



PLANNING & ZONING REPORT



JULY 2024

North Huntingdon Township

11279 Center Highway

North Huntingdon PA, 15642

Phone: 724-863-3806



North Huntingdon Township Permit Report By Ward

07/01/2024 to 07/31/2024

Permit #	Ward	Type	Category	Contractor	Applicant	Property Address	Est. Cost
19734	1	HVAC replacement	HVAC Renovation	Charles Jason Kujala	Charles Jason Kujala	8931 State Route 30	\$17,000.00
19739	1	Wendy's	Commercial Occupancy			9130 State Route 30	\$0.00
19744	1	Single Family Home Attached	New Construction	DMS Group Inc	DMS Group Inc	680 Elliot Lane	\$583,507.00
19755	1	Replace HVAC system	HVAC Renovation	Lennox National Account Services	Lennox National Account Services	8716 Norwin Avenue	\$35,249.00
19737	1	Above ground pool	Accessory Pool-06	Seven Seas Pools and Spa	Jeffrey M. Jr. & Nikolette Long	1020 Fifth Street	\$8,400.00
19733	1	Repair vehicle accident damage	Repair Damage	Banda Construction		8880 Walnut Street	\$17,111.00
19746	1	Above ground pool	Accessory Pool-06	D&C Pools	Joseph K. Sr. & Sandra L. Dykta	8518 Walthour Drive	\$1,600.00
19745	1	Single Family Home Attached	New Construction	DMS Group Inc	DMS Group Inc	682 Elliot Lane	\$584,350.00
19726	1	Beer Distributer	Commercial Occupancy			8712 Norwin Avenue	\$0.00
19756	2	Retaining Wall	Retaining Wall	Palmers Excavating	Joshua C. & Elizabeth A. Werner	404 McMahon Drive	\$34,500.00
19741	2	Shed	Accessory Shed- 07		Sujith Nair & Amma Saraswathy	6638 Antonio Drive	\$900.00
19729	3	Solar Panels	Solar Panels	Palmetto Solar LLC	Palmetto Solar LLC	1989 Haflinger Drive	\$0.00
19731	3	above ground pool	Accessory Pool-06	King Cole Pool	F. Robert & Cynthia M. Collins	11560 Beacon Drive	\$7,500.00
19727	3	Inground pool	Accessory Pool-06	Pool Pros	Pool Pros	1036 New Hope Drive	\$52,000.00
19725	3	Accessory Building	Accessory Build- 07		Travis & Rebecca Pomaibo	2531 Lynnrose Drive	\$8,406.00
19742	3	Solar panels	Solar Panels	Palmetto Solar LLC	Palmetto Solar LLC	1062 New Hope Drive	\$13,940.00
19738	3	Shed	Accessory Shed- 07		Jeffrey J. & Denise L. Clemente	1822 George Circle	\$1,500.00
19752	3	Detached Garage	Accessory Garage-04		Justin Niedzwecki	1738 Pickford Street	\$25,000.00
19758	3	Solar Panels	Solar Panels	Palmetto Solar LLC	Palmetto Solar LLC	1824 Haflinger Drive	\$13,940.00
19757	3	Inground Pool	Pool In-ground	King Cole Pool	King Cole Pool	11845 Palomino Court	\$45,000.00
19754	3	Inground pool	Accessory Pool-06	Hunter Bitner	Hunter Bitner	7865 Oscar Court	\$90,000.00
19735	3	Accessory Building	Accessory Build- 07	Tuff Shed Inc	Tuff Shed Inc	1718 Trolist Drive	\$4,386.00
19719	3	Solar Panels	Solar Panels	Palmetto Solar LLC	Palmetto Solar LLC	11401 James Street	\$4,920.00
19730	4	Addition	Addition	Southwest BH Const	Southwest BH Const	13700 Ridge Road	\$175,000.00
19728	5	Deck	Addition Deck - 05	Justin Galloway	Justin Galloway	3248 Yorkshire Drive	\$12,000.00
19723	5	Single Family Home	New Construction	Maronda Homes	Maronda Homes	1820 Cornwall Drive	\$312,956.00
19748	5	Single Family Home	New Construction	Maronda Homes	Maronda Homes	1883 Cornwall Drive	\$439,638.00

