



## PLANNING & ZONING REPORT



SEPTEMBER 2022

# North Huntingdon Township

11279 Center Highway

North Huntingdon PA, 15642

Phone: 724-863-3806



## North Huntingdon Township Permit Report By Ward

09/01/2022 to 09/30/2022

Permit #	Ward	Type	Category	Contractor	Applicant	Property Address	Est. Cost
<a href="#">18973</a>	1	Pavilion	Accessory Build- 07	Self	Richard & Sherry L. Siniawski	8064 Pennsylvania Avenue	\$0.00
<a href="#">18989</a>	1	Single Family Home	New Construction	Parry Custom Homes	Parry Custom Homes	1163 Sumac Street	\$403,860.00
<a href="#">18994</a>	1	Above ground pool	Accessory Pool-06	B&T Installations	Ronald L. Jr. & Amy M. Gusky & Clark	1501 Jeffrey Drive	\$1,600.00
<a href="#">18970</a>	1	Wall Sign Replacement	Permanent Sign	Atlas Sign & Lighting	Atlas Sign & Lighting	8931 State Route 30	\$22,000.00
<a href="#">19014</a>	1	Sign replacement	Permanent Sign	Skuta Signs		8712 Norwin Avenue	\$3,410.00
<a href="#">19018</a>	1	Retaining Wall (Irwin Boro Section)	Retaining Wall	Colony Construction Company LLC	Colony Construction Company LLC	State Route 30	\$279,000.00
<a href="#">18980</a>	1	Roof over existing deck	Addition	Deluca Roofing	Michael J. & Julie A. Bazalewski	1490 Peachtree Lane	\$12,800.00
<a href="#">18968</a>	1	Fire Suppression System.	Fire Suppression	Bridges & Company	Bridges & Company	8931 State Route 30	\$156,900.00
<a href="#">18996</a>	2	Solar Panels	Solar Panels	Power Home Solar	Power Home Solar	7801 Dominick Drive	\$95,256.00
<a href="#">19002</a>	2	Single Family Home	New Construction	Ryan Homes	Ryan Homes	6424 Antonio Drive	\$417,329.00
<a href="#">19007</a>	2	Single Family Home	New Construction	Ryan Homes	Ryan Homes	6376 Antonio Drive	\$277,931.00
<a href="#">19011</a>	2	Single Family Home	New Construction	Ryan Homes	Ryan Homes	6425 Antonio Drive	\$225,596.00
<a href="#">19021</a>	2	Single family Home	New Construction	Ryan Homes	Ryan Homes	6383 Antonio Drive	\$293,279.00
<a href="#">19013</a>	2	Deck and Roof	Addition Deck - 05	GCE Contracting	Brendan R. & Janna L. Duffy	1045 Giulia Drive	\$77,000.00
<a href="#">19012</a>	2	Addition	Addition	Michalek Construction	Michalek Construction	488 Carmelott Street	\$170,000.00
<a href="#">19010</a>	2	Single Family Home	New Construction	Ryan Homes	Ryan Homes	6351 Antonio Drive	\$300,821.00
<a href="#">19009</a>	2	Single Family home	New Construction	Ryan Homes	Ryan Homes	6335 Antonio Drive	\$305,140.00
<a href="#">19008</a>	2	Single Family Home	New Construction	Ryan Homes	Ryan Homes	6360 Antonio Drive	\$295,001.00
<a href="#">19006</a>	2	Single Family Home	New Construction	Ryan Homes	Ryan Homes	6410 Antonio Drive	\$322,210.00
<a href="#">19005</a>	2	Single Family Home	New Construction	Ryan Homes	Ryan Homes	6454 Antonio Drive	\$300,681.00
<a href="#">19004</a>	2	Single Family Home	New Construction	Ryan Homes	Ryan Homes	6438 Antonio Drive	\$272,989.00
<a href="#">19001</a>	2	Single Family Home	New Construction	Ryan Homes	Ryan Homes	6470 Antonio Drive	\$292,743.00
<a href="#">18991</a>	2	Deck & Basement Remodel	Addition Deck - 05	Northeast Builders & Remodelers	Northeast Builders & Remodelers	7732 Dominick Drive	\$30,000.00
<a href="#">18986</a>	2	Solar Panels	Solar Panels	Palmetto Solar	Palmetto Solar	10060 Hillsdale Drive	\$22,440.00
<a href="#">19015</a>	2	Vertical Platform Lift	Residential Renovation	Omicelo Construction Group	Omicelo Construction Group	11111 Bluebird Drive	\$20,000.00
<a href="#">18974</a>	2	Addition	Addition		James W. Clark	1100 Main Street	\$250,000.00
<a href="#">18983</a>	3	Single Family Home	New Construction	RWS Development Co	John & Mary A. Stevens	11620 Sundae Drive	\$411,874.00

