



# PLANNING & ZONING REPORT



DECEMBER 2021

# North Huntingdon Township

11279 Center Highway

North Huntingdon PA, 15642

Phone: 724-863-3806



## North Huntingdon Township Permit Report By Ward

12/01/2021 to 12/31/2021

Permit #	Ward	Type	Category	Contractor	Applicant	Property Address	Est. Cost
<a href="#">18612</a>	1	Single Family Home attached	New Construction	RWS Development Co	RWS Development Co	9133 Riley Way	\$362,900.00
<a href="#">18609</a>	1	In ground pool	Accessory Pool-06	Westmoreland Pools & Spa	Westmoreland Pools & Spa	8030 Gina Drive	\$70,000.00
<a href="#">18614</a>	1	Single Family Home Attached	Nonconforming	RWS Development Co	RWS Development Co	9113 Riley Way	\$362,900.00
<a href="#">18615</a>	1	Single Family Home Attached	New Construction	RWS Development Co	RWS Development Co	9101 Riley Way	\$362,900.00
<a href="#">18613</a>	1	Single Family Home Attached	New Construction	RWS Development Co	RWS Development Co	9123 Riley Way	\$362,900.00
<a href="#">18626</a>	1	Colony Holdings Office	Interior Renovation	RD Harrer Corp	RD Harrer Corp	714 Mills Drive	\$52,904.00
<a href="#">18630</a>	1	Tattoo Shop	Commercial Occupancy			9756 Broadway Street	\$0.00
<a href="#">18629</a>	1	Crumbl Cookie wall sign	Permanent Sign	Carls Sign		714 Mills Drive	\$5,000.00
<a href="#">18627</a>	1	Cell Antenna	New Construction	JDH Contracting		900 Oakside Drive	\$100,000.00
<a href="#">18606</a>	1	Commercial Renovation	Commercial Remodel	TBD		8701-8731 State Route 30	\$195,600.00
<a href="#">18604</a>	2	Single Family Home	New Construction	Ryan Homes	Ryan Homes	7000 Gio Drive	\$286,202.00
<a href="#">18633</a>	2	Single Family Home	New Construction	Ryan Homes	Ryan Homes	7107 Gio Drive	\$241,115.00
<a href="#">18616</a>	2	On lot Drip Irrigation septic system	Septic System		Chadwick H. & Lisa A. Beam	1813 Ipnar Road	\$0.00
<a href="#">18623</a>	2	Norwin Nails Wall Sign	Permanent Sign	Richard Skuta Signs		10630 State Route 30	\$3,000.00
<a href="#">18617</a>	2	Single Family Home	New Construction	Beam Contracting	Chadwick H. & Lisa A. Beam	1813 Ipnar Road	\$405,000.00
<a href="#">18619</a>	2	addition	Addition	H&R Contracting	Joseph C. & Barbara Perri	1180 Hahntown Wendel Road	\$15,000.00
<a href="#">18602</a>	2	Aunt Penny's Tuff Trucks Pole Sign	Permanent Sign	Skuta Signs	Skuta Signs	10580 State Route 30	\$3,800.00
<a href="#">18628</a>	3	Addition and interior remodel BLAH	Addition	Terwisscha Construction Inc		10621 Barnes Lake Road	\$1,504,923.00
<a href="#">18625</a>	3	Porch Roof	Addition	RJ Krautz	Derek J. & Megan L. Tokosh	2258 Haflinger Drive	\$8,500.00
<a href="#">18621</a>	3	Single Family Home	New Construction	Maronda Homes	Maronda Homes	964 New Hope Drive	\$302,823.00
<a href="#">18607</a>	4	Single Family Home	New Construction		Erica R. Tokarsky	12630 Terrie Drive	\$300,000.00
<a href="#">18624</a>	5	Building Shell Hello World	New Construction	Brex Enterprises	Brex Enterprises	11065 Parker Drive	\$300,000.00
<a href="#">18611</a>	5	Single Family Home attached	New Construction	Allstar Homes Inc.	Allstar Homes Inc.	3020 Derby Court	\$370,000.00
<a href="#">18610</a>	5	Single family home attached	New Construction	Allstar Homes Inc.	Allstar Homes Inc.	3010 Derby Court	\$370,000.00
<a href="#">18603</a>	5	120 sqft accessory structure	Accessory Build- 07		John R. & Deborah A. Winebrenner	3003 Trafalgar Court	\$4,229.00
<a href="#">18634</a>	6	Dish Network Cell Antenna	Cell Antenna	Crown Castle Usa Inc		2130 Timothy Road	\$20,000.00
<a href="#">18622</a>	6	Solar Panels	Solar Panels	Greenbrilliance LLC	Greenbrilliance LLC	10757 Airview Drive	\$25,000.00

