DEVELOPING & PROTECTING OUR COMMUNITY

2023 Annual Report

- Zoning
- Planning
- Building
- Code Enforcement

Jesse E. Hines, B.C.O. - Zoning Officer

James Sproat, Regulations Inspector
Theresa L. Giesler, Secretary
PCS, Inc., Plan Review/Commercial Inspections

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Butler Township
Planning, Zoning & Code Enforcement

Summary of Income

2023

Building/Zoning Permits	$	291,897.00
Change of Zoning	$	-
Commercial Occupancy Permit	$	-
Fines	$	2,984.68
Fire Annual Inspections/Training	$	-
Fire Code Operational Permits	$	965.00
Land Developments	$	7,750.00
Sale of Copies, Ordinances, Maps	$	-
Septic	$	200.00
Subdivisions	$	7,650.00
UCC Board of Appeals	$	-
Zoning Certification	$	110.00
Zoning Hearing Board	$	3,600.00
TOTAL	**$**	**315,156.68**

Butler Township
Planning, Zoning & Code Enforcement

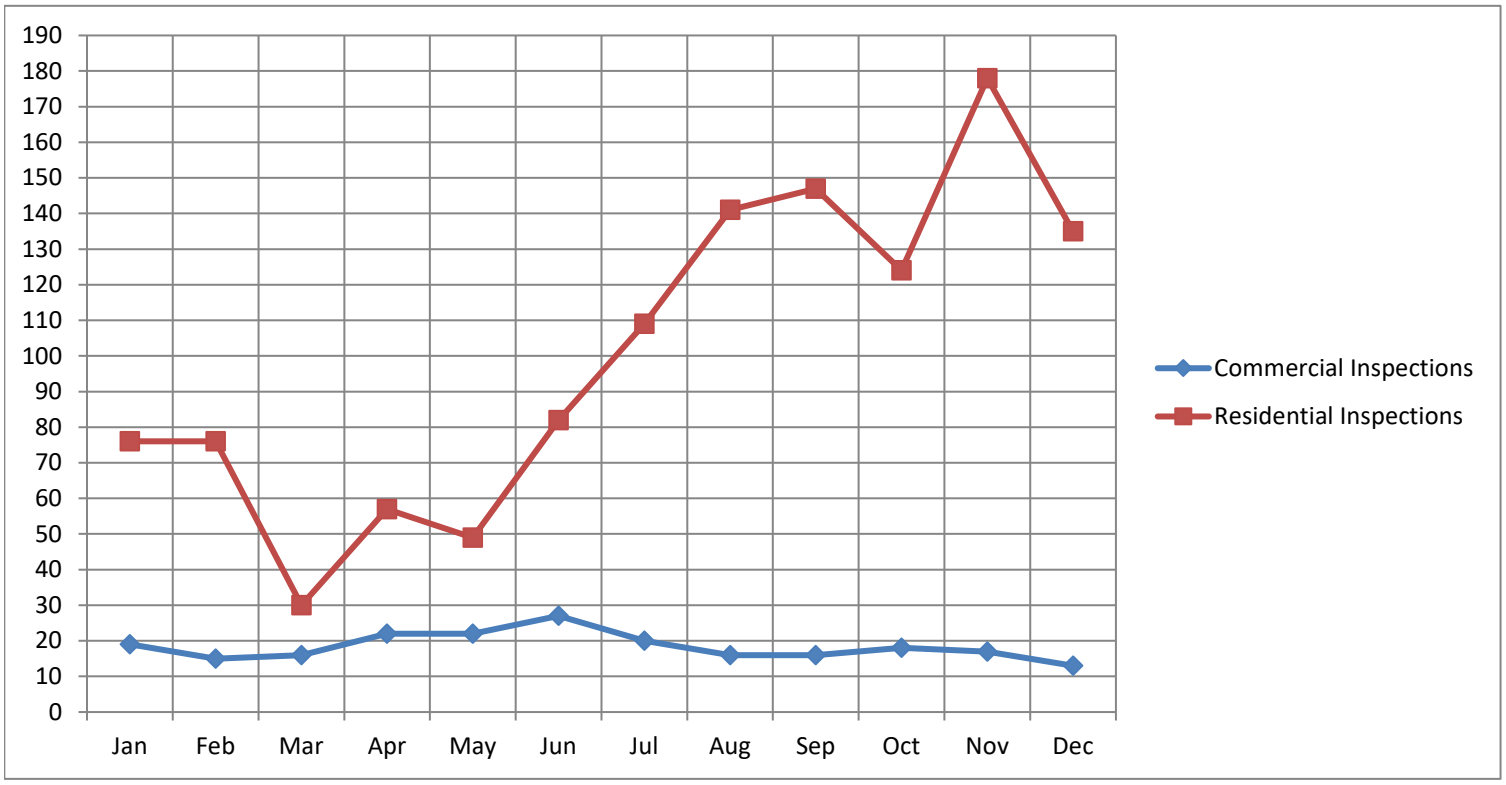
Summary of Income
3-Year Comparison

	2023	2022	2021
Building/Zoning/Fire Permits	$ 292,862.00	$ 227,303.00	$ 205,282.50
Change of Zoning	$ -	$ 2,300.00	$ -
Fines	$ 2,984.68	$ 3,770.43	$ 3,857.07
Fire Annual Inspections/Training	$ -	$ 100.00	$ -
Land Developments	$ 7,750.00	$ 16,500.00	$ 13,600.00
Sale of Copies, Ordinances, Maps	$ -	$ 32.27	$ 4.50
Septic	$ 200.00	$ 1,680.00	$ 4,500.00
Subdivisions	$ 7,650.00	$ 1,800.00	$ 9,050.00
UCC Board of Appeals	$ -	$ -	$ -
Zoning Certification	$ 110.00	$ 27.50	$ 412.50
Zoning Hearing Board	$ 3,600.00	$ 2,000.00	$ 5,600.00
TOTAL	$ 315,156.68	$ 255,513.20	$242,306.57

