



COMMUNITY DEVELOPMENT REPORT



June 2025

North Huntingdon Township

11279 Center Highway

North Huntingdon PA, 15642

Phone: 724-863-3806



North Huntingdon Township Permit Report By Ward

06/01/2025 to 06/30/2025

Permit #	Ward	Type	Category	Contractor	Applicant	Property Address	Est. Cost
20033	1	Deck for above ground pool	Addition Deck - 05		Joseph K. Sr. & Sandra L. Dykta	8518 Walthour Drive	\$5,000.00
20055	1	Deck	Addition Deck - 05		Paul C. & Audrye B. Bucklin	7617 Natalie Lane	\$26,000.00
20052	1	Inground Swimming Pool	Pool In-ground	Pool Pros	Carl & Amy Brown	9742 Kingsbury Lane	\$99,750.00
20032	1	Sign	Exterior Renovation	Tri State Signs and Awnings Inc	North Huntingdon Square LLC	8937 Route 30	\$7,000.00
20046	2	Deck	Addition Deck - 05	Bocan Residential Improvements, LLC	Jeffrey J. & Caitlin P. Kelly	6827 Kate Court	\$29,784.00
20039	2	Single Family Dwelling	New Construction	Ryan Homes	Dondia LLC	5898 Sabato Drive	\$264,957.00
20041	2	Shed	Accessory Structure		Bryan C. & Samantha L. Szostak	2681 Farm Spur Road	\$6,200.00
20038	2	Single Family Dwelling	New Construction	Ryan Homes	Dondia LLC	5912 Sabato Drive	\$265,366.00
20063	3	Covered Patio	Addition	William Lohr	William Lohr	11922 Dartmoor Drive	\$17,500.00
20060	3	Small Cell Antenna	Cell Antenna	Verizon Wireless	Thomas L. Jr. & Kristen M. Kerber	1950 Guffey Road; 11430 Sundae Drive	\$10,000.00
20047	3	Roof over existing deck	Addition	Bright Covers	Aaron J. & Dyan L. Kulik	7876 Isabella Drive	\$14,282.00
20050	3	Porch Roof	Addition	Stanish General Contracting	Stanish General Contracting	1051 Aerie Drive	\$20,000.00
20030	3	Deck	Addition Deck - 05		Chris & Maxine Pierce	2361 Haflinger Drive	\$5,000.00
20056	4	Shed	Accessory Shed- 07		James D. Celio	12840 Deborah Drive	\$3,000.00
20048	4	Roof	Commercial Remodel	Big Run Roofing	Ramsons Inc	2630 Coulterville Road	\$31,000.00
20043	5	Single Family Dwelling	New Construction	Maronda Homes	Willow Glenn Development Co	1261 Bedford Road	\$272,569.00
20044	5	Single Family Dwelling	New Construction	Maronda Homes	Willow Glenn Development Co	1253 Bedford Road	\$274,648.00
20053	5	Inground Pool	Pool In-ground	Choice Pools & Hardscapes	Raymond P. Jr. & Jessica E. Kovacs	3304 Yorkshire Drive	\$71,870.00
20054	5	Deck	Addition Deck - 05	Galloway Construction	Damon B. & Sarah E. Howard	1883 Cornwall Drive	\$10,000.00
20059	5	Covered Patio	Addition	Kissell Home Designs	Jeremy D. & Tamara D. Morgan	14186 Jane Claire Drive	\$37,410.00
20066	5	Gazebo	Accessory Structure		Luc V. et al & Hong Nguyen & Phuong	1937 Bernice Drive	\$1,195.00
20045	5	Additions	Commercial Addition	Whistler Construction Co		12900 State Route 30	\$750,000.00
20034	5	Single Family Home	New Construction	Maronda Homes	Willow Glenn Development Co	1629 Windsor Road/3001 Derby Court	\$444,738.00
20057	6	Single Family Dwelling	New Construction	RWS Development Co	Janice E. Perkins	2668 Bickerstaff Road	\$432,432.00
20031	6	Roof over existing deck	Addition	PSPK Contracting LLC	Anthony Maroadi & Christina A. Thayer	377 Durst Road	\$7,200.00
20061	7	Pool Deck	Accessory Structure	Joe Pleva	Joseph D. & Sarah H. Lundie	478 Sherrick Drive	\$13,000.00