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**12/01/2021 to 12/31/2021**

Permit #	Ward	Type	Category	Contractor	Applicant	Property Address	Est. Cost
<a href="#"><u>18601</u></a>	6	Garage	Addition	Pine Creek Structures	Scott E. & Jacqueline McDonald	10686 Martin Drive	\$11,042.00
<a href="#"><u>18618</u></a>	6	Demo House	Demolition		JAAAM Inc	11187 Larwin Lane	\$0.00
<a href="#"><u>18620</u></a>	6	Front Porch Roof	Addition	Mark Culbreath	Mark Culbreath	10884 Carlson Drive	\$9,300.00
<a href="#"><u>18600</u></a>	6	Pizza Marsala Interior renovations	Interior Renovation	Mike Stevenson	Eminem Enterprises LLC	11671 State Route 30	\$45,000.00
<a href="#"><u>18632</u></a>	7	Demo Trailer #108	Commercial Occupancy		Malcom / Bruce Hamilton LTD	101-120 Kansas Lane	\$0.00
<a href="#"><u>18631</u></a>	7	Demo Trailer #105	Demolition		Malcom / Bruce Hamilton LTD	101-120 Kansas Lane	\$0.00
<a href="#"><u>18608</u></a>	7	Demo Detached Garage	Accessory Garage-04	Massarelli Demolition	Massarelli Demolition	4111 Fundistown Road	\$0.00
<a href="#"><u>18605</u></a>	7	Dome Mobile Home	Demolition	Melvin Provance		101-120 Kansas Lane	\$0.00

**Total Estimated Cost:** **\$6,100,038.00**

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## Budget Report December 2021

Budget Items	2021 Budget	December 2021	YTD	% YTD	December 2020
Building and Occupancy Permit Fees	\$185,000.00	\$30,245.62	\$227,119.90	122.77%	\$11,573.27
Zoning Hearing Board Application Fees	\$12,000.00	\$0.00	\$12,750.00	106.25%	\$0.00
Planning Commission Application Fees	\$20,000.00	\$4,300.00	\$37,281.00	186.41%	\$450.00
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	\$500.00	\$500.00	100.00%	\$0.00
Miscellaneous Fees	\$100.00	\$20.00	\$1,934.50	1934.50%	\$269.05
Fee in Lieu for Recreation	\$21,000.00	\$4,000.00	\$42,500.00	202.38%	\$2,000.00
Total:	\$246,100.00	\$39,065.62	\$330,130.40	134.14 %	\$14,292.32

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

Plan Name	December 2021	Year to Date
Brook Haven III	0	5
Brook Haven IV	4	11
Dartmoor Estates III	0	1
Hollybrook	1	23
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	2	24
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	5
Woodridge Estates I	0	0
Woodridge Estates II	0	4
Off-Site	2	17
<b>Total:</b>	<b>11</b>	<b>106</b>

## New Home Residential Building Permits by Ward

Ward	December 2021	Year to Date
1	4	12
2	3	27
3	1	29
4	1	7
5	2	16
6	0	8
7	0	7
<b>Total:</b>	<b>11</b>	<b>106</b>

PLANNING COMMISSION MEETING  
JANUARY 10, 2022 @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
- Ratify email vote for acceptance item in December
- Citizens Input
- Old Business
  - None
- New Business
  1. S-25-2021: Tomasic Consolidation
    - *Proposed consolidation on Woodside Road.*
- Advisory Hearings
  - Kenny Ross Mazda site plan alterations
- Items for Acceptance
  1. Thomas Farm Acres Revision 1
- Discussion Items—None
- Chairman's Report
- Adjournment