Inspection Report

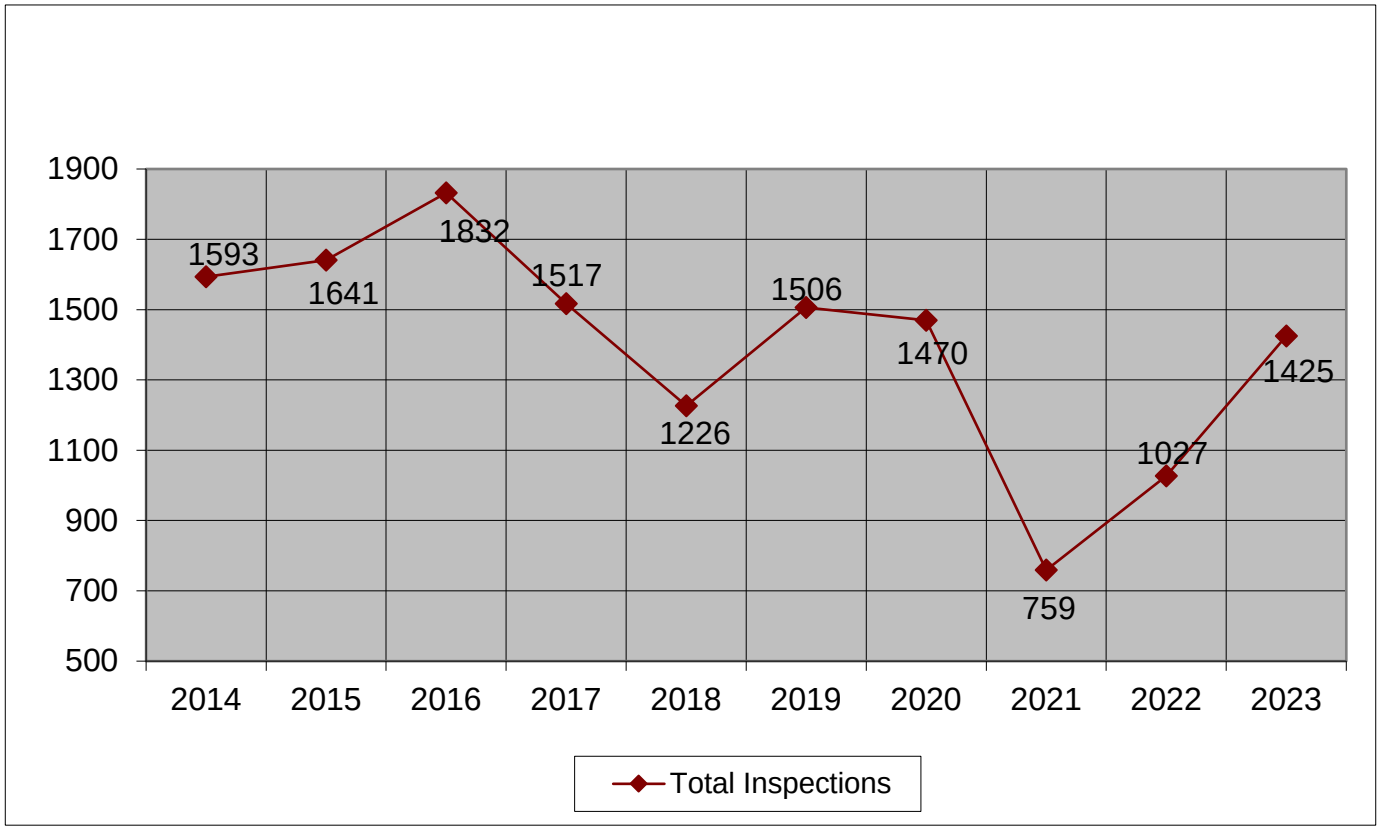
January through December 2023

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Commercial Inspections	19	15	16	22	22	27	20	16	16	18	17	13	221
Residential Inspections	76	76	30	57	49	82	109	141	147	124	178	135	1204



INSPECTIONS
10-YEAR COMPARISON

Year	Total Inspections
2014	1593
2015	1641
2016	1832
2017	1517
2018	1226
2019	1506
2020	1470
2021	759
2022	1027
2023	1425



