



PLANNING & ZONING REPORT



AUGUST 2022

North Huntingdon Township

11279 Center Highway

North Huntingdon PA, 15642

Phone: 724-863-3806



North Huntingdon Township Permit Report By Ward

08/01/2022 to 08/31/2022

Permit #	Ward	Type	Category	Contractor	Applicant	Property Address	Est. Cost
18928	1	Deck roof	Addition	Mike Sheets	Mike Sheets	860 Castleview Drive	\$11,828.00
18935	1	Demolition	Demolition	Self	Charles R. Werkman	204 California Lane	\$0.00
18945	1	Sign Waffles Incaffinated.	Permanent Sign	Signstat		648 Mills Drive	\$15,400.00
18948	1	Sprinkler System	Fire Suppression	Interstate Fire Protection	Interstate Fire Protection	8489 Country Club Drive	\$25,000.00
18961	1	Urban Air Building Shell	New Construction	RDHC Corp	RDHC Corp	Mills Drive	\$1,905,000.00
18959	1	Roof over patio	Addition	Steven Richards	Joseph U. & Kristin K. Tutchstone	1430 Peachtree Lane	\$13,700.00
18940	1	Commercial Occupancy (T-Mobile)	Commercial Remodel	TBD	TBD	8957 Route 30	\$104,000.00
18931	1	Solar Panels	Solar Panels	Palmetto Solar	Palmetto Solar	8940 Broadway Street	\$20,400.00
18921	1	Porch Addition	Addition	John Josephic	Jill N. Blanar	9037 Poplar Street	\$30,000.00
18919	1	Permanent wall sign	Permanent Sign	Blue Sky Sign Company		8865 Norwin Avenue	\$1,500.00
18954	2	Deck	Addition Deck - 05	Aleksandr Filippov	Aleksandr Filippov	1006 Giulia Drive	\$2,440.00
18944	2	In ground pool	Accessory Pool-06	Choice Pools	Jesus & Elizabeth Torres	7746 Dominick Drive	\$60,000.00
18946	2	Solar Panels	Solar Panels	Palmetto Solar	Palmetto Solar	7922 Dominick Drive	\$15,640.00
18934	2	Accessory Building	Accessory Build- 07		Matthew & Alysta Mefford	7659 Dominick Drive	\$2,800.00
18925	3	In ground pool	Accessory Pool-06	Pools and Concrete LLC	Pools and Concrete LLC	11702 Kensington Place	\$48,000.00
18932	3	160 SQFT Accessory Building	Accessory Build- 07		David D. & Debra A. Dunmyre	131 Falcon Ridge Drive	\$4,000.00
18939	3	Porch roof	Addition	AGL Enterprises Inc	Justin A. & Elizabeth Shiner	641 Peregrine Drive	\$32,962.00
18915	3	Deck	Addition Deck - 05	Self	Aaron John & Dyan Kulik	7876 Isabella Drive	\$6,000.00
18916	3	In ground pool	Accessory Pool-06	Westmoreland Pools & Spa	Westmoreland Pools & Spa	11050 Belaire Drive	\$79,130.00
18941	3	Deck	Addition Deck - 05		Donald J. & Maura M. Withers	7888 Isabella Drive	\$8,000.00
18952	3	Single Family Home	New Construction	Royal Penn Homes LLC	David Andrascik	961 Whitehead Lane	\$175,000.00
18957	3	Inground Pool		Self		11595 Salerno Drive	\$24,000.00
18914	3	Deck With Roof	Addition Deck - 05	Josh Florian	Josh Florian	1059 New Hope Drive	\$13,000.00
18965	4	Commercial Remodel	Commercial Remodel	David Maxwell		12118 State Route 30	\$150,000.00
18964	4	Solar Panels	Solar Panels	Trinity Solar	Trinity Solar	14040 Clyde Drive	\$17,952.00
18938	4	Pool Deck	Addition Deck - 05		Shirley A. Modrak	12441 Church Drive	\$7,900.00
18962	4	Accessory Structure	Accessory Shed- 07	Self	Patrick A. & Lisa R. Laver	13360 Ridge Road	\$6,537.00

