# Building & Zoning Monthly Report

**March 2023**

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New Single Family Dwelling
Afton Drive

Demolition & Site Work
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 Quad Style Single Family Dwellings
Cherry Tree Drive

# MARCH PLANNING COMMISSION AGENDA ITEMS

**Sarvey Subdivision - Meridian Road**

The referenced Subdivision Plan is located on Meridian Road in the A-1 (Agricultural) Zoned District. The plan proposes a lot line revision. Planning Commission recommended to grant a modification for odd shaped lots and final approval of the Sarvey Subdivision contingent upon compliance with Gateway Engineers' letter dated February 13, 2023 and removal of the accessory building noted on the plan to be razed.

**Act 537 Plan**

Mr. Sam Miller with PA American Water and Ms. Maggie Weitzel with Gwin Dobson & Foreman Engineers were in attendance to present the Act 537 Plan. Manager Knights explained that this was a procedural step in approving what will potentially be the transfer of Act 537 Plan ownership. This was for presentation purposes only and there was no action needed by the Planning Commission.

# MARCH ZONING HEARING BOARD APPEALS

There were no Zoning Hearing Board Appeals heard in March.

# Permit Report

**02/22/2023 - 03/28/2023**

| Permit # | Permit Type | Description | Issued Date | Primary Contractor | Project Cost | Parcel Address | Total Fees |
|---|---|---|---|---|---|---|---|
| 20230067 | ZONING - Zoning | Installing 40 lf of 4' fence and 488 lf of 6' fence | 3/28/2023 | Pro Fence and Railing | 21,699 | 129 PLATEAU ST | $30.00 |
| 20230066 | ZONING - Zoning | Installing 250 lf of 42" fence in front yard | 3/28/2023 | Homeowner | 1,500 | 100 BRIDLE PATH DR | $30.00 |
| 20230065 | DEMO - Demolition | Demolishing 10x12 Accessory Structure | 3/23/2023 | Homeowner | 1 | 584 MERIDIAN RD | $30.00 |
| 20230064 | DEMO - Demolition | Demolishing 20x40 inground pool and shed | 3/22/2023 | Young & Sons | 3,400 | 100 JULIE LN | $105.00 |
| 20230063 | SHED ZO - Shed | 216 sf Addition to accessory structure | 3/24/2023 | David Weiland | 12,000 | 315 SAWMILL RUN RD | $30.00 |
| 20230062 | ASFD - Addition Single Family Dwelling | Installing 18.5 x18.5 deck with roof | 3/23/2023 | Bull Moose Contracting | 32,000 | 105 BRAMBLE AVE | $313.00 |
| 20230061 | DEMO - Demolition | Removing 12x20 & 8x10 shed from property | 3/21/2023 | Homeowner | 1 | 131 ADRIAN LN | $30.00 |
| 20230060 | SHED ZO - Shed | Installing 8x10 shed | 3/24/2023 | Homeowner | 6,000 | 145 S DUFFY RD | $30.00 |
| 20230059 | ZONING - Zoning | Sign Panel Replacement | 3/24/2023 | | 3,905 | 100 TOWNSHIP LINE RD | $30.00 |
| 20230053 | SHED ZO - Shed | Installing 12x20 shed | 3/21/2023 | Homeowner | 4,000 | 113 DAVID DR | $30.00 |
| 20230051 | SIGN - Sign | Internally illuminated channel letter sign | 3/24/2023 | Three Rivers Sign Co | 1,250 | 540 BUTLER CROSSING | $185.00 |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 20230050 | RSFD - Repair/Remodel Single Family Dwelling | New 200a service | 3/17/2023 | CAMPBELL JEFF | 2,000 | 109 RANDY DR | $100.00 |
| 20230048 | SIGN - Sign | signage, replacement panels | 3/23/2023 | | 100 | 184 NEW CASTLE RD | $30.00 |
| 20230047 | FCOP - Fire Code Operational | Operational Permit, Antique Sale.Inspection required before event by Fire Marshal | 3/16/2023 | | 0 | 10 AUSTIN AVE | $100.00 |
| 20230044 | AOCC - Application for Occupancy | Meridian Quick Mart Application for Occupancy | 3/10/2023 | | 100 | 298 MERIDIAN RD | $165.00 |
