Building & Zoning Monthly Report

June 2026

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New Single Family Site
Afton Drive

Area on Aging Center
North Duffy Road

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.

Addition to Single Family Home
Home Ave

JUNE PLANNING COMMISSION AGENDA ITEMS

PA American Water – Land Development
Litman Road

The referenced Land Development Plan is located at 100 Litman Road in the M (Manufacturing) Zoned District. The plan proposes UV and Effluent Metering improvements to the plant.

New construction of an ultraviolet building that is electrical equipment that will be used for disinfection as well as an Irrigation tank to improve treatments to meet environmental compliance regulations. The UV will eliminate chlorine gas which will overall be much safer.

Recommend granting final approval of the PA American Water Land Development.

Scooters Coffee – Land Development
New Castle Road

The referenced Land Development Plan is located south and west of Greenwood Plaza in Butler Township. The property is zoned C-2 (Convenience Commercial) Zoned District. The plan proposes the construction of a drive-through coffee shop.

Recommend granting final approval of the Scooters Coffee Land Development contingent upon:

1. Executing a Developer's Agreement approved by the Township Solicitor, and
2. Posting of Financial Security in the amount and form acceptable to the Township Solicitor.

JUNE ZONING HEARING BOARD APPEALS

There were no Zoning Hearing Board Appeals heard in June.

Butler Township
INCORPORATED 1804

Permit Report

05/26/2026 - 06/23/2026

Permit #	Permit Type	Description	Issued Date	Primary Contractor	Project Cost	Parcel Address	Total Fees
20260183	AOCC - Application for Occupancy	Seasonal Produce Stand	6/17/2026		500	174 New castle Road	$165.00
20260182	ZONING - Zoning	Installing 14x16 deck less than 30" in height	6/12/2026	Homeowner	1,500	102 BARTLEY AVE	$30.00
20260181	ZONING - Zoning	Installing 184 lf of 52" fence in rear yard	6/12/2026	Homeowner	3,000	105 JEROME DR	$30.00
20260179	ASFD - Addition Single Family Dwelling	addind 12x24 roof over existing deck	6/15/2026	Homeowner	2,500	205 OAKLAND AVE	$155.00
20260178	ZONING - Zoning	Installing 88 lf of 5' fence in rear yard	6/15/2026	Homeowner	900	273 ACRE AVE	$30.00
20260176	SHED ZO - Shed	Installing 6x8 accessory structure	6/11/2026	Homeowner	200	107 BRAETHORN DR	$30.00
20260174	RCB - Repair/Remodel Commercial Building	Repairs to Fire Damaged structure to reopen commercial space on first floor only.	6/10/2026	Owner as General Contractor	2,000	937 E JEFFERSON ST	$470.00
20260173	ZONING - Zoning	Installing 369lf of 4' fence in rear yard	6/5/2026	PENN FENCING, INC.	9,144	168 N DUFFY RD	$30.00

20260171	DEMO - Demolition	Demo of attached former walk-in-cooler space. 19'2" X 9'10". structure to be removed and Pervious surface to remain	6/8/2026	Arris Construction	5,000	1 MAIN ST	$205.00
20260170	SHED ZO - Shed	Installing 10 x 16 shed in side yard	6/5/2026	Homeowner	51,000	154 JEROME DR	$30.00
20260169	RSFD - Repair/Remodel Single Family Dwelling	Repair of existing deck and porch 8 x 16	6/9/2026	Standard Insulation	16,547	210 BUTLER RD	$155.00
20260168	NSFD - New Single Family Dwelling	Installing 14x66 Industrialized single wide home on piers	6/17/2026	422 HOMES	116,000	143 Hindman Rd	$312.00
20260166	ASFD - Addition Single Family Dwelling	Installing 12x21 roof over existing patio	6/4/2026	Myers Construction	16,000	138 WYNCREST DR	$155.00
20260165	ZONING - Zoning	Installing 155lf of 6' fence in rear yard	6/8/2026	PENN FENCING, INC.	10,100	112 HEARTLAND DR	$30.00
20260164	RSFD - Repair/Remodel Single Family Dwelling	Converting existing livingspace to garage space 14x21	6/15/2026	Homeowner	10,000	205 OAKLAND AVE	$155.00
20260163	NSFD - New Single Family Dwelling	1 story with basement. 3 bedroom - 3 Bath	6/17/2026	Hero Construction	650,000	102 AFTON DR	$4,883.00
20260162	NSFD - New Single Family Dwelling	Single story home on basement foundation	6/9/2026	MICHAEL T. BRAUND CONSTRUCTION, INC.	650,000	125 Sugar Creek Dr	$5,104.00
20260161	ZONING - Zoning	Installing 236lf of 4' Fence in rear yard	5/28/2026	PENN FENCING, INC.	12,283	105 CROSSLANDS RD	$30.00

