Building & Zoning Monthly Report

April 2026

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The Oaks at Dutchtown

New Single Family Dwelling
Afton 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 Townhouses
Autumn Woods

APRIL PLANNING COMMISSION AGENDA ITEMS

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 Recommended to grant the waiver request for the storm water ordinance sections 242-21.B(4) and 22.G(2), and to grant final approval of the Cleveland Cliffs Land Development contingent upon:

1. Review by Butler County Planning Commission,
2. Executing an agreement for the retaining wall approved by the Township Solicitor,
3. Executing a Developer's Agreement approved by the Township Solicitor,
4. Posting of Financial Security in the amount and form acceptable to the Township Solicitor,
5. Executing a Stormwater Operation and Maintenance Agreement

Baglier Bullpen Building – Land Development
Comfort Lane

The referenced Land Development Plan is located south of Comfort Lane and east of State Route 8 in the C-2 (Convenience Commercial) Zoned District. The plan proposes the construction of an additional 6,000 SF accessory building adjacent to their existing building. Planning Commission recommended to grant final approval of the Baglier Bullpen Building Land Development contingent upon:

1. Compliance with LSSE's letter dated March 30, 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

APRIL ZONING HEARING BOARD APPEALS

Appeal No. 2026-01 - There was an appeal filed by Adam Boosel for a special exception for a private garage larger than 1,200 square feet in combined gross floor area and a variance from Chapter 300-22.C.(7)(a) regarding the maximum height of detached garages and other accessory structures. The property is located at 120 Buttercup Road, Butler, PA (Tax Map Number 054-33-75-0000). The property owners are Adam & Dyanna Boosel. The Zoning Hearing Board approved the Special Exception and the Variance.

Butler Township
INCORPORATED 1804

Permit Report

03/25/2026 - 04/28/2026

Permit #	Permit Type	Description	Issued Date	Primary Contractor	Project Cost	Parcel Address	Total Fees
20260120	ZONING - Zoning	Installing 54" x164'lf of fence in rear yard	4/27/2026	FENCE MAINTENANCE SERVICE (DAN)	200	129 DOMINIC DR	$30.00
20260119	ZONING - Zoning	Installing in ground piers & 12x12 accessory structure in rear yard	4/27/2026	TY88 solutions	200	129 DOMINIC DR	$30.00
20260118	ZONING - Zoning	Installing 210 lf of 6' fence in side and rear yard	4/27/2026	EEC Contracting	10,000	212 HOME AVE	$30.00
20260116	ASFD - Addition Single Family Dwelling	Installing 12x24 deck to rear of house	4/27/2026	Veteran Decks	20,000	308 MARY BETH DR	$155.00
20260115	ASFD - Addition Single Family Dwelling	Installing 16 x 24 above ground pool	4/27/2026	Backyard Innovations	28,000	108 WOODRIDGE RD	$185.00
20260112	FCOP - Fire Code Operational	Food Truck - Temporary Use.	4/23/2026		100	148 ALAMEDA PLZ	$100.00
20260110	FCOP - Fire Code Operational	BTVFD Auxiliary Craft Show.	4/25/2026		0	121 SPARKS AVE	
20260109	SHED ZO - Shed	Installing 10x16 Shed in rear yard	4/22/2026	JDM Structures LTD	8,925	335 S DUFFY RD	$30.00

20260108	ASFD - Addition Single Family Dwelling	20x22 porch roof addition to rear of house	4/22/2026	Neal Jackson	13,200	1404 Cherry Tree Drive	$225.00
20260104	DEMO - Demolition	Demolition of single family dwelling and all structures	4/20/2026	W.R. Cade Paving	20,000	216 HOME AVE	$105.00
20260103	ASFD - Addition Single Family Dwelling	200a service upgrade	4/20/2026	Homeowner	1	108 ENGLAND ST	$100.00
20260100	ASFD - Addition Single Family Dwelling	Removing existing pool deck and replacing with new. Electrical inspection of pool.	4/21/2026	Homeowner	1	255 N DUFFY RD	$569.00
20260099	ASFD - Addition Single Family Dwelling	Installing 20x20roof over existing concrete patio	4/16/2026	ARG	8,578	4127 HIGHLAND AVE	$205.00
20260098	ZONING - Zoning	Installing 198 lf of 54 inch fence in rear yard	4/15/2026	Annabella Fence	9,457	116 AUTUMN DR	$30.00
20260096	ZONING - Zoning	Installing 170 lf of 4' fence in rear yard	4/16/2026	PENN FENCING, INC.	5,900	87 OLD PLANK RD	$30.00
20260094	ASFD - Addition Single Family Dwelling	Installing 12x24 above ground pool	4/15/2026	Homeowner	6,250	137 HEATHER DR	$185.00
20260093	ZONING - Zoning	Installing 150 lf of 4' fence in rear yard	4/14/2026	Owner as General Contractor	1,500	1113 CHARLON ST	$30.00
20260091	ZONING - Zoning	Removing existing fence and installing 225 lf of 6' fence in rear yard	4/14/2026	PENN FENCING, INC.	12,000	108 AYLESHIRE RD	$30.00
20260090	ASFD - Addition Single Family Dwelling	200A Service Upgrade	4/13/2026	RYAN RITZERT	1	333 S EBERHART RD	$100.00

