Building & Zoning Monthly Report

September 2024

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New Commercial Business
Moraine Pointe Plaza

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 Single Family Dwellings
Highfield Trails

SEPTEMBER PLANNING COMMISSION AGENDA ITEMS

Rev. Summer Lake Subdivision - Saxonburg Road

The referenced Subdivision Plan is located on Saxonburg Road in the A-1 (Agricultural) Zoned District. The plan proposes for Tax Parcel 051-48-3C-0000 and Tax Parcel 051-48-3D-0000 to be subdivided into Lot 1, Lot 2, Lot 3 and Parcel A. Planning Commission recommended to grant a modification for odd shaped lots and final approval of the Rev. Summer Lake 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 of non-building waiver for Parcel A (8.8 acres) until a stormwater plan is implemented and approved by Butler Township for all lots in the plan.

Oliver Subdivision - Partell Street / Fontana Street

The referenced Subdivision Plan is located at the intersection of Partell Street and Fontana Street in the R-1 (Single Family Residential) Zoned District. The plan proposes to consolidate adjoining Tax Parcel 054-33-A55B with Tax Parcel 054-33-A55C into Lot 1R. Planning Commission recommended to grant final approval of the Oliver Subdivision contingent upon compliance with Gateway Engineers Letter Dated August 14, 2024.

SEPTEMBER ZONING HEARING BOARD APPEALS

There were no Zoning Hearing Board appeals heard in September.

Permit Report

08/28/2024 - 09/24/2024

Permit #	Permit Type	Description	Issued Date	Primary Contractor	Project Cost	Parcel Address	Total Fees
20240292	ZONING - Zoning	Installing 183 lf of fence in rear yard 6'&4'	9/24/2024	Pro Fence and Railing	1	143 Jerome Dr	$30.00
20240291	ZONING - Zoning	Installing 230 lf of 5' fence in rear yard	9/20/2024	PENN FENCING, INC.	7,425	128 S DUFFY RD	$30.00
20240289	RSFD - Repair/Remodel Single Family Dwelling	Remove porch & steps on front and side of house and replace	9/20/2024	Homeowner	1,200	133 LINSDALE DR	$155.00
20240288	SHED ZO - Shed	Installing 10x20 Accessory structure in rear yard	9/20/2024	Homeowner	1	118 VOGEL RD	$30.00
20240286	SHED ZO - Shed	Installing 10x10 Shed in rear yard	9/17/2024	Major Rental Center,LLC	3,500	147 Jerome Dr	$30.00
20240285	SHED ZO - Shed	Construction 30 by 30 Accessory Building and removing existing 38 by 20 Accessory Building	9/13/2024	Truesteel Structures LLC	30,000	202 N EBERHART RD	$30.00
20240281	ZONING - Zoning	Installing 85lf of 4' fence in side yard	9/13/2024	Homeowner	1,200	160 N DUFFY RD	$30.00
20240280	ZONING - Zoning	Installing 285 lf of 6'fence in	9/5/2024	Homeowner	4,000	259 WHIPPO AVE	$30.00

		rear and side yard					
20240273	ZONING - Zoning	installing 238 lf of 5' fence in rear yard	9/3/2024	PENN FENCING, INC.	6,165	5334 COLONIAL AVE	$30.00
20240272	ASFD - Addition Single Family Dwelling	Installing 12'x16' deck to house	9/5/2024	Ace Handyman Services	12,000	101 Jerome Drive	$155.00
20240271	NSFD - New Single Family Dwelling	2 Story Townhouse Slab on Grade. 4 bedroom 2.5 baths	9/23/2024	DR Horton	138,000	1501 Cherry Tree Drive	$2,698.00
20240270	NSFD - New Single Family Dwelling	2 Story Townhouse Slab on Grade. 4 bedroom 2.5 baths	9/23/2024	DR Horton	138,000	1502 Cherry Tree Drive	$2,698.00
20240269	NSFD - New Single Family Dwelling	2 Story Townhouse Slab on Grade. 4 bedroom 2.5 baths	9/23/2024	DR Horton	138,000	1503 Cherry Tree Drive	$2,698.00
20240268	NSFD - New Single Family Dwelling	2 Story Townhouse Slab on Grade. 4 bedroom 2.5 baths	9/23/2024	DR Horton	138,000	1504 Cherry Tree Drive	$2,698.00
20240267	SHED ZO - Shed	10 by 12 accessory building	8/30/2024	Owner as General Contractor	500	106 WHITE OAK DR	$30.00
20240266	ASFD - Addition Single Family Dwelling	Installing 12'x16' deck to house	9/5/2024	Ace Handyman Services	12,000	103 Jerome Dr	$155.00
20240265	ZONING - Zoning	Installing 165 lf of 4.5' fence in rear yard	8/28/2024	Lowes Home Improvement	1	141 Jerome Dr	$30.00
20240264	ZONING - Zoning	installing 283 lf of 6' fence in rear yard	8/28/2024	BLAINE FENCING	8,828	4340 PARTELL ST	$30.00
20240262	FCOP - Fire Code Operational	Kenston Farms is operating a	8/28/2024		0	100 190 ALAMEDA PLZ	$200.00