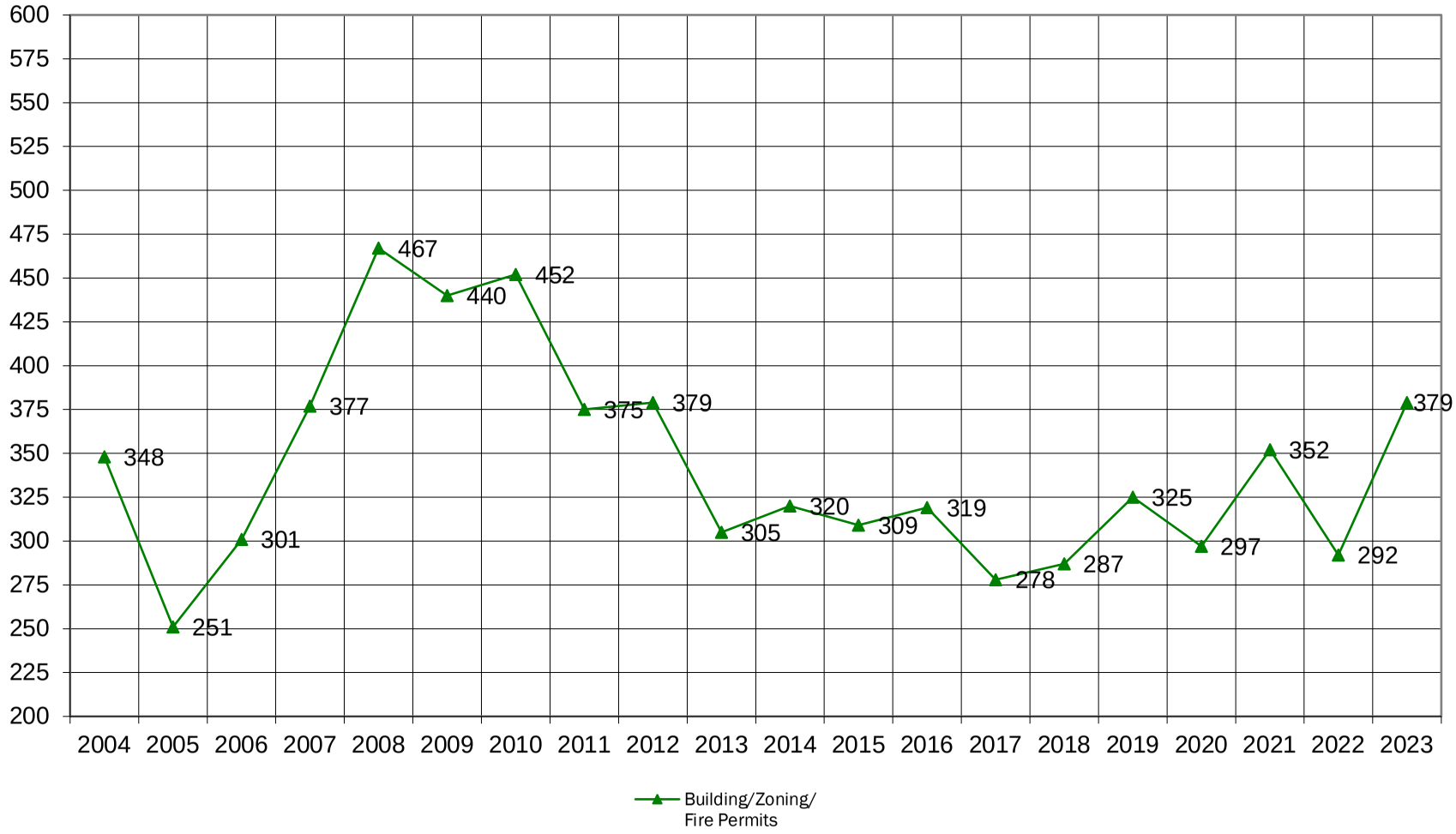
Butler Township
Planning, Zoning & Code Enforcement

