Building & Zoning Monthly Report

June 2022

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New Single Family Development
Highfield Road

New Single Family Dwelling
McCalmont Road

Developing and Protecting Our Community

- Planning Activities
- Zoning Activities
- Building Activities
- Code Enforcement Activities

Mission statement:

Ensuring the quality of life of those who live, work, and visit Butler Township by:

- Promoting safety in the regulation of construction, use, and occupancy of buildings.
- Providing for orderly growth of our community.
- Taking a customer oriented approach to finding educated, cost effective solutions.

Butler Area School District Addition
Campus Lane

JUNE PLANNING COMMISSION AGENDA ITEMS

Ball Subdivision – South Eberhart Road

The referenced Subdivision Plan is located on South Eberhart Road in the R-1 (Single Family Residential) Zoned District. The plan proposes to subdivide Parcel A and Parcel B from Tax Parcel 54-34-59D4 and consolidate with Tax Parcel 54-34-59D3. Planning Commission recommended to grant a modification for odd shaped lots and final approval of the Ball Subdivision.

Interstate Pipe Supply Addition Land Development – Hindman Road

The referenced Land Development Plan is located at 152 Hindman Road in the C-1 (General Commercial) Zoned District. The plan proposes an extension of the warehouse building to the south, the construction of a new 2-story addition to the north and east and relocation of parking spaces. Planning Commission recommended to grant final approval of the Interstate Pipe Supply Addition Land Development contingent upon:

1. Compliance with Gateway Engineers' letter dated May 25, 2022,
2. Butler Township Director of Emergency Services Review,
3. Executing a Developer's Agreement approved by the Township Solicitor,
4. Posting of Financial Security in the amount and form acceptable to the Township Solicitor,
5. Executing a Storm Water Operation and Maintenance Agreement, and
6. Approval from the Butler Area Sewer Authority

AERCO Land Development – Old Plank Road

The referenced Land Development Plan is located at 98 Old Plank Road in the C-1 (General Commercial) Zoned District. The plan proposes the conversion of the previous fire hall into a heavy equipment rental, sale, and service facility. Planning Commission recommended to grant final approval of the AERCO Land Development contingent upon:

1. Compliance with Senate Engineering's letter dated May 24, 2022,
2. Butler Township Director of Emergency Services Review, and
3. Approval from the Butler Area Sewer Authority

Agricultural Security Area – Joint Meeting

The Agricultural Security Area Advisory Committee and the Planning Commission held a joint meeting for the purposes of conducting the required 7-year review of the Agricultural Security Area. The Agricultural Security Area Advisory Committee and the Planning Commission recommended to keep the parcels that wished to remain, modify the parcels that wished to be modified, and add the parcels that wished to be added to the Butler Township Agricultural Security Area.

Technology Drive Parking Lot Land Development – Technology Drive

The referenced Land Development Plan is located on Technology Drive in the C-2 (Convenience Commercial) Zoned District. The plan proposes a new paved access, parking, landscaping, stormwater facilities, lighting utilities, and other related site improvements. Planning Commission recommended to grant final approval of the Technology Drive Parking Lot Land Development contingent upon:

1. Compliance with Senate Engineering's letter dated May 24, 2022,
2. Butler Township Director of Emergency Services Review,
3. Executing a Developer's Agreement approved by the Township Solicitor,
4. Posting of Financial Security in the amount and form acceptable to the Township Solicitor,
5. Executing a Storm Water Operation and Maintenance Agreement, and
6. Requesting Consideration of Lighting at the Crosswalk

JUNE ZONING HEARING BOARD APPEALS

There were no Zoning Hearing Board appeals heard in June.

Permit Report

05/25/2022 - 06/28/2022

Permit #	Permit Type	Description	Issued Date	Primary Contractor	Project Cost	Parcel Address	Total Fees
20220161	ZONING - Zoning	Installing 1463 lf of 4 ' split rail with chain link	6/24/2022	Homeowner	3,000	4115 MILLER ST	$30.00
20220159	ZONING - Zoning	Installing 16'x24' deck less than 30"	6/27/2022	Homeowner	4,100	208 Wyncrest Dr	$30.00
20220156	RSFD - Repair/Remodel Single Family Dwelling	100a Electrical service inspection	6/21/2022		1	222 OAKVALE BLVD	$100.00
20220155	ASFD - Addition Single Family Dwelling	Removing existing porch and installing 12'x38' deck with roof to rear of house	6/23/2022	Homeowner	8,000	114 DOLPHIN DR	$419.00
20220151	SHED ZO - Shed	installing 24x24 accessory structure in side yard	6/21/2022	Bulldog Garage	32,900	4164 MILLER ST	$30.00
20220150	ZONING - Zoning	Front porch slab less than 30 inches	6/20/2022	Homeowner	15,000	208 E METZGER AVE	$30.00
20220149	ZONING - Zoning	Installing 32 lf of 4' fence and 56lf of 6' fence at side yard	6/16/2022	Homeowner	1,100	114 CREVAR DR	$30.00
20220147	ZONING - Zoning	installing 100 lf of 6' fence in side yard	6/15/2022	Homeowner	2,400	136 HEATHER DR	$30.00
20220146	ZONING - Zoning	Fence in Side yard 96ft 6ft high	6/15/2022	FENCE MAINTENANCE SERVICE (DAN)	5,000	111 TRANQUIL AVE	$30.00

