Building & Zoning Monthly Report

June 2025

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New Townhouses
Autumn Woods

Water Tower Repainting
Westview 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 Dwelling
Duffy Highlands

JUNE PLANNING COMMISSION AGENDA ITEMS

Autumn Woods Phase 1 Revision 2 Subdivision - Cherry Tree Drive

The referenced Subdivision Plan is located on Cherry Tree Drive in the R-1 (Single Family Residential) Zoned District. The plan proposes a lot line revision of Lots 104A-104D, 105A-105D, and 106A-106D to accommodate wider townhome units. Planning Commission recommended to grant final approval of the Autumn Woods Phase 1 Revision 2 Subdivision.

Rearick Subdivision - North Duffy Road

The referenced Subdivision Plan is located at 216 North Duffy Road in the R-1 (Single Family Residential) Zoned District. The plan proposes a lot line revision and extension of the existing sanitary easement. Planning Commission recommended to grant final approval of the Rearick Subdivision contingent upon approval from PA American Water and DEP for the Planning Module.

Mike Kelly Kia Land Development - Evans City Road

The referenced Land Development Plan is located along Evans City Road, Meridian Road, and Whitestown Road in the C-1 (General Commercial) Zoned District. The plan proposes a car dealership, parking areas, a detention basin and stormwater facilities, two retaining walls and associated site improvements. Planning Commission recommended to grant final approval of the Mike Kelly Kia Land Development contingent upon:

1. Compliance with Gateway Engineers' letter dated April 23, 2025
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. Approval from PA American Water,
5. Executing a Stormwater Operation and Maintenance Agreement,
6. Approval from DEP for the Planning Module, and
7. Review by Butler County Planning Commission

JUNE ZONING HEARING BOARD APPEALS

There were no Zoning Hearing Board Appeals heard in June.

Permit Report

05/28/2025 - 06/24/2025

Permit #	Permit Type	Description	Issued Date	Primary Contractor	Project Cost	Parcel Address	Total Fees
20250205	ASFD - Addition Single Family Dwelling	Installing 12x24 inground pool in side yard	6/24/2025	Foster Pools	38,500	136 JEROME DR	$280.00
20250204	RSFD - Repair/Remodel Single Family Dwelling	150 a Service upgrade	6/19/2025	Homeowner	700	127 WHITESTOWN RD	$100.00
20250202	ASFD - Addition Single Family Dwelling	Installing 46 lf of 4' fence in front yard	6/18/2025	PENN FENCING, INC.	2,600	105 CARLYNN DR	$30.00
20250197	SHED ZO - Shed	Installing 10x12 shed in rear yard	6/13/2025	Homeowner	3,500	112 WALK OFF WAY	$30.00
20250196	General	Installing 12'x14' pool deck in rear yard	6/24/2025	Homeowner	1	197 WHITESTOWN RD	$155.00
20250195	SHED ZO - Shed	Installing 12x24 shed in rear yard	6/24/2025	Homeowner	8,000	102 WALK OFF WAY	$30.00
20250194	ZONING - Zoning	Installing 243 Lf of 4' Fence in side and rear yard	6/13/2025	PENN FENCING, INC.	4,240	234 OLD PLANK RD	$30.00
20250193	ZONING - Zoning	Installing 298 lf of 6 Fence in rear yard	6/13/2025	FENCE MAINTENANCE SERVICE (DAN)	11,325	136 Jerome Dr	$30.00
20250192	RMRD - Repair/Remodel Multifamily Dwelling	Enclosing existing 5'x16' covered porch to mudroom	6/12/2025	Cleanbee Property Service LLC	6,600	132 FREEPORT RD	$155.00
20250191	NSFD - New Single Family Dwelling	1 story, with Basement. 3 bedroom 2 baths	6/23/2025	DR Horton	148,580	351 Gleneagles Drive	$2,478.00

20250190	ZONING - Zoning	Installing 163 lf of 54" fence in rear yard	6/11/2025	ALLWAYS VINYL	6,266	105 Dominic DR	$30.00
20250189	ASFD - Addition Single Family Dwelling	Installing 14x20 Deck	6/11/2025	MAX Decks	17,835	115 Dominic Dr	$155.00
20250188	ASFD - Addition Single Family Dwelling	Pool deck addition, 20x24	6/11/2025	Homeowner	4,500	271 OLD PLANK RD	$245.00
20250187	ZONING - Zoning	Install 31 lf of 4' Fence in side yard	6/6/2025	Lowes Home Improvement	2,896	2304 Cherry Tree Dr	$30.00
20250186	ASFD - Addition Single Family Dwelling	12x16 Roof addition over existing deck	6/12/2025	Cleanbee Property Service LLC	13,703	406 MERIDIAN RD	$155.00
20250184	NSFD - New Single Family Dwelling	1 story, with Basement. 3 bedroom 2 baths	6/23/2025	DR Horton	148,580	345 Gleneagles Drive	$2,478.00
20250182	ZONING - Zoning	installing 220 lf of 6" fence in rear yard	6/4/2025	Rick Kriess	7,200	124 FARMINGTON DR	$30.00
20250181	ASFD - Addition Single Family Dwelling	Installing 14x20 Deck with roof	6/11/2025	MAX Decks	39,000	154 Jerome Dr	$259.00
20250178	ZONING - Zoning	Installing 310 lf of 4' fence in rear yard	6/6/2025	BLAINE FENCING	7,258	127 JARRETT AVE	$30.00
20250177	ZONING - Zoning	Installing 10x12 deck less than 30"	6/5/2025	LEO RATCLIFF	9,400	105 Dominic DR	$30.00
20250176	SHED ZO - Shed	16 by 10 shed	6/3/2025	Pine Creek Structures	960	110 ALYSSUM DR	$30.00
20250174	SHED ZO - Shed	Installing 24x28 Garage in front yard	6/3/2025	Pine Creek Structures	43,000	240 OLD PLANK RD	$30.00
20250173	ASFD - Addition Single Family Dwelling	Installing 6'x8' Deck to rear of house	6/4/2025	Homeowner	1,000	112 WALK OFF WAY	$155.00
20250172	ZONING - Zoning	Installing 92 lf of 4' fence in rear yard	6/6/2025	Homeowner	1,200	120 HOLLAND DR	$30.00
20250171	ZONING - Zoning	Installing fence in rear yard 6'x150	6/2/2025	Ross Excavating	6,750	301 N DUFFY RD	$30.00