20 Year Review

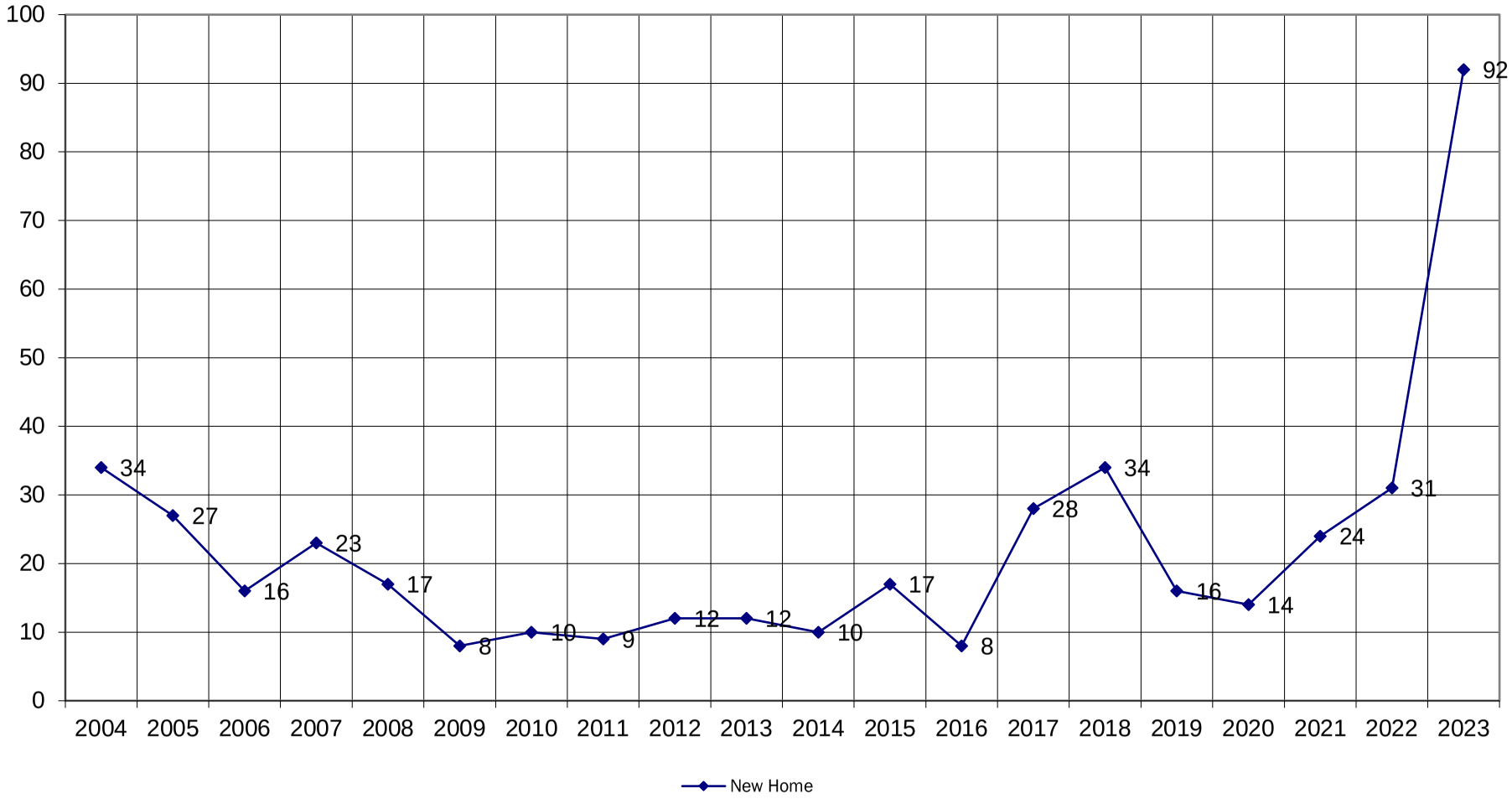
Year	New Home	New Commercial	Building/Zoning/ Fire Permits	Land Use Applications	Total Applications/Permits	Building/Zoning/ Fire Permit Dollar Value	Building/Zoning/ Fire Permit Fees Collected
2004	34	8	348	41	389	$ 16,484,238.79	$ 73,051.40
2005	27	4	251	45	296	$ 32,228,910.00	$ 130,772.50
2006	16	2	301	52	353	$ 24,974,755.24	$ 84,669.11
2007	23	4	377	50	427	$ 18,090,759.00	$ 111,660.60
2008	17	9	467	53	520	$ 33,953,113.28	$ 316,083.49
2009	8	6	440	46	486	$ 62,355,197.46	$ 334,353.98
2010	10	7	452	36	488	$ 29,275,610.00	$ 129,439.00
2011	9	0	375	30	405	$ 11,448,597.00	$ 61,374.00
2012	12	0	379	42	421	$ 11,508,343.00	$ 97,528.00
2013	12	2	305	25	330	$ 21,830,746.00	$ 157,351.08
2014	10	1	320	33	353	$ 14,630,609.00	$ 143,045.66
2015	17	4	309	35	344	$ 28,897,923.00	$ 230,218.00
2016	8	3	319	34	353	$ 13,439,608.00	$ 107,448.00
2017	28	1	278	16	294	$ 16,653,659.00	$ 115,500.50
2018	34	3	287	26	313	$ 17,625,386.00	$ 116,188.88
2019	16	6	325	18	343	$ 21,169,542.00	$ 161,696.50
2020	14	2	297	22	319	$ 14,902,527.00	$ 109,865.00
2021	24	6	352	43	395	$ 29,984,391.00	$ 205,282.50
2022	31	6	292	26	318	$ 40,982,987.00	$ 227,303.00
2023	92	12	379	32	411	$ 33,955,250.00	$ 292,862.00