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19749	5	Single family Home	New Construction	Maronda Homes	Maronda Homes	1876 Cornwall Drive	\$373,628.00
19750	5	Single Family Home	New Construction	Maronda Homes	Maronda Homes	1834 Cornwall Drive	\$326,459.00
19753	5	Rear porch roof	Addition	Jake Vargo	Jake Vargo	2100 Cornwall Drive	\$20,000.00
19743	5	Single Family Home	New Construction	Maronda Homes	Maronda Homes	1848 Cornwall Drive	\$0.00
19724	5	Inground pool	Accessory Pool-06	Pool Pros	Pool Pros	3072 Warwick Drive	\$44,500.00
19722	5	Single Family Home	New Construction	Maronda Homes	Maronda Homes	1869 Cornwall Drive	\$367,696.00
19721	5	Single Family Home	New Construction	Maronda Homes	Maronda Homes	3067 Trafalgar Court	\$319,893.00
19720	5	Single Family Home	New Construction	Maronda Homes	Maronda Homes	1855 Cornwall Drive	\$421,256.00
19747	6	Accessory Building	Accessory Build- 07	Tuff Shed Inc	Tuff Shed Inc	321 Christine Drive	\$7,072.00
19751	6	Transient Business -	Transient Business			11639 State Route 30	\$0.00
19740	6	Patio Roof	Addition	Bright Covers	Bright Covers	570 Kingfred Drive	\$12,935.00
19736	6	Pizza Marcella Addition / renovations	Addition			11671 State Route 30	\$104,000.00

Total Estimated Cost: **\$4,486,242.00**

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Budget Report July 2024

Budget Items	2024 Budget	July 2024	YTD	% YTD	July 2023
Building and Occupancy Permit Fees	\$225,000.00	\$24,404.00	\$153,346.00	68.15%	\$4,955.00
Zoning Hearing Board Application Fees	\$10,000.00	\$600.00	\$3,750.00	37.50%	\$1,800.00
Planning Commission Application Fees	\$45,000.00	\$1,100.00	\$6,760.00	15.02%	\$15,950.00
Mechanical Device Fees	\$8,800.00	\$0.00	\$9,900.00	112.50%	\$0.00
Miscellaneous Fees	\$100.00	\$50.00	\$238.00	238.00%	\$20.00
Fee in Lieu for Recreation	\$20,000.00	\$5,000.00	\$13,500.00	67.50%	\$1,000.00
Total:	\$308,900.00	\$31,154.00	\$187,494.00	60.70%	\$23,725.00

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

Plan Name	July 2024	Year to Date
Bella Mia	0	0
Chestnut Hill	0	1
Hollybrook	0	0
Legends III	2	2
Redstone Highlands	0	0
Stonegate	0	0
Sunset Valley VIII	0	0
Thomas Farm Acres	0	11
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	8	12
Willow Estates III	0	0
Willow Estates IV	0	0
Woodridge Estates II	0	1
Off-Site	0	5
Total:	10	33

New Home Residential Building Permits by Ward

Ward	July 2024	Year to Date
1	2	2
2	0	1
3	0	14
4	0	0
5	8	12
6	0	1
7	0	3
Total:	10	33

PLANNING COMMISSION MEETING
AUGUST 5, 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-09-2024: Lyons-Botti II Subdivision
 - *Proposed subdivision near the intersection of Myers Lane and Ridge Road.*
- Advisory Hearings
 - None
- Items for Acceptance
 1. Lucas Plan Revision 1
 2. Victor-Cooper Plan
 3. JP Clay Pike Villas
 4. SimBA Holdings Building
- Discussion Items— None
- Chairman's Report
- Adjournment