20250169	ASFD - Addition Single Family Dwelling	Installing 12x20 deck to rear of house	6/6/2025	Homeowner	9,000	115 Jerome Dr	$155.00
20250168	AOCC - Application for Occupancy	Seasonal Produce Stand	6/6/2025	Owner as General Contractor	500	174 New castle Road	$165.00
20250165	ASFD - Addition Single Family Dwelling	Ground mounted solar array	6/5/2025	Green solar systems LLC	18,000	110 VANESSA DR	$230.00
20250155	NSFD - New Single Family Dwelling	2 Story Townhouse Slab on Grade. 4 bedroom 2.5 baths	6/11/2025	DR Horton	196,605	3401 Maplecrest Court	$2,698.00
20250154	NSFD - New Single Family Dwelling	2 Story Townhouse Slab on Grade. 4 bedroom 2.5 baths	6/11/2025	DR Horton	196,605	3402 Maplecrest Court	$2,698.00
20250153	NSFD - New Single Family Dwelling	2 Story Townhouse Slab on Grade. 4 bedroom 2.5 baths	6/11/2025	DR Horton	196,605	3403 Maplecrest Court	$2,698.00
20250152	NSFD - New Single Family Dwelling	2 Story Townhouse Slab on Grade. 4 bedroom 2.5 baths	6/11/2025	DR Horton	196,605	3404 Maplecrest Court	$2,698.00
20250151	NSFD - New Single Family Dwelling	2 Story Townhouse Slab on Grade. 4 bedroom 2.5 baths	6/23/2025	DR Horton	196,605	1301 Cherry Tree Drive	$2,698.00
20250150	NSFD - New Single Family Dwelling	2 Story Townhouse Slab on Grade. 4 bedroom 2.5 baths	6/23/2025	DR Horton	196,605	1302 Cherry Tree Drive	$2,698.00
20250149	NSFD - New Single Family Dwelling	2 Story Townhouse Slab on Grade. 4	6/23/2025	DR Horton	196,605	1303 Cherry Tree Drive	$2,698.00

		bedroom 2.5 baths					
20250148	NSFD - New Single Family Dwelling	2 Story Townhouse Slab on Grade. 4 bedroom 2.5 baths	6/23/2025	DR Horton	196,605	1304 Cherry Tree Drive	$2,698.00
20250129	ASFD - Addition Single Family Dwelling	Installing roof mounted solar array	5/29/2025	Freedom Forever Pennsylvania	16,548	154 Jerome Dr	$230.00
20250115	RCB - Repair/Remodel Commercial Building	5 Below Roof Top Units Replacements	6/2/2025	Scalice Industries Corp dba	83,470	730 Butler Crossing	$265.00
20250108	RCB - Repair/Remodel Commercial Building	UPMC outpatient	6/3/2025	East Suburban Interiors INC	210,000	160 Alameda Plaza	$1,842.00
20250103	SIGN - Sign	Top Tier FCU Freestanding Sign	6/10/2025	Sekula Signs	45,610	170 NEW CASTLE RD	$205.00
20250045	SIGN - Sign	New Signage plan for New Wing Stop	6/3/2025	Signarama Monroeville	225,000	191 New Castle RD Suite A	$325.00
							$32,036.00

Total Records: 41 **6/25/2025**

JUNE 2025 REVENUE
Building & Zoning

Building/Zoning Permits	$ 32,036.00
Change of Zoning	$ 2,300.00
Commercial Occupancy Permit	$ 0.00
Fines	$ 0.00
Land Development	$ 0.00
Maps/Copies	$ 0.00
Non-Sufficient Funds Fee	$ 0.00
Operational Permits	$ 0.00
Septic	$ 0.00
Subdivision	$ 200.00
UCC Board of Appeals	$ 0.00
Zoning Certification Letter	$ 0.00
Zoning Hearing Board	$ 0.00
TOTAL	**$ 34,536.00**

Code Summary Report Violation Name

Violation Date01/01/2025 TO 06/30/2025

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Row Total
Construction without a Permit - Accessory Building	1	3	0	0	1	1	0	0	0	0	0	0	6
Construction without a Permit - Residential	1	0	1	0	1	0	0	0	0	0	0	0	3
Failure to obtain proper inspection	0	0	0	1	0	0	0	0	0	0	0	0	1
Garbage	0	2	0	6	3	0	0	0	0	0	0	0	11
Grass Violations	0	0	0	0	6	5	0	0	0	0	0	0	11
Junked or Abandoned Vehicle	0	1	0	2	1	0	0	0	0	0	0	0	4
Non-Domesticated Pets	0	0	1	0	1	0	0	0	0	0	0	0	2
Totals:	**2**	**6**	**2**	**9**	**13**	**6**	**0**	**0**	**0**	**0**	**0**	**0**	**38**

Commercial Occupancy Certificates

May 28, 2025 to June 24, 2025

Appleseed Farms	174 New Castle Road