Building & Zoning Monthly Report

September 2022

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New Single Family Dwelling
Bullcreek Road

Single Family Dwelling Demolition
Cypress Street

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.

New Residential Development
Highfield Road

SEPTEMBER PLANNING COMMISSION AGENDA ITEMS

Aubrey/Miller Subdivision – Aubrey Drive

The referenced Subdivision Plan is located along Aubrey Drive and State Route 422 in the R-1 (Single Family Residential), R-2 (Multifamily Residential), and A-1 (Agricultural) Zoned District. The plan proposes lot lines revisions and consolidations. Planning Commission recommended to grant final approval of the Aubrey/Miller Subdivision contingent upon compliance with Gateway Engineers' letter dated August 24, 2022, C-25046-0003.

Butler County/Aubrey/Miller Change of Zoning – Aubrey Drive

The proposed change of zoning would change Chapter 300 (Zoning), and all previous amendments thereto, by:

1. Changing the zoning classification of TRACT 'A' containing 0.598 acres and being part of tax parcel 056-12-2 from R-1 (Single Family Residential) to R-2 (Multifamily Residential), and
2. Changing the zoning classification of TRACT 'B' containing 0.876 acres and being part of tax parcel 056-12-2 from R-1 (Single Family Residential) to A-1 (Agricultural).

Planning Commission recommended to pass an ordinance to change Chapter 300 (Zoning), and all previous amendments thereto, by:

1. Changing the zoning classification of TRACT 'A' containing 0.598 acres and being part of tax parcel 056-12-2 from R-1 (Single Family Residential) to R-2 (Multifamily Residential), and
2. Changing the zoning classification of TRACT 'B' containing 0.876 acres and being part of tax parcel 056-12-2 from R-1 (Single Family Residential) to A-1 (Agricultural).

Pullman Center Business Park Subdivision No. 7 – Hollywood Drive

The referenced Subdivision Plan is located along Hollywood Drive in the M (Manufacturing) Zoned District. The plan proposes the consolidation of parcels 563-30-2DA and 563-30-2 and the creation of Parcel A. Planning Commission recommended to grant final approval of the Pullman Center Business Park Subdivision No. 7.

SEPTEMBER ZONING HEARING BOARD APPEALS

Appeal No. 2022-05 - There was an appeal filed by Palmetto Solar, LLC for a variance from Butler Township's Zoning Ordinance, Chapter 300-32.B.(4) regarding Solar, Wind and Alternative Energy Systems. The property owners are Michael Savage and Lucky Giron. The property is located at 152 Autumn Drive, Butler, PA (Map & Parcel 38-7/135). The Zoning Hearing Board granted the variance.

Permit Report

08/31/2022 - 09/27/2022

Permit #	Permit Type	Description	Issued Date	Primary Contractor	Project Cost	Parcel Address	Total Fees
20220244	AOCC - Application for Occupancy	Walk In Faith Ministries, Church with Rectory	9/26/2022	Owner as General Contractor	100	303 PENN AVE	$165.00
20220242	NSFD - New Single Family Dwelling	1 story Frame Condo two bed two bath	9/23/2022	Winmer Properties LP	215,000	2104 Cherry Tree Drive	$1,544.00
20220241	NSFD - New Single Family Dwelling	1 story Frame Condo two bed two bath	9/23/2022	Winmer Properties LP	215,000	2103 Cherry Tree Drive	$1,666.50
20220240	NSFD - New Single Family Dwelling	2 story Frame Condo three bed three bath	9/23/2022	Winmer Properties LP	215,000	2102 Cherry Tree Drive	$2,165.00
20220239	NSFD - New Single Family Dwelling	1 story Frame Condo two bed two bath	9/23/2022	Winmer Properties LP	215,000	2101 Cherry Tree Drive	$1,623.50
20220237	ASFD - Addition Single Family Dwelling	Installing 8'x12' roof over porch	9/20/2022	Homeowner	9,850	208 E METZGER AVE	$105.00
20220236	ZONING - Zoning	2 temporary Banners Thirty Day period	9/22/2022	Owner as General Contractor	200	180 POINT PLZ	$60.00
20220233	SHED ZO - Shed	Installing 14x32 accessory structure in side yard	9/14/2022	Homeowner	15,000	168 MCCALMONT RD	$30.00
20220231	ASFD - Addition Single Family Dwelling	Single story addition, 830 living space, 830 crawlspace & 1440sf garage	9/19/2022	Arris Construction	310,000	501 MERIDIAN RD	$1,338.00

