



PLANNING & ZONING REPORT



JUNE 2022

North Huntingdon Township

11279 Center Highway

North Huntingdon PA, 15642

Phone: 724-863-3806



North Huntingdon Township Permit Report By Ward

06/01/2022 to 06/30/2022

Permit #	Ward	Type	Category	Contractor	Applicant	Property Address	Est. Cost
18827	1	Porch Roof	Addition	Jake Vargo	Terry R. & Bonnie L. Bechtold	1240 Arline Drive	\$4,000.00
18821	1	Addition	Addition	Anthony Sacramento	Anthony Sacramento	1083 Toby Street	\$65,000.00
18828	1	Interior Remodel Tropical Smoothie	Interior Renovation	RDHC Corp		714 Mills Drive	\$117,500.00
18833	1	Sign, Tropical Smoothie	Permanent Sign	Advanced Sign Company		714 Mills Drive	\$10,000.00
18837	1	Pergola	Addition	Reliable General Contractors	Reliable General Contractors	751 Elliot Lane	\$18,000.00
18840	1	Addition	Addition	Beam Contracting	Beam Contracting	470 Ashton Court	\$640,000.00
18832	1	Demo House	Demolition	Lutterman Excavation	Lincoln Corner Plaza LLC	7671 State Route 30	\$0.00
18830	1	Above ground pool and hot tub	Accessory Pool-06	B&T Installations	Michael P. & Tara L. Zawodni	1714 Amy Lane	\$7,725.00
18852	1	Single Family Home	New Construction	RWS Development Co	RWS Development Co	2501 Morris Avenue	\$490,550.00
18857	1	Solar Panels	Solar Panels	Palmetto Solar	Palmetto Solar	8951 Broadway Street	\$0.00
18861	1	Detached garage	Accessory Garage-04	Justin Klipa	George E. & Patricia A. Klipa	1030 Toby Street	\$30,000.00
18829	1	Interior remodel	Interior Renovation	FABO		8755 Norwin Avenue	\$150,000.00
18814	1	Foundation Wall	Repair Damage	Pecenzo Construction	Christopher J. & Jessica M. Rindt	8455 Liberty Avenue	\$5,500.00
18844	2	In ground pool	Accessory Pool-06	Pool Pros	Pool Pros	1015 Giulia Drive	\$60,900.00
18849	2	Roofing Project	Commercial Remodel	TBD	TBD	10870 & 11091 Mockingbird Drive	\$1,700,000.00
18866	2	Home Occupation	Home Occupation		Mark & Kiersten Lehner	1229 Giulia Drive	\$0.00
18838	2	Shed	Accessory Shed- 07		Parag & Mithila Bedekar	7760 Dominick Drive	\$1,500.00
18836	2	Shed	Accessory Shed- 07			1 Main Street	\$7,200.00
18835	2	Pool Deck	Addition Deck - 05	Booher Construction	Booher Construction	531 Greenfield Court	\$14,520.00
18845	3	In ground pool	Accessory Pool-06	Precision Pools	Michael A. & Amanda M. Strevig	12515 Carmichael Circle	\$48,500.00
18847	3	Solar Panels	Solar Panels	Palmetto Solar	Palmetto Solar	1807 Ivanhoe Drive	\$21,600.00
18851	3	Single Family Home	New Construction	RWS Development Co	RWS Development Co	11489 Sundae Drive	\$535,007.00
18854	3	Deck with roof	Addition Deck - 05	Decked out By Don	Decked out By Don	11783 Quarterhorse Drive	\$35,000.00
18859	3	Accessory Garage	Accessory Garage-04	Self	Lori J. Powanda	200 Falcon Ridge Drive	\$22,000.00
18862	3	Single Family Home	New Construction	RWS Development Co	RWS Development Co	11471 Sundae Drive	\$452,242.00
18865	3	Single Family Home	New Construction	RWS Development Co	RWS Development Co	12055 Sundae Drive	\$500,791.00
18864	3	Single Family Home	New Construction	RWS Development Co	RWS Development Co	11553 Sundae Drive	\$513,000.00

