Building & Zoning Monthly Report

April 2023

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Interior Renovations
Moraine Pointe Plaza

New Commercial Business
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.

Commercial Business Expansion
New Castle Road

APRIL PLANNING COMMISSION AGENDA ITEMS

#1 Cochran Automotive Land Development - Evans City Road

The referenced Land Development Plan is located on Evans City Road in the C-1 (General Commercial) Zoned District. The plan proposes a 35,129 SF two-story building for a car dealership, a 17,235 SF single-story building for a car dealership and a 26,145 SF building for a collision center, parking area, stormwater management facilities and associated site improvements and rough grading of a future building pad. Planning Commission recommended to grant final approval of the #1 Cochran Automotive Land Development contingent upon:

1. Compliance with Gateway Engineers' letter dated March 23, 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 DEP for the Planning Module,
6. Receipt of NPDES Permit, and
7. Approval from the Butler Area Sewer Authority

Butler County Magistrate Land Development - Fairground Hill Road

The referenced Land Development Plan is located on Fairground Hill Road in the C-2 (Convenience Commercial) Zoned District. The plan proposes renovations of the existing parking lot to include new parking spaces, dedicated parking spaces, and accessible parking improvements. Planning Commission recommended to grant final approval of the Butler County Magistrate Land Development contingent upon:

1. Compliance with Gateway Engineers' letter dated March 21, 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. Review letter from the Butler County Planning Commission, and
6. Approval from the Butler Area Sewer Authority

APRIL ZONING HEARING BOARD APPEALS

There were no Zoning Hearing Board Appeals heard in April.

Permit Report

03/29/2023 - 04/25/2023

Permit #	Permit Type	Description	Issued Date	Primary Contractor	Project Cost	Parcel Address	Total Fees
20230098	NSFD - New Single Family Dwelling	New Manufactured single wide house in pier foundation	4/25/2023	Altmire Construction	76,000	356 NEW CASTLE RD	$252.00
20230097	ZONING - Zoning	Installing 5'6' porch less than 30" in Height	4/24/2023	Homeowner	1,200	239 GRANDVIEW BLVD	$30.00
20230096	SHED ZO - Shed	Removing 8x12 accessory building and replacing with 16x20	4/24/2023	Homeowner	5,000	112 HEATHER DR	$30.00
20230093	ASFD - Addition Single Family Dwelling	Installing 18x36 inground pool with astm safety cover	4/24/2023	GOODLIN'S POOLS & SPAS	100,000	332 SAWMILL RUN RD	$280.00
20230092	ZONING - Zoning	Installing 180 lf of 6' fence in rear yard	4/20/2023	Homeowner	5,200	112 MARSHALL DR	$30.00
20230091	ZONING - Zoning	Installing 4 ft fence 50% open	4/20/2023	PENN FENCING, INC.	12,029	208 Wyncrest Dr	$30.00
20230090	RSFD - Repair/Remodel Single Family Dwelling	Replacement of 12x24 aboveground pool	4/20/2023	ALPINE POOLS INC	12,000	114 BOCCE DR	$90.00
20230089	SHED ZO - Shed	Installing 12x16 Shed in rear yard and 316 lf of 5' fence	4/20/2023	Josh Lewis Construction	6,000	110 W MCQUISTION RD	$30.00
20230088	ASFD - Addition Single Family Dwelling	Installing 18'x54" above ground pool, multi level deck with partial12'x16' roof	4/24/2023	Homeowner	10,000	115 WILLIAMS RD	$417.00
20230087	ZONING - Zoning	Installing 6' x 110 lf of fence in rear yard	4/18/2023	FENCE MAINTENANCE SERVICE (DAN)	5,200	115 BECK RD	$30.00
20230086	SHED ZO - Shed	Removing existing 12x10 shed and replacing with 12x20	4/18/2023	Homeowner	4,000	441 VISTA DR	$30.00

