



PLANNING & ZONING REPORT



MARCH 2023

North Huntingdon Township

11279 Center Highway

North Huntingdon PA, 15642

Phone: 724-863-3806



North Huntingdon Township Permit Report By Ward

03/01/2023 to 03/31/2023

Permit #	Ward	Type	Category	Contractor	Applicant	Property Address	Est. Cost
19178	1	Sprinkler System Heartland Dental	Fire Suppression	Certasite		8489 Country Club Drive	\$34,600.00
19182	1	Accessory building	Accessory Build- 07		Patrick & Kaylyn Adamson	1230 Third Street	\$15,000.00
19212	1	Small Cell Tower.	Cell Antenna	Verizon Wireless		201 Ronda Court	\$5,000.00
19194	1	Demo and Interior remodel	Commercial Remodel	CEC	CEC	125 Rocky Road	\$750,000.00
19176	1	Single Family Home	New Construction	JP Operations	JP Operations	9140 Lakeview Drive	\$550,000.00
19214	1	Commercial Occupancy	Commercial Occupancy			7720 Pennsylvania Avenue	\$0.00
778	1	MECH DEVICE				915 Mills Drive	\$0.00
19173	2	Porch with Roof	Addition	William Lohr	William Lohr	7000 Gio Drive	\$10,000.00
19191	2	Modular Home	New Construction	3D Developoment Inc	Kimberly A. Lockard	585 Carmelott Street	\$83,000.00
19199	2	Shed	Accessory Shed- 07		Leo M. & Ashley L. Constantino	1253 Giulia Drive	\$3,000.00
19200	2	Deck	Addition Deck - 05	Adam J Construction	Adam J Construction	2761 Ipnar Road	\$23,800.00
19205	2	Interior Remodel	Interior Renovation		James P. Edgerton	760 Main Street	\$25,000.00
19213	2	Small Cell Tower	Cell Antenna	Verizon Wireless		295 Country Hills Drive	\$5,000.00
19208	2	Single Family Home	New Construction	Ryan Homes	Ryan Homes	5811 Sabato Drive	\$269,745.00
19192	2	Single Family Home	New Construction	Ryan Homes	Ryan Homes	5769 Sabato Drive	\$335,940.00
19189	2	Single Family Home	New Construction	Ryan Homes	Ryan Homes	7857 Dominick Drive	\$372,659.00
19188	2	Shed	Accessory Shed- 07		Glenn & Karen McDonald	9580 Laurel Avenue	\$1,500.00
781	2	MECH DEVICE				556 Main Street	\$0.00
788	2	MECH DEVICE				890 Rose Street	\$0.00
19174	2	Single Family Home	New Construction	Ryan Homes	Ryan Homes	5721 Sabato Drive	\$364,553.00
19177	2	Inground Pool	Pool In-ground	Westmoreland Pools & Spa	Alejandro A. & Kaleigh N. Garcia	6534 Antonio Drive	\$60,000.00
19193	2	Single Family Home	New Construction	Ryan Homes	Ryan Homes	5720 Sabato Drive	\$321,573.00
782	2	MECH DEVICE				100 Bilotto Avenue	\$0.00
19203	3	Inground pool	Accessory Pool-06	Pool Pros	Pool Pros	11690 Sundae Drive	\$43,000.00
19209	3	Single Family Home	New Construction	Maronda Homes	Maronda Homes	1078 New Hope Drive	\$333,354.00
19207	3	Detached Garage	Accessory Garage-04	Horvath Contracting	Carrie M. & Carol B. Rost & Moore	2574 Clay Pike	\$15,300.00
19202	3	Porch roof	Addition	William Lohr	William Lohr	11689 Appaloosa Court	\$4,000.00
19183	3	Addition	Addition	Self	Michael A. IV & Antonia Traficante	11661 Dennis Circle	\$40,000.00