20260088	AOCC - Application for Occupancy	Application for occupancy Diamond Tobacco and vape 3 Inc	4/10/2026		100	540 EVANS CITY RD	$165.00
20260087	ZONING - Zoning	2 temporary Banners April 27th thru May 9th	4/10/2026		200	180 POINT PLZ	$60.00
20260086	SHED ZO - Shed	Installing 12x16 accessory structure in rear yard	4/10/2026	Homeowner	1,079	312 YOUNG AVE	$30.00
20260084	SHED ZO - Shed	Removing existing 8x10 & 10x12 shed and replacing with 12x24 shed in rear yard	4/9/2026	Homeowner	8,895	259 N DUFFY RD	$30.00
20260083	AOCC - Application for Occupancy	Accessory building to Walk in faith Ministries Ministries, social hall and adult classes	4/7/2026	Owner as General Contractor	200	219 PENN AVE	$165.00
20260082	ZONING - Zoning	Temp Banner April 14 thru May 14, 2026	4/14/2026	Clarion Printing	100	170 NEW CASTLE RD	$30.00
20260080	ASFD - Addition Single Family Dwelling	Installing 20kw Generator and transfer switch	4/8/2026	Kratt Electric Inc	12,705	115 IRENE DR	$130.00
20260078	ZONING - Zoning	Installing 2-12'x20' accessory structures in side and rear yard	3/31/2026	Homeowner	1	111 PLATEAU ST	$60.00
20260070	SIGN - Sign	Skander Tire Service Application	3/30/2026	Owner as General Contractor	100	2 LYN-MAR PLAZA	$165.00

		For Occupancy					
20260069	SIGN - Sign	DBA Health Management Sign permit	4/27/2026	DBA CLASSIC SIGNS & GRAPHICS	100	254 Moraine Point plaza	$190.00
20260068	AOCC - Application for Occupancy	DBA Health Management Application For Occupancy	3/30/2026	Owner as General Contractor	100	254 Moraine Point plaza	$165.00
20260067	ZONING - Zoning	Installing 112 lf of 4' fence 50%open & 11 lf of 6' fence	4/14/2026	BLAINE FENCING	4,000	208 CLAYTON AVE	$30.00
20260066	ASFD - Addition Single Family Dwelling	Installing 30' x 52" Above ground pool in rear yard	3/27/2026	Cherry Bomb Construction	2,800	219 ACRE AVE	$185.00
20260065	ZONING - Zoning	Installing 336 lf of 54" Fence in rear & side yard	4/2/2026		15,350	107 SUGAR CREEK DR	$30.00
20260063	ASFD - Addition Single Family Dwelling	Installing 20x40 inground pool in rear yard	3/25/2026	All Pro Pools	50,000	124 ROE AVE	$280.00
20260062	FCOP - Fire Code Operational	Food Truck - Temporary Use.	3/25/2026		100	148 ALAMEDA PLZ	$100.00
20260059	RCB - Repair/Remodel Commercial Building	Brick & Mini Figs Commercial space new Tenant remodel	4/28/2026	Rit Construction Corp	83,000	162 Point Plaza	$994.00
20260055	RCB - Repair/Remodel Commercial Building	Flat Roof replacement	4/2/2026	Tom Gil Roofing	7,000	219 PENN AVE	$205.00
20260054	NIDB - New Industrial Building	Installation of Piping, pipe support structures	4/21/2026	Songer - Mike Fix	2,300,000	1 Armco Drive	$825.00
20260051	SIGN - Sign	ZIVD Smoke Tobacco	3/31/2026	SIGNS BY RICK INC	2,000	937 E JEFFERSON ST	$305.00

		Freestanding Sign					
20260050	RCB - Repair/Remodel Commercial Building	Remodel existing Kitchen space into Bobby Ds Pizzeria	4/7/2026	Owner as General Contractor	5,000	138 WHITESTOWN RD	$342.00
20260028	NICB - New Commercial Building	Reconstruct New Long John Silvers Restaurant	3/26/2026	Dove Contracting Inc	1,200,000	106 MORAINE POINTE PLZ	$2,839.00
20260027	DEMO - Demolition	Demo of Long John Silvers Restaurant	3/26/2026	Dove Contracting Inc	10,000	106 MORAINE POINTE PLZ	$205.00
20260024	RCB - Repair/Remodel Commercial Building	Exam Room Wall work @ Vision works	4/8/2026	Longhorn Tejas Property Builders	100,000	540 Butler Crossing Suite 1	$884.00
							$10,583.00

Total Records: 43 **5/6/2026**

APRIL 2026 REVENUE
Building & Zoning

Building/Zoning Permits	$ 10,483.00
Change of Zoning	$ 0.00
Commercial Occupancy Permit	$ 0.00
Fines	$ 528.92
Land Development	$ 1,500.00
Maps/Copies	$ 0.00
Non-Sufficient Funds Fee	$ 0.00
Operational Permits	$ 100.00
Septic	$ 200.00
Subdivision	$ 400.00
UCC Board of Appeals	$ 0.00
Zoning Certification Letter	$ 27.50
Zoning Hearing Board	$ 0.00
TOTAL	**$ 13,239.42**

Code Summary Report Violation Name

Violation Date01/01/2026 TO 04/30/2026

	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
Construction without a Permit - Residential	0	0	0	1	0	0	0	0	0	0	0	0	1
Failure to obtain proper inspection	0	0	0	1	0	0	0	0	0	0	0	0	1
Garbage	2	3	10	1	0	0	0	0	0	0	0	0	16
Junked or Abandoned Vehicle	0	2	3	4	0	0	0	0	0	0	0	0	9
Totals:	**2**	**7**	**13**	**7**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**29**

Commercial Occupancy Certificates

March 25, 2026 to April 28, 2026

Butler Township Concession Stand	161 Hollywood Drive