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Permit #	Ward	Type	Category	Contractor	Applicant	Property Address	Est. Cost
20065	7	Sign	Permanent Sign	Signstat	Signstat	12551 State Route 30	\$11,615.00
20051	7	Detached Garage	Accessory Structure	Olympia Steel Buildings	David & Julianne Dixon	14114 Winchester Road	\$50,000.00
20036	7	Demolition	Demolition	C&S Landscape LLC	Bradley W. & Jodi L. Harrison	12491 State Route 30	\$0.00

Total Estimated Cost: **\$3,181,516.00**

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Budget Report June 2025

Budget Items	2025 Budget	June 2025	YTD	% YTD	June 2024
Building and Occupancy Permit Fees	\$210,000.00	\$32,169.00	\$233,264.50	111.08%	\$24,121.00
Zoning Hearing Board Application Fees	\$5,000.00	\$0.00	\$2,400.00	48.00%	\$1,200.00
Planning Commission Application Fees	\$45,000.00	\$1,550.00	\$18,760.00	41.69%	\$1,150.00
Mechanical Device Fees	\$10,000.00	\$0.00	\$7,500.00	75.00%	\$0.00
Miscellaneous Fees	\$200.00	\$0.00	\$0.00	0.00%	\$65.00
Fee in Lieu for Recreation	\$15,000.00	\$4,500.00	\$15,430.00	102.87%	\$1,500.00
Total:	\$285,200.00	\$38,219.00	\$277,354.50	97.25%	\$28,036.00

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

Plan Name	June 2025	Year to Date
Bella Mia	0	0
Mountain Ridge	0	1
Nemes Plan	0	1
Redstone Highlands	0	1
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	2	15
Tuscan Hills VIII	0	5
Walthour	0	0
Willow Glenn I	0	0
Willow Glenn II	0	0
Willow Glenn III	0	0
Willow Estates I	0	2
Willow Estates II	2	5
Willow Estates III	0	0
Willow Estates IV	1	4
Woodridge Estates II	0	1
Off-Site	1	7
Total:	6	42

New Home Residential Building Permits by Ward

Ward	June 2025	Year to Date
1	0	2
2	2	20
3	0	3
4	0	3
5	3	12
6	1	1
7	0	1
Total:	6	42

PLANNING COMMISSION MEETING

July 7, 2025 @ 7:00 PM

11279 CENTER HIGHWAY

NORTH HUNTINGDON, PA 15642



Meeting Agenda

- Call To Order; Pledge of Allegiance; Roll Call
- Approval of minutes from June 2025
- Citizens Input
- Old Business
 1. **S-04-2025: Shorkey Ford Pro North Huntingdon**
 - o Proposed vehicle service center on State Route 30.
- New Business
 1. **S-14-2025: Amoroso Consolidation**
 - o *Proposed lot consolidation on Oscar Court.*
 2. **SP-06-2025: Bear Peak Schade Solar Farm**
 - o *Proposed Solar Farm on Schade Hill Road.*
 3. **S-13-2025: Andrykovitch-Eller-Yauch Plan**
 - o *Proposed boundary line revision on Hahntown Wendel Road.*
- Advisory Hearings
 1. **A-01-2025: Redstone Highlands PRD Expansion**
 - o Proposed Redstone highlands housing expansion.
- Items for Acceptance (these plans won't be discussed at this meeting)
 1. **Snyder Lane Subdivision**
- Discussion Items— None
- Chairman's Report
- Adjournment