Building & Zoning Monthly Report

February 2023

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New Single Family Dwellings
Highfield Trails

New Commercial Site
Greater Butler Mart

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 Single Family Dwelling
Wyncrest Drive

FEBRUARY PLANNING COMMISSION AGENDA ITEMS

Duffy Highlands Phase 3 Subdivision - North Duffy Road

The referenced Subdivision Plan is located on North Duffy Road in the R-1 (Single Family Residential) Zoned District. The plan proposes 24 single family lots and 8 duplex units for a total of 40 units. Planning Commission recommended to grant the modification request for the eyebrow. Planning Commission also recommended to grant final approval of the Duffy Highlands Phase 3 Subdivision contingent upon:

1. Compliance with Gateway Engineers' letter dated January 24, 2023,
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,
5. Approval from the Butler Area Sewer Authority, and
6. Approval by Center Township

Pullman Recreation Complex Phase I Land Development - Hollywood Drive

The referenced Land Development Plan is located off Hollywood Drive. The plan proposes an artificial turf field, temporary bleachers, concession stand, restrooms, mechanical room, parking, electric vehicle chargers, lighting, and a proposed walking trail. Planning Commission recommended to grant final approval of the Pullman Recreation Complex Phase I Land Development.

FEBRUARY ZONING HEARING BOARD APPEALS

There were no Zoning Hearing Board Appeals heard in February.

Permit Report

01/25/2023 - 02/21/2023

Permit #	Permit Type	Description	Issued Date	Primary Contractor	Project Cost	Parcel Address	Total Fees
20230025	AOCC - Application for Occupancy	Mark Reges Jr State farm Agency	2/21/2023		100	184 NEW CASTLE RD	$165.00
20230024	SHED ZO - Shed	Installing 12x21 carport	2/17/2023	American Steel Carports	2,235	157 VICTOR RD	$30.00
20230023	ZONING - Zoning	Replace existing fence and add 108lf of new fence	2/20/2023	Homeowner	1	121 GREENWOOD DR	$30.00
20230021	DEMO - Demolition	Demo of Single Family Dwelling & accessory Building	2/14/2023	MIKE SPINNEWEBER, MLG Land Development	8,000	41 OLD PLANK RD	$105.00
20230017	ASFD - Addition Single Family Dwelling	adding 4'x8' room addition to rear of house	2/2/2023	Rick Otto	6,000	310 MAIN ST	$155.00
20230016	AOCC - Application for Occupancy	Keystone Vacume Application for Occupancy	2/8/2023		100	156 POINT PLAZA	$165.00
20230015	GARA - Garage Detached Residential	Installing 34'x27.5' accessory structure in rear yard	2/7/2023	Owner	30,000	542 MERIDIAN RD	$30.00
20230009	NSFD - New Single Family Dwelling	New Single Family Dwelling. 1 story, 3 bedroom and 2 bath	1/27/2023	Ryan Homes	184,922	103 Jerome Drive	$2,160.00
20230008	NSFD - New Single Family Dwelling	New Single Family Dwelling. 2 story, 4 bedroom, 2 1/2 baths.	1/27/2023	Ryan Homes	191,207	101 Jerome Drive	$2,096.00

20230005	RCB - Repair/Remodel Commercial Building	Tesla BIOHEALING Kitchen Renovations including Hood Replacement and New Dishwashers	2/9/2023	Owner	120,000	139 PITTSBURGH RD	$785.00
20230004	SIGN - Sign	Highfield Trails - 2 monument signs	1/25/2023	Champerlain Signs & Graphics, LLC	15,000	565 South Duffy Road	$295.00
20220291	ASFD - Addition Single Family Dwelling	Installing roof mounted solar array	1/30/2023	Palmetto Solar	8,976	101 HAVENHILL DR	$210.00
20220284	ASFD - Addition Single Family Dwelling	Installing roof mounted solar array	1/30/2023	Palmetto Solar	4,860	121 GERMAINE RD	$210.00
20220182	NICB - New Commercial Building	Taco Bell New Restaurant Construction	2/8/2023	Capitol Ground Construction	780,000	125 Pittsburgh Road	$3,196.00
20220154	DEMO - Demolition	McDonalds demolition along with the Freestanding sign	2/15/2023	Podojil Builders, Inc	35,000	500 GREATER BUTLER MART	$205.00
20220104	NICB - New Commercial Building	Redevelopment of Existing McDonalds Restaurant and site. Rebuild new Restaurant	2/15/2023	Podojil Builders, INC.	2,340,000	500 GREATER BUTLER MART	$5,301.00
							$15,138.00

Total Records: 16 **2/22/2023**

FEBRUARY 2023 REVENUE
Building & Zoning

Building/Zoning Permits	$ 15,138.00
Change of Zoning	$ 0.00
Commercial Occupancy Permit	$ 0.00
Fines	$ 168.24
Land Development	$ 1,500.00
Maps/Copies	$ 0.00
Operational Permits	$ 0.00
Septic	$ 0.00
Subdivision	$ 200.00
UCC Board of Appeals	$ 0.00
Zoning Certification Letter	$ 27.50
Zoning Hearing Board	$ 0.00
TOTAL	**$ 17,033.74**

Code Summary Report Violation Name

Violation Date01/01/2023 TO 02/28/2023

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Row Total
Construction without a Permit - Commercial	1	0	0	0	0	0	0	0	0	0	0	0	1
Construction without a Permit - Fence	1	0	0	0	0	0	0	0	0	0	0	0	1
Garbage	7	3	0	0	0	0	0	0	0	0	0	0	10
Junked or Abandoned Vehicle	1	0	0	0	0	0	0	0	0	0	0	0	1
Totals:	**10**	**3**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**13**

Commercial Occupancy Certificates

January 25, 2023 to February 21, 2023

America’s Best Contacts & Eyeglasses	256 New Castle Road, Ste. A