# Building & Zoning Monthly Report

**October 2024**

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Commercial Building Addition
Hindman Road

New Clubhouse
Cherry Tree Drive

## 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

# OCTOBER PLANNING COMMISSION AGENDA ITEMS

**Establish 2025 Meeting Dates**

Planning Commission set January 7, February 4, March 4, April 1, May 6, June 3, July 1, August 5, September 2, October 7, November 4, and December 2 as the Planning Commission meeting dates for 2025.

**The Oaks at Dutchtown Phase I – Subdivision - Dutchtown Road**

The referenced Subdivision Plan is located on Dutchtown Road in the R-1 (Single Family Residential) Zoned District. The plan proposes the creation of 62 new residential lots (31 in Phase I) and associated roadways, utilities, grading and site improvements. Planning Commission recommended to grant final approval of The Oaks at Dutchtown Phase I Subdivision contingent upon:

1. Compliance with Senate Engineering Company's letter dated September 25, 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, and,
4. Approval from the Butler Area Sewer Authority

**Zoning Ordinance Amendments – Draft Review**

Zoning Officer Hines went over the proposed Zoning Ordinance Amendments. He explained that Denny Puko, Butler Township's Planning Consultant, will be at next month's Planning Commission Meeting to go over the Zoning Ordinance Amendments.

# OCTOBER ZONING HEARING BOARD APPEALS

There were no Zoning Hearing Board appeals heard in October.

