Building/Zoning and Fire Monthly Report

February 2022

Inside this issue:

Planning Commission Applications	Page	1
Zoning Hearing Board Applications	Page	1
Permit Information	Page	2-4
Revenue	Page	5
Code Enforcement Inspections	Page	6
Commercial Occupancy Certificates	Page	7
Fire Department Incidents	Page	8-9

New Commercial Business
Benevan Square

New Single Family Dwelling
Wyncrest Drive

Developing and Protecting Our Community

- Planning Activities
- Zoning Activities
- Building & Fire Code Activities
- Code Enforcement Activities
- Fire Protection 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 Four-Unit Condominium
Autumn Woods

FEBRUARY PLANNING COMMISSION AGENDA ITEMS

Reorganization of Board
Planning Commission reappointed Ron Henshaw as Chair, Sam Zurzolo as Vice Chair and Ernie Oesterling as Secretary.

PLK Butler Township – Land Development
The referenced Land Development Plan is located in Alameda Plaza in the C-1 (General Commercial) Zoned District. The plan proposes a Popeye's fast food restaurant and site improvements. Planning Commission recommended to grant final approval of PLK butler Township Land Development contingent upon:

1. Compliance with Senate Engineering Company's letter dated January 13, 2022,
2. Executing a Developer's Agreement approved by the Township Solicitor,
3. Posting of Financial Security in the amount and form acceptable to the Township Solicitor,
4. Executing a Storm Water Operation and Maintenance Agreement, and
5. Approval from the Butler Area Sewer Authority

Family Bowlaway – Land Development
The referenced Land Development Plan is located at 540 Fairground Hill Road in the C-2 (Convenience Commercial) Zoned District. The plan proposes additional outside entertainment area including a temporary structure, restrooms and associated site improvements. Planning Commission recommended to grant final approval of the Family Bowlaway Land Development contingent upon:

1. Compliance with Gateway Engineers' letter dated January 19, 2022,
2. Approval from the Butler Area Sewer Authority, and
3. Compliance with Fire Marshal Review

FEBRUARY ZONING HEARING BOARD APPEALS

There were no appeals heard in February.

Permit Report

01/26/2022 - 02/22/2022

Permit #	Permit Type	Description	Issued Date	Primary Contractor	Project Cost	Parcel Address	Total Fees
20220031	NSFD - New Single Family Dwelling	Canterbury, One Story Quad Unit	2/18/2022	The Villas at Forest Oaks, LP	280,000	1054 Forest Oaks Drive	$2,151.00
20220030	NSFD - New Single Family Dwelling	Canterbury, One Story Quad Unit	2/18/2022	The Villas at Forest Oaks, LP	280,000	1053 Forest Oaks Drive	$2,151.00
20220029	NSFD - New Single Family Dwelling	Canterbury, One Story Quad Unit	2/18/2022	The Villas at Forest Oaks, LP	280,000	1051 Forest Oaks Drive	$2,151.00
20220028	NSFD - New Single Family Dwelling	Abbey, One Story Quad Unit	2/18/2022	The Villas at Forest Oaks, LP	280,000	1052 Forest Oaks Drive	$2,046.00
20220027	NSFD - New Single Family Dwelling	Abbey, One Story Quad Unit	2/18/2022	The Villas at Forest Oaks, LP	280,000	1072 Forest Oaks Drive	$2,046.00
20220026	NSFD - New Single Family Dwelling	Canterbury, One Story Quad Unit	2/18/2022	The Villas at Forest Oaks, LP	280,000	1071 Forest Oaks Drive	$2,151.00
20220025	NSFD - New Single Family Dwelling	Canterbury, One Story Quad Unit	2/18/2022	The Villas at Forest Oaks, LP	280,000	1073 Forest Oaks Drive	$2,151.00
20220024	NSFD - New Single Family Dwelling	Canterbury, One Story Quad Unit	2/18/2022	The Villas at Forest Oaks, LP	280,000	1074 Forest Oaks Drive	$2,151.00
20220023	ASFD - Addition Single Family Dwelling	Installing 25'x12' inground pool and 243lf of 54" fence in rear yard	2/22/2022	ALPINE POOLS INC	24,686	104 CUPPS RD	$215.00
20220021	AOCC - Application for Occupancy	Application For Occupancy	2/11/2022	Owner as General Contractor	800,000	139 PITTSBURGH RD	$165.00
20220017	ZONING - Zoning	Removing40x20 accessory building	2/7/2022	Serafine Hauling LLC	2,500	521 MERIDIAN RD	$30.00
20220016	AOCC - Application for Occupancy	Retail, Coins, Toys, and Trading Cards	2/15/2022	Owner as General Contractor	100	14 CHESAPEAKE ST	$165.00

