Building & Zoning Monthly Report

October 2022

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New Single Family Dwelling
South Home Avenue

New Car Wash
New Castle 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.

Single Family Dwelling Remodel
Home Avenue

OCTOBER PLANNING COMMISSION AGENDA ITEMS

Establish 2023 Meeting Dates

Planning Commission set January 10, February 7, March 7, April 4, May 2, June 6, July 11, August 1, September 5, October 3, November 7, and December 5 as the Planning Commission meeting dates for 2023.

Spurk Subdivision - Penn Avenue

The referenced Subdivision Plan is located at the intersection of Penn Avenue, Alton Street (unopened) and Division Street in the R-1 (Single Family Residential) Zoned District. The plan proposes lot lines revisions and consolidations. Planning Commission recommended to grant final approval of the Spurk Subdivision.

Top Tier Federal Credit Union Land Development - New Castle Road

The referenced Land Development Plan is located at 170 New Castle Road in the C-2 (Convenience Commercial) Zoned District. The plan proposes the construction of a new 2,566 federal credit union. Planning Commission recommended to grant final approval of the Top Tier Federal Credit Union Land Development contingent upon:

1. Compliance with Gateway Engineers' letter dated September 20, 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

UPMC HCC Butler Land Development - Technology Drive

The referenced Land Development Plan is located at 102 Technology Drive in the C-2 (Convenience Commercial) Zoned District. The plan proposes a building addition to the west side of the existing building. Planning Commission recommended to grant final approval of the UPMC HCC Butler Land Development contingent upon:

1. Compliance with Gateway Engineers' letter dated September 15, 2022,
2. Review by Butler County Planning Commission,
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

OCTOBER ZONING HEARING BOARD APPEALS

There were no Zoning Hearing Board Appeals heard in October.

Permit Report

09/28/2022 - 10/25/2022

Permit #	Permit Type	Description	Issued Date	Primary Contractor	Project Cost	Parcel Address	Total Fees
20220267	ZONING - Zoning	Replacing existing fence same size same location	10/25/2022	Homeowner	1	215 CAMPBELL AVE	$30.00
20220265	ZONING - Zoning	Install 121 lf of 5' fence in rear yard	10/20/2022	PENN FENCING, INC.	4,308	128 VALLEY ST	$30.00
20220264	SHED ZO - Shed	Installing 12x30 shed in side yard	10/18/2022	Homeowner	6,200	104 CANDLEFORD CT	$30.00
20220263	ASFD - Addition Single Family Dwelling	installing 16'x20' Deck and roof to rear of house	10/19/2022	Homeowner	10,000	215 CRISSWELL RD	$295.00
20220261	ZONING - Zoning	Installing 54' of 6' fence in rear yard	10/17/2022	Lowes Home Improvement	1,999	143 S DUFFY RD	$30.00
20220260	General	Temporary power pole	10/14/2022	Manning Construction Co. Inc	600	123 LONGVIEW DR	$80.00
20220259	RSFD - Repair/Remodel Single Family Dwelling	Remove and replace porch with roof. 6'x11.5'	10/14/2022	Homeowner	400	201 E BOUNDARY ST	$105.00
20220257	AOCC - Application for Occupancy	Occupancy for the Crystal Room for events.	10/13/2022	Owner as General Contractor	4,000	139 PITTSBURGH RD	$165.00
20220255	NSFD - New Single Family Dwelling	Canterbury, One Story Quad Unit, 2 bedrooms, 2 bath	10/18/2022	The Villas at Forest Oaks, LP	280,000	1094 Forest Oaks Drive	$2,360.00
20220254	NSFD - New Single Family Dwelling	Canterbury, One Story Quad Unit, 2 bedrooms, 2 bath	10/18/2022	The Villas at Forest Oaks, LP	280,000	1093 Forest Oaks Drive	$2,360.00
20220253	NSFD - New Single Family Dwelling	Canterbury, One Story Quad Unit, 2 bedrooms, 2 bath	10/18/2022	The Villas at Forest Oaks, LP	280,000	1092 Forest Oaks Drive	$2,360.00

20220252	NSFD - New Single Family Dwelling	Canterbury, One Story Quad Unit, 2 bedrooms, 2 bath	10/18/2022	The Villas at Forest Oaks, LP	280,000	1091 Forest Oaks Drive	$2,360.00
20220248	RSFD - Repair/Remodel Single Family Dwelling	Removal of window with structural alterations for door	10/4/2022	You Name It Contracting	2,600	110 GERMAINE RD	$55.00
20220247	SHED ZO - Shed	Installing 10'x20' shed in side yard	10/14/2022	Homeowner	5,500	134 HEATHER DR	$30.00
20220245	Pool - Swimming Pool	Installing 27'x54" aboveground pool in rear yard	10/4/2022	Homeowner	7,500	129 DESHON CT	$185.00
20220235	SIGN - Sign	10.34 sq ft digital sign	10/21/2022	SIGNS BY RICK INC	2,469	290 MERIDIAN RD	$295.00
20220234	ASFD - Addition Single Family Dwelling	roof mounted solar array	10/3/2022	Palmetto Solar	11,200	152 AUTUMN DR	$210.00
20220232	SHED ZO - Shed	Accessory Bldg	10/7/2022	Manning Construction Co. Inc	9,000	123 LONGVIEW DR	$30.00
20220221	RCB - Repair/Remodel Commercial Building	Flat Roof Replacement	10/3/2022	Fennick Group, Inc	186,859	530 FAIRGROUND HILL RD	$205.00
20220215	DEMO - Demolition	Demo of Existing Single Family Dwelling	10/5/2022	Manning Construction Co. Inc	20,000	123 LONGVIEW DR	$105.00
20220169	RCB - Repair/Remodel Commercial Building	Walmart Electric vehicle Charging Station	10/21/2022	Lane Valente Industries Inc	6,000	400 BUTLER COMMONS	$185.00
20220148	RCB - Repair/Remodel Commercial Building	Homecare Chapel Elevator/Platform Lift	10/14/2022	Taner Construction	70,000	340 WHITESTOWN RD	$621.00
20220081	RCB - Repair/Remodel Commercial Building	Replacing existing ovens, grease tank, and hood in the rotisserie chicken area	10/17/2022	OPC Contracting Inc.	120,000	200 MORAINE POINTE PLZ	$1,061.00
20220047	DEMO - Demolition	Demo existing Berkshire Hathaway Building	10/20/2022	Pride Masonry	12,000	100 ALAMEDA PLZ	$200.00
							$13,387.00

Total Records: 24 **10/26/2022**

OCTOBER 2022 REVENUE
Building & Zoning

Building/Zoning Permits	$ 13,387.00
Change of Zoning	$ 0.00
Commercial Occupancy Permit	$ 0.00
Fines	$ 264.79
Land Development	$ 0.00
Maps/Copies	$ 0.00
Operational Permits	$ 0.00
Septic	$ 0.00
Subdivision	$ 0.00
UCC Board of Appeals	$ 0.00
Zoning Certification Letter	$ 0.00
Zoning Hearing Board	$ 0.00
TOTAL	**$ 13,651.79**

Code Summary Report Violation Name

Violation Date01/01/2022 TO 10/31/2022

	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	1	0	0	5
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	2	0	0	29
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**	**3**	**0**	**0**	**71**

Commercial Occupancy Certificates

September 28, 2022 to October 25, 2022

AERCO LLC	98 Old Plank Road