North Huntingdon Township

11279 Center Highway

North Huntingdon PA, 15642

Phone: 724-863-3806



North Huntingdon Township Permit Report By Ward

06/01/2022 to 06/30/2022

Permit #	Ward	Type	Category	Contractor	Applicant	Property Address	Est. Cost
18858	3	Above Ground Pool	Accessory Pool-06	Valley Pools	Frank & Sandra A. Sabados & Walker	2210 Lancelot Drive	\$900.00
18856	3	Deck	Addition Deck - 05		Matthew A. & Lauren Walko & Kurtz	11359 James Street	\$10,000.00
18850	3	Single Family Home	New Construction	RWS Development Co	RWS Development Co	11504 Sundae Drive	\$432,383.00
18842	3	Inground Pool	Accessory Pool-06	Self	Timothy J. & Brooke D. Turner	12060 Beacon Drive	\$21,000.00
18825	3	Solar Panels	Solar Panels	Elysium Solar Energy	Elysium Solar Energy	740 Peregrine Drive	\$37,000.00
18823	3	Above Ground Pool	Accessory Pool-06	Bellview Specialties	Amanda Schrock	2183 Lancelot Drive	\$2,200.00
18813	3	Accessory Garage	Accessory Garage-04	Self	George S. II & Susan M. Koury	10376 Barnes Lake Road	\$22,000.00
18846	4	Accessory Building	Accessory Build- 07		Cynthia L. Clair	2020 Spicher Hill Road	\$9,000.00
18855	4	Pool House	Accessory Build- 07		Matthew J. & Pamela J. Gracan	12730 Veronica Lane	\$5,000.00
18853	4	Pressure Reducing Vault	Accessory Build- 07			14381 Ridge Road	\$300,000.00
18841	4	Front porch	Addition	JP Operations Inc	JP Operations Inc	814 Rebecca Street	\$10,500.00
18863	4	Single Family Home	New Construction	Botti Contracting	Danielle M. Greives	12979 Ridge Road	\$225,000.00
18824	4	Roof over existing patio	Addition	Patrick Boyle	Patrick Boyle	12441 Church Drive	\$8,350.00
18819	5	Porch Roof	Addition	PSPK Remodeling	PSPK Remodeling	3233 Warwick Drive	\$10,000.00
18820	5	Deck	Addition Deck - 05	Pevarnik Construction	Pevarnik Construction	1087 Finchley Road	\$7,500.00
18816	5	Above Ground Pool	Accessory Pool-06	Credible Pools LLC	Steven D. & Shannon L. Radaci	1389 Samantha Way	\$4,000.00
18818	6	Detached Garage	Accessory Garage-04		Jeffrey M. & Darla A. Kelly	12009 Larimer Avenue	\$25,000.00
18834	6	Therapy office	Commercial Occupancy			10664 Center Highway	\$0.00
18817	6	Solar Panel	Solar Panels	Power Home Solar	Power Home Solar	171 Taylor Drive	\$73,420.00
18839	7	Replace reader board with digital reader board	Permanent Sign	Smart Signs LIC	Smart Signs LIC	12451 State Route 30	\$33,000.00
18848	7	Deck with ramp	Addition Deck - 05	Reliable General Contractor LLC	Reliable General Contractor LLC	14564 Chris Drive	\$10,000.00
18860	7	Inground pool		Westmoreland Pools & Spa		736 Forest Oaks Trail	\$77,920.00
18843	7	Single Family Home	New Construction	Parry Custom Homes	Parry Custom Homes	693 Forest Oaks Trail	\$662,460.00
18826	7	Mobile Home in Park	New Construction	422 Home Sales		14370 State Route 993	\$89,000.00
18815	7	Demo Trailer	Demolition		Malcom / Bruce Hamilton LTD	101-120 Kansas Lane	\$0.00

Total Estimated Cost:

\$7,526,168.00

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



Budget Report June 2022

Budget Items	2022 Budget	June 2022	YTD	% YTD	June 2021
Building and Occupancy Permit Fees	\$185,000.00	\$31,748.65	\$111,600.15	60.32%	\$25,789.00
Zoning Hearing Board Application Fees	\$12,000.00	\$600.00	\$1,800.00	15.00%	\$0.00
Planning Commission Application Fees	\$23,000.00	\$4,400.00	\$17,730.00	77.09%	\$1,150.00
Non-Conforming Use Permit Fees	\$2,500.00	\$0.00	\$0.00	0.00%	\$0.00
Mechanical Device Fees	\$6,500.00	\$0.00	\$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	\$0.00	\$111.25	222.50%	\$14.50
Fee in Lieu for Recreation	\$25,000.00	\$3,500.00	\$11,500.00	46.00%	\$6,000.00
Total:	\$254,550.00	\$40,248.65	\$150,441.40	59.10 %	\$32,953.50

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

Plan Name	June 2022	Year to Date
Bella Mia	0	0
Brook Haven III	0	0
Brook Haven IV	1	3
Dartmoor Estates III	0	0
Hollybrook	0	1
Legends III	0	0
Mountain Ridge Estates	1	1
Redstone Highlands	0	0
Thomas Farm Acres	5	5
Tuscan Hills IV	0	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	0	2
Villas of Buena Vista	0	1
Off-Site	1	7
Total:	8	29

New Home Residential Building Permits by Ward

Ward	June 2022	Year to Date
1	1	4
2	0	10
3	5	8
4	1	2
5	0	0
6	0	4
7	1	1
Total:	8	29

PLANNING COMMISSION MEETING
JUNE 27, 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. S-13-2022: Freidhof Consolidation
 - *Proposed lot consolidation in Larimer.*
 2. SP-14-2022: NHTMA Youghiogheny WWTP Improvements
 - *Proposed site plan to make upgrades to existing plant.*
- Advisory Hearings
 - None
- Items for Acceptance
 1. Sulava Subdivision
 2. Legends III Revision 4
 3. Willow Estates I Revision 5
- Discussion Items—None
- Chairman's Report
- Adjournment