Building & Zoning Monthly Report

February 2026

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New Commercial Business
Meridian Road

New Single Family Dwelling
Duffy Highlands

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 Townhouses
Autumn Woods

FEBRUARY PLANNING COMMISSION AGENDA ITEMS

Reorganization of Board
Planning Commission reappointed Ron Henshaw as Chair, Sam Zurzolo as Vice Chair, and Fred Maihle, Jr. as Secretary.

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. Aaron Steinheiser gave an overview of the plan. There was no motion made.

PA American Water Land Development - Armco Drive
The referenced Land Development Plan is located at the intersection of Kittanning Street and Portman Road in the M (Manufacturing) Zoned District. The plan proposes the installation of a new prefabricated booster pump station and service lines to replace the existing pump station. Planning Commission recommended to grant final approval of the PA American Water Land Development contingent upon:

1. Compliance with Gateway Engineers' letter dated January 13, 2026,
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, and
4. Executing a Stormwater Operation and Maintenance Agreement

FEBRUARY ZONING HEARING BOARD APPEALS

There were no Zoning Hearing Board Appeals heard in February.

Butler Township
INCORPORATED 1804

Permit Report

01/28/2026 - 02/24/2026

Permit #	Permit Type	Description	Issued Date	Primary Contractor	Project Cost	Parcel Address	Total Fees
20260039	ZONING - Zoning	installing 24lf of 48" fence in side yard	2/23/2026	BLAINE FENCING	1,925	1091 Forest Oaks Drive	$30.00
20260037	RSFD - Repair/Remodel Single Family Dwelling	Converting attached 28x40 garage into living space	2/20/2026	Homeowner	18,000	606 NEW CASTLE RD	$425.00
20260030	ZONING - Zoning	Installing 24lf of 6' fence & 133lf of 54" fence in side yards	2/10/2026	Shly Deck Co	10,200	113 WILLOW WOOD DR	$30.00
20260029	DEMO - Demolition	Demo Water Tower, Storage Shed, Piping to create room for Hot Mill Upgrades	2/20/2026	De-Cal (Adam Bowser)	200,000	1 Armco Drive	$205.00
20260022	SHED ZO - Shed	Removing existing shed and replacing with 28x32 Accessory Structure	1/29/2026	MQS	25,000	124 ROE AVE	$30.00
20260012	NSFD - New Single Family Dwelling	1 story, with Basement. 3 bedroom 2baths	2/6/2026	DR Horton	148,580	357 GLENEAGLES DR	$2,431.00
20260010	RCB - Repair/Remodel Commercial Building	Agway Replacing existing Greenhouse in same footprint	2/20/2026	D+H Construction Services LLC	100,000	500 EVANS CITY RD	$603.00

20260007	General	Verizon Reinstalling antennas and equipment on existing water tank	2/5/2026	J.W. didado Electric LLC	10,000	119 WESTVIEW Ave	$265.00
20260005	NSFD - New Single Family Dwelling	1 story, with Basement. 3 bedroom 2baths	2/6/2026	DR Horton	127,330	353 GLENEAGLES DR	$2,431.00
20250408	ASFD - Addition Single Family Dwelling	Installing 16x18 deck on rear of house	2/18/2026		33,000	120 JEROME DR	$155.00
20250339	RCB - Repair/Remodel Commercial Building	remove and replace existing pavilion at Alameda Park	2/2/2026	Jeffery Associates	60,000	184 ALAMEDA PARK RD	$465.00
20250338	RCB - Repair/Remodel Commercial Building	Alameda Park Electrical Upgrades	1/28/2026	Daniel Fitzsimmons Agency, Inc	350,000	184 ALAMEDA PARK RD	$365.00
							$7,435.00

Total Records: 12 **2/25/2026**

FEBRUARY 2026 REVENUE
Building & Zoning

Building/Zoning Permits	$	6,605.00
Change of Zoning	$	0.00
Commercial Occupancy Permit	$	0.00
Fines	$	71.49
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	$	55.00
Zoning Hearing Board	$	0.00
TOTAL	**$**	**6,931.49**

Building Permits 2025-0338 and 2025-0339 show on the Permit Report because they were issued in February, but the money was received in 2025. Four dollars and fifty cents of Building Permit 2025-0338 was received in January 2026.

Code Summary Report Violation Name

Violation Date01/01/2026 TO 02/28/2026

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Row Total
Construction without a Permit - Accessory Building	0	2	0	0	0	0	0	0	0	0	0	0	2
Garbage	2	3	0	0	0	0	0	0	0	0	0	0	5
Junked or Abandoned Vehicle	0	2	0	0	0	0	0	0	0	0	0	0	2
Totals:	**2**	**7**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**9**

Commercial Occupancy Certificates

January 28, 2026 to February 24, 2026

There were no Commercial Occupancy Certificates issued in February.