



COMMUNITY DEVELOPMENT REPORT



August 2025

North Huntingdon Township

11279 Center Highway

North Huntingdon PA, 15642

Phone: 724-863-3806



North Huntingdon Township Permit Report By Ward

08/01/2025 to 08/31/2025

Permit #	Ward	Type	Category	Contractor	Applicant	Property Address	Est. Cost
20135	1	Inground Pool	Pool In-ground	Pool Pros	Jeffrey J. & Nicole H. Kana	9159 Abbey Lane	\$76,895.00
20117	1	Shed	Accessory Shed- 07	Ultimate Structures	Eric F. & Lee A. Campbell	9912 Kingsbury Lane	\$10,707.00
20140	1	Detached Garage	Accessory Garage-04	Beam Contracting	Dennis J. & Jennifer A. Zona	9869 Kingsbury Lane	\$253,852.00
20151	1	Addition	Addition	Roberto	Damiano Pasqualino	2525 Hahntown Wendel Road	\$50,000.00
20158	1	Above Ground Pool	Pool Above Ground		Matthew D. & Ashley R. Wasco	1181 Arline Drive	\$7,480.00
20142	1	Detached Garage	Accessory Garage-04	Beam Contracting	Steven J. & Ashleigh D. Farrah	9878 Kingsbury Lane	\$108,831.00
20115	1	Above-Ground Pool	Pool Above Ground	B&T Installations	Anthony M. & Chelsea N. Legge	10021 Cobblestone Drive	\$0.00
20147	2	Deck	Addition Deck - 05	Wirsing Construction	Joshua W. & Samantha P. Hooke	6482 Marco Court	\$30,000.00
20110	2	Inground Pool	Pool In-ground	Pool Pros	Robert T. & Kaitlin A. Jessup	5929 Sabato Drive	\$67,500.00
20127	2	Single Family Dwelling	New Construction	Ryan Homes	Dondia LLC	5738 Sabato Drive	\$283,419.00
20160	2	Addition	Addition	One Up Home Improvements	One Up Home Improvements	10871 Collins Avenue	\$160,000.00
20149	2	Inground Pool	Pool In-ground	Choice Pools & Hardscapes	Justin J. Blevins	1129 Giulia Drive	\$180,000.00
20108	2	Deck	Addition Deck - 05	Top Dog Exteriors	Michael & Kara Sweatt	6302 Antonio Drive	\$15,000.00
20138	3	Single Family Dwelling	New Construction	RWS Development Co	Giuseppe S. & Melainie J. Valenti	780 Whitmore Road N	\$439,985.00
20133	3	Inground Pool	Pool In-ground	Alpine Pools	Spoerer Family Trust	7516 Alvina Court	\$57,490.00
20124	3	Metal Carport	Accessory Structure		Dorai Rajan Revocable Living Trust	1217 Robbins Station Road	\$5,497.00
20155	3	Shed	Accessory Shed- 07	Pine Creek Structures	Merton J. Jr. & Cynthia M. Burke	11250 Guffey Rillton Road	\$13,730.00
20153	3	Deck	Addition Deck - 05	Ryan Bernardi	Nathan J. Richard	820 Peregrine Drive	\$5,000.00
20152	3	Deck with Porch Roof	Addition Deck - 05	The Construction Company	The Construction Company	11470 Seminole Drive	\$60,000.00
20143	3	Roof Mount Solar Panels	Solar Panels	Freedom Forever LLC	Thomas T. & Teresa L. Hawkingberry	100 Falcon Ridge Drive	\$23,439.00
20141	3	Porch Roof	Addition	William Lohr	Shane C. & Alyssa J. Spielvogle	2000 Haflinger Drive	\$4,000.00
20121	3	Addition	Addition	B&M Home Improvements	B&M Home Improvements	10584 Roseway Blvd	\$165,000.00
20116	4	Deck	Addition Deck - 05	Booher Construction LLC	Dennis M. Jr. & Helen M. Lavelle	896 Rebecca Street	\$22,900.00
20154	4	Car Port	Accessory Garage-04		Gary Matick	1081 Rebecca Street	\$5,000.00
20122	4	Residential Addition	Addition	American Dream Remodeling	Matthew J. & Hannah L. Brown	806 Rebecca Street	\$128,895.00
20119	4	Above Ground Pool	Pool Above Ground	B&T Installations	Jason A. & Katie L. Swope	13040 Veronica Lane	\$6,768.00
20139	4	Above Ground Pool	Pool Above Ground	Valley Pool & Spa	Nicholas J. & Cindy L. Pastor	12299 Herold Drive	\$2,500.00
20132	4	Deck	Addition Deck - 05	Millers Construction	Mikayla G. Mance	12291 Church Drive	\$7,250.00

