



PLANNING & ZONING REPORT



OCTOBER 2022

North Huntingdon Township

11279 Center Highway

North Huntingdon PA, 15642

Phone: 724-863-3806



North Huntingdon Township Permit Report By Ward

10/01/2022 to 10/31/2022

Permit #	Ward	Type	Category	Contractor	Applicant	Property Address	Est. Cost
19039	1	Demolition	Demolition	Self	Michelle R. Glenn	9931 Tyler Street	\$0.00
19042	1	Solar Panels	Solar Panels	Trinity Solar	Trinity Solar	10020 South Avenue	\$17,952.00
19048	1	Porch Roof	Addition	Lester Brier	John R. & Cynthia Gallik	220 Rustic Drive	\$7,000.00
19056	1	Giant Eagle Interior remodel	Interior Renovation	MCG Architecture		8901 State Route 30	\$125,000.00
19064	1	Tesla Charging Station	Exterior Renovation	Leading Edge Services Inc	Leading Edge Services Inc	101 Ronda Court	\$110,000.00
19061	1	Demolition	Demolition	JLB Holdings Inc	Parish of I.C. Roman Catholic Church	528 Bridge Street	\$0.00
19047	1	Tattoo Shop	Commercial Occupancy			7760 State Route 30	\$0.00
19035	1	Hair Salon	Commercial Occupancy			7760 State Route 30	\$0.00
19026	2	Solar panels	Solar Panels	Palmetto Solar	Palmetto Solar	919 Crestwood Drive	\$10,200.00
19049	2	In ground pool	Accessory Pool-06	Pool Pros	Pool Pros	7000 Gio Drive	\$65,000.00
19062	2	Single Family Home	New Construction	Ryan Homes	Ryan Homes	6367 Antonio Drive	\$315,868.00
19058	2	Single Family Home	New Construction	Ryan Homes	Ryan Homes	6302 Antonio Drive	\$247,604.00
19057	2	Single Family Home	New Construction	Ryan Homes	Ryan Homes	6344 Antonio Drive	\$295,274.00
19055	2	Deck With Roof	Addition Deck - 05	Stanish General Contracting	Stanish General Contracting	7049 Gio Drive	\$20,000.00
19043	2	96 Sqft Shed	Accessory Shed- 07		Kevin D. & Michelle Parrish	6670 Antonio Drive	\$2,500.00
19046	2	Enclosing sunroom	Addition	Self	June R. & Jacalyn C. Harper & Mignogna	613 McMahon Drive	\$10,000.00
19031	2	Single Family Home	New Construction	Ryan Homes	Ryan Homes	6317 Antonio Drive	\$268,089.00
19030	2	Single Family Home	New Construction	Ryan Homes	Ryan Homes	6289 Antonio Drive	\$330,309.00
19029	2	Inground pool	Accessory Pool-06	Pool Pros	Pool Pros	7115 Gio Drive	\$42,000.00
19003	2	Grading for entrance to Westmoreland County Senior High Rise	Grading	FRANJO Construction	FRANJO Construction	Laurel Avenue	\$0.00
19034	3	Addition	Addition	Hunter Bittner	Hunter Bittner	2810 Ipnar Road	\$164,000.00
19065	3	Garage Addition	Addition	J&S Builders	J&S Builders	11941 Beacon Drive	\$43,000.00
19052	3	Single Family Home	New Construction	RWS Development Co	Knights Landing Inc	11908 Sundae Drive	\$626,990.00
19054	3	Single Family Home	New Construction	RWS Development Co	RWS Development Co	11656 Sundae Drive	\$543,527.00
19053	3	Single Family Home	New Construction	RWS Development Co	RWS Development Co	11746 Sundae Drive	\$591,608.00
19040	3	Single Family Home	New Construction	RWS Development Co	RWS Development Co	11809 Sundae Drive	\$492,197.00

