DEVELOPING & PROTECTING OUR COMMUNITY

2025 Annual Report

- Zoning
- Planning
- Building
- Code Enforcement

Jesse E. Hines, B.C.O. - Zoning Officer

James Sproat, Regulations Inspector
Theresa L. Giesler, Secretary
PCS, Inc., Plan Review/Commercial Inspections

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Butler Township
Planning, Zoning & Code Enforcement

Summary of Income

2025

Building/Zoning Permits	$	273,079.00
Change of Zoning	$	2,300.00
Commercial Occupancy Permit	$	-
Fines	$	1,848.64
Fire Annual Inspections/Training	$	-
Fire Code Operational Permits	$	1,200.00
Land Developments	$	7,500.00
Non-Sufficient Funds Fee	$	-
Sale of Copies, Ordinances, Maps	$	-
Septic	$	-
Subdivisions	$	1,400.00
Zoning Certification	$	-
Zoning Hearing Board	$	2,800.00
TOTAL	**$**	**290,127.64**

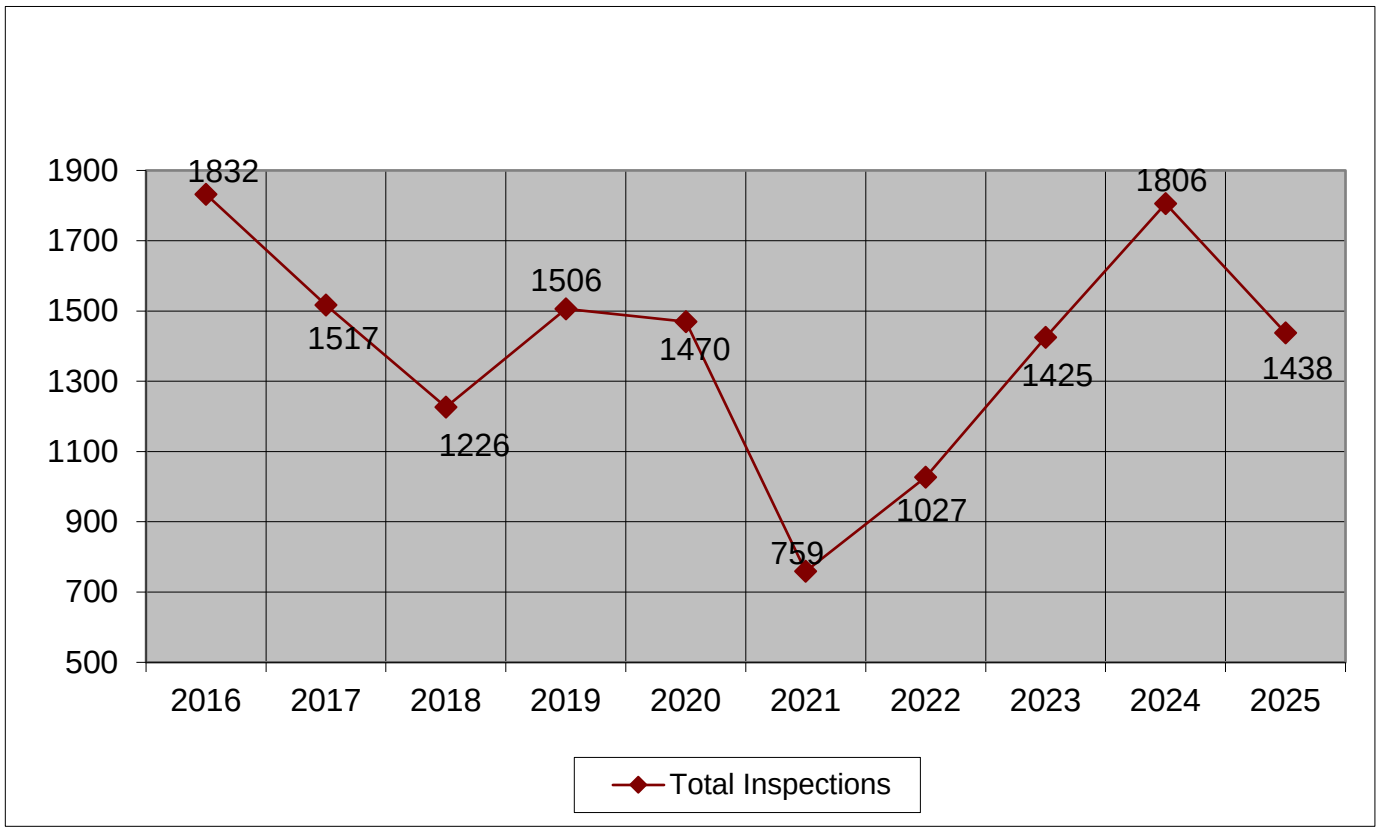
Butler Township
Planning, Zoning & Code Enforcement