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Permit #	Ward	Type	Category	Contractor	Applicant	Property Address	Est. Cost
20113	4	Retaining Wall	Retaining Wall	Isbir Construction & Landscaping Corp	Mary L. Rorabaugh	12851 Stanyard Lane	\$33,850.00
20112	5	Addition	Addition	Ben Byler	Timothy Levi & Lauren Keibler	1377 Samantha Way	\$25,000.00
20120	5	Roof Mounted Solar Panels	Solar Panels	Sunwise Energy LLC	Louis G. & Mary A. Veitz	1613 Windsor Road	\$20,125.00
20126	5	Inground Pool	Pool In-ground	Pool Pros	Robert C. & Tracy M. Dean	1401 Samantha Way	\$60,325.00
20129	5	Single Family Dwelling	New Construction	Maronda Homes	Willow Glenn Development Co	1237 Bedford Road	\$276,633.00
20136	5	Patio Roof	Accessory Structure		Jeffrey P. & Judith A. Caldwell	1977 Cornwall Drive	\$8,500.00
20159	5	Sprinkler System	Fire Suppression	J&J Fire Protection	J&J Fire Protection	12900 State Route 30	\$44,000.00
20157	5	Single Family Dwelling	New Construction	Maronda Homes	Willow Glenn Development Co.	3100 Warwick Drive	\$383,418.00
20137	5	Detached Garage	Accessory Garage-04	TOL Building	Kathryn F. Balsamico	1722 Marion Drive	\$15,000.00
20130	5	Single Family Dwelling	New Construction	Maronda Homes	Maronda Homes LLC	1764 Cornwall Drive	\$392,570.00
20128	5	Single Family Dwelling	New Construction	Maronda Homes	Willow Glenn Development Co	1245 Bedford Road	\$274,382.00
19997	5	House Addition	Addition		Eric M. & Carol M. Dobransky	14000 Audrey Jane Court	\$54,000.00
20146	6	Addition	Addition	KLR Construction	Kimberly Hoch	890 Northeast Drive	\$75,000.00
20109	6	Commercial Garage	Accessory Garage-04	John Rypozk	Jacob W. Connelly & Lindsay S. Vasko	1250 Brownstown Road	\$19,986.00
20144	7	Single Family Dwelling	New Construction	Clayton Homes	Mackenzie Johnson	3142 Baker School Road	\$0.00
20145	7	Septic Permit	Septic System		Mackenzie Johnson	3142 Baker School Road	\$0.00
20123	7	Demo - Trailer	Demolition	Self	K. Eric & Tara Wallace	264 New Hampshire Dr	\$0.00
20114	7	Deck	Addition Deck - 05		Shannan V. Brilhart	12681 Haywood Road	\$5,000.00
20111	7	Single Family Home Renovation	Residential Renovation	Katofsky Construction LLC	Money Mikes Homes LLC	14350 Otis Drive	\$96,000.00

Total Estimated Cost:

\$3,974,927.00

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Budget Report August 2025

Budget Items	2025 Budget	August 2025	YTD	% YTD	August 2024
Building and Occupancy Permit Fees	\$210,000.00	\$25,399.00	\$273,539.94	130.26%	\$62,414.00
Zoning Hearing Board Application Fees	\$5,000.00	\$0.00	\$3,000.00	60.00%	\$0.00
Planning Commission Application Fees	\$45,000.00	\$1,000.00	\$27,010.00	60.02%	\$350.00
Mechanical Device Fees	\$10,000.00	\$800.00	\$8,300.00	83.00%	\$0.00
Miscellaneous Fees	\$200.00	\$0.00	\$45.00	22.50%	\$40.00
Fee in Lieu for Recreation	\$15,000.00	\$3,000.00	\$18,430.00	122.87%	\$1,000.00
Total:	\$285,200.00	\$30,199.00	\$330,324.94	115.82%	\$63,804.00

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

Plan Name	August 2025	Year to Date
Loeffler Plan	1	1
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	1	1
Tuscan Hills VII	0	16
Tuscan Hills VIII	0	5
Walthour	0	0
Willow Glenn I	0	1
Willow Glenn II	0	0
Willow Glenn III	0	0
Willow Estates I	0	3
Willow Estates II	3	8
Willow Estates III	0	0
Willow Estates IV	1	5
Woodridge Estates II	0	1
Off-Site	1	10
Total:	7	54

New Home Residential Building Permits by Ward

Ward	August 2025	Year to Date
1	0	2
2	1	22
3	1	4
4	0	3
5	4	18
6	0	3
7	1	2
Total:	7	54

PLANNING COMMISSION MEETING
September 8, 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 August 2025
- Citizens Input
- Old Business
 1. SP-04-2025: Shorkey Ford Pro North Huntingdon
 - o *Proposed vehicle service center on State Route 30*
 2. SP-06-2025: Bear Peak Power North Huntingdon LLC
 - o *Modification request from the SALDO 516.4.H ~ landscaping requirements*
- New Business
 1. S -16 - 2025: Claycomb Boundary Line Revision
 - o *Proposed boundary line revision on Wallace Drive.*
 2. S -18 - 2025: Korinko Subdivision
 - o *Proposed subdivision on Guffey Road*
 3. S -19 - 2025: Messinger Boundary Line Revision
 - o *Proposed boundary line revision on Messinger Lane.*
 4. SP -13 - 2025: Cleaveland Price Expansion
 - o *Proposed building expansion of Cleaveland Price off of Route 993.*
- Advisory Hearings
 - o None
- Items for Acceptance (these plans won't be discussed at this meeting)
 1. JP Land Holdings and O'Neil Boundary Line Revision
 2. Dunlap Consolidation
- Discussion Items— None
- Chairman's Report
- Adjournment