

WEST DEER TOWNSHIP PLANNING COMMISSION MINUTES
April 28, 2022

The Meeting was called to order with the following members in attendance:
Alan Banks, Patrick Stark, Robert Bechtold, Rich Hollibaugh, and Mark Schmidt.

Absent Members: Suzanne Garlena, Kathy Rojik.

Other Attendees: William Payne (Code Enforcement Officer)
Scott Shoup (Shoup Engineering)
Dorothy Moyta (Zoning & Planning Administrator)
David Mischen, Property Owner
Linda Mischen, property Owner
Rocco Magrino, P.E., Principal land Development, PVE Engineering
John Kamin, Traditions of America
Tim McCarthy, Traditions of America

Outline and Order of Meeting

1. Approval of March 2022 Minutes
2. Mischen Plan of Lots VIII
3. Traditions of America (Rose Ridge) Final Land Development
4. Traditions of America (Rose Ridge) Garage Modification

Approval of Meeting Minutes

Mr. Schmidt asked if anyone had any issues with the March 2022 Meeting Minutes. Nobody had any changes and the notes were approved as noted.

Mischen Plan of Lots VIII

The Mischen Plan of Lots VIII is subdividing 2 acres off of 55 acres. Exhibits included the Subdivision and Land Development Application, Civil Plans VB 101, and SUB, the Allegheny County review letter dated April 8, 2022, and Scott Shoup's review letter dated March 25, 2022. Scott Shoup read the 4 comments from his review letter. A revised plan has not yet been received. The letter from Allegheny County had no comments or revisions needed.

A motion to approve the Mischen Plan of Lots VIII with the following conditions was made by Mr. Bechtold and seconded by Mr. Hollibaugh. All were in favor and the motion carried.

1. Fulfillment of any outstanding issues in Scott Shoup's Engineering letter dated March 25, 2022.

Traditions of America (Rose Ridge) Final Land Development

The updated Traditions of America plan was presented. Exhibits included a drawing set titled Traditions of America (Rose Ridge) Planned Residential Development (PRD) Final Submission – 62 pages, Sewage Facilities Planning Module, Component 3 by PVE Engineering dated January 28, 2022, 2 letters from PVE Engineering to William Payne and Scott Shoup both dated April 11, 2022, and 4 comment letters from Scott Shoup dated October 23, 2021, February 24, 2022, March 1, 2022, and April 25, 2022. Mr. Shoup read the letter dated March 1st and mentioned that TOA must pay the traffic impact fee. The current fee was not mentioned by referred to as listed in Township fee schedule. is not correct. Comments and discussion points were as follows: *Answers from TOA in italics.*

1. Mr. Magrino said that the Aqua-Mist system will be vendor provided in response to questions regarding the system.
2. Mr. Hollibaugh asked if there was a traffic study done. *Mr. McCarthy replied that a study had been done based on 240 homes.*
3. Mr. Hollibaugh asked if a stormwater study had been done based on the 240 homes. *Yes, and they are planning on adding a trail system.*
4. Mr. Banks said that the landscape comments have not been addressed. *Mr. Magrino said that they had addressed them in the April 11th letter and went over the letter and referred to the drawing.*
5. Mr. Banks said that there are foundation planting drawings in the set but the plan shows only grass/ lawn. Also, landscaping is shown in the photos. Is landscaping provided? What are is actually provided? *Mr. McCarthy that the drawings were done as PRD; the pictures/ photos are actually what TOA will build and sell.*
6. Mr. Banks asked about the warranty on landscaping for the property. MPC governs 18 months. Also will the landscaping be covered for phase 2. *Mr. Magrino said that there is a difference in warranties between for public and private improvements. Warranty with homeowners is 1 year. The HOA is in charge of maintaining the trees.*
7. Mr. Schmidt asked about the anticipated schedule. *Mr. Magrino said that they are waiting on the DEP and the Wetlands study.*
8. Mr. Hollibaugh said that people notice the landscaping before the homes.

A motion to approve the Traditions of America (Rose Ridge) Final Land development with the following conditions was made by Mr. Hollibaugh and seconded by Mr. Stark. All were in favor and the motion carried.

1. Fulfillment of any outstanding issues in Scott Shoup's Engineering letter dated April 25, 2022

Traditions of America (Rose Ridge) Final Land Development - Garage Modification

A document was presented from PVE Engineering titled, RE: Rose Ridge PRD for Age Restricted Community, Modification request – Visitor Parking per 210-75.D.2.b, and dated April 25, 2022. Mr. McCarthy showed a 10- minute video of a traditions of America streetscape and provide accompanying narrative comments as follows:

1. TOA has a tremendous history of compliance with garage parking dimensions.
2. All garages are set back from the front of the home’s façade.
3. TOA’s community emphasizes home design, beauty, streetscape, affordability, aging in place, and lifestyle.
4. TOA garages vary from 12” to 26” with a 9’ ceiling.
5. The larger garages will decrease the amount of homes from 240 to 216. Each home will cost an extra \$12,000.00 w/extra 2’-3’ of garage space. (Attached family housing cost more to build than single family housing.
6. Garage upgrades are not something that this buying demographic is typically looking for. In tracking options spending, people are asking for upgrades in. Upgrades are typically looked at for kitchens, master suites, 2nd floor additions, larger model, lot location, upgraded lighting, patio amenities, and fireplaces.
7. People who are looking for larger garages should not be shopping for homes in the 55+ demographic.
8. NVR, one of the largest home builders, is not showing any garage over 19’-5” for their 55+ comparable product.
9. The macrotrend for transportation falls into electric, ridesharing, amazon prime, and autonomous taxis and may lessen the desire or need for larger garages.
10. The modifications run from 18’-9” to 22’. (3’-3” modification)

A motion to approve the Traditions of America (Rose Ridge) Final Land Development – garage modification of a 3’-3” reduction to a minimum garage width of 18’-9” with the following conditions was made by Mr. Stark and seconded by Mr. Banks. All were in favor and the motion carried.

11. Fulfillment of any outstanding issues in Scott Shoup’s Engineering letter dated April 25, 2022

Workshop Meeting: Public Comments

There were no public comments.

The May Planning Commission meeting will be on May 26, 2022. The meeting time and agenda will be posted on the web site.