Summary of Income
3-Year Comparison

	2025	2024	2023
Building/Zoning/Fire Permits	$ 274,279.00	$ 222,485.00	$ 292,862.00
Change of Zoning	$ 2,300.00	$ 2,300.00	$ -
Fines	$ 1,848.64	$ 3,385.67	$ 2,984.68
Fire Annual Inspections/Training	$ -	$ -	$ -
Land Developments	$ 7,500.00	$ 3,000.00	$ 7,750.00
Sale of Copies, Ordinances, Maps	$ -	$ -	$ -
Septic	$ -	$ 200.00	$ 200.00
Subdivisions	$ 1,400.00	$ 3,100.00	$ 7,650.00
Non-Sufficient Funds Fee	$ -	$ 20.00	$ -
Zoning Certification	$ -	$ 27.50	$ 110.00
Zoning Hearing Board	$ 2,800.00	$ 800.00	$ 3,600.00
TOTAL	$ 290,127.64	$ 235,318.17	$315,156.68

INSPECTIONS
10-YEAR COMPARISON

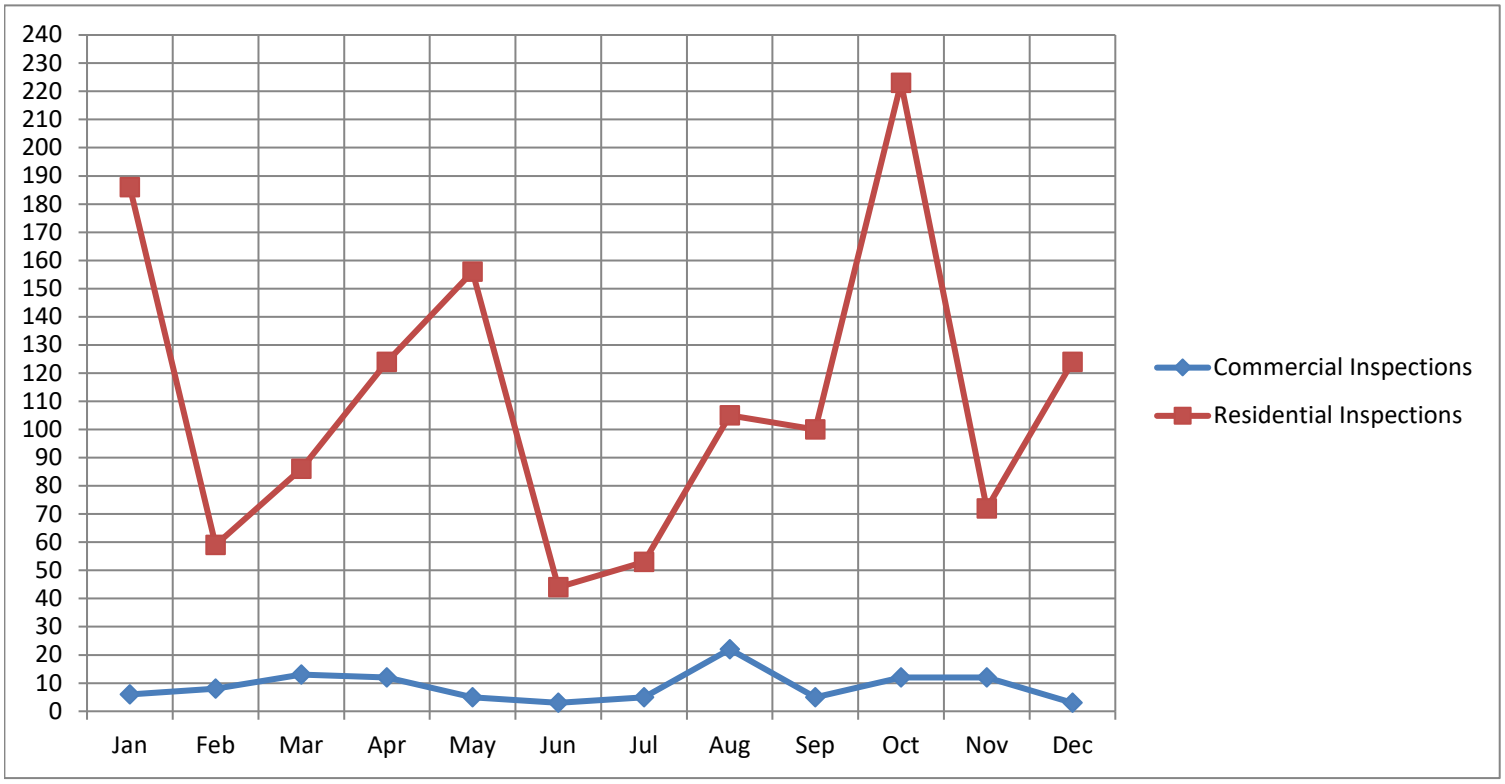
Year	Total Inspections
2016	1832
2017	1517
2018	1226
2019	1506
2020	1470
2021	759
2022	1027
2023	1425
2024	1806
2025	1438



