Building & Zoning Monthly Report

September 2025

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Commercial Remodel
New Castle Road

New Field Construction
Pullman Recreation Complex

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
The Oaks at Dutchtown

SEPTEMBER PLANNING COMMISSION AGENDA ITEMS

Farmers Mutual Land Development - South Eberhart Road

The referenced Land Development Plan is located on South Eberhart Road in the C-2 (Convenience Commercial) Zoned District. The plan proposes the construction of an additional office building adjacent to their existing office building, as well as an additional parking lot in the rear of the existing building. Planning Commission recommended to grant final approval of the Farmers Mutual Land Development contingent upon:

1. Executing a Developer's Agreement approved by the Township Solicitor,
2. Posting of Financial Security in the amount and form acceptable to the Township Solicitor,
3. Sewage Approval from the PA American Water, and
4. Executing a Stormwater Operation and Maintenance Agreement

SEPTEMBER ZONING HEARING BOARD APPEALS

There were no Zoning Hearing Board Appeals heard in September.

Permit Report

08/27/2025 - 09/23/2025

Permit #	Permit Type	Description	Issued Date	Primary Contractor	Project Cost	Parcel Address	Total Fees
20250323	ASFD - Addition Single Family Dwelling	Installing 14x16 single story addition on basement foundation and 12x16 porch roof	9/23/2025	RICHARD THIEL	75,000	404 KOHLER AVE	$382.00
20250322	ZONING - Zoning	Installing 60 lf of 6' & 4' Fence in rear yard	9/23/2025	FENCE MAINTENANCE SERVICE (DAN)	4,300	115 BECK RD	$30.00
20250321	ZONING - Zoning	Whitestown Market LLC sign	9/22/2025	STEEL CITY SIGNS, INC	17,500	390 WHITESTOWN RD	$30.00
20250320	ZONING - Zoning	Installing 52 lf of 4' fence in rear yard	9/23/2025	BLAINE FENCING	3,733	107 PINECREST CT	$30.00
20250319	ZONING - Zoning	Installation of 2 accessory structures and Fence	9/19/2025	Homeowner	1	303 S DUFFY RD	$60.00
20250318	RSFD - Repair/Remodel Single Family Dwelling	Replace existing 10x20 Deck	9/19/2025	David Bowser	15,000	110 COVERDALE RD	$155.00
20250317	ASFD - Addition Single Family Dwelling	Single story addition 588 sf living space 424 sf garage	9/19/2025	Md. Campbell General Contractors INC	185,000	549 S BENBROOK RD	$812.00
20250315	ZONING - Zoning	Installing 160 lf of 5' fence in rear yard	9/16/2025	TY88 solutions	7,000	127 Dominic DR	$30.00

20250313	SHED ZO - Shed	Installing 4.5 and 6' fence in side and rear yards	9/12/2025	Lowes Home Improvement	12,790	81 OLD PLANK RD	$30.00
20250312	ASFD - Addition Single Family Dwelling	Installing 22k propane electric generator	9/12/2025	Gary Gravatt	12,600	4103 KENNEDY DR	$130.00
20250311	ASFD - Addition Single Family Dwelling	30x40 garage addition to single family addition	9/12/2025	Owner as General Contractor	40,000	209 GLENDALE AVE	$509.00
20250310	ZONING - Zoning	signage, replacing existing signs with like for like plastic inserts	9/10/2025	Martins Signs and Graphics	100	520 EVANS CITY RD	$30.00
20250309	ASFD - Addition Single Family Dwelling	Installing 12x16 deck with roof at rear of house	9/12/2025	MAX Decks	27,290	203 CHERRY TREE DR	$180.00
20250308	NSFD - New Single Family Dwelling	New Single Family Dwelling. Slab on Grade, 1 story, 3 bedroom, 2 baths.	9/17/2025	Maronda Homes LLC	252,091	121 JULY DRIVE	$1,884.00
20250307	FCOP - Fire Code Operational	Car Cruise September 6th, 2025 (12:00 - 4:00 pm)	9/5/2025		100	107 Staley Ave	$100.00
20250305	ASFD - Addition Single Family Dwelling	Roof mounted solar array	9/22/2025	Trinity Solar	28,885	129 WILLIAMS RD	$230.00
20250304	ASFD - Addition Single Family Dwelling	adding 8x16 deck les than 30" at rear of house & 5x10 deck with steps at front.	9/9/2025	Owner as General Contractor	1,000	127 WHITESTOWN RD	$185.00

