Building & Zoning Monthly Report

November 2023

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Commercial Building Demolition
Lyndora

New Single Family Dwelling
Candleford Court

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 Commercial Building
Hindman Road

NOVEMBER PLANNING COMMISSION AGENDA ITEMS

Leith Subdivision - Old Plank Road
The referenced Subdivision Plan is located on Old Plank Road in the R-1 (Single Family Residential) Zoned District. The plan proposes a lot line revision. Planning Commission recommended to grant a modification for odd shaped lot 1 and final approval of the Leith Subdivision.

Buchanan, Teff, Collonques Subdivision - Westwood Manor
The referenced Subdivision Plan is located on Westwood Manor in the R-1 (Single Family Residential) Zoned District. The plan proposes a lot line revision. Planning Commission recommended to grant final approval of the Buchanan, Teff, Collonques Subdivision.

Benbrook Pump Station Subdivision - South Benbrook Road
The referenced Subdivision Plan is located on South Benbrook Road in the A-1 (Agricultural) Zoned District. The plan proposes to subdivide a portion of Tax Parcel 056-9-11-0000, creating Lot 1 which will be consolidated with Tax Parcel 056-9-11C-0000. Planning Commission recommended to grant final approval of the Benbrook Pump Station Subdivision contingent upon compliance with Gateway Engineers' letter dated October 18, 2023, C-25716, and review by Butler County Planning Commission.

Greenwood Pump Station Subdivision - Greenwood Drive & South Benbrook Road
The referenced Subdivision Plan is located at the intersection of Greenwood Drive and South Benbrook Road in the R-1 (Single Family Residential) Zoned District. The plan proposes to subdivide a portion of Tax Parcel 056-1-5-0000, creating Lot 1 which will be consolidated with Tax Parcel 056-1-5E-0000. Planning Commission recommended to grant final approval of the Greenwood Pump Station Subdivision contingent upon compliance with Gateway Engineers' letter dated October 18, 2023, C-25717, and review by Butler County Planning Commission.

Greenwood Pump Station Land Development - Greenwood Drive & South Benbrook Road
The referenced Land Development Plan is located at the intersection of Greenwood Drive and South Benbrook Road in the R-1 (Single Family Residential) Zoned District. The plan proposes improvements to the existing pump station but does not include any changes to the existing building structure. Planning Commission recommended to grant final approval of the Greenwood Pump Station Land Development contingent upon:

1 Compliance with Gateway Engineers' letter dated October 18, 2023,
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, and
5. Executing a Storm Water Operation and Maintenance Agreement

NOVEMBER ZONING HEARING BOARD APPEALS

Appeal No. 2023-08 - There was an appeal filed by Shockey Mini Storage, LP for a Special Exception for a Day-care center, Interpretation of Butler Township's Zoning Ordinance, Chapter 300-19.C.(6) Day-care centers, Variance from Chapter 300-23.B.(20)(f) regarding outdoor play areas, and Variance from Chapter 300-25.H.regarding the required off-street parking spaces. The property is located at 140 Shockey Lane, Butler, PA (Tax Map Number 056-21-G3-0000). The Zoning Hearing Board accepted the applicant's interpretation that the BMS preschool program is similar to a day-care center, granted the special exception for the use proposed, and granted the variances for an enclosed outdoor play area and reduction in the number of required parking spaces to 13.

Permit Report

10/25/2023 - 11/28/2023

Permit #	Permit Type	Description	Issued Date	Primary Contractor	Project Cost	Parcel Address	Total Fees
20230375	SHED ZO - Shed	Installing 12x20 Accessory structure	11/27/2023	Homeowner	4,000	119 CRISSWELL RD	$30.00
20230374	ZONING - Zoning	Installing 300 lf of 4' fence in rear yard	11/27/2023	PENN FENCING, INC.	7,645	417 PRESTON DR	$30.00
20230373	NSFD - New Single Family Dwelling	New Single Family Dwelling. 1 story, 3 bedroom, 2 bath.	11/22/2023	DR Horton	163,000	140 Jerome Dr	$2,204.00
20230372	NSFD - New Single Family Dwelling	New Single Family Dwelling. 1 story, 3 bedroom, 2 bath.	11/22/2023	DR Horton	163,000	142 Jerome Dr	$2,086.00
20230371	NSFD - New Single Family Dwelling	New Single Family Dwelling. 1 story, 3 bedroom, 2 bath.	11/22/2023	DR Horton	163,000	144 Jerome Dr	$2,202.00
20230370	NSFD - New Single Family Dwelling	New Single Family Dwelling. 1 story, 3 bedroom, 2 bath.	11/22/2023	DR Horton	163,000	146 Jerome Dr	$2,086.00
20230369	NSFD - New Single Family Dwelling	New Single Family Dwelling. 1 story, 3	11/22/2023	DR Horton	163,000	148 Jerome Dr	$2,202.00

