



## PLANNING & ZONING REPORT



MAY 2024

# North Huntingdon Township

11279 Center Highway  
North Huntingdon PA, 15642  
Phone: 724-863-3806



## North Huntingdon Township Permit Report By Ward 05/01/2024 to 05/31/2024

Permit #	Ward	Type	Category	Contractor	Applicant	Property Address	Est. Cost
<a href="#">19665</a>	1	Patio Roof	Addition	Bright Covers	Bright Covers	690 Ashton Court	\$12,800.00
<a href="#">19655</a>	1	Inground pool	Accessory Pool-06	King Cole Pool	King Cole Pool	2647 Hahntown Wendel Road	\$40,000.00
<a href="#">19671</a>	1	Home occupation	Home Occupation			1000 Altman Street	\$0.00
<a href="#">19649</a>	1	Interior remodel - Moe's	Interior Renovation	Colony Construction Company LLC	Colony Construction Company LLC	714 Mills Drive	\$167,490.00
<a href="#">19646</a>	2	Accessory building	Accessory Build- 07	Backyard Outfitters	Melvin & Lisa Dupree	9921 Barnes Lake Road	\$10,000.00
<a href="#">19648</a>	2	In ground pool	Accessory Pool-06	Timbers Building Co	Daniel G. Jr. Palmer	1120 Hahntown Wendel Road	\$15,000.00
<a href="#">19666</a>	2	In ground pool	Accessory Pool-06	Westmoreland Pools & Spa	Westmoreland Pools & Spa	6317 Antonio Drive	\$76,400.00
<a href="#">19663</a>	2	Side porch	Addition		James & Shari Halfhill	704 McMahon Drive	\$15,000.00
<a href="#">19643</a>	2	Accessory Building	Accessory Build- 07	TOL Buildings	Gary J. & Patricia Gregor	2751 Ipnar Road	\$16,877.00
<a href="#">19653</a>	3	Sunroom	Addition	Joyce Factory Direct	Joyce Factory Direct	2230 Lancelot Drive	\$46,502.00
<a href="#">19661</a>	3	Pool Deck	Addition Deck - 05	Phil Rosso	Tiffany M. Blasko	11390 Tioga Road	\$12,000.00
<a href="#">19675</a>	3	Above ground pool	Accessory Pool-06	Pool City	Anthony Jr. & Tari B. Epolito	2471 Lynnrose Drive	\$1,500.00
<a href="#">19674</a>	3	Roof over existing deck	Addition	Jason Elwell Roofing & construction	Robert J & Jenna L. Usko	11760 Beacon Drive	\$7,500.00
<a href="#">19673</a>	3	Accessory building	Accessory Build- 07		Thomas M. & Laura J. Trabold	2294 Haflinger Drive	\$6,763.00
<a href="#">19656</a>	3	Inground Pool	Accessory Pool-06	King Cole Pool	King Cole Pool	2130 Belgian Drive	\$36,600.00
<a href="#">19657</a>	3	Inground pool	Accessory Pool-06	King Cole Pools	King Cole Pools	11930 Palomino Court	\$55,980.00
<a href="#">19676</a>	3	Pool Deck	Addition Deck - 05		Anthony Jr. & Tari B. Epolito	2471 Lynnrose Drive	\$2,000.00
<a href="#">19641</a>	3	Deck Replacement	Addition Deck - 05	DW Construction	DW Construction	140 Falcon Ridge Drive	\$30,000.00
<a href="#">19672</a>	4	Above ground pool	Accessory Pool-06	D&C pool Contractors	Katherine Lightner	840 Meade Drive	\$1,500.00
<a href="#">19651</a>	4	Inground pool	Accessory Pool-06	Pool Pros	Pool Pros	2660 Mickanin Road	\$52,500.00
<a href="#">19660</a>	4	Accessory Building	Accessory Build- 07	Tuff Shed Inc	Tuff Shed Inc	2221 Robbins Station Road	\$16,094.00
<a href="#">19667</a>	4	Home Occupation - Reel Sprots Recruiting	Home Occupation			2182 Bradbury Lane	\$0.00
<a href="#">19659</a>	4	above ground pool	Accessory Pool-06	DNC Pools	Barbara L. Rebon	590 Clay Pike/11540 Center Street	\$0.00
<a href="#">19644</a>	4	Roof over existing Deck	Addition		Donald B. Elliott	12270 Roth Drive	\$2,000.00
<a href="#">19662</a>	5	Single Family Home	New Construction		Amanda E. Staso	1932 Cornwall Drive	\$460,000.00
<a href="#">19664</a>	5	Deck	Addition Deck - 05	The Premier Decking Company	The Premier Decking Company	389 Jodie Lane	\$19,900.00
<a href="#">19658</a>	5	Porch Roof	Addition		Stephen A. & Lauren N. Likar	1370 Samantha Way	\$7,000.00