Inspection Report

January through December 2025

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Commercial Inspections	6	8	13	12	5	3	5	22	5	12	12	3	106
Residential Inspections	186	59	86	124	156	44	53	105	100	223	72	124	1332



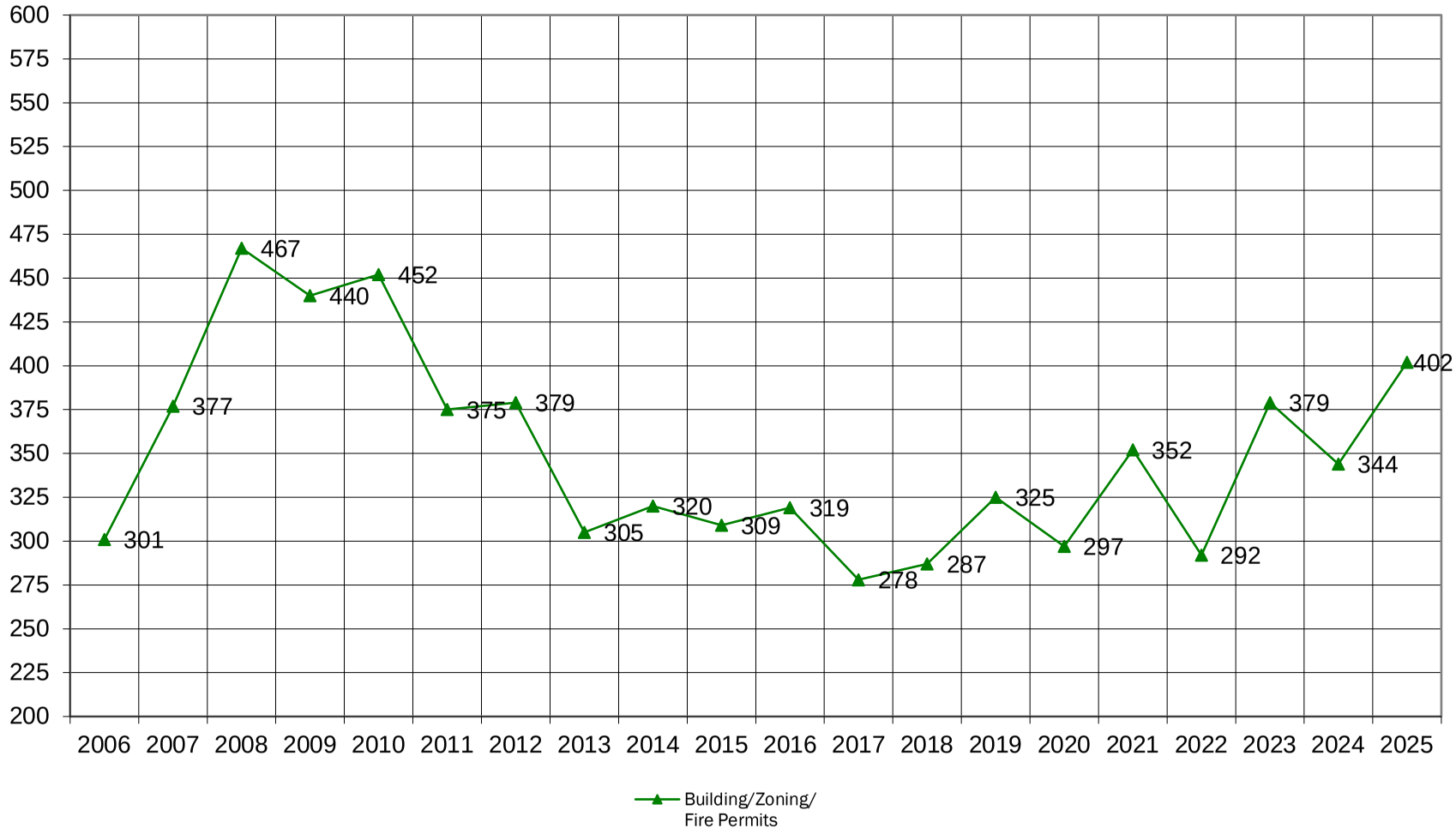
Butler Township
Planning, Zoning & Code Enforcement