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18960	4	In ground pool	Accessory Pool-06	Dash Bright Pools	Dash Bright Pools	9191 Lucia Lane	\$72,800.00
18953	4	In ground pool	Accessory Pool-06	Pool Pros	Pool Pros	1849 Lynch Drive	\$61,000.00
18920	4	Single family Home	New Construction	JAAM Inc	JAAM Inc	2791 Turner Valley Road	\$254,000.00
18918	5	Solar Panel	Solar Panels	Palmetto Solar LLC	Palmetto Solar LLC	14310 Jonathan Drive	\$12,920.00
18958	5	Deck roof	Addition	Bright Covers	Bright Covers	1338 Samantha Way	\$20,169.00
18955	5	Single Family Home	New Construction	Allstar Homes Inc.	Allstar Homes Inc.	3102 Trafalgar Court	\$470,000.00
18929	5	Solar Panels	Solar Panels	Palmetto Solar LLC	Palmetto Solar LLC	1848 Craig Drive	\$10,200.00
18923	5	Deck	Addition Deck - 05	DL Construction	DL Construction	270 Pinto Drive	\$30,000.00
18930	5	Solar Panels	Solar Panels	Palmetto Solar LLC	Palmetto Solar LLC	1860 Craig Drive	\$6,800.00
18966	5	Deck	Addition Deck - 05	Zona Construction	Zona Construction	1632 Marion Drive	\$11,890.00
18917	5	Above ground pool	Accessory Pool-06	B&T Installations	Donald P. & Amy K. Smeltzer	1530 Jennifer Court	\$1,000.00
18950	6	Accessory structure	Accessory Build- 07	Self	Richard A. & Bette L. Rodibaugh	2491 Northview Drive	\$28,000.00
18951	6	Above ground Pool	Accessory Pool-06	B&T Installations	Kevin M. Goss & Christine B. Sundry	401 Whitney Chase	\$9,000.00
18926	6	In ground pool	Accessory Pool-06	King Cole Pool	King Cole Pool	300 Buttermilk Hollow Road	\$38,540.00
18942	6	Accessory Structure	Accessory Shed- 07	Self	John W. Pavlik	12220 Carmine Drive	\$3,000.00
18943	6	Pool deck	Accessory Structure	Self	Michelle A. Del Signore	11200 Larwin Lane	\$10,000.00
18967	6	Porch Roof	Addition	Zona Construction	Zona Construction	12230 Maple Lane	\$12,950.00
18963	6	Addition	Addition	Tom Deyerman	Tom Deyerman	260 Woodall Avenue	\$62,000.00
18949	6	shed	Accessory Shed- 07	Schade Landscaping	Schade Landscaping Inc	1190 Brookville Road	\$2,000.00
18947	6	Cell Antenna - Verizon		Sargent Electric Company		11322 Center Highway	\$7,000.00
18922	6	Solar Panels	Solar Panels	ReNU Solar	ReNU Solar	12000 Larimer Ave	\$6,512.00
18913	6	Solar Panel	Solar Panels	Palmetto Solar	Palmetto Solar	548 Chenault Drive	\$25,840.00
18933	7	Interior Remodel Dentist Office	Interior Renovation	III Rivers Exteriors and Interiors Ltd		13660 State Route 30	\$235,000.00
18927	7	Inground Pool	Accessory Pool-06	King Cole Pool	King Cole Pool	1294 Fall Lane	\$60,000.00

Total Estimated Cost:

\$4,230,810.00

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Budget Report August 2022

Budget Items	2022 Budget	August 2022	YTD	% YTD	August 2021
Building and Occupancy Permit Fees	\$185,000.00	\$30,374.00	\$179,282.65	96.91%	\$20,266.92
Zoning Hearing Board Application Fees	\$12,000.00	\$600.00	\$3,000.00	25.00%	\$0.00
Planning Commission Application Fees	\$23,000.00	\$2,950.00	\$21,030.00	91.43%	\$4,005.00
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	\$6.00	\$137.25	274.50%	\$31.00
Fee in Lieu for Recreation	\$25,000.00	\$500.00	\$16,000.00	64.00%	\$3,500.00
Total:	\$254,550.00	\$34,430.00	\$227,149.90	89.24 %	\$27,802.92

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

Plan Name	August 2022	Year to Date
Bella Mia	0	0
Brook Haven III	0	0
Brook Haven IV	0	3
Dartmoor Estates III	0	0
Hollybrook	0	2
Legends III	0	0
Mountain Ridge Estates	0	1
Redstone Highlands	0	0
Thomas Farm Acres	0	12
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	1	1
Willow Estates III	0	1
Willow Estates IV	0	0
Woodridge Estates I	0	0
Woodridge Estates II	0	2
Villas of Buena Vista	0	1
Off-Site	2	10
Total:	3	42

New Home Residential Building Permits by Ward

Ward	August 2022	Year to Date
1	0	4
2	0	10
3	1	18
4	1	3
5	1	2
6	0	4
7	0	1
Total:	3	42

PLANNING COMMISSION MEETING
AUGUST 29, 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-17-2022: Robert & Sally Shuster Subdivision 1
 - *Proposed subdivision on Guffey-Rillton Road.*
 2. S-18-2022: Arnold & Smith Plan
 - *Proposed subdivision on Leger Road.*
 3. SP-16-2022: Pizza Marsala
 - *Proposed restaurant on State Route 30.*
- Advisory Hearings
 - None
- Items for Acceptance
 1. Almeda Brentzel Subdivision
 2. Timko-Nicholls Plan
- Discussion Items—None
- Chairman's Report
- Adjournment