



## PLANNING & ZONING REPORT



JANUARY 2023

# North Huntingdon Township

11279 Center Highway

North Huntingdon PA, 15642

Phone: 724-863-3806



## North Huntingdon Township Permit Report By Ward

01/01/2023 to 01/31/2023

Permit #	Ward	Type	Category	Contractor	Applicant	Property Address	Est. Cost
<a href="#">777</a>	1	MECH DEVICE				8621 Walnut Street	\$0.00
<a href="#">19109</a>	1	Sprinkler modifications (T- Mobile)	Fire Suppression	J&J Fire Protection	J&J Fire Protection	8937 Route 30	\$12,700.00
<a href="#">19130</a>	1	Single Family Home	New Construction	DMS Group Inc	DMS Group Inc	1171 Augusta Circle	\$525,000.00
<a href="#">19105</a>	1	In ground pool	Accessory Pool-06	Greensburg Pool Company	Greensburg Pool Company	2501 Morris Avenue	\$54,000.00
<a href="#">791</a>	1	MECH DEVICE				681 Jackson Street	\$0.00
<a href="#">19121</a>	2	Small Cell Antenna	Cell Antenna			1441 Clay Pike	\$5,000.00
<a href="#">19131</a>	2	Single Family Home	New Construction	RWS Development Co	RWS Development Co	2647 Ipnar Road	\$771,231.00
<a href="#">19115</a>	2	On-lot Septic system	Septic System		Anthony J. Jr. & Leni S. Shuster	2647 Ipnar Road	\$0.00
<a href="#">19117</a>	2	Solar Panels	Solar Panels		Gabriel L. McNeal & Ashley L. Anderson -McNeal	7106 Gio Drive	\$7,200.00
<a href="#">19114</a>	2	Single Family Home		Ryan Homes		5774 Sabato Drive	\$294,273.00
<a href="#">19108</a>	2	Solar Panels	Solar Panels	Green Brilliance LLC	Green Brilliance LLC	7801 Dominick Drive	\$8,500.00
<a href="#">19119</a>	3	Small Cell Antenna	Cell Antenna			1679 Guffey Road	\$5,000.00
<a href="#">19123</a>	3	Small cell Antenna	Cell Antenna			11556 McKee Road	\$5,000.00
<a href="#">19122</a>	3	Small cell Antenna	Cell Antenna			2021 Clay Pike	\$5,000.00
<a href="#">19127</a>	3	Small cell Antenna	Cell Antenna			2921 Guffey Road	\$5,000.00
<a href="#">19133</a>	3	Single Family Home	New Construction	RWS Development Co	RWS Development Co	11550 Sundae Drive	\$504,824.00
<a href="#">19128</a>	3	Small Cell Antenna	Cell Antenna			11145 Brokers Lane	\$5,000.00
<a href="#">19137</a>	3	Single Family Home	New Construction	RWS Development Co	RWS Development Co	12002 Sundae Drive	\$480,224.00
<a href="#">19139</a>	3	Single Family Home	New Construction	RWS Development Co	RWS Development Co	7400 Alvina Court	\$476,075.00
<a href="#">19138</a>	3	Single Family Home	New Construction	RWS Development Co	RWS Development Co	11827 Sundae Drive	\$748,329.00
<a href="#">19142</a>	3	12X16 Accessory Building	Accessory Build- 07		James & Anita Frick	1909 George Circle	\$4,000.00
<a href="#">19136</a>	3	Detached Garage	Accessory Garage-04	Three Kelly Construction	Three Kelly Construction	1591 Robbins Station Road	\$52,487.00
<a href="#">19120</a>	3	Small Cell Antenna	Cell Antenna			2340 Robert Street	\$5,000.00
<a href="#">19113</a>	3	Single Family Home	New Construction	RWS Development Co	RWS Development Co	11755 Sundae Drive	\$498,655.00
<a href="#">19112</a>	3	Single Family Home	New Construction	RWS Development Co	RWS Development Co	7463 Alvina Court	\$373,438.00
<a href="#">19111</a>	3	Single Family Home	Single Family Home	RWS Development Co	RWS Development Co	7401 Alvina Court	\$647,240.00
<a href="#">19107</a>	3	140 accessory building	Accessory Build- 07	Tuff Shed Inc	David A. & Kara Bullen & Lencoski	12784 Thoroughbred Drive	\$8,200.00