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<a href="#">19669</a>	6	commercial occupancy	Commercial Occupancy			2981 Morris Avenue	\$0.00
<a href="#">19670</a>	6	Permanent sign	Permanent Sign	JP Operations Inc.	JP Land Holdings LLC	2981 Morris Avenue	\$250.00
<a href="#">19645</a>	6	Addition	Addition	Klipa Construction	Klipa Construction	250 Porter Drive	\$80,000.00
<a href="#">19642</a>	6	Shed	Accessory Shed- 07		Jonathan P. Cooney & Mariah L. Sanders	10747 Bellview Drive	\$3,000.00
<a href="#">19654</a>	7	Latin Market Multiservice	Commercial Occupancy			13380 State Route 30	\$0.00
<a href="#">19668</a>	7	Addition	Addition	KLR Construction	KLR Construction	4359 Westinghouse Avenue	\$42,000.00
<a href="#">19650</a>	7	Next4sleep	Commercial Occupancy			13380 State Route 30	\$0.00
<a href="#">19647</a>	7	Interior remodel	Interior Renovation	Ironmill Construction	Ironmill Construction	14565 Kenscott Drive	\$50,568.00

Total Estimated Cost: \$1,287,224.00



## Budget Report May 2024

Budget Items	2024 Budget	May 2024	YTD	% YTD	May 2023
Building and Occupancy Permit Fees	\$225,000.00	\$6,360.00	\$105,034.00	46.68%	\$13,422.10
Zoning Hearing Board Application Fees	\$10,000.00	\$750.00	\$1,950.00	19.50%	\$600.00
Planning Commission Application Fees	\$45,000.00	\$1,400.00	\$4,510.00	10.02%	\$8,679.50
Mechanical Device Fees	\$8,800.00	\$0.00	\$9,900.00	112.50%	\$0.00
Miscellaneous Fees	\$100.00	\$20.00	\$123.00	123.00%	\$3.00
Fee in Lieu for Recreation	\$20,000.00	\$500.00	\$7,000.00	35.00%	\$2,000.00
<b>Total:</b>	<b>\$308,900.00</b>	<b>\$9,030.00</b>	<b>\$128,517.00</b>	<b>41.60%</b>	<b>\$24,704.60</b>

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

Plan Name	May 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	0	8
Tuscan Hills V	0	0
Tuscan Hills VI	0	0
Tuscan Hills VII	0	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	1	4
Willow Estates III	0	0
Willow Estates IV	0	0
Woodridge Estates II	0	0
Off-Site	0	3
<b>Total:</b>	<b>1</b>	<b>17</b>

**New Home Residential Building Permits by Ward**

Ward	May 2024	Year to Date
1	0	0
2	0	1
3	0	10
4	0	0
5	1	4
6	0	1
7	0	1
<b>Total:</b>	<b>1</b>	<b>17</b>

PLANNING COMMISSION MEETING  
JUNE 3, 2024 @ 7:00 PM  
11279 CENTER HIGHWAY  
NORTH HUNTINGDON, PA 15642



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## Meeting Agenda

- Call To Order; Pledge of Allegiance; Roll Call
- Approval of minutes from previous meeting
- Citizens Input
- Old Business
  1. SP-01-2024: Lincoln Corner Plaza II
    - *Proposed medical building adjacent to existing Lincoln Corner medical complex.*
- New Business
  - None
- Advisory Hearings
  - None
- Items for Acceptance
  1. Bellone, Jellison & Harris Boundary Line Revision
  2. Natale Consolidation
- Discussion Items— Zoning Ordinance Rewrite
- Chairman's Report
- Adjournment