20220015	NSFD - New Single Family Dwelling	New Modular Single Family Dwelling 1860 sf crawl space foundation 1860 sf Living space. deck >30" 8'x10'	2/18/2022	SHOWCASE MOBILE HOMES INC	287,942	857 Bullcreek Road	$388.00
20220013	SHED ZO - Shed	Installing 32'x32' accessory structure in rear yard and 150A Sub Panel	1/31/2022	Homeowner	25,000	220 WOODLAWN RD	$125.00
20220012	ASFD - Addition Single Family Dwelling	Installing solar array on front of house	2/2/2022	Palmetto Solar	1,500	128 W METZGER AV	$210.00
20220009	RCB - Repair/Remodel Commercial Building	Fortune Star expansion Buildout	2/4/2022	ABC Global	25,000	305 Butler Commons	$1,120.00
20220008	RCB - Repair/Remodel Commercial Building	Jersey Mikes Restaurant Buildout	1/27/2022	Owner as General Contractor	180,000	200 Benevan Square Suite 2	$545.00
20220006	NSFD - New Single Family Dwelling	New Single Family Dwelling 2906 sf. Living Space, 462 sf. Garage & 1450 sf Basement	2/3/2022	Dan Ryan Builders	309,895	209 Wyncrest Dr.	$3,583.00
20220005	NSFD - New Single Family Dwelling	New Single family Dwelling. 2296s f. living Space, 420 sf. Garage & 920 sf. Basement	2/3/2022	Dan Ryan Builders	240,538	205 Wyncrest Dr.	$2,812.00
20220003	General	Generator Installation	2/15/2022	Power Pros Inc	9,795	219 PINEWOOD DR	$130.00
20210374	RCB - Repair/Remodel Commercial Building	Target Roof Replacement	2/18/2022	Oharas Son Roofing Company	140,925	200 BUTLER COMMONS	$1,245.00
20210373	SIGN - Sign	Dunkin Signage Plan and Menu Board	2/10/2022	CESCO Imaging	25,000	134 PITTSBURGH RD	$875.00
20210360	RCB - Repair/Remodel Commercial Building	Verizon Wireless Equipment Modification on Water Towe	1/28/2022	Verizon Wireless	15,000	103 GERMAINE RD	$185.00

20210157	RIDB - Repair/Remodel Industrial Building	Verizon Wireless adding/removing Equipment for Tank	1/28/2022	Verizon Wireless	15,000	103 GERMAINE RD	$185.00
							$28,976.00

Total Records: 24

2/23/2022

FEBRUARY 2022 REVENUE
Building/Zoning and Fire

Building/Zoning Permits	$ 28,646.00
Change of Zoning	$ 0.00
Commercial Occupancy Permit	$ 330.00
Fines	$ 313.19
Fire Code Operational Permits	$ 0.00
Fire Annual Inspections/Training	$ 0.00
Land Development	$ 0.00
Maps/Copies	$ 4.50
Septic	$ 0.00
Subdivision	$ 200.00
Zoning Certification Letter	$ 0.00
Zoning Hearing Board	$ 400.00
UCC Board of Appeals	$ 0.00
TOTAL	**$ 29,893.69**

Code Summary Report Violation Name

Violation Date01/01/2022 TO 02/28/2022

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Row Total
Garbage	1	4	0	0	0	0	0	0	0	0	0	0	5
Totals:	**1**	**4**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**5**