		bulk price meat sale.					
20240260	SHED ZO - Shed	Installing 24x25 Shed in rear yard	8/29/2024	Homeowner	11,240	212 BEECH RD	$30.00
20240254	ZONING - Zoning	Bealls Temp Banner	8/29/2024	Superior Building Group	300	601 MORAINE POINTE PLZ	$30.00
20240253	RCB - Repair/Remodel Commercial Building	Butler Center for the Performing Arts - New Occupancy	9/20/2024	Arris Construction LLC	85,000	224 GREATER BUTLER MART	$2,426.00
20240249	NSFD - New Single Family Dwelling	New Single Family Dwelling. 1 story, 3 bedroom, 2 baths.	9/18/2024	Ryan Homes	200,665	117 Dominic Dr	$2,148.00
20240248	NSFD - New Single Family Dwelling	New Single Family Dwelling. 1 story, 3 bedroom, 2 baths.	9/18/2024	Ryan Homes	198,674	113 Dominic Dr	$2,148.00
20240238	RCB - Repair/Remodel Commercial Building	Renovating existing space to house Games of Skill - Keystone Club	9/17/2024	Maiolo Electric LLC	25,000	220 GREATER BUTLER MART	$450.00
20240236	NSFD - New Single Family Dwelling	New Single Family Dwelling. 1 story, 3 bedroom, 2 baths.	8/30/2024	Ryan Homes	180,806	109 Jerome Dr	$1,912.00
20240235	NSFD - New Single Family Dwelling	New Single Family Dwelling. 1 story, 3 bedroom, 2 baths.	8/30/2024	Ryan Homes	180,806	119 Jerome Dr	$1,912.00
20240234	NSFD - New Single Family Dwelling	New Single Family Dwelling. 1 story, 3 bedroom, 2 baths.	8/30/2024	Ryan Homes	196,119	109 Dominic Drive	$2,148.00

20240233	NSFD - New Single Family Dwelling	New Single Family Dwelling. 1 story, 3 bedroom, 2 baths.	8/30/2024	Ryan Homes	196,332	115 Dominic Dr	$2,148.00
20240232	SIGN - Sign	Community Clubhouse sign	9/6/2024	Winmer Properties LP	300,000	100 Cherry Tree Drive	$150.00
20240226	NSFD - New Single Family Dwelling	New Single Family Dwelling. 2 story, 4 bedroom, 2.5 baths.	8/30/2024	Ryan Homes	215,222	116 Dominic Dr	$2,381.00
20240225	ACB - Addition Commercial Building	Butler County Community College Public Safety Training Facility	9/18/2024	carolina carports	8,000	107 COLLEGE DR	$205.00
20240218	NSFD - New Single Family Dwelling	New Single Family Dwelling. 1 story, 3 bedroom, 2 baths.	8/30/2024	Ryan Homes	197,522	118 Dominic Drive	$2,170.00
20240206	SIGN - Sign	Wall signage	9/5/2024	DBA CLASSIC SIGNS & GRAPHICS	7,500	150 HINDMAN RD	$295.00
20240073	RCB - Repair/Remodel Commercial Building	Rooftop Solar PV Installation	8/30/2024	positivenergy LLC	78,732	150 HINDMAN RD	$698.00
							$33,038.00

Total Records: 35 **9/25/2024**

SEPTEMBER 2024 REVENUE
Building & Zoning

Building/Zoning Permits	$ 33,023.00
Change of Zoning	$ 0.00
Commercial Occupancy Permit	$ 0.00
Fines	$ 536.21
Land Development	$ 0.00
Maps/Copies	$ 0.00
Non-Sufficient Funds Fee	$ 20.00
Operational Permits	$ 200.00
Septic	$ 0.00
Subdivision	$ 200.00
UCC Board of Appeals	$ 0.00
Zoning Certification Letter	$ 0.00
Zoning Hearing Board	$ 0.00
TOTAL	**$ 33,979.21**

Permit 2023-0049 was issued in August, but the check was returned in the amount of $185.00. Cash was brought in to pay for the permit and NSF Fees in September and is included in the totals above.

Code Summary Report Violation Name

Violation Date01/01/2024 TO 12/31/2024

	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	2	0	0	0	9
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	2	0	0	0	6
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**	**4**	**0**	**0**	**0**	**37**

Commercial Occupancy Certificates

August 28, 2024 to September 24, 2024

Throwing Havoc	100 Evans Road