20260159	ASFD - Addition Single Family Dwelling	Installing 553sf deck around swimming pool	5/28/2026	Heritage Deck and Frame	1	108 WOODRIDGE RD	$281.00
20260157	ZONING - Zoning	Installing 247lf of 4' fence in rear yard	5/28/2026	BLAINE FENCING	5,736	122 CROSSLANDS RD	$30.00
20260156	ZONING - Zoning	Installing 276 Lf of 54" Fence in rear yard	5/28/2026	First Impression Landscape	20,862	116 ALYSSUM DR	$30.00
20260154	ASFD - Addition Single Family Dwelling	Replacement of existing deck at rear and side of house	5/27/2026	Shly Deck Co	32,000	221 S EBERHART RD	$246.00
20260150	SHED ZO - Shed	Installing 10x16 Accessory Structure in rear yard	5/26/2026	Homeowner	2,500	310 OLD PLANK RD	$30.00
20260142	RCB - Repair/Remodel Commercial Building	Relocate Kitchen, addittion of an outdoor dining space and upgrades for accessibility in dining area and restrooms	6/8/2026	Arris Construction LLC	441,589	1 MAIN ST	$1,550.00
20260134	SIGN - Sign	Goodwil Signage upgrade	5/27/2026	ACCEL SIGN GROUP INC	42,625	370 NEW CASTLE RD	$295.00
20260106	RCB - Repair/Remodel Commercial Building	Skander Tire Service Replace old 120 v and 220 v outlets	6/4/2026	Edgar Electric	8,700	2 LYN-MAR PLAZA	$265.00
20260105	RCB - Repair/Remodel Commercial Building	Skander Tire Service Remove and Replace Two Overhead Natural Gas Radiant Heaters	6/4/2026	Kennihan Heating & Cooling	15,000	2 LYN-MAR PLAZA	$265.00

20260097	AIDB - Addition Industrial Building	Install new lean-to on north wall of the Hot Strip for rail entry	6/8/2026	mosites Construction Company	8,465,000	1 Armco Drive	$6,152.00
20260092	FCOP - Fire Code Operational	Country Fresh Farms April 25-26. Temp food truck	5/29/2026		100	500 MORAINE POINTE PLZ	$100.00
20260079	RCB - Repair/Remodel Commercial Building	reroof Carwash Bldg	5/28/2026	Charming Restorations	100,000	1136 N MAIN ST EXT	$205.00
20260047	General	Install Retaining Wall & Work within Bessemer Ave to provide space to extend Hot Strip Mill	6/5/2026	Beaver Excavating Company	2,060,000	1 Armco Drive	$2,135.00
20260046	GRAD - Grading	Clearing, Grading and excavation for 138 KV Power Line, Substations 72.71 and 70, Two 25 KV Power Lines and the Material storage area.	6/5/2026	THOMAS CONSTRUCTION, INC.	42,200	1 Armco Drive	$100.00
20260025	NICB - New Commercial Building	New Construction Chick-fil-A restaurant with dual-lane drive-thru	6/23/2026	Podojil Builders, Inc	1,400,000	660 BUTLER CROSSING	$5,957.00
20250117	RCB - Repair/Remodel Commercial Building	Exterior Façade Renovation - New Wingstop bldg Renovation	6/4/2026	Thrive Construction	180,000	191 New Castle RD Suite A	$365.00

20240368	RCB - Repair/Remodel Commercial Building	Interior Alteration for New Wing Stop.	6/4/2026	Thrive Construction	225,000	191 New Castle RD Suite A	$608.00
							$30,613.00

Total Records: 35 **7/14/2026**

JUNE 2026 REVENUE
Building & Zoning

Building/Zoning Permits	$ 24,461.00
Change of Zoning	$ 0.00
Commercial Occupancy Permit	$ 165.00
Fines	$ 745.22
Land Development	$ 1,500.00
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	$ 0.00
Zoning Hearing Board	$ 0.00
TOTAL	**$27,071.22**

Code Summary Report Violation Name

Violation Date01/01/2026 TO 06/30/2026

	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	1	1	0	0	0	0	0	0	3
Failure to obtain proper inspection	0	0	0	1	0	0	0	0	0	0	0	0	1
Garbage	2	3	10	1	4	3	0	0	0	0	0	0	23
Grass Violations	0	0	0	0	4	19	0	0	0	0	0	0	23
Junked or Abandoned Vehicle	0	2	3	4	1	2	0	0	0	0	0	0	12
Totals:	**2**	**7**	**13**	**7**	**10**	**25**	**0**	**0**	**0**	**0**	**0**	**0**	**64**

Commercial Occupancy Certificates

May 26, 2026 to June 30, 2026

Butler Area On Aging	215 North Duffy Road