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Permit #	Ward	Type	Category	Contractor	Applicant	Property Address	Est. Cost
<a href="#">18982</a>	3	Single Family Home	New Construction	RWS Development Co	Michael & Julie Russo	11606 Sundae Drive	\$412,895.00
<a href="#">18984</a>	3	Deck with Roof	Addition Deck - 05	Jake Vargo	Charles J. & Emelia A. Wielobob	1880 George Circle	\$13,000.00
<a href="#">18992</a>	3	Single Family Home	New Construction	RWS Development Co	RWS Development Co	11878 Sundae Drive	\$604,833.00
<a href="#">18993</a>	3	Single Family Home	New Construction	RWS Development Co	RWS Development Co	11737 Sundae Drive	\$591,899.00
<a href="#">19019</a>	3		Addition Deck - 05	Built Right Concepts	Built Right Concepts	2270 Lynnrose Drive	\$16,000.00
<a href="#">19016</a>	3	12 X 12 Accessory structure	Accessory Build- 07	Tuff Shed Inc	Tuff Shed Inc	10570 Melrose Drive	\$7,000.00
<a href="#">19000</a>	3	Deck	Addition Deck - 05	Self	Ryan H. & Emily K. Neel	976 New Hope Drive	\$13,100.00
<a href="#">18999</a>	3	Solar Panels	Solar Panels	Palmetto Solar	Palmetto Solar	11472 Percheron Circle	\$62,954.00
<a href="#">18988</a>	3	Grading Permit	Grading	JP Land Holdings LLC	Jeffrey T. & Kristin Petro	1490 Clay Pike	\$6,000.00
<a href="#">18985</a>	3	Above ground pool	Accessory Pool-06	Alpine Pools	Michael G. & Christina L. Miller	1991 Pickford Street	\$7,400.00
<a href="#">18977</a>	3	Solar Panels	Solar Panels	Palmetto Solar LLC	Palmetto Solar LLC	12773 Thoroughbred Drive	\$16,320.00
<a href="#">18990</a>	4	Shed	Accessory Shed- 07	Self	Brendan A. Bartko	2201 Thomas Drive	\$4,468.00
<a href="#">18995</a>	4	Solar Panels	Solar Panels	Palmetto Solar	Palmetto Solar	14001 Oakview Drive	\$5,168.00
<a href="#">18972</a>	4	Shed	Accessory Shed- 07	Self	David F. & Deborah J. Ackerman	1414 Robbins Station Road	\$6,800.00
<a href="#">18971</a>	4	Above Ground Pool	Accessory Pool-06	B&T Installations	Edward P. & Felicia G. Czapor	12819 Ridge Road	\$1,400.00
<a href="#">18976</a>	5	Solar Panels	Solar Panels	Palmetto Solar LLC	Palmetto Solar LLC	1061 Finchley Road	\$10,880.00
<a href="#">18987</a>	5	Solar Panels	Solar Panels	Palmetto Solar	Palmetto Solar	3196 Warwick Drive	\$9,248.00
<a href="#">19017</a>	5	Single Family Home	New Construction	Nyberg Homes	Nyberg Homes	3097 Trafalgar Court	\$1,075,000.00
<a href="#">19020</a>	5	Solar panels	Solar Panels	Palmetto Solar LLC	Palmetto Solar LLC	1250 Colt Drive	\$19,720.00
<a href="#">19022</a>	5	Patio Roof	Addition	Bright Covers	Bright Covers	12921 Redstone Drive	\$24,000.00
<a href="#">18981</a>	5	96 SQFT Shed	Accessory Shed- 07	Bill Lohr	Matthew J. & Megan L. McCabe	3086 Warwick Drive	\$0.00
<a href="#">18997</a>	5	Above ground pool	Accessory Pool-06	B&T Installations	Brian R. & Kristen M. Omlor	13911 Harvie Court	\$12,000.00
<a href="#">18979</a>	5	Solar Panels	Solar Panels	Palmetto Solar LLC	Palmetto Solar LLC	1300 Samantha Way	\$11,560.00
<a href="#">18969</a>	5	8X8 Shed	Accessory Shed- 07		Otto J. & Sharon L. Tancraitor	2044 Bernice Drive	\$3,000.00
<a href="#">18998</a>	7	Sports Memorabilia	Commercial Occupancy			12671 State Route 30	\$0.00
<a href="#">18978</a>	7	Detached Garage	Accessory Garage-04	Hudack garages	William R. & Antoinette I. Casey	4111 Fundistown Road	\$26,900.00
<a href="#">18975</a>	7	Demo	Demolition	Greycar Contracting	Graycar Contracting LLC	4080 Pine Hollow Road	\$0.00