20220230	ZONING - Zoning	Installing 295 lf of 5' fence in rear yard	9/9/2022	BLAINE FENCING	9,694	101 IRENE DR	$30.00
20220229	ASFD - Addition Single Family Dwelling	Installing 12x16 porch with roof on rear of house	9/13/2022	Homeowner	8,500	128 ELIZABETH DR	$179.00
20220228	ZONING - Zoning	Installing 188 lf if 54" fence in rear yard	9/9/2022	LOWE'S	8,085	107 WOODLAWN RD	$30.00
20220227	AOCC - Application for Occupancy	Occupancy for Rooms 118 to 193	9/8/2022	Owner as General Contractor	10,000	139 PITTSBURGH RD	$165.00
20220225	SHED ZO - Shed	16x24 accessory Structure	9/7/2022	Homeowner	3,000	536 MERIDIAN RD	$30.00
20220223	ZONING - Zoning	Installing 158 lf of 6'fence in rear yard	9/2/2022	BLAINE FENCING	13,000	109 GREENHILL DR	$30.00
20220222	ZONING - Zoning	Installing 90 lf if 4' fence in rear yard	9/1/2022	Homeowner	480	219 GRANDVIEW BLVD	$30.00
20220220	ASFD - Addition Single Family Dwelling	7'x12' enclosed porch addition	8/31/2022	Homeowner	2,400	127 COLLEEN ST	$155.00
20220213	RCB - Repair/Remodel Commercial Building	Moraine Point Cinemas Lighting and Seating upgrades	9/9/2022	Owner as General Contractor	250,000	300 MORAINE POINTE PLZ	$365.00
20220179	RCB - Repair/Remodel Commercial Building	Rite Aid Interior Remodel	9/7/2022	Darland Enterprises Inc	250,000	178 POINT PLAZA	$2,205.00
20220085	SIGN - Sign	3 wall signs	9/16/2022	persona	14,500	300 Benevan Square	$440.00
20220067	SIGN - Sign	Dairy Queen drive Thru Menu Board Signs	9/16/2022	LSI Industries	14,000	300 Benevan Square	$295.00
20210371	RCB - Repair/Remodel Commercial Building	Addition of 800 Sq Ft and Bldg Remodel for	9/16/2022	WK THOMAS & ASSOCIATES	136,000	142 EVANS RD	$1,425.00

		Baseball Training Facility					
							$14,076.00

Total Records: 22 **9/28/2022**

SEPTEMBER 2022 REVENUE
Building & Zoning

Building/Zoning Permits	$ 14,067.00
Change of Zoning	$ 0.00
Commercial Occupancy Permit	$ 0.00
Fines	$ 728.96
Land Development	$ 3,000.00
Maps/Copies	$ 0.00
Operational Permits	$ 0.00
Septic	$ 0.00
Subdivision	$ 200.00
UCC Board of Appeals	$ 0.00
Zoning Certification Letter	$ 0.00
Zoning Hearing Board	$ 0.00
TOTAL	**$ 17,995.96**

Code Summary Report Violation Name

Violation Date01/01/2022 TO 09/30/2022

	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	1	0	0	0	4
Construction without a Permit - Fence	0	0	0	0	0	0	0	0	1	0	0	0	1
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	3	2	0	0	0	0	25
Grass Violations	0	0	0	0	10	13	2	0	2	0	0	0	27
Junked or Abandoned Vehicle	0	0	0	0	1	1	1	2	0	0	0	0	5
Non-Domesticated Pets	0	0	0	0	1	1	0	0	0	0	0	0	2
Totals:	**1**	**4**	**2**	**11**	**21**	**15**	**6**	**4**	**4**	**0**	**0**	**0**	**68**

Commercial Occupancy Certificates

August 31, 2022 to September 27, 2022

Spirit Halloween	601 Moraine Pointe Plaza