Commercial Occupancy Certificates

January 26, 2022 to February 22, 2022

Henry's Collectibles	14 Chesapeake Street

Butler Township Fire District #3

Butler, PA

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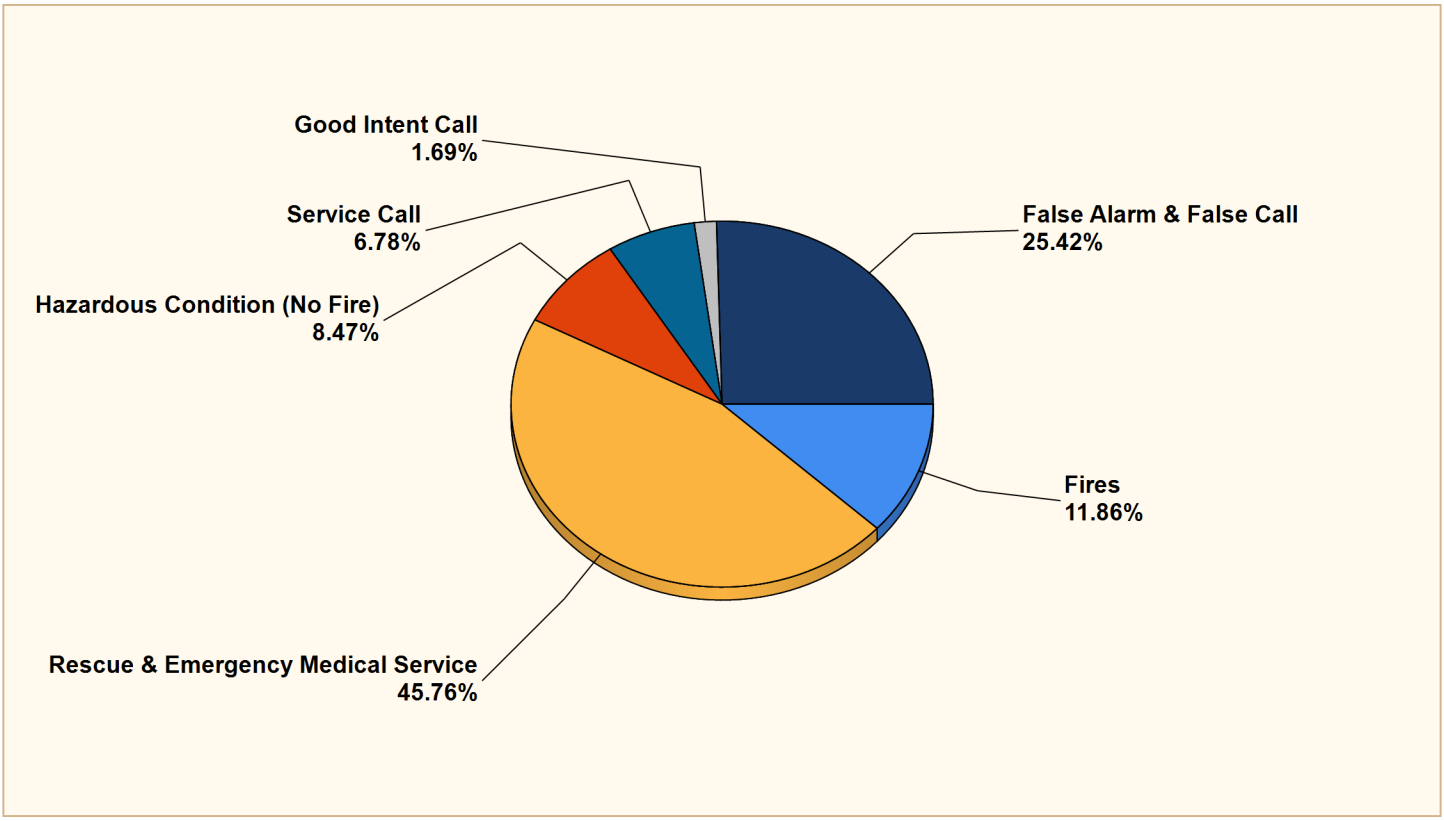
Breakdown by Major Incident Types for Date Range

Zone(s): All Zones | Start Date: 02/01/2022 | End Date: 02/28/2022



MAJOR INCIDENT TYPE	# INCIDENTS	% of TOTAL
Fires	7	11.86%
Rescue & Emergency Medical Service	27	45.76%
Hazardous Condition (No Fire)	5	8.47%
Service Call	4	6.78%
Good Intent Call	1	1.69%
False Alarm & False Call	15	25.42%
TOTAL	59	100%

Only REVIEWED and/or LOCKED IMPORTED incidents are included. Summary results for a major incident type are not displayed if the count is zero.

Detailed Breakdown by Incident Type		
INCIDENT TYPE	**# INCIDENTS**	**% of TOTAL**
111 - Building fire	3	5.08%
113 - Cooking fire, confined to container	1	1.69%
131 - Passenger vehicle fire	2	3.39%
154 - Dumpster or other outside trash receptacle fire	1	1.69%
321 - EMS call, excluding vehicle accident with injury	21	35.59%
322 - Motor vehicle accident with injuries	6	10.17%
424 - Carbon monoxide incident	3	5.08%
444 - Power line down	2	3.39%
521 - Water evacuation	3	5.08%
551 - Assist police or other governmental agency	1	1.69%
651 - Smoke scare, odor of smoke	1	1.69%
735 - Alarm system sounded due to malfunction	1	1.69%
743 - Smoke detector activation, no fire - unintentional	2	3.39%
744 - Detector activation, no fire - unintentional	9	15.25%
745 - Alarm system activation, no fire - unintentional	3	5.08%
TOTAL INCIDENTS:	**59**	**100%**

Only REVIEWED and/or LOCKED IMPORTED incidents are included. Summary results for a major incident type are not displayed if the count is zero.