



# COMMUNITY DEVELOPMENT REPORT



January 2025

# North Huntingdon Township

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



## North Huntingdon Township Permit Report By Ward 01/01/2025 to 01/31/2025

Permit #	Ward	Type	Category	Contractor	Applicant	Property Address	Est. Cost
<a href="#">19907</a>	1	Inground Pool	Pool In-ground	Ray`S Pools	James M. & Carey A. Latsko	551 Ashton Court	\$39,900.00
<a href="#">19884</a>	1	Single Family Home	New Construction	Sterner Homes	Sterner Homes	Broadway Street	\$170,000.00
<a href="#">19893</a>	2	Single Family Home	New Construction	Ryan Homes	Ryan Homes	6827 Kate Court	\$335,608.00
<a href="#">19899</a>	2	Performing Arts Remodel	Interior Renovation		Norwin School District	251 McMahon Drive	\$6,600,000.00
<a href="#">19887</a>	2	Single Family Home	Single Family Home	Ryan Homes	Dondia LLC	6842 Kate Court	\$291,354.00
<a href="#">19888</a>	2	Garage Addition	Accessory Garage-04	Wolfe General Construction	Melvin & Lisa Dupree	9921 Barnes Lake Road	\$70,000.00
<a href="#">19894</a>	2	Single Family Dwelling	New Construction	Ryan Homes	Dondia LLC	5969 Sabato Drive	\$312,760.00
<a href="#">19863</a>	2	Single Family Home	New Construction	Ryan Homes	Ryan Homes	6845 Kate Court	\$302,620.00
<a href="#">19906</a>	3	Small Cell Modification	Cell Antenna	JW Didado Electric		11556 McKee Road	\$7,500.00
<a href="#">19905</a>	3	Small Cell Modification	Cell Antenna	JW Didado Electric		2340 Robert Street	\$7,500.00
<a href="#">19901</a>	3	Small Cell Modification	Utility	JW Didado Electric		2021 Clay Pike	\$7,500.00
<a href="#">19886</a>	3	Grading of Lots 2-7 North Whitmore Road	Grading	JP Operations Inc.	JP Land Holdings	740 Whitmore Road N	\$40,000.00
<a href="#">19904</a>	4	Small Cell Modification	Cell Antenna	JW Didado Electric		12149 Linshan Drive	\$7,500.00
<a href="#">19896</a>	4	Clearing Trees	Grading	Cochran Excavating	Julian & Amber Batch	Wright Drive	\$0.00
<a href="#">19900</a>	4	Small Cell Modification	Cell Antenna	JW Didado Electric		2460 Mickanin Road	\$7,500.00
<a href="#">19897</a>	4	Inground pool	Pool In-ground	Dulemba Landscaping	Nico A. & Jordan L. Vecchio	2430 Robbins Station Road	\$75,000.00
<a href="#">19902</a>	4	Small Cell Modification	Cell Antenna	JW Didado Electric		1920 Mickanin Road	\$7,500.00
<a href="#">19903</a>	4	Small Cell Antenna	Cell Antenna	JW Didado Electric		12190 & 12192 Roth Drive	\$7,500.00
<a href="#">19892</a>	4	Single Family Home	New Construction	Parry Custom Homes	Christopher & Sarah Shaw	12778 Veronica Lane	\$503,483.00
<a href="#">19898</a>	5	Single-Family Home	New Construction	Maronda Homes	Willow Glenn Development Co.	3352 Yorkshire Drive	\$317,317.00
<a href="#">19890</a>	5	Addition	Addition	T Harrer Construction	Kattie L. Yonko	861 Quaker Drive	\$92,000.00
<a href="#">19885</a>	6	Inground pool	Accessory Pool-06	Northeast Builders & Remodelers	Northeast Builders & Remodelers	640 Meadow Road	\$30,000.00
<a href="#">19889</a>	7	Roof-Mounted Solar Panel	Solar Panels	Trinity Solar	Trinity Solar	14220 Winchester Road	\$33,653.00

Total Estimated Cost: \$9,266,195.00



## Budget Report January 2025

Budget Items	2025 Budget	January 2025	YTD	% YTD	January 2024
Building and Occupancy Permit Fees	\$210,000.00	\$67,967.00	\$67,967.00	32.37%	\$10,102.00
Zoning Hearing Board Application Fees	\$5,000.00	\$0.00	\$0.00	0.00%	\$0.00
Planning Commission Application Fees	\$45,000.00	\$2,500.00	\$2,500.00	5.56%	\$1,350.00
Mechanical Device Fees	\$10,000.00	\$2,000.00	\$2,000.00	20.00%	\$1,900.00
Miscellaneous Fees	\$200.00	\$0.00	\$0.00	0.00%	\$0.00
Fee in Lieu for Recreation	\$15,000.00	\$2,000.00	\$2,000.00	13.33%	\$1,000.00
<b>Total:</b>	<b>\$285,200.00</b>	<b>\$74,467.00</b>	<b>\$74,467.00</b>	<b>26.11%</b>	<b>\$14,352.00</b>

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

Plan Name	January 2025	Year to Date
Bella Mia	0	0
Legends III	0	0
Nemes Plan	1	1
Redstone Highlands	0	0
St. Georges Acres	0	0
Sunset Valley VIII	0	0
Thomas Farm Acres	0	0
Tuscan Hills V	0	0
Tuscan Hills VI	0	0
Tuscan Hills VII	4	4
Tuscan Hills VIII	0	0
Walthour	0	0
Willow Glenn I	0	0
Willow Glenn II	0	0
Willow Glenn III	0	0
Willow Estates I	1	1
Willow Estates II	0	0
Willow Estates III	0	0
Willow Estates IV	0	0
Woodridge Estates II	0	0
Off-Site	1	1
<b>Total:</b>	<b>7</b>	<b>7</b>

**New Home Residential Building Permits by Ward**

Ward	January 2025	Year to Date
1	1	1
2	4	4
3	0	0
4	1	1
5	1	1
6	0	0
7	0	0
<b>Total:</b>	<b>7</b>	<b>7</b>



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## Meeting Agenda

- Reorganization of the Planning Commission
- Call To Order; Pledge of Allegiance; Roll Call
- Approval of minutes from December 2024
- Ratify email vote for acceptance items in January
- Citizens Input
- Old Business
  - None
- New Business
  1. **S-01-2025: Harper Subdivision**
    - *Proposed subdivision on Bickerstaff Road.*
  2. **S-02-2025: Sunset Valley I Revision 3**
    - *Proposed residential development of an original phase of Sunset Valley.*
  3. **S-03-2025: Tuscan Hills Phase VIII & IX Revision 1**
    - *Proposed subdivision on Antonio Drive.*
- Advisory Hearings
  - None
- Items for Acceptance (these plans won't be discussed at this meeting)
  1. **Ronald Jackson Subdivision**
  2. **Marino Consolidation**
  3. **Huss Subdivision**
  4. **Wedel-Amore Boundary Line Revision**
- Discussion Items— None
- Chairman's Report
- Adjournment