



PLANNING & ZONING REPORT



APRIL 2022

North Huntingdon Township

11279 Center Highway

North Huntingdon PA, 15642

Phone: 724-863-3806



North Huntingdon Township Permit Report By Ward

04/01/2022 to 04/30/2022

| Permit # | Ward | Type | Category | Contractor | Applicant | Property Address | Est. Cost |
|-----------------------|------|---|---------------------|--------------------|-----------------------------------|----------------------------|--------------|
| 18732 | 1 | Sign | Permanent Sign | Accel Signs Group | | 8755 Norwin Avenue | \$12,500.00 |
| 18734 | 1 | Deck | Addition Deck - 05 | Justin Galloway | Justin Galloway | 860 Linmor Drive | \$16,245.00 |
| 164 | 1 | House in commercial district | | | Lincoln Corner Plaza LLC | 7671 State Route 30 | \$0.00 |
| 18754 | 1 | Verizon Cell Antenna | Cell Antenna | Cross Roads Group | | 900 Oakside Drive | \$20,000.00 |
| 18759 | 1 | Accessory building | Accessory Build- 07 | | Jason T. & Deborah A. Crock | 8986 Delaware Avenue | \$7,800.00 |
| 166 | 1 | Non-conforming billboard (non-conforming Lamar billboard; Lamar Inc., 740 Trumbull Drive, Pittsburgh, PA 15605; 412-722-0200; Martha Jameson; mJameson@lamar.com; lamar.com/pittsburgh) | | | | Highland Avenue | \$0.00 |
| 165 | 1 | Billboard on Industrial property. I believe it is a permitted use without special exception. | | | Lamar Advertising | Broadway Street | \$0.00 |
| 18764 | 1 | Hair Salon - Home occupation | Home Occupation | | Alison M. Maughan | 1320 First Street | \$0.00 |
| 18743 | 1 | 11X13 Gazelbo | Accessory Build- 07 | | Robert A. II & Susanna Rizzo | 1321 Jasper Drive | \$1,800.00 |
| 18742 | 1 | Garage additon | Addition | | Nicholas G. Costa | 7711 Kifer Lane | \$10,000.00 |
| 778 | 1 | MECH DEVICE | | | | 915 Mills Drive | \$0.00 |
| 18741 | 2 | Accessory Structure | Accessory Shed- 07 | Self | Gordon E. & Sharon Palmer | 471 Buttermilk Hollow Road | \$2,000.00 |
| 18747 | 2 | Single Family Home | New Construction | Ryan Homes | Ryan Homes | 7097 Gio Drive | \$292,498.00 |
| 18740 | 2 | Above Ground pool | Accessory Pool-06 | | Garrett & Tabitha Riggs | 480 Lily Street | \$1,000.00 |
| 83 | 2 | Billboard on R-2 with home (non-conforming Lamar billboard; Lamar Inc., 740 Trumbull Drive, Pittsburgh, PA 15605; 412-722-0200; Martha Jameson; mJameson@lamar.com; lamar.com/pittsburgh) | | | Charles E. Sr. & Regina C. Bazala | 319 Main Street | \$0.00 |
| 18746 | 3 | Solar Panel | Solar Panels | Palmetto Solar | Palmetto Solar | 2130 Belgian Drive | \$20,000.00 |
| 18748 | 3 | Above ground pool | Accessory Pool-06 | Alpine Pools | Jeffrey & Shannon Zimmerman | 2103 Haflinger Drive | \$1,000.00 |
| 18752 | 3 | Free Standing Patio Roof | Accessory Build- 07 | Matthew DiBernardo | Matthew DiBernardo | 12000 Dartmoor Drive | \$7,848.00 |