| 20230043 | ASFD - Addition Single Family Dwelling | Installing 16x36 inground pool with fence. | 3/13/2023 | GOODLIN'S POOLS & SPAS | 56,836 | 300 N MAGNOLIA DR | $310.00 |
| 20230040 | RCB - Repair/Remodel Commercial Building | Double sided sign cabinet replacement on existing sign frame | 3/28/2023 | CUSTOM SIGNS, INC | 130 | 139 PITTSBURGH RD | $155.00 |
| 20230038 | ASFD - Addition Single Family Dwelling | Installing 14x30 inground pool and 110LF of 4' fence | 3/7/2023 | Country Pools & Spas | 50,000 | 106 S MAGNOLIA DR | $310.00 |
| 20230037 | RSFD - Repair/Remodel Single Family Dwelling | 100a service replacement | 3/3/2023 | Homeowner | 1,314 | 110 CHARLES DR | $105.00 |
| 20230032 | NSFD - New Single Family Dwelling | 4 bedroom, 3 bath | 3/24/2023 | D.R. Horton | 171,000 | 119 WINTERWOOD DR | $3,551.00 |
| 20230031 | NSFD - New Single Family Dwelling | 3 bedroom 2 bath single family dwelling | 3/24/2023 | D.R. Horton | 171,000 | 117 WINTERWOOD DR | $1,812.00 |
| 20230030 | GARA - Garage Detached Residential | Installing 32x30 Accessory building and demolishing | 3/7/2023 | RH Construction | 49,500 | 110 BRAMBLE AVE | $95.00 |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | | 21x18 attached garage | | | | | |
| 20230029 | DEMO - Demolition | Demo of 12 by 16 accessory building | 3/3/2023 | Homeowner | 100 | 318 PENN AVE | $30.00 |
| 20230028 | ASFD - Addition Single Family Dwelling | Installing roof mounted solar array | 3/24/2023 | Suntuity Solar | 32,200 | 408 SAWMILL RUN RD | $210.00 |
| 20230020 | RCB - Repair/Remodel Commercial Building | Upgrade Fire Alarm System | 3/24/2023 | GUARDIAN PROTECTION SERVICES INC. | 4,300 | 205 S EBERHART RD | $185.00 |
| 20230018 | RCB - Repair/Remodel Commercial Building | Keystone Vacuum replacement of two HVAC roof top units | 2/23/2023 | Cunningham Shanor, Inc. | 33,544 | 156 POINT PLAZA | $165.00 |
| 20230014 | ACB - Addition Commercial Building | McDonalds Site signage plan | 3/9/2023 | Podojil Builders, INC. | 0 | 500 GREATER BUTLER MART | $585.00 |
| 20230001 | AOCC - Application for Occupancy | 304 Delwood Road Occupancy | 2/24/2023 | | 100 | 304 DELWOOD RD | $165.00 |
| 20220302 | ACB - Addition Commercial Building | Butler Hospital Drive Thru Addition | 2/24/2023 | Argent Construction LLC | 6,100 | 304 DELWOOD RD | $1,030.00 |
| 20220272 | RCB - Repair/Remodel Commercial Building | replace canopy, add patio area and interior finish upgrades | 3/10/2023 | V&S Management INC | 175,000 | 200 FAIRFIELD LN | $385.00 |
| | | | | | | | **$10,331.00** |

**Total Records: 30** **3/29/2023**

# MARCH 2023 REVENUE
# Building & Zoning

| | |
|---|---|
| Building/Zoning Permits | $ 10,231.00 |
| Change of Zoning | $ 0.00 |
| Commercial Occupancy Permit | $ 0.00 |
| Fines | $ 689.73 |
| Land Development | $ 0.00 |
| Maps/Copies | $ 0.00 |
| Operational Permits | $ 100.00 |
| Septic | $ 0.00 |
| Subdivision | $ 0.00 |
| UCC Board of Appeals | $ 0.00 |
| Zoning Certification Letter | $ 0.00 |
| Zoning Hearing Board | $ 0.00 |
| | |
| **TOTAL** | **$ 11,020.73** |

# Code Summary Report Violation Name

## Violation Date01/01/2023 TO 03/31/2023

| | 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 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 13 |
| Junked or Abandoned Vehicle | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| **Totals:** | **10** | **3** | **3** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **16** |

# Commercial Occupancy Certificates

February 22, 2023 to March 28, 2023

There were no new Commercial Occupancy Certificates issued in March.