North Huntingdon Township

11279 Center Highway

North Huntingdon PA, 15642

Phone: 724-863-3806



North Huntingdon Township Permit Report By Ward

10/01/2022 to 10/31/2022

Permit #	Ward	Type	Category	Contractor	Applicant	Property Address	Est. Cost
19033	3	160 Square foot Accessory Structure	Accessory Build- 07	Backyard storage solutions	William G. Bricker Trust	2087 Guinevere Drive	\$4,990.00
19027	3	Solar Panels	Solar Panels	Palmetto Solar	Palmetto Solar	1894 Ivanhoe Drive	\$17,000.00
19025	3	Solar Panels	Solar Panels	Palmetto Solar	Palmetto Solar	11663 Percheron Circle	\$19,040.00
19023	3	Inground Pool	Accessory Pool-06			7896 Isabella Drive	\$49,220.00
19037	5	Solar Panels	Solar Panels	Palmetto Solar	Palmetto Solar	3112 Derby Court	\$14,000.00
19059	5	Porch Roof	Addition	DeLuca Roofing	Raymond R. Pefferman	14165 Torie Drive	\$6,400.00
19060	5	Solar Panels	Solar Panels	Green Solar Systems	Wayne D. & Erica M. Defloria	1974 Cornwall Drive	\$46,000.00
19028	5	Automotive Service Center Kia	New Construction	Urban Construction Services	Urban Construction Services	12900 State Route 30	\$605,000.00
19045	5	Shed	Accessory Shed- 07		Bryan M. & Amanda N. Prugar	1909 Diane Merle Drive	\$5,000.00
19024	5	Solar Panels	Solar Panels	Palmetto Solar	Palmetto Solar	1988 Cornwall Drive	\$14,960.00
19036	6	In Ground Pool	Accessory Pool-06	Brookscape Brick Paving Co	Brookscape Brick Paving Co	2100 Morris Avenue	\$45,000.00
19050	6	Deck and Porch Roof	Accessory Structure	Northeast Builders & Remodelers	Northeast Builders & Remodelers	12180 Larimer Avenue	\$25,000.00
19044	6	Shed	Accessory Shed- 07		David & Erin Werner	11630 North Street	\$0.00
19032	6	accessory structure	Accessory Shed- 07	Self	John A. & Lori A. Nigro	590 Kingfred Drive	\$8,000.00
19063	7	Scuba Diving training office	Home Occupation			115 Glendale Drive	\$0.00
19051	7	Graycar Contracting Sign	Permanent Sign	James Carpets Jr		4080 Pine Hollow Road	\$1,000.00
19041	7	Occupancy	Commercial Occupancy		Graycar Contracting LLC	4080 Pine Hollow Road	\$0.00
19038	7	Solar Panels	Solar Panels	Palmetto Solar	Palmetto Solar	14500 Lynne Drive	\$10,800.00

Total Estimated Cost:

\$5,199,528.00

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



Budget Report October 2022

Budget Items	2022 Budget	October 2022	YTD	% YTD	October 2021
Building and Occupancy Permit Fees	\$185,000.00	\$20,836.70	\$230,810.35	124.76%	\$9,070.00
Zoning Hearing Board Application Fees	\$12,000.00	\$1,200.00	\$5,400.00	45.00%	\$600.00
Planning Commission Application Fees	\$23,000.00	\$2,500.00	\$25,030.00	108.83%	\$600.00
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	\$183.25	366.50%	\$43.00
Fee in Lieu for Recreation	\$25,000.00	\$4,500.00	\$27,000.00	108.00%	\$2,000.00
Total:	\$254,550.00	\$29,059.70	\$296,123.60	116.33 %	\$12,313.00

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

Plan Name	October 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	20
Tuscan Hills IV	0	9
Tuscan Hills V	5	16
Weber Estates	0	0
Willow Glenn III	0	0
Willow Estates I	0	0
Willow Estates II	0	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	0	11
Total:	9	68

New Home Residential Building Permits by Ward

Ward	October 2022	Year to Date
1	0	5
2	5	26
3	4	26
4	0	3
5	0	3
6	0	4
7	0	1
Total:	9	68

PLANNING COMMISSION MEETING
NOVEMBER 7, 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-21-2022: Cleaveland Price Consolidation
 - *Proposed consolidation on State Route 993.*
 2. S-22-2022: Lyons-Thomas Plan
 - *Proposed subdivision on Pam Court.*
 3. SP-22-2022: Oak Hill Dental
 - *Proposed dentist office on Parkway Drive.*
 4. SP-23-2022: GetGo Car Wash
 - *Proposed car wash on State Route 30.*
- Advisory Hearings
 - None
- Items for Acceptance
 1. JP Land Holdings 3
- Discussion Items—Comprehensive Plan Update -Tom Kerber
- Chairman's Report
- Adjournment