20230083	ZONING - Zoning	Installing 590 sf deck less than 30" in height	4/14/2023	Homeowner	9,000	129 DESHON CT	$30.00
20230082	ZONING - Zoning	Replace existing on front of house 5.5x28	4/14/2023	Crossroads Construction	10,547	267 N DUFFY RD	$30.00
20230081	ZONING - Zoning	Installing 14x18 deck in rear yard	4/17/2023	Homeowner	14,000	200 Wyncrest Dr.	$30.00
20230080	SHED ZO - Shed	Installing 10x16 shed in rear yard	4/13/2023	Homeowner	5,000	260 VOGEL RD	$30.00
20230079	ZONING - Zoning	Installing 6' x 112lf of fence in rear yard	4/13/2023	PENN FENCING, INC.	7,158	186 Wise Road	$30.00
20230078	ZONING - Zoning	Installing 120 lf of 6' fence in rear yard	4/14/2023	Homeowner	1,500	105 WINTERWOOD DR	$30.00
20230077	ASFD - Addition Single Family Dwelling	Installing 10x20 inground pool in rear yard	4/14/2023	Foster Pools	36,000	143 WILLIAMS RD	$280.00
20230073	SHED ZO - Shed	Installing 14x24 accessory structure and removing 8x12 shed	4/11/2023	Homeowner	14,000	128 CARRINGTON AVE	$30.00
20230071	SHED ZO - Shed	replacing 24x18 garage with 20x18 garage	4/10/2023	Carolina Carports	8,000	4217 HIGHLAND AVE	$30.00
20230070	ASFD - Addition Single Family Dwelling	Installing 16'x16' roof over patio	4/24/2023	Bright Covers	13,980	205 CAMELOT DR	$155.00
20230069	ASFD - Addition Single Family Dwelling	roof mounted solar array to single family dwelling	4/6/2023	PozitivEnergy	86,571	105 S MAGNOLIA DR	$210.00
20230041	RCB - Repair/Remodel Commercial Building	Supercuts buildout	4/19/2023	George Construction	150,000	200 Benevan Square Suite 1	$2,398.00
20230027	RCB - Repair/Remodel Commercial Building	AT&T Upgrade existing wireless Telecommunication equipment	4/10/2023	Ericsson INC	15,000	10 COMFORT LN	$365.00
20230026	RCB - Repair/Remodel Commercial Building	Verizon Emergency Generator	4/5/2023	Jacobs Telecommunications Inc	25,000	119 WESTVIEW Ave	$365.00
20230022	ASFD - Addition Single Family Dwelling	Roof mounted solar array	4/11/2023	Suntuity Solar	32,480	134 HOLLAND DR	$210.00

20220290	ASFD - Addition Single Family Dwelling	Roof mounted solar array front and rear	4/11/2023	Suntuity Solar	50,000	113 WOODBURY DR	$210.00
							$5,682.00

Total Records: 27 **4/26/2023**

APRIL 2023 REVENUE
Building & Zoning

Building/Zoning Permits	$ 5,682.00
Change of Zoning	$ 0.00
Commercial Occupancy Permit	$ 0.00
Fines	$ 198.15
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	$ 400.00
TOTAL	**$ 8,007.65**

Code Summary Report Violation Name

Violation Date01/01/2023 TO 04/30/2023

	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
Construction without a Permit - Residential	0	0	0	1	0	0	0	0	0	0	0	0	1
Garbage	7	3	3	1	0	0	0	0	0	0	0	0	14
Junked or Abandoned Vehicle	1	0	0	0	0	0	0	0	0	0	0	0	1
Non-Domesticated Pets	0	0	0	1	0	0	0	0	0	0	0	0	1
Totals:	**10**	**3**	**3**	**3**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**19**

Commercial Occupancy Certificates

March 29, 2023 to April 25, 2023

There were no new Commercial Occupancy Certificates issued in April.