20 Year Review

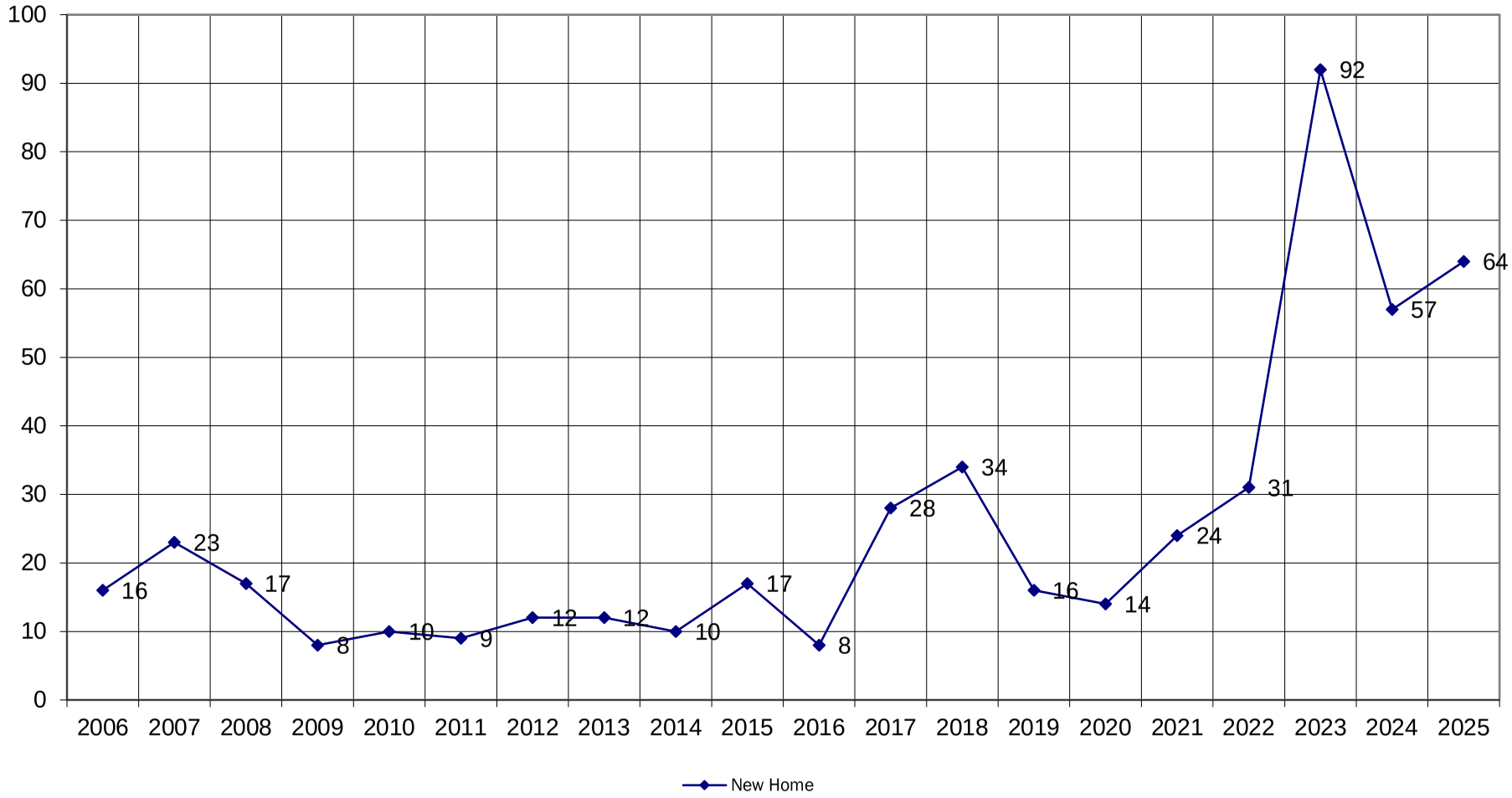
Year	New Home	New Commercial	Building/Zoning/ Fire Permits	Land Use Applications	Total Applications/Permits	Building/Zoning/ Fire Permit Dollar Value	Building/Zoning/ Fire Permit Fees Collected
2006	16	2	301	52	353	$ 24,974,755.24	$ 84,669.11
2007	23	4	377	50	427	$ 18,090,759.00	$ 111,660.60
2008	17	9	467	53	520	$ 33,953,113.28	$ 316,083.49
2009	8	6	440	46	486	$ 62,355,197.46	$ 334,353.98
2010	10	7	452	36	488	$ 29,275,610.00	$ 129,439.00
2011	9	0	375	30	405	$ 11,448,597.00	$ 61,374.00
2012	12	0	379	42	421	$ 11,508,343.00	$ 97,528.00
2013	12	2	305	25	330	$ 21,830,746.00	$ 157,351.08
2014	10	1	320	33	353	$ 14,630,609.00	$ 143,045.66
2015	17	4	309	35	344	$ 28,897,923.00	$ 230,218.00
2016	8	3	319	34	353	$ 13,439,608.00	$ 107,448.00
2017	28	1	278	16	294	$ 16,653,659.00	$ 115,500.50
2018	34	3	287	26	313	$ 17,625,386.00	$ 116,188.88
2019	16	6	325	18	343	$ 21,169,542.00	$ 161,696.50
2020	14	2	297	22	319	$ 14,902,527.00	$ 109,865.00
2021	24	6	352	43	395	$ 29,984,391.00	$ 205,282.50
2022	31	6	292	26	318	$ 40,982,987.00	$ 227,303.00
2023	92	12	379	32	411	$ 33,955,250.00	$ 292,862.00
2024	57	1	344	14	358	$ 24,138,527.00	$ 222,300.00
2025	64	1	402	14	416	$ 38,744,956.00	$ 273,082.50