		bedroom, 2 bath.					
20230368	NSFD - New Single Family Dwelling	New Single Family Dwelling. 1 story, 3 bedroom, 2 bath.	11/22/2023	DR Horton	163,000	150 Jerome Dr	$2,086.00
20230367	NSFD - New Single Family Dwelling	New Single Family Dwelling. 1 story, 3 bedroom, 2 bath.	11/22/2023	DR Horton	163,000	152 Jerome Dr	$2,202.00
20230366	NSFD - New Single Family Dwelling	New Single Family Dwelling. 1 story, 3 bedroom, 2 bath.	11/22/2023	DR Horton	163,000	154 Jerome Dr	$2,086.00
20230365	NSFD - New Single Family Dwelling	New Single Family Dwelling. 1 story, 3 bedroom, 2 bath.	11/22/2023	DR Horton	171,000	147 Jerome Dr	$2,263.00
20230364	NSFD - New Single Family Dwelling	New Single Family Dwelling. 1 story, 4 bedroom, 2 bath.	11/22/2023	DR Horton	171,000	145 Jerome Dr	$2,013.00
20230363	NSFD - New Single Family Dwelling	New Single Family Dwelling. 1 story, 4 bedroom, 2 bath.	11/22/2023	DR Horton	171,000	143 Jerome Dr	$2,291.00
20230362	NSFD - New Single Family Dwelling	New Single Family Dwelling. 1 story, 3 bedroom, 2 bath.	11/22/2023	DR Horton	171,000	141 Jerome Dr	$2,191.00
20230361	NSFD - New Single Family Dwelling	New Single Family Dwelling. 1 story, 4	11/22/2023	DR Horton	171,000	139 Jerome Dr	$2,013.00

		bedroom, 2 bath.					
20230360	NSFD - New Single Family Dwelling	New Single Family Dwelling. 1 story, 4 bedroom, 2 bath.	11/22/2023	DR Horton	171,000	137 Jerome Dr	$2,119.00
20230358	DEMO - Demolition	Remove interior coverings and fire damaged components of structure,, clean and prep for remodel	11/16/2023	C and A recovery services	100,000	56 58 OLD PLANK RD	$105.00
20230357	SHED ZO - Shed	Installing 8x10 Shed in rear yard	11/15/2023	Homeowner	4,500	126 Jerome Drive	$30.00
20230355	ZONING - Zoning	Temp Banner permit	11/9/2023	FASTSIGNS	600	601 MORAINE POINTE PLZ	$60.00
20230354		Roof mounted solar arrays	11/14/2023	Trinity Solar	48,360	108 DUBBS LN	$230.00
20230353	ASFD - Addition Single Family Dwelling	Roof mounted solar array	11/14/2023	Trinity Solar	17,467	120 LAWRENCE AVE	$230.00
20230352	NSFD - New Single Family Dwelling	New Single Family Dwelling. 1 story, 4 bedroom, 2.5 bath.	11/22/2023	DR Horton	171,000	135 Jerome Dr	$2,191.00
20230351	NSFD - New Single Family Dwelling	New Single Family Dwelling. 1 story, 4 bedroom, 2 bath.	11/22/2023	DR Horton	171,000	133 Jerome Dr	$2,119.00
20230350	NSFD - New Single Family Dwelling	New Single Family Dwelling. 1 story, 4 bedroom, 2 bath.	11/22/2023	DR Horton	171,000	131 Jerome Dr	$2,013.00

