



PLANNING & ZONING REPORT



MAY 2023

North Huntingdon Township

11279 Center Highway

North Huntingdon PA, 15642

Phone: 724-863-3806



North Huntingdon Township Permit Report By Ward

05/01/2023 to 05/31/2023

Permit #	Ward	Type	Category	Contractor	Applicant	Property Address	Est. Cost
19266	1	Auto Zone Sign	Permanent Sign	Advanced Sign Company		9111 State Route 30	\$3,200.00
19267	1	Interior Remodel	Interior Renovation	TBD		921 & 933 Magill Drive	\$210,000.00
19278	1	Above ground pool	Accessory Pool-06		Thomas A. & Jeanne Dias	510 Brittany Court	\$1,050.00
19274	1	Accessory Building	Accessory Build- 07		Paul A. & Dawn G. Eichelberger	9110 Barnes Lake Road	\$4,500.00
19265	1	Addition	Addition		EC One Co LLC	127 Industry Blvd	\$1,000.00
19263	2	Single Family Home	New Construction	Ryan Homes	Ryan Homes	5700 Sabato Drive	\$325,958.00
19275	2	Roof addition	Exterior Renovation	Angelo Bonesio	John M. & Lisa L. White	439 Hahntown Wendel Road	\$15,000.00
19282	2	In ground pool	Accessory Pool-06	Alpine Pools	Alpine Pools	743 Butterfield Drive	\$52,264.00
19284	2	Single Family Home	New Construction	Ryan Homes	Ryan Homes	5756 Sabato Drive	\$285,505.00
19288	2	Above ground pool	Accessory Pool-06	B&T Installations	Jacqueline M. Fallon	373 Butterfield Drive	\$6,900.00
19293	2	Shed	Accessory Shed- 07		Shaun R. & Alecia N. Johnston & Wilson	10020 Vermont Street	\$3,000.00
19259	2	Porch Roof	Addition	Derek kelly	Derek kelly	589 Butterfield Drive	\$20,000.00
19251	3	Deck	Addition Deck - 05	John Drabisin	Karen R. & Kelly M. Widmaier	1725 Friar Tuck Drive	\$1,100.00
19252	3	Porch Roof	Addition	Jeremy Sessa	Jeremy Sessa	11761 Beacon Drive	\$8,000.00
19254	3	Deck	Addition Deck - 05	Jeff Stanish	Jeff Stanish	11340 James Street	\$20,000.00
19256	3	Interior Remodel	Interior Renovation	RWS Development Co		1856 Guffey Road	\$20,000.00
19292	3	Detached Garage	Accessory Garage-04	RWS Development Co	RWS Development Co	11737 Sundae Drive	\$60,000.00
19297	3	Above ground pool	Accessory Pool-06		Marla A. Travisano	11573 Drop Road	\$0.00
19261	3	Solar Panels	Solar Panels	GAF Energy LLC	GAF Energy LLC	12828 Thoroughbred Drive	\$21,413.00
19262	3	Porch Roof	Addition	Wolfe's General Contracting	Wolfe's General Contracting	11606 Percheron Circle	\$18,500.00
19276	3	Single family Home	New Construction	RWS Development Co	RWS Development Co	7401 Alvina Court	\$613,023.00
19285	3	Single Family Home	New Construction	RWS Development Co	RWS Development Co	11773 Sundae Drive	\$584,500.00
19250	3	Single Family Home	New Construction	RWS Development Co	RWS Development Co	7445 Alvina Court	\$372,589.00
19268	4	Accessory Structure	Accessory Build- 07	Tuff Shed Inc	Michael Hollis	259 Bethel Road	\$5,000.00
19296	4	Above ground pool	Accessory Pool-06	Alpine Pools	John W. Maurin & Milene G. Brennan	570 Robbins Station Road	\$14,292.00
19277	4	Deck	Addition Deck - 05		Anthony I. Jr. Morris	783 Rebecca Street	\$12,000.00
19279	4	Pavilion	Accessory Build- 07	Funyak Landscapes LP	Funyak Landscapes LP	1551 Rosewood Circle	\$26,000.00