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| 18760 | 3 | Deck | | Marty's Window Cleaning & Home Service | | 1050 New Hope Drive | \$31,500.00 |
| 18766 | 3 | Gazebo | Accessory Build- 07 | | Nicholas F. & Casey E. Castle | 10240 Roseway Blvd | \$2,000.00 |
| 18767 | 3 | Deck with roof | Addition Deck - 05 | | Joseph C. & Toni M. Cavallaro | 3181 Guffey Road | \$12,000.00 |
| 18765 | 3 | Deck | Addition Deck - 05 | Dutchman Decks | Dutchman Decks | 2150 Haflinger Drive | \$10,000.00 |
| 18756 | 3 | Replacement Deck | Addition Deck - 05 | Curtis Lapp | Curtis Lapp | 680 Peregrine Drive | \$20,720.00 |
| 18763 | 3 | Deck | Addition Deck - 05 | | Maronda Homes LLC | 7873 Isabella Drive | \$10,000.00 |
| 18755 | 3 | Single Family Home | New Construction | Pasquarelli Property Management | Pasquarelli Property Management | 7865 Oscar Court | \$1,511,779.00 |
| 18737 | 3 | Above ground pool | Accessory Pool-06 | | Eric D. & Jennifer L. Queen | 750 Peregrine Drive | \$1,000.00 |
| 18733 | 3 | Pool Deck | Addition Deck - 05 | William Lohr | William Lohr | 1976 Haflinger Drive | \$10,000.00 |
| 18753 | 4 | Addition | Addition | AJM Contracting | AJM Contracting | 2434 Myers Lane | \$283,000.00 |
| 18723 | 4 | Solar Panels | Solar Panels | Palmetto Solar | Palmetto Solar | 13730 Lincoln Way | \$14,400.00 |
| 18762 | 4 | Deck | Addition Deck - 05 | BZ Construction | BZ Construction | 895 Alder Drive | \$19,157.00 |
| 18758 | 4 | Above Ground Pool | Accessory Pool-06 | B&T Installations | B&T Installations | 2730 Coulterville Road | \$6,259.00 |
| 18757 | 4 | Deck | Addition Deck - 05 | James Garris | James Garris | 12818 Veronica Lane | \$13,000.00 |
| 18726 | 4 | Accessory Pool Deck | Accessory Structure | Self | Phillip J. & Norma J. Novak | 12249 Roth Drive | \$5,000.00 |
| 18722 | 4 | Above pool replacement | Accessory Pool-06 | B&T Installations | William & Danielle Bernard & Kelly | 12260 Roth Drive | \$1,385.00 |
| 18728 | 5 | Commercial Occupancy | Commercial Occupancy | | | 12814 State Route 30 | \$0.00 |
| 18761 | 5 | shed | Accessory Shed- 07 | Self | George J. & Catherine L. Karabin | 2035 Cornwall Drive | \$700.00 |
| 18739 | 5 | Accessory Building | Accessory Build- 07 | | Brandon R. & Natalie R. Boehm | 1353 Samantha Way | \$20,000.00 |
| 18731 | 5 | Addition | Addition | Northeast Builders & Remodeler | Northeast Builders & Remodeler | 260 Cherry Lane | \$160,000.00 |
| 18750 | 5 | Enclosed Porch | Addition | NGS Construction | NGS Construction | 1241 Craig Drive | \$35,950.00 |
| 796 | 5 | mechanical device | | | | 12970 State Route 30 | \$0.00 |
| 18768 | 6 | Shed | Accessory Shed- 07 | Heartland | Gerald & Paulette Reed | 451 Whitney Chase Drive | \$3,041.00 |

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| 168 | 6 | Non-Conforming Billboard (non-conforming Lamar billboard; Lamar Inc., 740 Trumbull Drive, Pittsburgh, PA 15605; 412-722-0200; Martha Jameson; mJameson@lamar.com; lamar.com/pittsburgh) | | | | 11639 Parkway Drive | \$0.00 |
| 169 | 6 | Non-Conforming billboard (non-conforming Lamar billboard; Lamar Inc., 740 Trumbull Drive, Pittsburgh, PA 15605; 412-722-0200; Martha Jameson; mJameson@lamar.com; lamar.com/pittsburgh) | | | | Center Highway/State Route 30 | \$0.00 |
| 167 | 6 | Non-Conforming Billboard (non-conforming Lamar billboard; Lamar Inc., 740 Trumbull Drive, Pittsburgh, PA 15605; 412-722-0200; Martha Jameson; mJameson@lamar.com; lamar.com/pittsburgh) | | | | 10960 Center Highway | \$0.00 |
| 18738 | 6 | Single Family Home | New Construction | Nyberg Homes | Nyberg Homes | 1026 Meadow Road | \$468,000.00 |
| 18730 | 6 | Grading | | KDH Engineers | KDH Engineers | 1026 Meadow Road | \$0.00 |
| 18729 | 6 | Pole Sign | Permanent Sign | Sign Stat | Sign Stat | 11317 State Route 30 | \$56,000.00 |
| 18749 | 6 | Above ground pool | Accessory Pool-06 | B&T Installations | Robert C. & Lori A. Painter | 10897 Carlson Drive | \$4,419.00 |
| 18751 | 6 | Above ground pool | Accessory Pool-06 | | Jason & Jamie Miller | 1921 Shaw Street | \$1,000.00 |
| 18745 | 6 | Cell Antenna Replacement T-Mobile | Cell Antenna | Crown Castle Usa Inc | | 2130 Timothy Road | \$15,000.00 |
| 18744 | 6 | Above ground pool | Accessory Pool-06 | | Michelle A. Del Signore | 11200 Larwin Lane | \$7,700.00 |
| 58 | 6 | NONCONFORMING--Billboard This billboard is on Lamar's list; Lamar Inc., 740 Trumbull Drive, Pittsburgh, PA 15605; 412-722-0200; Martha Jameson; mJameson@lamar.com; lamar.com/pittsburgh | | | Jody Inc | 11000 & 11020 Center Highway | \$0.00 |
| 18736 | 7 | Accessory Structure | Accessory Structure | Self | Denny G. Luce | 292 Hannah Drive | \$1,000.00 |
| 163 | 7 | House in Industrial zone | | | Lindsay K. Wright | 13221 Ardara Road | \$0.00 |

