Building & Zoning Monthly Report

August 2024

Inside this issue:

Planning Commission Applications	Page	1
Zoning Hearing Board Applications	Page	1
Permit Information	Page	2-5
Revenue	Page	6
Code Enforcement Inspections	Page	7
Commercial Occupancy Certificates	Page	8

New Single Family Dwellings
Highfield Trails

New Commercial Building
Alameda Plaza

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 Townhouses
Cherry Tree Drive

AUGUST PLANNING COMMISSION AGENDA ITEMS

McClellan Subdivision - Vogel Road
The referenced Subdivision Plan is located on Vogel Road in the R-1 (Single Family Residential) Zoned District. The plan proposes to subdivide Tax Parcel 056-61-E20 into Lot 1 and Lot 2. Planning Commission recommended to grant final approval of the McClellan Subdivision contingent upon:

1. Review by the Butler County Planning Commission,
2. Approval from DEP for the Planning Module,
3. Approval from the Butler Area Sewer Authority, and
4. Recording the easement from the property located at 242 Vogel Road for the sanitary line.

AUGUST ZONING HEARING BOARD APPEALS

There were no Zoning Hearing Board appeals heard in August.

Permit Report

07/31/2024 - 08/27/2024

Permit #	Permit Type	Description	Issued Date	Primary Contractor	Project Cost	Parcel Address	Total Fees
20240261	SHED ZO - Shed	12x14 addition to accessory structure	8/27/2024	Homeowner	800	216 CAMELOT DR	$30.00
20240259	SHED ZO - Shed	Installing 24x25 accessory structure in rear yard	8/23/2024	Homeowner	30,000	1036 E BRADY ST EXT	$30.00
20240258	FCOP - Fire Code Operational	Car Cruise and Rod Father Car Show	8/23/2024		100	107 Staley Ave	$100.00
20240257	SIGN - Sign	Tempoary Banner 30 days	8/22/2024	Upright Fighter Promotions	125	139 PITTSBURGH RD	$30.00
20240256	ZONING - Zoning	installing 229 lf of 4'fence in rear yard	8/22/2024	BLAINE FENCING	8,761	117 WALK OFF WAY	$30.00
20240255	ZONING - Zoning	Installing 517 lf of 48" fence in rear yard	8/23/2024	Affordable Fence and Railing LLC	19,665	104 PALAMINO CIR	$30.00
20240252	ZONING - Zoning	Replacement of 6'x24' deck on front of house	8/21/2024	Homeowner	3,000	102 N BREEZEWOOD DR	$30.00
20240251	ASFD - Addition Single Family Dwelling	Replacing existing 10x22 deck	8/22/2024	Quaker State Construction Company	17,300	4347 HIGHLAND AVE	$155.00
20240250	ASFD - Addition Single Family Dwelling	Installing 12x22 gable roof on rear of house	8/22/2024	J.I. Premier Construction	9,700	128 JEROME DRIVE	$230.00
20240246	ASFD - Addition Single Family Dwelling	Replace existing 14'x20' deck with same size	8/22/2024	Davis Construct LLC	24,000	105 TROTTINGWOOD CIR	$155.00

20240245	ASFD - Addition Single Family Dwelling	Installing 18' x54" aboveground pool	8/15/2024	Country Pools & Spas	2,000	232 S EBERHART RD	$185.00
20240244	ZONING - Zoning	installing 346 lf of various height fence in rear yard 4'-5'&6' fence	8/15/2024	BLAINE FENCING	11,000	118 SPARKS AVE	$30.00
20240243	ZONING - Zoning	Installing 38lf of 4' fence & 180lf of 6' fence in rear yard	8/15/2024	Safe Surroundings LLC	10,526	226 HOMEWOOD DR	$30.00
20240242	ASFD - Addition Single Family Dwelling	installing aboveground pool 15' x52"	8/14/2024	B&T Installations	4,000	180 SENECA DR	$185.00
20240240	Pool - Swimming Pool	Installing 16'x32' inground pool in rear yard and 175lf of 4' fence in rear yard	8/15/2024	ALPINE POOLS INC	29,800	108 STRATFORD DR	$310.00
20240239	ASFD - Addition Single Family Dwelling	Installing roof mounted solar array	8/19/2024	Palmetto Solar	44,281	4112 CYPRESS ST	$230.00
20240237	FCOP - Fire Code Operational	Ace Hardware Car Cruise August 19, 2023 Noon to 4pm.	8/8/2024		10	260 GREATER BUTLER MART	$100.00
20240228	ZONING - Zoning	Installing 12x16 deck less than 30" in height	8/12/2024	KAR Renovations	9,500	143 Jerome Dr	$30.00
20240222	NSFD - New Single Family Dwelling	2 Story Townhouse Slab on Grade. 4 bedroom 2.5 baths	8/9/2024	D.R. Horton	138,000	104 Cherry Tree Dr	$2,698.00
20240221	NSFD - New Single Family Dwelling	2 Story Townhouse Slab on Grade. 4	8/9/2024	D.R. Horton	138,000	103 Cherry Tree Dr	$2,698.00