# Permit Report

**09/25/2024 - 10/29/2024**

| Permit # | Permit Type | Description | Issued Date | Primary Contractor | Project Cost | Parcel Address | Total Fees |
|---|---|---|---|---|---|---|---|
| 20240328 | ZONING - Zoning | Installing 20x22 Shed in rear yard | 10/28/2024 | Lutz Solid Rock Masonry Inc | 17,700 | 108 REMBRANDT DR | $30.00 |
| 20240327 | SHED ZO - Shed | Installing 30x30 accessory structure in rear yard | 10/25/2024 | Homeowner | 13,000 | 271 OLD PLANK RD | $30.00 |
| 20240326 | ZONING - Zoning | Installing 178' of 54" fence in rear yard | 10/25/2024 | FENCE MAINTENANCE SERVICE (DAN) | 8,826 | 120 Dominic Dr. | $30.00 |
| 20240325 | RSFD - Repair/Remodel Single Family Dwelling | 100a service upgrade | 10/25/2024 | Parks Electric | 1,200 | 203 LINHURST AVE | $100.00 |
| 20240324 | ASFD - Addition Single Family Dwelling | Replacing 10x29 deck on front of house | 10/23/2024 | Swidzinski Construction | 10,000 | 81 OLD PLANK RD | $155.00 |
| 20240320 | SHED ZO - Shed | 28 by 34 Accessory bldg | 10/18/2024 | Hostetler Construction | 33,500 | 115 HAMPTON CT | $30.00 |
| 20240319 | ASFD - Addition Single Family Dwelling | Installing 16x16 deck on rear of house | 10/22/2024 | Graystone Residential Services | 7,900 | 116 WALK OFF WAY | $155.00 |
| 20240318 | AOCC - Application for Occupancy | Woodmen Life | 10/18/2024 | Owner as General Contractor | 100 | 249 New castle Road | $165.00 |
| 20240317 | ZONING - Zoning | Installing 202 lf of 4' fence in rear yard | 10/18/2024 | Castle Fence Inc. | 5,825 | 124 Dominic Dr. | $30.00 |
| 20240316 | SHED ZO - Shed | Installing 10x16 shed in rear yard | 10/11/2024 | Scott Fencil | 6,000 | 107 HOLLAND DR | $30.00 |
| 20240311 | RCB - Repair/Remodel Commercial Building | The Highlands Apartments, New Metal | 10/22/2024 | David Byler | 26,800 | 1301-1303 Villa Dr | $205.00 |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | | Roof over shingle | | | | | |
| 20240309 | ZONING - Zoning | 60 Day Temporary banner | 10/18/2024 | Owner as General Contractor | 600 | 270 NEW CASTLE RD | $60.00 |
| 20240308 | FCOP - Fire Code Operational | Sale of hand poured candles and vessels. | 10/4/2024 | | 0 | 142 EVANS RD | $100.00 |
| 20240307 | ASFD - Addition Single Family Dwelling | Roof mounted solar array, house and garage | 10/25/2024 | Sunwise Energy LLC | 14,255 | 511 SAWMILL RUN RD | $230.00 |
| 20240306 | ASFD - Addition Single Family Dwelling | 12X24 Deck Addition | 10/9/2024 | Feel Good Farms Studios | 1 | 321 WESTBROOK DR | $155.00 |
| 20240304 | ASFD - Addition Single Family Dwelling | Installing 14x20 deck on rear of house | 10/7/2024 | MAX Decks | 16,000 | 129 Dominic Dr. | $155.00 |
| 20240303 | SHED ZO - Shed | Installing 8x10 shed in rear yard | 9/30/2024 | Lowes Home Improvement | 3,000 | 141 Jerome Dr | $30.00 |
| 20240302 | RSFD - Repair/Remodel Single Family Dwelling | Replacement of 8x24 deck on front of house | 10/3/2024 | Scott Fencil | 100,431 | 122 HEATHER DR | $155.00 |
| 20240301 | SIGN - Sign | Tesla Biohealing temp banner 1 banner two 30 day periods | 9/27/2024 | Owner as General Contractor | 130 | 139 PITTSBURGH RD | $60.00 |
| 20240300 | ZONING - Zoning | Installing 118 lf of 5' fence in rear yard | 9/27/2024 | | 4,106 | 213 THORNWOOD DR | $30.00 |
| 20240299 | FCOP - Fire Code Operational | Semi-Pro Boxing Matches | 9/27/2024 | | 0 | 139 PITTSBURGH RD | $100.00 |
| 20240298 | RSFD - Repair/Remodel Single Family Dwelling | 200a electrical service upgrade | 9/26/2024 | | 1,000 | 106 ENGLAND ST | $100.00 |
| 20240297 | FCOP - Fire Code Operational | Car Cruise hosted by RMS Motors in Alameda Plaza. | 9/27/2024 | | 0 | 100 190 ALAMEDA PLZ | $100.00 |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 20240296 | SHED ZO - Shed | 10 by 8 Accessory BLDG | 9/26/2024 | TUFF SHED INC (HOME DEPOT) | 4,248 | 124 Dominic Drive | $30.00 |
| 20240295 | ASFD - Addition Single Family Dwelling | Installing 4'x18' deck with 6'x12.5' roof | 10/1/2024 | TY88 solutions | 8,400 | 243 N HOME AVE | $155.00 |
| 20240294 | NSFD - New Single Family Dwelling | 1 Story. 3 bedroom 2 baths | 10/25/2024 | DR Horton | 149,800 | 387 Glen Eagles Drive | $1,938.00 |
| 20240293 | SIGN - Sign | Lifesteps Demonstration offices | 10/1/2024 | SIGNS BY RICK INC | 100 | 389 Evans City Road | $30.00 |
| 20240284 | RCB - Repair/Remodel Commercial Building | roof an siding Replacement | 10/24/2024 | Homeowner | 25,000 | 267 KITTANNING ST | $225.00 |
| 20240283 | ASFD - Addition Single Family Dwelling | Installing roof mounted solar array | 10/15/2024 | Trinity Solar | 27,268 | 105 DAVID DR | $230.00 |
| 20240279 | NSFD - New Single Family Dwelling | 1 Story Duplex Unit, Slab on Grade. 3 bedroom 2 baths | 9/25/2024 | DR Horton | 149,800 | 364 Gleneagles Drive | $1,938.00 |
| 20240278 | NSFD - New Single Family Dwelling | 1 Story Duplex Unit, Slab on Grade. 3 bedroom 2 baths | 9/25/2024 | DR Horton | 149,800 | 362 Gleneagles Drive | $1,938.00 |
| 20240277 | NSFD - New Single Family Dwelling | 1 Story Duplex Unit, Slab on Grade. 3 bedroom 2 baths | 9/25/2024 | DR Horton | 149,800 | 360 Gleneagles Drive | $1,821.00 |
| 20240276 | NSFD - New Single Family Dwelling | 1 Story Duplex Unit, Slab on Grade. 3 bedroom 2 baths | 9/25/2024 | DR Horton | 149,800 | 358 Gleneagles Drive | $1,821.00 |
| 20240275 | SIGN - Sign | Popeyes Signage Plan | 10/29/2024 | Madeline Cranes | 65,000 | 100 ALAMEDA PLAZA | $1,220.00 |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 20240274 | ASFD - Addition Single Family Dwelling | Installing roof mounted solar array | 10/1/2024 | Sunwise Energy LLC | 6,899 | 112 WALK OFF WAY | $230.00 |
| 20240241 | SIGN - Sign | Giant Eagle wall sign replacements and panel replacement | 10/1/2024 | Blair Image Elements | 26,000 | 700 MORAINE POINTE PLZ | $305.00 |
| | | | | | | | **$14,116.00** |

**Total Records: 36**

**10/30/2024**

# OCTOBER 2024 REVENUE
## Building & Zoning

| | |
|---|---|
| Building/Zoning Permits | $ 13,816.00 |
| Change of Zoning | $ 2,300.00 |
| Commercial Occupancy Permit | $ 0.00 |
| Fines | $ 211.59 |
| Land Development | $ 0.00 |
| Maps/Copies | $ 0.00 |
| Non-Sufficient Funds Fee | $ 0.00 |
| Operational Permits | $ 300.00 |
| Septic | $ 0.00 |
| Subdivision | $ 2,250.00 |
| UCC Board of Appeals | $ 0.00 |
| Zoning Certification Letter | $ 0.00 |
| Zoning Hearing Board | $ 0.00 |
| | |
| **TOTAL** | **$ 18,877.59** |

# Code Summary Report Violation Name

## Violation Date1/1/2024 TO 10/31/2024

| | 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 - Commercial | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 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 | 1 | 0 | 0 | 3 |
| 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** | **2** | **0** | **0** | **39** |

## Commercial Occupancy Certificates

September 25, 2024 to October 29, 2024

| | |
|---|---|
| Woodmen Life | 249 New Castle Road |
| bealls | 601 Moraine Pointe Plaza |
| Tobacco Hut | 255 New Castle Road |