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| 171 | 7 | Non-Conforming Billboard (non-conforming Lamar billboard; Lamar Inc., 740 Trumbull Drive, Pittsburgh, PA 15605; 412-722-0200; Martha Jameson; mJameson@lamar.com; lamar.com/pittsburgh) | | | | State Route 30 | \$0.00 |
| 18735 | 7 | Deck | Addition Deck - 05 | Justin Galloway | Justin Galloway | 14480 Wisperwood Court | \$16,245.00 |
| 162 | 7 | House in industrial zone. | | | Jaime Wright | 13225 Ardara Road | \$0.00 |
| 18727 | 7 | Shed | Accessory Shed- 07 | | Self Randal K. & Cynthia L. Reece | 71 Bonnie Drive | \$3,800.00 |
| 62 | 7 | NONCONFORMING Mobile Home park since 1940's (non-conforming Lamar billboard; Lamar Inc., 740 Trumbull Drive, Pittsburgh, PA 15605; 412-722-0200; Martha Jameson; mJameson@lamar.com; lamar.com/pittsburgh) | | | | Leger Road | \$0.00 |

Total Estimated Cost: **\$3,136,746.00**

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Budget Report April 2022

| Budget Items | 2022 Budget | April 2022 | YTD | % YTD | April 2021 |
|---------------------------------------|--------------|-------------|-------------|---------|-------------|
| Building and Occupancy Permit Fees | \$185,000.00 | \$8,698.00 | \$70,433.50 | 38.07% | \$22,268.00 |
| Zoning Hearing Board Application Fees | \$12,000.00 | \$1,200.00 | \$1,200.00 | 10.00% | \$1,350.00 |
| Planning Commission Application Fees | \$23,000.00 | \$2,540.00 | \$10,380.00 | 45.13% | \$8,401.00 |
| Non-Conforming Use Permit Fees | \$2,500.00 | \$0.00 | \$0.00 | 0.00% | \$105.00 |
| Mechanical Device Fees | \$6,500.00 | \$500.00 | \$7,700.00 | 118.46% | \$0.00 |
| Septic Tank Permit Fees | \$500.00 | \$0.00 | \$0.00 | 0.00% | \$0.00 |
| Miscellaneous Fees | \$50.00 | \$0.25 | \$106.25 | 212.50% | \$33.00 |
| Fee in Lieu for Recreation | \$25,000.00 | \$1,000.00 | \$7,500.00 | 30.00% | \$4,500.00 |
| Total: | \$254,550.00 | \$13,938.25 | \$97,319.75 | 38.23 % | \$36,657.00 |

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

| Plan Name | April 2022 | Year to Date |
|------------------------|------------|--------------|
| Bella Mia | 0 | 0 |
| Brook Haven III | 0 | 0 |
| Brook Haven IV | 0 | 2 |
| Dartmoor Estates III | 0 | 0 |
| Legends III | 0 | 0 |
| Mountain Ridge Estates | 0 | 0 |
| Redstone Highlands | 0 | 0 |
| Thomas Farm Acres | 0 | 0 |
| Tuscan Hills III | 0 | 0 |
| Tuscan Hills IV | 1 | 9 |
| Tuscan Hills V | 0 | 0 |
| Weber Estates | 0 | 0 |
| Willow Glenn III | 0 | 0 |
| Willow Estates I | 0 | 0 |
| Willow Estates II | 0 | 0 |
| Willow Estates III | 0 | 0 |
| Willow Estates IV | 0 | 0 |
| Woodridge Estates I | 0 | 0 |
| Woodridge Estates II | 1 | 2 |
| Villas of Buena Vista | 0 | 1 |
| Off-Site | 1 | 5 |
| Total: | 3 | 19 |

New Home Residential Building Permits by Ward

| Ward | April 2022 | Year to Date |
|---------------|------------|--------------|
| 1 | 0 | 3 |
| 2 | 1 | 10 |
| 3 | 1 | 2 |
| 4 | 0 | 1 |
| 5 | 0 | 0 |
| 6 | 1 | 3 |
| 7 | 0 | 0 |
| Total: | 3 | 19 |

PLANNING COMMISSION MEETING
MAY 2, 2022 @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
 - None
- New Business
 1. CU-02-2022: Helzlsouer Backyard Chicken Keeping
 - *Proposed conditional use of chicken keeping on Adams Drive.*
 2. S-08-2022: Penrod-Walley Plan
 - *Proposed boundary line revision on Veronica Lane.*
- Advisory Hearings
 - None
- Items for Acceptance
 1. Hamilton Rezoning
 2. Brook Haven IV Revision 1
 3. JP Land Holdings Plan 2
 4. Craycraft/Charney-Shuster Plan
- Discussion Items—None
- Chairman's Report
- Adjournment