



COMMUNITY DEVELOPMENT REPORT



DECEMBER 2025

North Huntingdon Township

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



North Huntingdon Township Permit Report By Ward 12/01/2025 to 12/31/2025

Permit #	Ward	Type	Category	Contractor	Applicant	Property Address	Est. Cost
20263	2	Deck	Addition Deck - 05	Shly Deck & Fence	Matthew T. & Melissa A. Teorsky	5856 Sabato Drive	\$20,000.00
20260	2	Permit is for a 12' x 38' deck	Addition Deck - 05		Christopher A. & Anna N. Franko	6477 Marco Court	\$35,000.00
20267	3	Roof over existing porch	Addition	William Lohr	Satwinder & Mandeep Singh	11497 Salerno Drive	\$4,000.00
20272	4	Permanent Sign	Permanent Sign	Carls Sign	B-Ankney Enterprises LLC	12210 & 12220 State Route 30	\$5,000.00
20265	4	Interior remodel	Interior Renovation	Nieves Paguay	Future Home Investments Corp Inc	12630 Lincoln Way	\$40,000.00
20270	4	Roof Mount Solar Panel	Solar Panels	Freedom Forever LLC	Matthew C. & Michelle D. Rigo	13969 Valley View Drive	\$66,660.00
20258	4	Commercial Alteration	Commercial Remodel	Bruce Ankney	B-Ankney Enterprises LLC	12210 & 12220 State Route 30	\$21,000.00
20271	5	Roof mount solar panels	Solar Panels	Lifestyle Solar	Wayne C. & Stephanie J. Stanley	1381 Samantha Way	\$27,000.00
20275	5	Single Family Dwelling	New Construction	Maronda Homes	Willow Glenn Development Co	3049 Trafalgar Court	\$435,624.00
20274	5	Single Family Dwelling	New Construction	Maronda Homes	Willow Glenn Development Co	1750 Cornwall Drive	\$324,226.00
20259	5	Permanent Sign	Permanent Sign	Pittsburgh Sign and Lighting LLC	Courtesy Suzuki Land Holdings LP	12900 State Route 30	\$35,000.00
20262	6	Commercial Remodel	Commercial Remodel	PW Campbell	Gary Pirschl	11361 State Route 30	\$900,000.00
20261	6	Commercial Occupancy	Commercial Occupancy		Fast Track Land Holdings LLC	11001 Center Highway	\$0.00
20273	7	Interior Buildout	Commercial Remodel	Adelphoi	Adelphoi	15020 Ardara Road	\$18,000.00
20276	7	Alteration/addition to existing building	Commercial Remodel	JP Construction Group	JP Land Holdings LLC	10501 & 10505 Station Street	\$150,000.00
20269	7	Commercial Occupancy	Commercial Occupancy			13499 State Route 30	\$0.00
20268	7	Detached Garage	Accessory Garage-04	Morton Buildings	Kathy L. Elizeus Revocable Living Trust	3801 Nehrig Hill Road	\$94,175.00
20266	7	Permanent Sign	Permanent Sign	Signstat	Signstat	12551 State Route 30	\$24,000.00
20264	7	Detached Garage	Accessory Garage-04	The NC Builders	Lucas T. & Miranda M. Ohl	4280 Pine Hollow Road	\$13,000.00
20257	7	Demolition	Demolition	Full Throttle Construction	Joseph P. Jr. & Nancy L. Zerbe	14319 Michael Drive	\$0.00

Total Estimated Cost: \$2,212,685.00



Budget Report December 2025

Budget Items	2025 Budget	December 2025	YTD	% YTD	December 2024
Building and Occupancy Permit Fees	\$210,000.00	\$15,734.00	\$330,029.94	157.16%	\$6,847.00
Zoning Hearing Board Application Fees	\$5,000.00	\$600.00	\$4,800.00	96.00%	\$300.00
Planning Commission Application Fees	\$45,000.00	\$700.00	\$32,660.00	72.58%	\$15,500.00
Mechanical Device Fees	\$10,000.00	\$500.00	\$9,800.00	98.00%	\$0.00
Miscellaneous Fees	\$200.00	\$50.00	\$95.00	47.50%	\$0.00
Fee in Lieu for Recreation	\$15,000.00	\$0.00	\$19,430.00	129.53%	\$1,500.00
Total:	\$285,200.00	\$17,584.00	\$396,814.94	139.14%	\$24,147.00

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

Plan Name	December 2025	Year to Date
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	1
Tuscan Hills V	0	0
Tuscan Hills VI	0	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	1
Willow Estates I	0	3
Willow Estates II	2	11
Willow Estates III	0	0
Willow Estates IV	0	5
Woodridge Estates II	0	1
Off-Site	0	16
Total:	2	64

New Home Residential Building Permits by Ward

Ward	December 2025	Year to Date
1	0	2
2	0	24
3	0	8
4	0	3
5	2	22
6	0	3
7	0	2
Total:	2	64

PLANNING COMMISSION MEETING
JANUARY 5, 2026 @ 7:00 PM
11279 CENTER HIGHWAY
NORTH HUNTINGDON, PA 15642



**THERE WILL BE NO IN-PERSON MEETING BECAUSE THERE IS NO
NEW OR OLD BUSINESS TO DISCUSS.**

Meeting Agenda

- Call To Order; Pledge of Allegiance; Roll Call
- Approval of minutes from previous meeting
- Citizens Input
- Old Business
 - None
- New Business
 - None
- Advisory Hearings
 - None
- Items for Acceptance
 - None
- Discussion Items—None
- Chairman's Report
- Adjournment