* The Land Use Applications column includes applications that were submitted during that year!

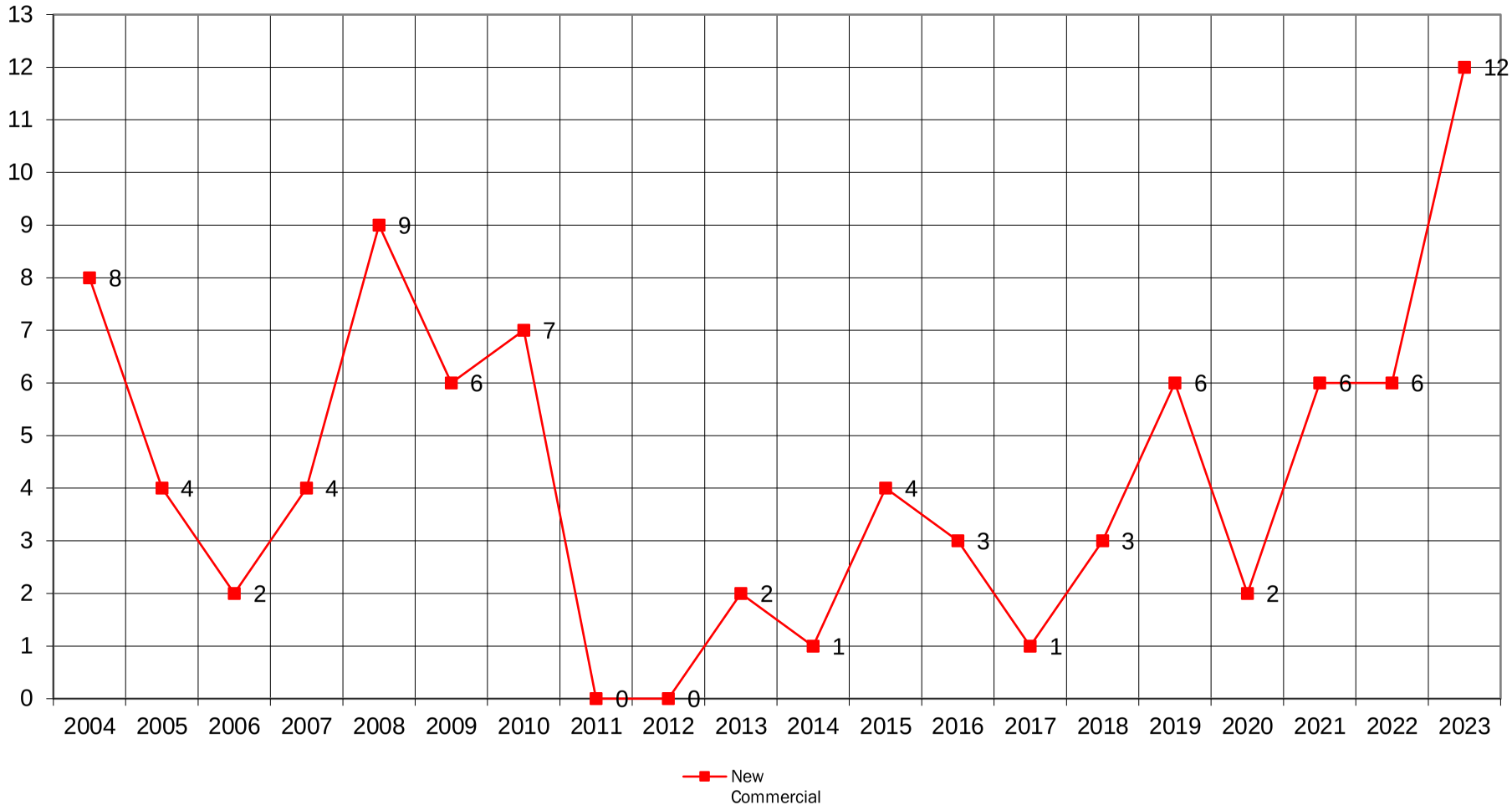
Butler Township
All Permits
20 Year Review