20250303	ASFD - Addition Single Family Dwelling	Adding pool deck to above ground pool in rear yard	9/5/2025	FBS9 Construction	28,000	103 WHITE OAK DR	$235.00
20250302	ASFD - Addition Single Family Dwelling	Installing 14x16 deck to rear of house	9/4/2025	MAX Decks	14,495	115 WALK OFF WAY	$155.00
20250301	NSFD - New Single Family Dwelling	New Single Family Dwelling. Slab on Grade, 1 story, 3 bedroom, 2 baths.	9/17/2025	Maronda Homes LLC	218,162	113 JULY DRIVE	$1,656.00
20250298	ASFD - Addition Single Family Dwelling	Installation of roof mounted solar array	9/9/2025	Trinity Solar	21,919	100 CAMELOT DR	$230.00
20250297	ZONING - Zoning	Installing 12 x 20 porch on front of house	8/29/2025	Owner as General Contractor	5,000	223 WOODLAWN RD	$30.00
20250296	ASFD - Addition Single Family Dwelling	100a sub-panel in accessory structure	8/28/2025	PARASKA CONSTRUCTION COMPANY	1,000	223 STIRLING DR	$60.00
20250295	RSFD - Repair/Remodel Single Family Dwelling	Aboveground pool replacement	8/28/2025	Seven Seas Pools	10,000	209 DEER RUN DR	$60.00
20250294	FCOP - Fire Code Operational	Sale of Frozen USDA Meats.	9/2/2025		0	500 MORAINE POINTE PLZ	$200.00
20250293	ASFD - Addition Single Family Dwelling	Installing 23x8 roof over front porch	8/28/2025	jl Byler Construction	12,585	4 MEADOW AVE	$155.00
20250292	ZONING - Zoning	Installing 587 lf of 4' rail fence in rear and side yards	8/27/2025	PENN FENCING, INC.	12,888	162 DUTCHTOWN RD	$30.00

20250289	NSFD - New Single Family Dwelling	New single story home on basement foundation 2168 sf living space, 2304sf Garage. 2168 unfinished basement	9/16/2025	Owner as General Contractor	275,000	453 Sawmill Run Rd.	$3,702.00
20250286	RSFD - Repair/Remodel Single Family Dwelling	200a Service upgrade	9/5/2025	McFadden Construction LLC	1	104 CUPPS RD	$100.00
20250283	SHED ZO - Shed	12 by 20 accessory Building	9/16/2025	Owner as General Contractor	4,300	210 MECHLING DR	$205.00
20250266	RCB - Repair/Remodel Commercial Building	Dunkin Store Revised Signage	9/2/2025	CESCO Imaging	10,000	540 Butler Crossing Suite 8	$295.00
20250265	NSFD - New Single Family Dwelling	New Single Family Dwelling. Slab on Grade, 1 story, 3 bedroom, 2 baths.	8/27/2025	Maronda Homes LLC	285,967	110 JULY DRIVE	$2,528.00
20250243	SHED ZO - Shed	removing existing accessory building (apx 10' by 20') and constructing new 20'by 32' accessory building	9/9/2025	Homeowner	18,000	153 DUTCHTOWN RD	$30.00
20250170	ASFD - Addition Single Family Dwelling	Installing 12x20 Deck to rear of house	9/4/2025	Bierer Remodeling	30,000	107 Dominic DR	$222.00
20240348	RCB - Repair/Remodel Commercial Building	Firehouse Subs Ventless Fryer	8/29/2025	Owner as General Contractor	7,000	620 Butler Crossing Suite 1	$205.00
							$14,905.00

Total Records: 35 **9/24/2025**

SEPTEMBER 2025 REVENUE
Building & Zoning

Building/Zoning Permits	$ 14,605.00
Change of Zoning	$ 0.00
Commercial Occupancy Permit	$ 0.00
Fines	$ 15.29
Land Development	$ 0.00
Maps/Copies	$ 0.00
Non-Sufficient Funds Fee	$ 0.00
Operational Permits	$ 300.00
Septic	$ 0.00
Subdivision	$ 0.00
UCC Board of Appeals	$ 0.00
Zoning Certification Letter	$ 0.00
Zoning Hearing Board	$ 1,200.00
TOTAL	**$ 16,120.29**

Code Summary Report Violation Name

Violation Date01/01/2025 TO 09/30/2025

	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	2	1	0	0	0	9
Construction without a Permit - Fence	0	0	0	0	0	0	1	1	0	0	0	0	2
Construction without a Permit - Residential	1	0	1	0	1	0	1	0	1	0	0	0	5
Failure to obtain proper inspection	0	0	0	1	0	0	0	0	1	0	0	0	2
Garbage	0	2	0	6	3	0	3	0	1	0	0	0	15
Grass Violations	0	0	0	0	6	5	1	1	4	0	0	0	17
Junked or Abandoned Vehicle	0	1	0	2	1	0	0	0	2	0	0	0	6
Kennel	0	0	0	0	0	0	0	1	0	0	0	0	1
Non-Domesticated Pets	0	0	1	0	1	0	0	1	0	0	0	0	3
Totals:	**2**	**6**	**2**	**9**	**13**	**6**	**6**	**6**	**10**	**0**	**0**	**0**	**60**

Commercial Occupancy Certificates

August 27, 2025 to September23, 2025

There were no new Commercial Occupancy Certificates issued in September.