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**Total Estimated Cost:**

**\$8,221,405.00**

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## Budget Report September 2022

Budget Items	2022 Budget	September 2022	YTD	% YTD	September 2021
Building and Occupancy Permit Fees	\$185,000.00	\$30,695.50	\$209,973.65	113.50%	\$30,005.50
Zoning Hearing Board Application Fees	\$12,000.00	\$1,200.00	\$4,200.00	35.00%	\$0.00
Planning Commission Application Fees	\$23,000.00	\$1,500.00	\$22,530.00	97.96%	\$0.00
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	\$23.00	\$160.25	320.50%	\$0.00
Fee in Lieu for Recreation	\$25,000.00	\$6,500.00	\$22,500.00	90.00%	\$4,000.00
Total:	\$254,550.00	\$39,918.50	\$267,063.90	104.92 %	\$34,005.50

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

Plan Name	September 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	4	16
Tuscan Hills IV	0	9
Tuscan Hills V	11	11
Weber Estates	0	0
Willow Glenn III	0	0
Willow Estates I	0	0
Willow Estates II	1	2
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	1	11
<b>Total:</b>	<b>17</b>	<b>59</b>

## New Home Residential Building Permits by Ward

Ward	September 2022	Year to Date
1	1	5
2	11	21
3	4	22
4	0	3
5	1	3
6	0	4
7	0	1
<b>Total:</b>	<b>17</b>	<b>59</b>

PLANNING COMMISSION MEETING  
OCTOBER 3, 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
- Citizens Input
- Old Business
  1. S-18-2022: Arnold & Smith Plan
    - *Proposed subdivision on Leger Road.*
  2. SP-16-2022: Pizza Marsala
    - *Proposed restaurant on State Route 30.*
- New Business
  1. S-19-2022: Almeda Brentzel Plan
    - *Proposed subdivision on Bridge Street.*
  2. S-20-2022: Timko-Nicholls Plan
    - *Proposed boundary line revision in Turner Valley.*
- Advisory Hearings
  - None
- Items for Acceptance
  1. Cleaveland Price Consolidation
  2. Lyons-Thomas Plan
  3. Oak Hill Dental Site Plan
  4. GetGo Car Wash
- Discussion Items—None
- Chairman's Report
- Adjournment