Building & Zoning Monthly Report

December 2024

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Commercial Businesses
Butler Crossing

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.

New Single Family Dwelling Construction
Afton Drive

DECEMBER PLANNING COMMISSION AGENDA ITEMS

Delhurst Woods Subdivision - Delwood Road

The referenced Subdivision Plan is located on Delwood Road in the R-1 (Single Family Residential) Zoned District. The plan proposes a cluster development consisting of 29 single family lots, site improvements and open space. Planning Commission tabled the Delhurst Woods Subdivision.

Zoning Ordinance - Amendments

Planning Consultant Denny Puko wanted to amend some of the language regarding cluster developments that was recommended for approval last month. Planning Commission recommended adoption of the Zoning Ordinance Amendments as proposed.

DECEMBER ZONING HEARING BOARD APPEALS

There were no Zoning Hearing Board appeals heard in December.

Permit Report

11/27/2024 - 12/24/2024

Permit #	Permit Type	Description	Issued Date	Primary Contractor	Project Cost	Parcel Address	Total Fees
20240366	ZONING - Zoning	unoccupied Agricultural accessory Building	12/17/2024	John Miller	290,000	100 LAUREL OAK LN	$130.00
20240364	DEMO - Demolition	Demolition of Mobile Home and Addition	12/11/2024	Woodward Contracting	6,000	114 WOODLAWN RD	$105.00
20240363	ZONING - Zoning	Tempoary Banner 30 days	12/6/2024		100	139 PITTSBURGH RD	$30.00
20240362	SHED ZO - Shed	Replacing removed garage with 16x24 accessory structure	12/9/2024	Homeowner	1,200	310 PENN AVE	$30.00
20240358	ASFD - Addition Single Family Dwelling	Installing manufactured home, single wide	12/13/2024	SHOWCASE MOBILE HOMES INC	115,000	356 NEW CASTLE RD	$376.00
20240357	ZONING - Zoning	Installing 266 lf of 6' fence in rear yard	12/5/2024	FENCE MAINTENANCE SERVICE (DAN)	13,326	107 Walk off Way	$30.00
20240356	FCOP - Fire Code Operational	Professional Wrestling Show February 24, 2024	12/3/2024		100	139 PITTSBURGH RD	$100.00
20240351	AASB - Addition Assembly Building	Installing 12x16 deck with roof to rear of house	12/3/2024	MAX Decks	29,000	118 Dominic Drive	$179.00
20240346	RCB - Repair/Remodel Commercial Building	HVAC Like for like roof top Unit replace.	12/6/2024	BGIS Integrated Technical Services US LLC	12,000	330 GREATER BUTLER MART	$270.00

20240344	NSFD - New Single Family Dwelling	New Single Family Dwelling. 2 story, 4 bedroom, 3.5 baths.	12/11/2024	Infinity Custom Homes	675,000	103 Afton Drive	$5,960.00
20240341	NSFD - New Single Family Dwelling	New Single Family Dwelling. 1 story, 3 bedroom, 2 baths.	12/17/2024	Ryan Homes	189,819	103 Dominic DR	$2,170.00
20240340	NSFD - New Single Family Dwelling	New Single Family Dwelling. 1 story, 3 bedroom, 2 baths.	12/17/2024	Ryan Homes	206,965	105 Dominic DR	$2,170.00
20240339	NSFD - New Single Family Dwelling	New Single Family Dwelling. 1 story, 3 bedroom, 2 baths.	12/17/2024	Ryan Homes	198,219	107 Dominic DR	$2,170.00
20240315	RCB - Repair/Remodel Commercial Building	Interior renovations to existing Waiting Rooms	12/10/2024	Artech Group LLC	79,000	102 TECHNOLOGY DR	$370.00
							$14,090.00

Total Records: 14 **1/2/2025**

DECEMBER 2024 REVENUE
Building & Zoning

Building/Zoning Permits	$ 14,318.00
Change of Zoning	$ 0.00
Commercial Occupancy Permit	$ 0.00
Fines	$ 378.10
Land Development	$ 0.00
Maps/Copies	$ 0.00
Non-Sufficient Funds Fee	$ 0.00
Operational Permits	$ 100.00
Septic	$ 0.00
Subdivision	$ 0.00
UCC Board of Appeals	$ 0.00
Zoning Certification Letter	$ 27.50
Zoning Hearing Board	$ 400.00
TOTAL	**$ 15,223.60**

Building/Zoning Permit fees include $328.00 for Permit #2024-0119. This fee is not shown on the Permit Report because it was issued in June of 2024.

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	1	0	2
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	1	0	10
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**	**2**	**0**	**41**

Commercial Occupancy Certificates

November 27, 2024 to December 24, 2024

Popeyes	100 Alameda Plaza