



PLANNING & ZONING REPORT



MARCH 2024

North Huntingdon Township

11279 Center Highway

North Huntingdon PA, 15642

Phone: 724-863-3806



North Huntingdon Township Permit Report By Ward

03/01/2024 to 03/31/2024

Permit #	Ward	Type	Category	Contractor	Applicant	Property Address	Est. Cost
19574	1	Reader board sign replacement	Permanent Sign	Atlas Sign & Lighting		8871 State Route 30	\$20,000.00
19580	1	Retaining Wall	Retaining Wall	Gallucci Landscaping LLC	Gallucci Landscaping LLC	7999 Natalie Lane	\$48,500.00
19589	1	Addition	Addition	Dowd Construction Services LLC	Dowd Construction Services LLC	7909 Oxford Court	\$150,000.00
19599	1	Interior Remodel UPMC Hillman Cancer Center	Interior Renovation	MBM Contracting		8755 Norwin Avenue	\$500,000.00
19588	1	Deck	Accessory Structure	Bocan Residential Improvements	Michael E. & Mary A. Shaw	10189 Harrison Avenue	\$18,250.00
19585	1	Porch roof addition	Addition	Outdoor Smith LLC DBA Archadeck	Outdoor Smith LLC DBA Archadeck	685 Lockport Drive	\$75,000.00
19572	1	Repair wall from vehicle accident	Repair Damage	HSL CPR	Waldens View NH Realty Co LL	7990 State Route 30	\$16,440.00
778	1	MECH DEVICE				915 Mills Drive	\$0.00
781	2	MECH DEVICE				556 Main Street	\$0.00
19568	2	porch roof	Addition	Self	Vincent K. & Thera L. Baer	10200 Fairmont Street	\$200.00
776	2	MECH DEVICE	KORNER TAVERN			349 & 369 Hahntown Wendel Road	\$0.00
19573	2	Inground Pool	Accessory Pool-06	Westmoreland Pools & Spa	Westmoreland Pools & Spa	9891 Buckingham Place	\$91,680.00
19578	2	Detached garage	Accessory Garage-04	Wayne Long Construction	Robert J. & Janet L. Good	2870 Farm Spur Road	\$317,000.00
19579	2	Above ground Pool and Deck	Accessory Pool-06		Mitchell & Ashley M. Ritter & Miller	234 Oakmont Street	\$5,000.00
19571	2	Single Family Home	New Construction	Ryan Homes	Ryan Homes	Barnes Lake Road	\$295,267.00
782	2	MECH DEVICE				100 Bilotto Avenue	\$0.00
19591	3	Single Family Home	New Construction	RWS Development Co	RWS Development Co	11524 Sundae Drive	\$414,247.00
19592	3	Single Family Home	New Construction	RWS Development Co	RWS Development Co	11846 Sundae Drive	\$450,255.00
19597	3	Solar panels	Solar Panels	Palmetto Solar	Palmetto Solar	1842 Colleen Drive	\$18,040.00
19602	3	Inground Pool	Accessory Pool-06	Pool Pros	Pool Pros	2282 Haflinger Drive	\$66,000.00
19590	3	Single Family Home (Fee of \$500.00 transferred from septic permit being they are connecting to public sewage.)	New Construction	RWS Development Co	RWS Development Co	3331 Pinewood Road	\$882,695.00
19567	3	Home Occupation - Ditti goods	Home Occupation			11468 Drop Road	\$0.00
19593	4	Accessory Building	Accessory Build- 07		Jesse L. Neal & Ashley L. Pashakarnis	850 Whitehead Lane	\$4,466.00
19569	4	retaining wall	Retaining Wall	Cochran Excavation	Eric M. & Andrea A. Slavin	870 Whitehead Lane	\$7,200.00