20230349	NSFD - New Single Family Dwelling	New Single Family Dwelling. 1 story, 4 bedroom, 2.5 bath.	11/22/2023	DR Horton	171,000	129 Jerome Dr	$2,191.00
20230348	NSFD - New Single Family Dwelling	New Single Family Dwelling. 1 story, 4 bedroom, 2 bath.	11/22/2023	DR Horton	171,000	127 Jerome Dr	$2,119.00
20230346	GRAD - Grading	Grading consistent with Land Development Plan as approved	11/7/2023	Duffy Highlands LP	164,685	321 Gleneagles Drive	$100.00
20230344	RCB - Repair/Remodel Commercial Building	Yinz-Binz Roof Replacement	11/14/2023	Nemeth Contracting	243,000	210 GREATER BUTLER MART	$1,086.00
20230343	ZONING - Zoning	Installing 174 lf of 6' fence in rear yard	11/15/2023	FENCE MAINTENANCE SERVICE (DAN)	8,398	116 WALK OFF WAY	$30.00
20230340	ZONING - Zoning	removal of singlewide home	11/2/2023	Homeowner	1	540 FAIRGROUND HILL RD Lot #7	$30.00
20230339	SHED ZO - Shed	Installing 22x34 accessory structure in rear yard	11/7/2023	Workman Remodeling	40,000	106 CARRINGTON AVE	$30.00
20230338	AOCC - Application for Occupancy	Handmade Hideaway	11/1/2023		100	170 GREATER BUTLER MART	$165.00
20230336	ZONING - Zoning	Installing 128 lf of 54" fence in rear yard	11/1/2023	BLAINE FENCING	7,441	114 REIBER RD	$30.00
20230335	SHED ZO - Shed	Adding 15'x22' to existing accessory structure	10/31/2023	Homeowner	8,000	462 S EBERHART RD	$30.00
20230332	ZONING - Zoning	Installing 195 lf of 6'	10/25/2023	FENCE MAINTENANCE	10,000	128 JEROME DRIVE	$30.00

		fence in rear yard		SERVICE (DAN)			
20230324	ASFD - Addition Single Family Dwelling	Removing existing deck and replacing with 12x24 deck with roof	10/27/2023	Interstate Builders	34,500	114 1/2 GREENWOOD DR	$267.00
20230319	NSFD - New Single Family Dwelling	Industrialized Home on basement foundation 27.5'x60'	11/8/2023	CastleRock Homes	280,000	269 Home Avenue	$510.00
20230316	SHED ZO - Shed	Ag-building	10/31/2023	Owner as General Contractor	34,500	100 INDEPENDENCE LN	$30.00
20230315	RCB - Repair/Remodel Commercial Building	Yinz-Binz interior Demo and Remediation	11/1/2023	T Construction & Consulting Services LLC	206,000	210 GREATER BUTLER MART	$7,478.00
20230300	NICB - New Commercial Building	Top Tier FCU Signage	11/9/2023	Sekula Signs	17,331	170 NEW CASTLE RD	$375.00
20230281	DEMO - Demolition	Demolition of Commercial Block Building fronting Main Street	11/8/2023	Cox's Ag Services LLC	5,000	11 PENN AVE	$205.00
20230102	SIGN - Sign	Tobacco World Sign Plan	11/2/2023	412 signs and graphics	45,000	105 South Duffy Road	$185.00
							$51,973.00

Total Records: 42 **11/29/2023**

NOVEMBER 2023 REVENUE
Building & Zoning

Building/Zoning Permits	$ 51,973.00
Change of Zoning	$ 0.00
Commercial Occupancy Permit	$ 0.00
Fines	$ 9.10
Land Development	$ 0.00
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	**$ 52,209.60**

Code Summary Report Violation Name

Violation Date01/01/2023 TO 11/30/2023

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Row Total
Construction without a Permit - Accessory Building	0	0	0	0	2	0	1	0	0	0	1	0	4
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	1	1	0	0	0	3
Construction without a Permit - Residential	0	0	0	1	0	0	0	0	1	0	0	0	2
Garbage	7	3	3	1	2	1	2	5	3	1	1	0	29
Grass Violations	0	0	0	0	11	4	6	4	1	0	0	0	26
Inspections Not Completed	0	0	0	0	0	0	0	0	1	0	0	0	1
Junked or Abandoned Vehicle	1	0	0	0	0	1	1	3	1	1	1	0	9
Kennel	0	0	0	0	0	0	0	1	0	0	0	0	1
Non-Domesticated Pets	0	0	0	1	0	1	0	0	0	0	0	0	2
Totals:	**10**	**3**	**3**	**3**	**15**	**7**	**10**	**14**	**8**	**2**	**3**	**0**	**78**

Commercial Occupancy Certificates

October 25, 2023 to November 28, 2023

Hickory Farms	601 Moraine Pointe Plaza
Tobacco World	105 South Duffy Road