		bedroom 2.5 baths					
20240220	NSFD - New Single Family Dwelling	2 Story Townhouse Slab on Grade. 4 bedroom 2.5 baths	8/9/2024	D.R. Horton	138,000	102 Cherry Tree Dr	$2,698.00
20240219	NSFD - New Single Family Dwelling	2 Story Townhouse Slab on Grade. 4 bedroom 2.5 baths	8/9/2024	D.R. Horton	138,000	101 Cherry Tree Dr	$2,698.00
20240217	ASFD - Addition Single Family Dwelling	Roof mounted solar array on attached garage	8/1/2024	Roy Sharf	30,000	107 Afton Dr	$230.00
20240215	NSFD - New Single Family Dwelling	New Single Family Dwelling. 1 story, 3 bedroom, 2 baths.	8/5/2024	Ryan Homes	202,293	111 Dominic Dr	$2,170.00
20240214	NSFD - New Single Family Dwelling	New Single Family Dwelling. 1 story, 3 bedroom, 2 baths.	8/5/2024	Ryan Homes	196,388	114 Dominic Drive	$2,170.00
20240207	RCB - Repair/Remodel Commercial Building	ADA Sidewalk Plan	8/2/2024	HOLBEIN INC	102,486	184 ALAMEDA PARK RD	$205.00
20240197	RCB - Repair/Remodel Commercial Building	Throwing Havoc Ax Throwing Business	8/15/2024	Homeowner	5,000	100 EVANS RD	$895.00
20240195	ASFD - Addition Single Family Dwelling	Replacing existing 19'x14' deck on house	8/22/2024	Square 1 Contracting LLC	16,000	215 FILBERT RD	$155.00
20240182	RCB - Repair/Remodel Commercial Building	AT&T Mobility, switching out antennas and associated equipment	8/13/2024	Ericsson INC	15,000	119 WESTVIEW Ave	$205.00

20240155	RCB - Repair/Remodel Commercial Building	Homecare Chapel entrance door replacements	8/8/2024	meadville Plate Glass Co, Inc	16,770	340 WHITESTOWN RD	$305.00
20240063	RCB - Repair/Remodel Commercial Building	Reconfigure existing Toilet Rooms	8/13/2024	Rossman Hensley Inc	205,000	4150 HIGHLAND AVE	$205.00
20230049	RCB - Repair/Remodel Commercial Building	Lowes fire alarm upgrade	8/21/2024	Cory Domasky	3,000	500 MORAINE POINTE PLZ	$185.00
							$19,437.00

Total Records: 32 **8/28/2024**

AUGUST 2024 REVENUE
Building & Zoning

Building/Zoning Permits	$ 19,237.00
Change of Zoning	$ 0.00
Commercial Occupancy Permit	$ 0.00
Fines	$ 66.39
Land Development	$ 0.00
Maps/Copies	$ 0.00
Operational Permits	$ 200.00
Septic	$ 0.00
Subdivision	$ 450.00
UCC Board of Appeals	$ 0.00
Zoning Certification Letter	$ 0.00
Zoning Hearing Board	$ 0.00
TOTAL	**$ 19,953.39**

Code Summary Report Violation Name

Violation Date01/01/2024 TO 08/31/2024

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Row Total
Construction without a Permit - Accessory Building	0	0	0	0	0	1	0	0	0	0	0	0	1
Construction without a Permit - Fence	0	0	1	0	0	1	0	0	0	0	0	0	2
Construction without a Permit - Residential	0	0	0	0	1	0	0	1	0	0	0	0	2
Garbage	2	0	1	3	1	0	0	0	0	0	0	0	7
Grass Violations	0	0	0	0	5	4	1	2	0	0	0	0	12
Junked or Abandoned Vehicle	2	0	0	0	1	0	1	0	0	0	0	0	4
Non-Domesticated Pets	0	1	0	0	2	0	2	0	0	0	0	0	5
Totals:	**4**	**1**	**2**	**3**	**10**	**6**	**4**	**3**	**0**	**0**	**0**	**0**	**33**

Commercial Occupancy Certificates

July 31, 2024 to August 27, 2024

Spirit Halloween	172 Point Plaza