* The Land Use Applications column includes applications that were submitted during that year!

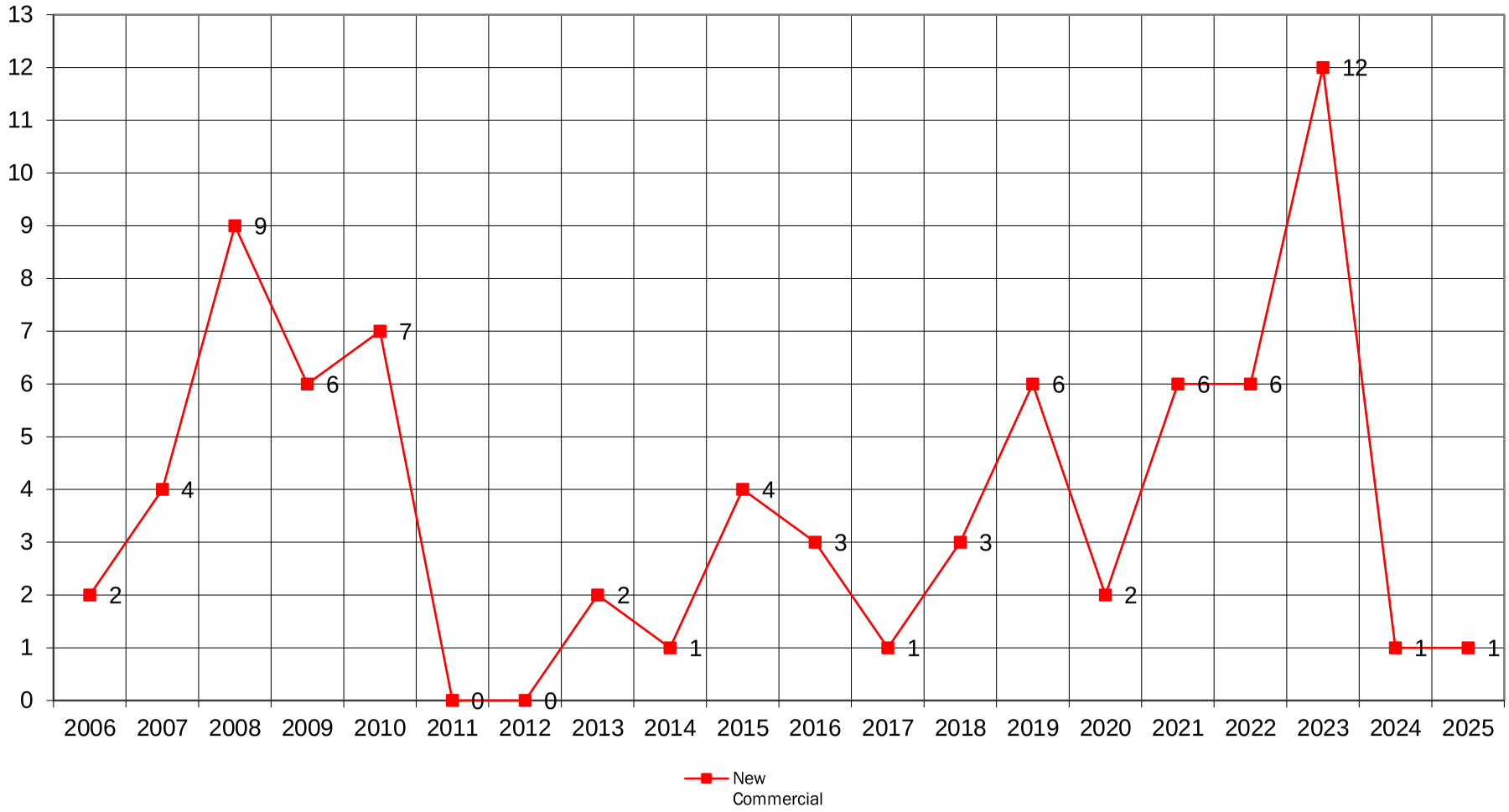
Butler Township
All Permits
20 Year Review



Butler Township
New Single Family Dwelings
20 Year Review



Butler Township
New Commercial
20 Year Review



LAND USE APPLICATIONS
January – December 2025

Subdivisions
Delhurst Woods Delwood Road
Baldauf Pittsburgh Road
Autumn Woods Phase 1 Revision 2 Cherry Tree Drive
Rearick North Duffy Road
Farmers Mutual South Eberhart Road
Autumn Woods Phase 2 Revision 1 Cherry Tree Drive
Eagal Whitestown Road / Young Avenue
Ball Meridian Road
TOTAL 8

Minor Land Developments
Beer Zone Hansen Avenue
Kenmac Rentals Sales & Service Whitestown Road
Baldauf Autobody Ewing Street
A.J Myers & Sons Evans City Road
Butler Farm Show Evans City Road
TOTAL 5

Change of Zoning
Farmers Mutual South Eberhart Road
TOTAL 1

Land Developments
Mike Kelly Kia Evans City Road
Farmers Mutual South Eberhart Road