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Permit #	Ward	Type	Category	Contractor	Applicant	Property Address	Est. Cost
<a href="#">19104</a>	3	Deck	Addition Deck - 05	Stanish General Contracting	Stanish General Contracting	1051 Robbins Station Road	\$20,000.00
<a href="#">19126</a>	4	Small Cell Antenna	Cell Antenna			2460 Mickanin Road	\$5,000.00
<a href="#">19125</a>	4	Small Cell antenna	Cell Antenna			1920 Mickanin Road	\$5,000.00
<a href="#">19141</a>	4	Demo House	Demolition		Brandon & Traci Urban	3331 Coulterville Road	\$0.00
<a href="#">19124</a>	4	Small cell antenna	Cell Antenna			12190 & 12192 Roth Drive	\$5,000.00
<a href="#">19110</a>	4	Detached Garage	Accessory Garage-04		Self Matthew J. & Pamela J. Gracan	12730 Veronica Lane	\$52,000.00
<a href="#">19118</a>	5	Kitchen Addition	Addition		Joseph A. & Julie L. Funa	751 Five Pines Road	\$52,500.00
<a href="#">19132</a>	5	Deck	Addition Deck - 05	Pevarnik Construction	Pevarnik Construction	2019 Cornwall Drive	\$15,000.00
<a href="#">19116</a>	5	Solar Panels	Solar Panels	Green Home Systems	Green Home Systems	329 Colt Drive	\$38,858.00
<a href="#">19140</a>	6	Porch Roof	Addition	Zona Construction & Remodeling	Zona Construction & Remodeling	11682 Maple Lane	\$11,450.00
<a href="#">19106</a>	6	Pole sign replacement	Permanent Sign	Skuta Signs		10631 State Route 30	\$6,985.00
<a href="#">19135</a>	6	Accessory Building	Accessory Build- 07		Keith J. & Danielle L. Howard	12487 Larimer Avenue	\$3,200.00
<a href="#">794</a>	6	MECH DEVICE				11339 Center Highway	\$0.00
<a href="#">19134</a>	7	Above Ground Pool	Accessory Pool-06	B&T Installations	Kimberly A. Harris	13661 St. Clair Drive	\$1,160.00
<a href="#">19129</a>	7	Pole Sign Viva Salon	Permanent Sign	Carls Sign		40 Carpenter Lane	\$1,000.00

**Total Estimated Cost:**

**\$5,718,529.00**

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## Budget Report January 2023

Budget Items	2023 Budget	January 2023	YTD	% YTD	January 2022
Building and Occupancy Permit Fees	\$200,000.00	\$16,360.00	\$16,360.00	8.18%	\$6,992.00
Zoning Hearing Board Application Fees	\$4,000.00	\$600.00	\$600.00	15.00%	\$0.00
Planning Commission Application Fees	\$7,000.00	\$2,400.00	\$2,400.00	34.29%	\$450.00
Mechanical Device Fees	\$8,200.00	\$1,900.00	\$1,900.00	23.17%	\$2,000.00
Miscellaneous Fees	\$100.00	\$25.00	\$25.00	25.00%	\$80.00
Fee in Lieu for Recreation	\$30,000.00	\$4,000.00	\$4,000.00	13.33%	\$2,000.00
Total:	\$249,300.00	\$25,285.00	\$25,285.00	10.14 %	\$11,522.00

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

Plan Name	January 2023	Year to Date
Bella Mia	0	0
Legends III	1	1
Mountain Ridge Estates	0	0
Redstone Highlands	0	0
Stonewater	0	0
Sunset Valley VIII	0	0
Thomas Farm Acres	7	7
Tuscan Hills V	0	0
Tuscan Hills VI	1	1
Tuscan Hills VII	0	0
Tuscan Hills VIII	0	0
Willow Glenn I	0	0
Willow Glenn II	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 II	0	0
Off-Site	1	1
<b>Total:</b>	<b>10</b>	<b>10</b>

## New Home Residential Building Permits by Ward

Ward	January 2023	Year to Date
1	1	1
2	2	2
3	7	7
4	0	0
5	0	0
6	0	0
7	0	0
<b>Total:</b>	<b>10</b>	<b>10</b>

PLANNING COMMISSION MEETING  
FEBRUARY 6, 2023 @ 7:00 PM  
11279 CENTER HIGHWAY  
NORTH HUNTINGDON, PA 15642



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## Meeting Agenda

- Reorganization of the Planning Commission
- Call To Order; Pledge of Allegiance; Roll Call
- Approval of minutes from previous meeting
- Ratify email vote for acceptance item in January
- Citizens Input
- Old Business
  - None
- New Business
  1. S-01-2023: Gongaware-Gongaware Subdivision
    - *Proposed subdivision on First Street.*
  1. RZ-01-2023 & RZ-02-2023: Arnold & Smith Rezoning
    - *Proposed rezoning of Industrial property on Leger Road.*
- Advisory Hearings
  - None
- Items for Acceptance
  1. Hunt-Merchant Consolidation
- Discussion Items— Comprehensive Plan Update -Tom Kerber
- Chairman's Report
- Adjournment