



PLANNING & ZONING REPORT



DECEMBER 2023

North Huntingdon Township

11279 Center Highway

North Huntingdon PA, 15642

Phone: 724-863-3806



North Huntingdon Township Permit Report By Ward

12/01/2023 to 12/31/2023

Permit #	Ward	Type	Category	Contractor	Applicant	Property Address	Est. Cost
19510	1	New Construction Car Wash	New Construction	Roush General Contracting		8695 State Route 30	\$1,000,000.00
19517	1	Home Occupation - Lacrosse Training	Home Occupation			2020 Sandy Hill Road	\$0.00
19521	1	Miracle Ear	Commercial Occupancy			8981 Barnes Lake Road	\$0.00
19520	1	In ground pool	Accessory Pool-06	Artistic Pools	Artistic Pools	10091 Kingsbury Lane	\$156,615.00
19515	1	Wall Sign	Permanent Sign	Signstat		8755 Norwin Avenue	\$5,137.00
19511	1	Barber Shop Near Me	Commercial Occupancy			8755 Norwin Avenue	\$0.00
19509	1	Micro Mound On Lot Septic System	Septic System		Cheryl H. Pender	711 Stickle Lane	\$0.00
19518	2	Addition and deck	Addition		Justin & Danielle M. Livingston	701 Main Street	\$10,000.00
19516	2	Grading Tuscan Hills Phase VII	Grading	Klingensmith Development Inc	Dondia LLC	Barnes Lake Road	\$158,452.00
19519	3	Grading to create building pad	Grading	JP Operations Inc.	JP Land Holdings LLC	1380 & 1382 Clay Pike	\$10,000.00
19513	3	Solar Panels	Solar Panels	Palmetto Solar LLC	Palmetto Solar LLC	11811 Palomino Court	\$16,200.00
19514	5	Single Family Home	New Construction		Joseph L. III & Corey E. Urban	3232 Yorkshire Drive	\$450,000.00
19512	7	Game Room	Commercial Occupancy			13380 State Route 30	\$0.00
19508	7	Detached Garage.	Accessory Garage-04	Morton Buidings	Dylan W. & Ashley N. Harris & Jellison	3851 Baker School Road	\$61,663.00

Total Estimated Cost:

\$1,868,067.00

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Budget Report December 2023

Budget Items	2023 Budget	December 2023	YTD	% YTD	December 2022
Building and Occupancy Permit Fees	\$200,000.00	\$12,953.00	\$169,391.21	84.70%	\$9,906.00
Zoning Hearing Board Application Fees	\$4,000.00	\$0.00	\$10,800.00	270.00%	\$0.00
Planning Commission Application Fees	\$7,000.00	\$900.00	\$53,449.50	763.56%	\$0.00
Mechanical Device Fees	\$8,200.00	\$0.00	\$8,500.00	103.66%	\$0.00
Miscellaneous Fees	\$100.00	\$20.00	\$280.00	280.00%	\$40.00
Fee in Lieu for Recreation	\$30,000.00	\$500.00	\$23,000.00	76.67%	\$2,000.00
Total:	\$249,300.00	\$14,373.00	\$265,420.71	106.47 %	\$11,946.00

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

Plan Name	December 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	0	27
Tuscan Hills II	0	2
Tuscan Hills V	0	0
Tuscan Hills VI	0	11
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	1	3
Willow Estates II	0	1
Willow Estates III	0	0
Willow Estates IV	0	0
Woodridge Estates II	0	1
Off-Site	0	5
Total:	1	53

New Home Residential Building Permits by Ward

Ward	December 2023	Year to Date
1	0	2
2	0	17
3	0	30
4	0	0
5	1	4
6	0	0
7	0	0
Total:	1	53

PLANNING COMMISSION MEETING
JANUARY 8, 2024 @ 7:00 PM
11279 CENTER HIGHWAY
NORTH HUNTINGDON, PA 15642



Meeting Agenda

- Reorganization of the Planning Commission
- Call To Order; Pledge of Allegiance; Roll Call
- Approval of minutes from previous meeting
- Citizens Input
- Old Business
 - None
- New Business
 1. CU-01-2023: Clark Backyard Chicken Keeping
 - *Proposed conditional use of backyard chicken keeping on Crestwood Drive.*
- Advisory Hearings
 - None
- Items for Acceptance
 1. Marks Consolidation 2
 2. Itle Subdivision 2
- Discussion Items— None
- Chairman's Report
- Adjournment