20220145	ZONING - Zoning	installing 16 x 20 shed in rear yard	6/17/2022	Homeowner	1	540 MERCER RD	$30.00
20220144	SHED ZO - Shed	11.5 by 20 accessory building	6/14/2022	Homeowner	1,000	891 BULLCREEK RD	$30.00
20220142	FCOP - Fire Code Operational	Temporary Firework Sales June 29th 2022 thru July 5th, 2022.	6/28/2022		100	400 BUTLER COMMONS	$200.00
20220140	FCOP - Fire Code Operational	Lowrie Place Car Cruise July 16 th Noon to 4pm.	6/23/2022		100	100 STIRLING VILLAGE	$100.00
20220139	ASFD - Addition Single Family Dwelling	Above ground pool installation 24'x52"	6/8/2022	Homeowner	1	112 RURAL DR	$185.00
20220138	ASFD - Addition Single Family Dwelling	Installing 12x24 above ground pool in rear yard	6/9/2022	Homeowner	5,000	4367 S HIGHLAND AVE	$185.00
20220137	ASFD - Addition Single Family Dwelling	adding 6x12 deck to existing deck	6/6/2022	Homeowner	1,000	309 EVANS CITY RD	$155.00
20220136	ZONING - Zoning	Installing 425 lf of 4' fence in rear yard	6/3/2022	Homeowner	2,500	4135 MILLER ST	$30.00
20220134	SHED ZO - Shed	Installing 16x20 accessory structure in rear yard	6/1/2022	Homeowner	4,800	202 OCTOBER DR	$30.00
20220133	SHED ZO - Shed	Installing 9x12 shed in rear yard	6/1/2022	TUFF SHED INC (HOME DEPOT)	1,000	114 DESHON CT	$30.00
20220131	ASFD - Addition Single Family Dwelling	Installing 8x222 deck with roof on front of house	5/27/2022	Homeowner	2,000	228 N BOUNDARY ST	$155.00
20220130	ZONING - Zoning	Thomas Chiropractic Sign panel replacement	6/14/2022		3,127	201 S DUFFY RD	$30.00

20220129	ASFD - Addition Single Family Dwelling	Remove existing 20x6 deck and replace with 27x16 deck	5/27/2022	Homeowner	9,000	152 PLATEAU ST	$221.00
20220128	ASFD - Addition Single Family Dwelling	Roof mounted solar array	6/15/2022	Palmetto Solar	23,000	205 BEECH RD	$220.00
20220127	ASFD - Addition Single Family Dwelling	installing 6x12 front porch roof and 12x20 Rear porch roof	6/7/2022	Homeowner	7,250	434 S EBERHART RD	$161.00
20220126	RSFD - Repair/Remodel Single Family Dwelling	Electrical, plumbing & framing repaird to existing laundry/ utility room	5/27/2022	Mr. Spicket	4,200	128 WHITE OAK DR	$155.00
20220125	ASFD - Addition Single Family Dwelling	installing 12'x25' inground pool and 100a sub-panel	5/26/2022	COUNTRY POOL INC	47,660	109 SAXONBURG RD	$280.00
20220124	RCB - Repair/Remodel Commercial Building	AT&T Upgrade to Generator	6/1/2022	STG Communication Services	23,000	119 WESTVIEW Ave	$365.00
20220119	ASFD - Addition Single Family Dwelling	Installing 352 sf deck at rear of house	6/1/2022	Quaker State Construction Company	38,500	120 FARMINGTON DR	$181.00
20220113	SIGN - Sign	Planet Fitness sign panel replacements & upgraded channel letters	6/21/2022	CUSTOM SIGNS INC	12,000	152 ALAMEDA PLZ	$240.00
20220107	RCB - Repair/Remodel Commercial Building	Removal and Replacement of exterior walkways, stairs, and ramps	6/23/2022	R A Glancy & Sons Inc	300,000	107 COLLEGE DR	$2,645.00
20220088	ASFD - Addition Single Family Dwelling	13x23 Roof addition to house	6/2/2022	Davidson Carpentry LLC	21,000	210 CAMELOT DR	$155.00

20220079	RCB - Repair/Remodel Commercial Building	Renovation of Existing Suite for Outpatient Physical Therapy Clinic	5/31/2022	Lutz Briggs Schultz and Associates Inc	400,000	180 BON AIRE PLAZA	$1,275.00
							$7,787.00

Total Records: 32 **6/30/2022**

JUNE 2022 REVENUE
Building/Zoning and Fire

Building/Zoning Permits	$	7,487.00
Change of Zoning	$	0.00
Commercial Occupancy Permit	$	0.00
Fines	$	38.68
Land Development	$	1,500.00
Maps/Copies	$	0.00
Operational Permits	$	300.00
Septic	$	0.00
Subdivision	$	200.00
UCC Board of Appeals	$	0.00
Zoning Certification Letter	$	0.00
Zoning Hearing Board	$	0.00
TOTAL	**$**	**9,525.68**

Code Summary Report Violation Name

Violation Date01/01/2022 TO 06/30/2022

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Row Total
Construction without a Permit - Accessory Building	0	0	0	0	3	0	0	0	0	0	0	0	3
Construction without a Permit - Residential	0	0	0	4	0	0	0	0	0	0	0	0	4
Garbage	1	4	2	7	6	0	0	0	0	0	0	0	20
Grass Violations	0	0	0	0	10	13	0	0	0	0	0	0	23
Junked or Abandoned Vehicle	0	0	0	0	1	1	0	0	0	0	0	0	2
Non-Domesticated Pets	0	0	0	0	1	1	0	0	0	0	0	0	2
Totals:	**1**	**4**	**2**	**11**	**21**	**15**	**0**	**0**	**0**	**0**	**0**	**0**	**54**

Commercial Occupancy Certificates

May 25, 2022 to June 28, 2022

Sugar Store & More	120 Evans Road
Dunkin’	134 Pittsburgh Road