Building & Zoning Monthly Report

January 2024

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New Modular Home
Home Avenue

New Single Family Dwellings
Highfield Trails

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.

Fire Rebuild
Westview Drive

JANUARY PLANNING COMMISSION AGENDA ITEMS

Reorganization of Board
The Planning Commission reappointed Ron Henshaw as Chair, Sam Zurzolo as Vice Chair and Fred Maihle, Jr. as Secretary.

Gray Subdivision - Dutchtown Road
The referenced Subdivision Plan is located along Dutchtown Road in the R-1 (Single Family Residential) Zoned District. The plan proposes the subdivision of three existing lots into two lots. Planning Commission recommended to grant final approval of the Gray Subdivision contingent upon compliance with Senate Engineering Company's letter dated January 3, 2024, 637-04-05.

The Oaks at Dutchtown Subdivision - Dutchtown Road
The referenced Subdivision Plan is located along Dutchtown Road in the R-1 (Single Family Residential) Zoned District. The plan proposes the creation of sixty-two new residential lots and associated roadways, utilities, grading, and site improvements. Planning Commission tabled The Oaks at Dutchtown Subdivision.

JANUARY ZONING HEARING BOARD APPEALS

There were no Zoning Hearing Board Appeals heard in January.

Permit Report

12/27/2023 - 01/30/2024

Permit #	Permit Type	Description	Issued Date	Primary Contractor	Project Cost	Parcel Address	Total Fees
20240010	SHED ZO - Shed	Installing 10x12 accessory structure in rear yard	1/24/2024	Homeowner	3,500	209 Wyncrest Dr.	$30.00
20240008	ZONING - Zoning	Sign Panel replacement	1/23/2024	SIGNS BY RICK INC	1,600	297 Evans City Road	$30.00
20240006	RCB - Repair/Remodel Commercial Building	wiring food and drink coolers and installing receptacles for cash registers	1/29/2024	Marquis Henderson	3,000	521 EVANS CITY RD	$205.00
20240003	ZONING - Zoning	Installing 218lf of 5' fence in rear yard	1/11/2024	BLAINE FENCING	5,979	4159 MILLER ST	$30.00
20240002	NSFD - New Single Family Dwelling	New Single Family Dwelling. 2 story, 4 bedroom, 2.5 baths.	1/29/2024	Ryan Homes	186,263	111 Jerome Dr	$2,114.00
20240001	AOCC - Application for Occupancy	Tanner's Bakehouse Application For Occupancy	1/8/2024	Owner as General Contractor	0	8 CHESAPEAKE ST	$165.00
20230390	NSFD - New Single Family Dwelling	Industrialized single family dwelling on basement foundation, 3 bedroom, 2 full bathrooms	1/8/2024	Liberty Gait Homes	223,000	443 WHITESTOWN RD	$476.00
20230387	AOCC - Application for Occupancy	Bish & Legacy Physical Therapy and Canine Rehabilitation Application For Occupancy	12/29/2023	Owner as General Contractor	200	297 Evans City Road	$165.00

20230386	ASFD - Addition Single Family Dwelling	Removing existing deck and roof and replacing with 14x26 concrete slab and roof	12/29/2023	Bright Covers	22,100	122 GERMAINE RD	$187.00
20230384	SIGN - Sign	Baldauf Auto sign replacement	1/24/2024	DBA CLASSIC SIGNS & GRAPHICS	7,500	59 PITTSBURGH RD	$190.00
20230376	RCB - Repair/Remodel Commercial Building	Family Bowlaway Stairlift Installation	1/3/2024	Owner as General Contractor	2,650	540 FAIRGROUND HILL RD	$254.00
20230337	SIGN - Sign	Deihl Volkswagen Signage Plan	1/10/2024	Architectural Graphic Inc.	20,843	245 PITTSBURGH RD	$1,100.00
20230101	RCB - Repair/Remodel Commercial Building	Walmart Interior/Exterior improvements	1/26/2024	Bridges & Company, Inc, ETAL	750,000	400 BUTLER COMMONS	$11,405.00
20220292	ACB - Addition Commercial Building	Linear Accelerator addition and Misc. interior renovations	1/12/2024	MBM CONTRACTING INC	2,764,840	102 TECHNOLOGY DR	$3,851.00
							$20,202.00

Total Records: 14 **1/31/2024**

JANUARY 2024 REVENUE
Building & Zoning

Building/Zoning Permits	$ 20,202.00
Change of Zoning	$ 0.00
Commercial Occupancy Permit	$ 0.00
Fines	$ 45.87
Land Development	$ 1,500.00
Maps/Copies	$ 0.00
Operational Permits	$ 0.00
Septic	$ 0.00
Subdivision	$ 0.00
UCC Board of Appeals	$ 0.00
Zoning Certification Letter	$ 0.00
Zoning Hearing Board	$ 0.00
TOTAL	**$ 21,747.87**

Code Summary Report Violation Name

Violation Date01/01/2024 TO 01/31/2024

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Row Total
Garbage	2	0	0	0	0	0	0	0	0	0	0	0	2
Junked or Abandoned Vehicle	2	0	0	0	0	0	0	0	0	0	0	0	2
Totals:	**4**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**4**

Commercial Occupancy Certificates

December 27, 2023 to January 30, 2024

Bish & Legacy Physical Therapy and Canine Rehabilitation	297 Evans City Road
Top Tier Federal Credit Union	170 New Castle Road