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19184	3	Above Ground Pool	Accessory Pool-06	David Shaddix	Travis & Rebecca Pomaibo	2531 Lynnrose Drive	\$1,440.00
19195	3	Single Family Home	New Construction	RWS Development Co	RWS Development Co	12016 Sundae Drive	\$600,865.00
19196	3	Single Family Home	New Construction	RWS Development Co	RWS Development Co	11774 Sundae Drive	\$427,765.00
19172	3	Above Ground Pool	Accessory Pool-06	B&T Installations	Anthony M. III & Candice L. Tedesco	2274 Robert Street	\$7,500.00
19169	3	Home Occupancy Paz Podz				1656 Haflinger Drive	\$0.00
19181	4	Addition	Addition	Self	Michael J. Jr. & Nikki J. Sartori	12710 Veronica Lane	\$30,000.00
19186	4	In ground pool	Accessory Pool-06	Pool Pros	Pool Pros	12200 Sedona Drive	\$62,000.00
19190	4	Enclosing Porch	Residential Renovation	Self	Willis & Mary A. O'Neil	13380 Ridge Road	\$0.00
19204	4	Addition	Addition	Justin Klipa	Dillon P. & Allyson J. Butler	13119 Providence Lane	\$77,000.00
19211	4	Pavilion	Accessory Structure	David Barton	David Barton	1849 Lynch Drive	\$20,000.00
19179	4	Inground Pool	Accessory Pool-06	Ray`S Pools	Cristy A. Leshen	14050 Clyde Drive	\$59,455.00
19201	5	Above Ground Pool	Accessory Pool-06	B&T Installations	Matthew M. & Sherrie L. Slaugenhaft	13899 Lincoln Way	\$435.00
19198	5	Fire Suppression System	Fire Suppression	J & J Fire Protection Co	J & J Fire Protection Co	12900 State Route 30	\$53,000.00
19171	5	Solar Panels	Solar Panels	Palmetto Solar	Palmetto Solar	411 Carpenter Lane	\$9,720.00
796	5	mechanical device				12970 State Route 30	\$0.00
19187	6	Sings Fox's Pizza	Permanent Sign	Signs of Excellence		11322 Center Highway	\$6,750.00
19197	6	Addition	Addition	SSD Industries	SSD Industries	270 Burning Oaks Road	\$100,000.00
19206	6	Deck	Addition Deck - 05	David Unterreinercon	David Unterreinercon	541 Kingfred Drive	\$18,000.00
19175	6	Fox's Pizza Den Interior remodel	Interior Renovation	Brandon Luketic		11322 Center Highway	\$60,000.00
19170	6	Porch Roof	Addition	T. Harper Construction	Carl & Doris Kurinkko	540 Janet Drive	\$16,000.00
19210	7	Solar Panels	Solar Panels	Palmetto Solar	Palmetto Solar	540 Sherrick Drive	\$8,910.00
19185	7	Auto Detailing	Commercial Occupancy			70 Carpenter Lane	\$0.00

Total Estimated Cost:

\$5,224,864.00

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Budget Report March 2023

Budget Items	2023 Budget	March 2023	YTD	% YTD	March 2022
Building and Occupancy Permit Fees	\$200,000.00	\$21,991.50	\$45,284.50	22.64%	\$38,953.50
Zoning Hearing Board Application Fees	\$4,000.00	\$1,800.00	\$3,600.00	90.00%	\$0.00
Planning Commission Application Fees	\$7,000.00	\$13,350.00	\$15,750.00	225.00%	\$3,540.00
Mechanical Device Fees	\$8,200.00	\$2,100.00	\$7,000.00	85.37%	\$3,900.00
Miscellaneous Fees	\$100.00	\$43.00	\$68.00	68.00%	\$20.00
Fee in Lieu for Recreation	\$30,000.00	\$4,000.00	\$9,500.00	31.67%	\$2,500.00
Total:	\$249,300.00	\$43,284.50	\$81,202.50	32.57 %	\$48,913.50

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

Plan Name	March 2023	Year to Date
Bella Mia	0	0
Hollybrook	1	1
Legends III	0	1
Redstone Highlands	0	0
Stonegate	0	0
Sunset Valley VIII	0	0
Thomas Farm Acres	2	9
Tuscan Hills II	1	1
Tuscan Hills V	0	0
Tuscan Hills VI	4	7
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	1
Willow Estates III	0	0
Willow Estates IV	0	0
Woodridge Estates II	0	0
Off-Site	2	3
Total:	10	23

New Home Residential Building Permits by Ward

Ward	March 2023	Year to Date
1	1	2
2	6	10
3	3	10
4	0	0
5	0	1
6	0	0
7	0	0
Total:	10	23

PLANNING COMMISSION MEETING
APRIL 3, 2023 @ 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-04-2023: Stark-Leader-Singer Plan
 - *Proposed subdivision and consolidation on Ward Drive and State Route 30.*
- Advisory Hearings
 - None
- Items for Acceptance
 1. Tuscan Hills VII
 2. Huntingdon Marketplace Revised Site Plan
 3. Huntingdon Marketplace Plan No. 4 Subdivision
 4. Burger King Site Plan
- Discussion Items— Comprehensive Plan Update -Tom Kerber
- Chairman's Report
- Adjournment