Butler Township
New Single Family Dwelings
20 Year Review



Butler Township
New Commercial
20 Year Review



LAND USE APPLICATIONS
January – December 2023

Subdivisions
Duffy Highlands Phase 3 North Duffy Road
Sarvey Meridian Road
Gray Old Plank Road
Highfield Trails 100 Phase 2 Highfield Road
Hughes Clark Avenue
Ward Old Plank Road
Dankovich / Maticic Vogel Road / Randy Drive
Consolidated Builders LLP Bryson Road
Spinneweber Oakdale Road / Evans City Road
Summer Wind Old Plank Road
Summer Lake Saxonburg Road
Brookes Meadow Avenue
Leith Old Plank Road
Buchanan, Teff, Collonques Westwood Manor
Benbrook Pump Station South Benbrook Road
Greenwood Pump Station Greenwood Drive / South Benbrook Road
Hartle / Beechey Subdivision South Eberhart Road / Bramble Avenue
TOTAL 17

Land Developments
#1 Cochran Automotive Evans City Road
Butler County Magistrate Fairground Hill Road
Quick Care Medical Complex Hindman Road
Butler County Area on Aging North Duffy Road
Greenwood Pump Station Greenwood Drive / South Benbrook Road
TOTAL 5

Minor Land Developments
Alameda Plaza Properties Inc. 120 Alameda Plaza
Yinz-Binz 210 Greater Butler Mart
American Legion Post 778 150 Legion Memorial Lane
Mr. Magic Car Wash 1136 N. Main Street Ext.
Butler Area Sewer Authority Bryson Road
Butler Area Sewer Authority South Benbrook Road
Tesla Biohealing and MedBed Center 139 Pittsburgh Road
Tesla Biohealing and MedBed Center 139 Pittsburgh Road
TOTAL 8

Pre-Application
Summer Lake Saxonburg Road
Summer Wind Old Plank Road
TOTAL 2

LAND USE APPLICATIONS
January – December 2023

Zoning Hearing Board
Tyler Noto 171 North Eberhart Road
James Spurk 411 Penn Avenue
Kathy Huff 117 Holland Drive
Crossfit Recreate 540 Fairground Hill Road
Tanner & Tracey Miller 103 Stratford Drive
Quaker State Construction / Dietz 219 Pinewood Drive
Tesla Biohealing and MedBed Center 139 Pittsburgh Road
Shockey Mini Storage, LP 140 Shockey Lane
TOTAL 8

2023 BUSINESS OCCUPANCIES

Express Employment Professionals
116 Evans Road

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

Meridian Quick Mart
298 Meridian Road

Supercuts
200 Benevan Square, Ste. 1

Spirit Halloween
172 Point Plaza

RMS Motors
120 Alameda Plaza

Tropical Smoothie
200 Benevan Square, Ste. 3

Taco Bell
125 Pittsburgh Road

Lorenz Motors
195 New Castle Road

Tims Tackle
14 Chesapeake Street

Farmers Mutual Fire Insurance Co.
205 South Eberhart Road

Bark of Towns Pet Salon
300 Meridian Road

Hickory Farms
601 Moraine Pointe Plaza

Tobacco World
105 South Duffy Road

Handmade Hideaway
170 Greater Butler Mart