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19281	4	Transient Business - Keystone Fireworks	Transient Business			12120 State Route 30	\$0.00
19255	4	Gazebo	Accessory Structure	Self	Wayne T. & Laurene M. Barna	13160 Bartley Court	\$6,799.00
19269	4	Above ground pool	Accessory Pool-06	D&C Pool Contractors	Scott C. & Stephanie A. Weeber	2591 Robbins Station Road	\$11,000.00
19270	4	Inground pool	Accessory Pool-06	Inground Pools Inc.	Peter A. & Susan M. Reitz	9041 Lucia Lane	\$74,065.00
19253	4	Inground pool	Accessory Pool-06	Westmoreland Pools & Spa	Kevin & Natalie Skiba	2763 Turner Valley Road	\$60,000.00
19294	5	Solar Panels	Solar Panels	Palmetto Solar	Palmetto Solar	1855 Diane Merle Drive	\$13,770.00
19257	5	Accessory Building	Accessory Build- 07	Tuff Shed Inc	Jeffrey A. & Heather L. Atkins & Eisaman	1403 Samantha Way	\$5,000.00
19289	6	Removal of fill material placed along slope south / southwest of driveway and house	Grading	Andy Luchkin	Andy Luchkin	12150 Maple Lane	\$75,000.00
19290	6	120 sqft accessory building	Accessory Build- 07	Backyard Barns	Oscar M. Jr. & Paulette Ostrom	10748 Bellview Drive	\$4,551.00
19291	6	Concrete porch	Addition	Self	Nathan & Holly Price	1525 Jeffrey Drive	\$5,000.00
19280	6	2 Decks replaced	Addition Deck - 05	Complete Construction	Complete Construction	111 Charles Drive	\$10,000.00
19286	6	Basement Patio	Addition			2171 Shaw Street	\$10,000.00
19260	6	Demo all buildings on lot.	Demolition	JP Operations	JP Operations	11660 & 11670 Parkway Drive	\$0.00
19271	7	Commercial Occupancy	Commercial Occupancy			12801 State Route 30	\$0.00
19283	7	Vault Athletics, LLC	Commercial Occupancy			14700 State Route 30	\$0.00
19295	7	Demolition	Demolition	Schade Landscaping	Schade Landscaping	2357 Scotch Hill Road 2	\$0.00
19287	7	2 story addition	Addition	American Dream Remodeling	American Dream Remodeling	3000 Baker School Road	\$100,000.00
19273	7	Hamilton Automotive	Commercial Occupancy			40 Hamilton Road	\$0.00
19272	7	Sign Hamilton Auto	Permanent Sign	Carls Sign		40 Hamilton Road	\$1,200.00
19264	7	Porch Roof	Addition	Kissell Home Designs	Kissell Home Designs	13609 Ormsby Drive	\$18,685.00
19258	7	Occupancy Urban Technique LLC	Commercial Occupancy			818 Seventh Street	\$0.00
19249	7	shed	Accessory Shed- 07	Self	Luke J. Baverso	410 Mercer Drive	\$3,500.00

Total Estimated Cost:

\$3,103,364.00

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Budget Report May 2023

Budget Items	2023 Budget	May 2023	YTD	% YTD	May 2022
Building and Occupancy Permit Fees	\$200,000.00	\$13,477.10	\$94,870.60	47.44%	\$9,427.00
Zoning Hearing Board Application Fees	\$4,000.00	\$600.00	\$4,800.00	120.00%	\$0.00
Planning Commission Application Fees	\$7,000.00	\$8,679.50	\$26,514.50	378.78%	\$2,950.00
Mechanical Device Fees	\$8,200.00	\$0.00	\$8,000.00	97.56%	\$0.00
Miscellaneous Fees	\$100.00	\$3.00	\$157.00	157.00%	\$5.00
Fee in Lieu for Recreation	\$30,000.00	\$2,000.00	\$13,500.00	45.00%	\$500.00
Total:	\$249,300.00	\$24,759.60	\$147,842.10	59.30 %	\$12,882.00

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

Plan Name	May 2023	Year to Date
Bella Mia	0	0
Hollybrook	0	2
Legends III	0	1
Redstone Highlands	0	0
Stonegate	0	0
Sunset Valley VIII	0	0
Thomas Farm Acres	3	14
Tuscan Hills II	0	1
Tuscan Hills V	0	0
Tuscan Hills VI	2	9
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	0	4
Total:	5	32

New Home Residential Building Permits by Ward

Ward	May 2023	Year to Date
1	0	2
2	2	13
3	3	16
4	0	0
5	0	1
6	0	0
7	0	0
Total:	5	32

PLANNING COMMISSION MEETING
JUNE 5, 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. SP-04-2023: North Huntingdon Clean Express Auto Wash
 - *Proposed car wash on State Route 30.*
 2. SP-05-2023: Bear Peak Power
 - *Proposed battery energy storage system on Ridinger Park Road.*
- Advisory Hearings
 - None
- Items for Acceptance
 1. Ruble-Pikovsky Boundary Line Revision
 2. Mayer-Irwin Investors Boundary Line Revision
 3. Masters-Lewkowicz Boundary Line Revision
 4. Poirier-Davis Boundary Line Revision
 5. Stonegate PRD
- Discussion Items— None
- Chairman's Report
- Adjournment