

Development Standards Committee

April 21, 2021 at 5:00 p.m.

The Woodlands Township

Members Present: Arthur Bredehoft, Robert Heinemann, John Anderson, Bob Adams, John A Brown, Mary Funderburg and David Smith

Members Absent: None

Staff Present: Kimberly McKenna, Dee Fox

Legal Counsel: None

I. Welcome/Call Meeting to Order.

The meeting to order at 5:00 p.m. and declared there was a quorum.

II. Public Comments *See Guidelines (listed below)

No public comments

III. Consideration and action regarding the minutes of the meeting March 17, 2021.

Motion to approve the minutes of the March 17, 2021 meeting. It was moved by Bob Adams and seconded by David Smith to accept the minutes as presented. The motion carried unanimously

IV. Consideration and Action of the Commercial and Residential Applications and Covenant Violations in Sections VII and VIII recommended for Summary Action.

Staff presented the Commercial and Residential Summary Lists as prepared by Staff. The Commercial Summary List consisted of Items A-E, F withdrawn and G. It was moved by Bob Adams and seconded by John Anderson to approve the Commercial Summary List as presented. The motion carried unanimously. The Residential Summary List consisted of Items 1-4, 5 entered in error and 6-19. It was moved by Bob Adams and seconded by John Anderson to approve the Residential Summary List as presented. The motion carried unanimously

V. Recess to Executive Session to consult with the Development Standards Committee's attorney pursuant to 551.071, Texas Government Code.

No executive sessions held

VI. Reconvene in Public Session.

No executive sessions held

VII. Consideration and Action of the Commercial Applications and Covenant Violations.

- A. Consideration and action for the proposed conceptual plans to remodel the exterior of the building including the addition of a patio and landscape modifications.

Six Pines Development LLC / Goode Company Seafood

8865 Six Pines Drive

Lot 8001 Block 0350 Section 1000 Village of Research Forest

This item was reviewed by the Committee. It was moved by Bob Adams and seconded by Robert Heinemann to table the item. The motion carried unanimously.

- B. Consideration and action for the proposed conceptual plans for a chlorine tank enclosure that will include tree and vegetation removal.

Technology Forest Partners LP / Pinch A Penny Pool Patio Spa

4223 Research Forest Drive, Suite 350

Lot 6568 Block 0547 Section 0999 Village of Research Forest

This item was reviewed by the Committee. It was moved by Bob Adams and seconded by John Anderson to table the item. The motion carried unanimously.

- C. Variance request for the proposed conceptual plans to install a drive through lane that would eliminate parking spaces and cause the parking ratio to be less than the minimum number of required spaces.

JW Research Forest Partners LLC

1620 Research Forest Drive

Lot 9410 Block 0350 Section 1000 Village of Research Forest

This item was reviewed under the summary listed as presented by staff. It was moved by Bob Adams and seconded by John Anderson to table the item. The motion carried unanimously.

- D. Variance request for proposed directional signs that exceed the maximum size and letter height allowed and does not contain a single neutral color background.

Wash Depot XXV Inc. / Sparkling Image Car Wash

4420 South Panther Creek Pines

Lot 0365 Block 0045 Section 0007 Village of Panther Creek

This item was reviewed by the Committee. It was moved by Bob Adams and seconded by John Anderson to table the item. The motion carried unanimously.

- E. Consideration and action for proposed modifications to the final permit for the chapel addition.

Diocese of Galveston / St. Anthony of Padua Catholic Church

7801 Bay Branch Drive

Lot 0001 Block 0000 Section 0039 Village of Cochran's Crossing

This item was reviewed under the summary list as presented by staff. It was then moved by Bob Adams and seconded by John Anderson to approve on the following conditions:

- The roof drains and downspouts are to connect to underground storm sewers with secondary overflow only to surface drainage.
- The scheduled vegetation is outside of the Approved Species for Formal Plantings but has been approved within The Woodlands in the past and is approved.
- Scheduled vegetation is to match previously approved plantings on campus. Reduced plantings is approved based on the removal of the elevated patio, stair, and sidewalk pedestrian connections. Re-introducing the increased landscaping and pedestrian connections at the elevated patio, stair, and sidewalks are encouraged but must be submitted for review and written approval in the future.
- All vegetation must be serviced by a permanent, concealed irrigation system.
- Exterior finishes are to match existing materials and colors already on campus.
- Mechanical grills are to match the finish of similar components on campus.
- No signage has been submitted for this project, and no signage is approved for this project or construction at this time.
- Exterior surface mounted electrical outlets, panels and conduits are to be finished to match the adjacent surface.
- Exterior security cameras are to be finished to match the adjacent surface to which they are attached.
- Recommend a third-party arborist be contracted to create a strategy to protect and manage the health of existing trees adjacent to the Chapel demo and construction area.
- Must comply with Commercial Planning and Design Standards.
- The approval of this committee does not constitute the approval of any other entities. It is the owner's responsibility to obtain those approvals.

