$367,321.00
18512	2	Single family Home	New Construction	Ryan Homes	Ryan Homes	970 Giulia Drive	\$27,395.00
18508	2	Front porch with roof	Addition	Marvin Byler	Donna L. Edinger	550 McMahon Drive	\$10,250.00
18536	3	In ground pool	Accessory Pool-06	Credible Pools LLC	Credible Pools LLC	2113 Belgian Drive	\$75,000.00
18530	3	Single Family Home	New Construction	Maronda Homes	Maronda Homes	7876 Isabella Drive	\$291,902.00
18523	3	Single Family Home	New Construction	Maronda Homes	Maronda Homes	1024 New Hope Drive	\$300,694.00
18521	3	Above ground pool	Accessory Pool-06	B&T Installations	Michael J. & Ashley M. Opel	1976 Haflinger Drive	\$775.00
18527	5	Single Family attached	New Construction	Allstar Homes Inc.	Allstar Homes Inc.	3025 Derby Court	\$370,000.00
18537	5	Front Porch Addition	Addition	Northeast Builders & Remodeler	Northeast Builders & Remodeler	1334 Samantha Way	\$30,000.00
18538	5	Inground pool	Accessory Pool-06	Greensburg Pool Company	Greensburg Pool Company	1319 Weber Court	\$35,000.00
18535	5	Sun Room	Addition	Nyberg Homes	Nyberg Homes	1244 Colt Drive	\$70,000.00
18526	5	Single family attached	New Construction	Allstar Homes Inc.	Allstar Homes Inc.	3013 Derby Court	\$370,000.00
18516	6	Chiropractor	Commercial Occupancy			11599 Parkway Drive	\$0.00
18528	6	Wall Sign	Permanent Sign			11599 Parkway Drive	\$0.00

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18531	6	shed	Accessory Shed- 07	Self		431 Woodall Avenue	\$4,500.00
18513	6	Above ground pool	Accessory Pool-06	B&T Installations	Luther A. & Dawn R. Ward	10831 Airview Drive	\$6,000.00
18509	6	140 sqft accessory building	Accessory Build- 07		Margaret A. Raible	561 Janet Drive	\$1,200.00
18539	7	Shed	Accessory Shed- 07	A Capital Fireplace and Hearth	Judith A. Blasko	250 Old Jacks Run Road	\$6,560.00
18510	7	Deck	Addition Deck - 05	Bocan's Lawn & Home Maintenance	Bocan's Lawn & Home Maintenance	4301 Western Avenue	\$20,197.00

Total Estimated Cost: **\$3,636,302.00**

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Budget Report September 2021

Budget Items	2021 Budget	September 2021	YTD	% YTD	September 2020
Building and Occupancy Permit Fees	\$185,000.00	\$30,005.50	\$179,146.42	96.84%	\$9,429.00
Zoning Hearing Board Application Fees	\$12,000.00	\$0.00	\$12,150.00	101.25%	\$0.00
Planning Commission Application Fees	\$20,000.00	\$0.00	\$30,981.00	154.91%	\$0.00
Non-Conforming Use Permit Fees	\$2,500.00	\$0.00	\$1,645.00	65.80%	\$0.00
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	\$0.00	\$1,731.50	1731.50%	\$120.00
Fee in Lieu for Recreation	\$21,000.00	\$4,000.00	\$35,000.00	166.67%	\$1,000.00
Total:	\$246,100.00	\$34,005.50	\$267,053.92	108.51 %	\$10,549.00

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

Plan Name	September 2021	Year to Date
Bella Mia	0	0
Brook Haven III	0	5
Brook Haven IV	2	7
Hollybrook	2	20
Legends III	0	0
Mountain Ridge Estates	0	4
Redstone Highlands	0	0
Thomas Farm Acres	0	0
Tuscan Hills III	0	1
Tuscan Hills IV	3	17
Tuscan Hills V	0	0
Weber Estates	0	5
Willow Glenn I	0	1
Willow Glenn III	0	0
Willow Estates I	0	1
Willow Estates II	0	1
Willow Estates III	0	3
Willow Estates IV	2	3
Woodridge Estates I	0	0
Woodridge Estates II	0	4
Off-Site	0	13
Total:	9	85

New Home Residential Building Permits by Ward

Ward	September 2021	Year to Date
1	2	8
2	3	18
3	2	25
4	0	5
5	2	14
6	0	8
7	0	7
Total:	9	85

PLANNING COMMISSION MEETING
OCTOBER 4, 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-05-2021: Barnes Lake Animal Hospital
 - *Proposed new use on Barnes Lake Road.*
- New Business
 1. S-21-2021: Nieser Consolidation
 - *Proposed consolidation in Sheridan Terrace.*
 2. S-22-2021: Bittner Revision 2
 - *Proposed subdivision on Farview Drive.*
 3. S-23-2021: Phillip Consolidation
 - *Proposed consolidation on Adams Hill.*
 4. SP-07-2021: Hello World Properties LLC
 - *Proposed new building on Parker Drive.*
- Advisory Hearings
 - None
- Items for Acceptance
 1. Cicak 2 Boundary Line Revision
- Discussion Items—None
- Chairman's Report
- Adjournment