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19582	4	Signs Clearview Federal Credit Union	Permanent Sign	Smart Signs Llc		12260 State Route 30	\$18,000.00
19601	4	Clearview Federal Credit Union	Commercial Occupancy			12260 State Route 30	\$0.00
19581	4	Addition	Addition	Beam Contracting	Beam Contracting	2277 Lindale Court	\$99,519.00
19594	4	Detached Garage	Accessory Garage-04	Baacke Water Tight Home Improvements	Dwayne & Dana O'Barto	2000 Park Hill Road	\$144,000.00
798	4	Mechanical Device				12120 State Route 30	\$0.00
19598	5	Solar Panels	Solar Panels	Palmetto Solar	Palmetto Solar	1311 Samantha Way	\$29,520.00
19600	5	Replace retaining wall	Retaining Wall	Trimpey Construction	Joshua & Valerie Cindric	14260 Caroline Drive	\$28,900.00
19575	5	Addition	Addition	Self	Mark A. Testa	13716 Ormsby Drive	\$30,000.00
19583	5	Addition Mesta Electronics	Addition	RSSC Architecture		11030 Parker Drive	\$6,580,000.00
19586	5	Swim Spa	Accessory Pool-06		Michael P. & Sandra Hahalyak	3030 Derby Court	\$20,000.00
19570	5	Above ground Pool	Accessory Pool-06	Pool City	David M. & Caitlin Auth	1882 Bernice Drive	\$5,572.00
19584	6	Single Family Home	Single Family Home	Jaaam Inc	JAAAM Inc	11187 Larwin Lane	\$350,000.00
19587	6	Above ground pool 3/25/24 WITHDRAWN BY HOMEOWNER - sewage lines not deep enough	Accessory Pool-06	Self	Nancy Schoffstall	2179 Northview Drive	\$7,500.00
19577	6	Roof Replacement	Repair Damage	Craig Gouker Roofing	North Huntingdon Township	11279 Center Highway	\$0.00
19576	6	Addition	Addition		John M. Slivka Jr. & Kristy Warren	545 Westmoreland Avenue	\$5,000.00
19596	7	Mr. Shine Car Wash	Commercial Occupancy			13539 State Route 30	\$0.00
19595	7	Auto Detailing	Commercial Occupancy			14500 State Route 30	\$0.00

Total Estimated Cost: **\$10,698,251.00**

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Budget Report March 2024

Budget Items	2024 Budget	March 2024	YTD	% YTD	March 2023
Building and Occupancy Permit Fees	\$225,000.00	\$70,489.00	\$90,685.00	40.30%	\$14,641.50
Zoning Hearing Board Application Fees	\$10,000.00	\$600.00	\$600.00	6.00%	\$1,800.00
Planning Commission Application Fees	\$45,000.00	\$700.00	\$3,460.00	7.69%	\$13,350.00
Mechanical Device Fees	\$8,800.00	\$2,700.00	\$8,500.00	96.59%	\$2,100.00
Miscellaneous Fees	\$100.00	\$0.00	\$80.00	80.00%	\$43.00
Fee in Lieu for Recreation	\$20,000.00	\$1,500.00	\$6,000.00	30.00%	\$3,500.00
Total:	\$308,900.00	\$75,989.00	\$109,325.00	35.39%	\$35,434.50

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

Plan Name	March 2024	Year to Date
Bella Mia	0	0
Chestnut Hill	0	1
Hollybrook	0	0
Legends III	0	0
Redstone Highlands	0	0
Stonegate	0	0
Sunset Valley VIII	0	0
Thomas Farm Acres	2	7
Tuscan Hills V	0	0
Tuscan Hills VI	0	0
Tuscan Hills VII	1	1
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	3
Willow Estates III	0	0
Willow Estates IV	0	0
Woodridge Estates II	0	0
Off-Site	2	2
Total:	5	14

New Home Residential Building Permits by Ward

Ward	March 2024	Year to Date
1	0	0
2	1	1
3	3	9
4	0	0
5	0	3
6	1	1
7	0	0
Total:	5	14

PLANNING COMMISSION MEETING
APRIL 1, 2024 @ 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-06-2024: Leonatti Consolidation
 - *Proposed lot consolidation on Jack Drive.*
 2. SP-01-2024: Lincoln Corner Plaza II
 - *Proposed medical building adjacent to existing Lincoln Corner complex.*
- Advisory Hearings
 - None
- Items for Acceptance
 - None
- Discussion Items— None
- Chairman's Report
- Adjournment