Building & Zoning Monthly Report

December 2025

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Commercial Remodel
North Duffy Road

Residential Development
The Oaks at Dutchtown

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.

Residential Development
Duffy Highlands

DECEMBER PLANNING COMMISSION AGENDA ITEMS

Ball Subdivision - Meridian Road

The referenced Subdivision Plan is located on Meridian Road in the A-1 (Agricultural) Zoned District. The plan proposes the subdivision of Tax Parcel 054-58-1 into Lot 2 and the Remnant and proposes the subdivision of Tax Parcel 270-3F49-3 into Lot 1 and the Remnant. Planning Commission recommended to grant final approval of the Ball Subdivision contingent upon Butler County Planning Commission Review.

Cleveland Cliffs Land Development - Armco Drive

The referenced Land Development Plan is located at 210 Pittsburgh Road in the M (Manufacturing) Zoned District. The plan proposes a building addition for induction reheat furnaces. Planning Commission tabled the Cleveland Cliffs Land Development.

DECEMBER ZONING HEARING BOARD APPEALS

There were no Zoning Hearing Board Appeals heard in December.

Permit Report

11/26/2025 - 12/30/2025

Permit #	Permit Type	Description	Issued Date	Primary Contractor	Project Cost	Parcel Address	Total Fees
20250410	AOCC - Application for Occupancy	Flip Factory 2 Application for Occupancy Recreational Gymnastics	12/30/2025	Owner as General Contractor	100	1139 N MAIN ST EXT	$165.00
20250407	ZONING - Zoning	Installing 12x28 deck >30"	12/22/2025	Owner as General Contractor	1,850	119 SUGAR CREEK DR	$30.00
20250405	ASFD - Addition Single Family Dwelling	4'x10' Dormer addition to non habitable attic	12/19/2025	Homeowner	2,000	118 WOODLAWN RD	$155.00
20250404	ASFD - Addition Single Family Dwelling	Roof mounted solar array	12/29/2025	Trinity Solar	19,233	313 CLARK AVE	$230.00
20250403	AOCC - Application for Occupancy	Tobacco World II INC Application for Occupancy	12/15/2025	Owner as General Contractor	100	186 A NEW CASTLE RD	$165.00
20250399	NSFD - New Single Family Dwelling	1 story, with Basement. 3 bedroom 2baths	12/11/2025	DR Horton	127,330	361 Gleneagles DR	$2,204.00
20250398	SHED ZO - Shed	Installing 7x7 shed in side yard	12/3/2025	Owner as General Contractor	500	102 DAVID DR	$30.00
20250397	ASFD - Addition Single Family Dwelling	Installing roof mounted solar array	12/19/2025	Trinity Solar	16,935	121 ECKSTEIN RD	$230.00

20250390	NSFD - New Single Family Dwelling	1 story, with Basement. 3 bedroom 2baths	12/5/2025	DR Horton	148,580	363 GLENEAGLES DR	$2,431.00
20250389	NSFD - New Single Family Dwelling	1 story, with Basement. 3 bedroom 2baths	12/5/2025	DR Horton	127,330	347 GLENEAGLES DR	$2,086.00
20250388	ZONING - Zoning	Installing 192 lf of 4' fence in rear yard	12/3/2025	Homeowner	5,000	349 GLENEAGLES DR	$30.00
20250387	RCB - Repair/Remodel Commercial Building	New metal Roof over shingles	12/5/2025	David Byler	25,000	1201-1203 Villa Dr	$418.00
20250386	RCB - Repair/Remodel Commercial Building	New metal Roof over shingles	12/5/2025	David Byler	25,000	1101-1103 Villa Dr	$418.00
20250384	ASFD - Addition Single Family Dwelling	Installing roof mounted solar array	12/3/2025	Trinity Solar	27,399	140 MILT MILLER RD	$230.00
20250383	ASFD - Addition Single Family Dwelling	Installing roof mounted solar array	12/1/2025	Ethical Energy Solar	21,767	150 W MCQUISTION RD	$230.00
20250378	NSFD - New Single Family Dwelling	2 Story Townhouse Slab on Grade. 4 bedroom 2.5 baths	12/5/2025	DR Horton	196,605	3301 Maplecrest Ct	$2,698.00
20250377	NSFD - New Single Family Dwelling	2 Story Townhouse Slab on Grade. 4 bedroom 2.5 baths	12/5/2025	DR Horton	196,605	3302 Maplecrest Ct	$2,698.00
20250376	NSFD - New Single Family Dwelling	2 Story Townhouse Slab on Grade. 4 bedroom 2.5 baths	12/5/2025	DR Horton	196,605	3303 Maplecrest CT	$2,698.00
20250373	RCB - Repair/Remodel Commercial Building	New Tenant - Allison park Church	12/19/2025	You Name It Contracting	90,000	10 AUSTIN AVE	$583.00

20250367	RIDB - Repair/Remodel Industrial Building	Sewer Crew Maint Bldg Partial Renovations	12/19/2025	TROY J GROSSMAN CONSTRUCTION	150,000	100 LITMAN RD	$265.00
20250366	RCB - Repair/Remodel Commercial Building	Reroof Commercial Building	12/17/2025	Prescott Roofing & Masonry	25,063	98 OLD PLANK RD	$265.00
20250356	SIGN - Sign	New Kelly KIA Car Dealership SIGNAGE PLAN	12/22/2025	Pittsburgh Sign and Lighting	36,725	503 Evans City Road	$755.00
20250306	ASFD - Addition Single Family Dwelling	Installing 331 sf roof mounted solar array	12/19/2025	Brilliant Solar	47,164	109 CARLYNN DR	$230.00
20250288	ASFD - Addition Single Family Dwelling	12'x7' roof addition over porch	12/1/2025	Salter Construction Inc.	1	124 HAVERFORD DR	$155.00
							$19,399.00

Total Records: 24 **1/6/2026**

DECEMBER 2025 REVENUE
Building & Zoning

Building/Zoning Permits	$ 19,399.00
Change of Zoning	$ 0.00
Commercial Occupancy Permit	$ 0.00
Fines	$ 2.29
Land Development	$ 1,500.00
Maps/Copies	$ 0.00
Non-Sufficient Funds Fee	$ 0.00
Operational Permits	$ 0.00
Septic	$ 0.00
Subdivision	$ 0.00
UCC Board of Appeals	$ 0.00
Zoning Certification Letter	$ 0.00
Zoning Hearing Board	$ 0.00
TOTAL	**$ 20,901.29**

Code Summary Report Violation Name

Violation Date01/01/2025 TO 12/31/2025

	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	1	0	0	6
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	2	0	3	20
Grass Violations	0	0	0	0	6	5	1	1	4	3	0	0	20
Junked or Abandoned Vehicle	0	1	0	2	1	0	0	0	2	1	0	0	7
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**	**7**	**0**	**3**	**70**

Commercial Occupancy Certificates

November 26, 2025 to December 30, 2025

Tobacco World II	186A New Castle Road