Building & Zoning Monthly Report

February 2024

Inside this issue:

Planning Commission Applications	Page	1
Zoning Hearing Board Applications	Page	1
Permit Information	Page	2-3
Revenue	Page	4
Code Enforcement Inspections	Page	5
Commercial Occupancy Certificates	Page	6

Residential Development
Highfield Trails

Car Dealership
Pittsburgh 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.

New Commercial Business
Greater Butler Mart

FEBRUARY PLANNING COMMISSION AGENDA ITEMS

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 recommended to grant preliminary approval of The Oaks at Dutchtown Subdivision Phase 1 and Phase 2 and final approval of The Oaks at Dutchtown Subdivision Phase 1 contingent upon:

1. Contingent upon compliance with Senate Engineering Company's letter dated February 1, 2024,
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. Receipt of NPDES Permit, and
6. Approval from the Butler Area Sewer Authority

Autumn Woods Land Development - Meridian Road

The referenced Land Development Plan is located at the intersection of Meridian Road and Winterwood Drive in the R-1 (Single Family Residential) Zoned District. The plan proposes a revision to the previously submitted plan. This plan proposes a mix of 12 condo quadruplex units and 80 townhouse units and a clubhouse along with public and private improvements. Planning Commission recommended to grant preliminary approval of the Autumn Woods Land Development Phase 1 and Phase 2 and final approval of the Autumn Woods Land Development Phase 1 contingent upon:

1. Contingent upon compliance with Gateway Engineers' letter dated January 23, 2024,
2. Executing an amended Developer's Agreement approved by the Township Solicitor, and
3. Approval from the Butler Area Sewer Authority for the revised plans.

FEBRUARY ZONING HEARING BOARD APPEALS

There were no Zoning Hearing Board Appeals heard in February.

Permit Report

01/31/2024 - 02/27/2024

Permit #	Permit Type	Description	Issued Date	Primary Contractor	Project Cost	Parcel Address	Total Fees
20240033	ASFD - Addition Single Family Dwelling	Installing 14x16 deck on rear of house	2/26/2024	Davis Construct LLC	13,500	122 Walk Off Way	$155.00
20240030	ZONING - Zoning	Installing 448 lf of 6' fence in rear yard	2/21/2024		14,914	123 WINTERWOOD DR	$30.00
20240029	ZONING - Zoning	installing 31lf of 42" fence in side yard	2/20/2024	BLAINE FENCING	1,925	1091 Forest Oaks Drive	$30.00
20240028	SIGN - Sign	CBD Store Signage	2/21/2024		125	616 MORAINE POINTE PLZ	$60.00
20240027	ZONING - Zoning	Installing 300 lf if 6" fence in rear yard	2/16/2024	PENN FENCING, INC.	12,000	117 DELAWARE DR	$30.00
20240026	ZONING - Zoning	Installing 4'x50 l.f. fence in front yard	2/14/2024	Lowes Home Improvement	2,708	142 DUTCHTOWN RD	$30.00
20240025	ZONING - Zoning	Installing 198 lf of 4' fence in rear yard	2/16/2024	FENCE MAINTENANCE SERVICE (DAN)	5,000	214 HIGHFIELD RD	$30.00
20240023	ZONING - Zoning	Deck less than 30" in height 160sf	2/14/2024	Davis Construct LLC	9,000	124 WALK OFF WAY	$30.00
20240020	ZONING - Zoning	Garage addition 8x16 to existing garage	2/20/2024	Woodbrook Builders	30,000	128 ARTLEE AVE	$155.00
20240018	FCOP - Fire Code Operational	Professional Wrestling Show February 24, 2024	2/9/2024		100	139 PITTSBURGH RD	$100.00
20240017	ASFD - Addition Single Family Dwelling	Installing 16'x30'deck with 16'x20' roof on rear of house	2/8/2024	Premier Building	1	227 ACRE AVE	$376.00

20240015	ZONING - Zoning	Installing 122 lf of 4' fence in front yard	2/6/2024	BLAINE FENCING	4,834	108 WOODRIDGE RD	$30.00
20240014	SIGN - Sign	Tempoary Banner 30 days	2/9/2024		100	139 PITTSBURGH RD	$30.00
20240013	DEMO - Demolition	Interior Demolition	2/2/2024	JT & Son Construction LLC	20,000	140 SHOCKEY LN	$105.00
20240012	ASFD - Addition Single Family Dwelling	Installation of whole house generator	1/31/2024	Generator Super Center	14,000	140 WOODRIDGE RD	$130.00
20240011	ASFD - Addition Single Family Dwelling	11'x19' single story kitchen addition to house.	2/6/2024	RAISLEY DOUG	75,558	137 GERMAINE RD	$268.00
20240007	NSFD - New Single Family Dwelling	New Single Family Dwelling. 1 story, 3 bedroom, 2 baths.	2/2/2024	Ryan Homes	189,861	122 Dominic Drive	$1,853.00
20240004	ACB - Addition Commercial Building	Community Clubhouse Swimming Pool	2/9/2024	Winmer Properties LP	90,000	100 Cherry Tree Drive	$285.00
20230383	RCB - Repair/Remodel Commercial Building	Minor Renovations - Service Garage Improvements	2/7/2024	Owner as General Contractor	20,000	1130 N MAIN ST EXT	$442.00
							$4,169.00

Total Records: 19 **2/28/2024**

FEBRUARY 2024 REVENUE
Building & Zoning

Building/Zoning Permits	$	4,069.00
Change of Zoning	$	0.00
Commercial Occupancy Permit	$	0.00
Fines	$	62.04
Land Development	$	0.00
Maps/Copies	$	0.00
Operational Permits	$	100.00
Septic	$	0.00
Subdivision	$	200.00
UCC Board of Appeals	$	0.00
Zoning Certification Letter	$	0.00
Zoning Hearing Board	$	0.00
TOTAL	**$**	**4,431.04**

Code Summary Report Violation Name

Violation Date01/01/2024 TO 02/29/2024

	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
Non-Domesticated Pets	0	1	0	0	0	0	0	0	0	0	0	0	1
Totals:	**4**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**5**

Commercial Occupancy Certificates

January 31, 2024 to February 27, 2024

There were no new Commercial Occupancy Certificates issued in February.