Chick-fil-A Butler Crossing
Cleveland Cliffs Armco Drive
TOTAL 4

Zoning Hearing Board
Peter Kyne III & Caroline McCarthy 506 Belmont Road
Kenmac Rentals Service & Sales 138 Whitestown Road
A.J. Myers & Sons 520 Evans City Road
Chick-fil-A 660 Butler Crossing
AT&T Mobility 103 Germaine Road
Patrick McCurdy 137 Heather Drive
Cleveland Cliffs Advanced Materials 1 Armco Drive
Big Luckys Skill Games 186B New Castle Road
TOTAL 8

2025 BUSINESS OCCUPANCIES

Butler Center for Performing Arts
224 Greater Butler Mart

Butler Montessori School
160 Shockey Lane

Jackson Hewitt
620 Butler Crossing, Ste. 2

Bath & Body Works
265 Butler Commons

Legacy Fitness
534 Fairground Hill Road, Ste. 105

Volkswagen
245 Pittsburgh Road

Kenmac Rentals & Sales
138 Whitestown Road

Appleseed Farms
174 New Castle Road

RAS Outdoors
520 Evans City Road

Spirit Halloween
190 Alameda Plaza

UPMC Butler
160 Alameda Plaza

ZIVO Smoke Tobacco
937 East Jefferson Street

Tobacco World II
186A New Castle Road