The motion carried unanimously.

- F. Variance request for the proposed building sign that does not match the monument sign.
 Spirit of Texas Bank
 30350 FM 2978
 Lot 0125 Block 0458 Section 0046 Village of Sterling Ridge
 This item was reviewed under the summary listed as presented by staff. It was moved by Bob Adams and seconded by John Anderson to withdraw the item. The motion carried unanimously.
- G. Variance request for two proposed monument signs that have two background colors, do not contain a trademarked logo and include street address numbers on the signs that located on streets identified in the street address.
 RREF Sterling Ridge LLC / Grove at Sterling Ridge
 6900 Lake Woodlands Drive
 Lot 0105 Block 0499 Section 0046 Village of Sterling Ridge
 This item was reviewed under the summary listed as presented by staff. It was moved by Bob Adams and seconded by John Anderson to table the item. The motion carried unanimously.

VIII. Consideration and Action of the Residential Applications and Covenant Violations.

1. Variance request for proposed detached patio cover that will not respect the rear 25 foot setback.
 Joseph Masterson
 99 Green Gables Circle
 Lot 45 Block 01 Section 9 Village of Alden Bridge
 This item was reviewed under the Summary list as recommended by staff. It was moved by Arthur Bredehoft and seconded by Mary Funderburg to approve the proposed patio cover on the following conditions:
 – meet code and pass inspections. Standard Conditions. Maintain existing evergreen trees and shrubs for screening – replace upon loss. All conditions must be met within 150 days of approval.
 The motion carried unanimously
2. Variance request for proposed patio cover with outdoor bath and summer kitchen that will not respect the rear 25 foot setback.
 Cesar & Narcisa Parrales Rincon
 99 South Player Manor Circle
 Lot 01, Block 02, Section 82 Village of Sterling Ridge
 This item was reviewed under the Summary list as recommended by staff. It was moved by Arthur Bredehoft and seconded by Mary Funderburg to approve the proposed patio cover, outdoor bath and summer kitchen on the following conditions: Motion to conditionally approve – meet code and pass inspections, standard condition. Plant and maintain evergreen trees/shrubs at least 7’ tall at time of planting to screen along rear and side property lines and TV from street view. Staff to review upon completion to determine if sufficient screening and if additional planting is require to side and rear property line.

No improvements to encroach into the easements.

Additionally, The Owner must ensure that the placement of the improvement does not halt or materially impede drainage flowing off of a neighboring tract, and does not redirect the flow or significantly increase the amount of water flowing onto a neighboring tract. Enforcement of this requirement is by the affected property owner(s).

VERIFY ALL CENTERPOINT ENERGY EASEMENTS AS THEY MAY DIFFER FROM THE COVENANT EASEMENTS. All conditions must be met within 150 days of approval.

Failure to meet requirements and conditions of approval may result in forfeiture of the Compliance Deposit.
 The motion carried unanimously

3. Variance request for proposed patio cover with fireplace that does not respect the 20 foot rear setback.
Anthony Martin
18 Botanical Vista Drive
Lot 24, Block 01, Section 32 Village of Creekside Park West
This item was reviewed under the Summary list as recommended by staff. It was moved by Arthur Bredehoft and seconded by Mary Funderburg to approve the proposed fireplace on the following conditions:
Standard conditions must meet code and pass all inspections.
Plant and maintain evergreen trees and shrubs to screen to right and rear property lines.
Staff to review upon completion to determine if evergreen screening is required.
Patio cover and paving not to encroach into any easement.
Verify all Centerpoint Energy easements as they may differ from the covenant easements. Comply with drainage plan.
The Owner must ensure that the placement of the improvement does not halt or materially impede drainage flowing off a neighboring tract and does not redirect the flow or significantly increase the amount of water flowing onto a neighboring tract.
Access area must be restored to original condition.
All conditions must be met within 150 days of approval.
Failure to meet requirements and conditions of approval may result in forfeiture of the Compliance Deposit.
Please contact Harris County for any additional permitting requirements.
The motion carried unanimously
4. Variance request for proposed patio cover with outdoor shower that will not respect the rear 20 foot setback.
Michael Janssen
102 Birch Canoe Court
Lot 28, Block 01, Section 20 Village of Creekside Park West
This item was reviewed under the Summary list as recommended by staff. It was moved by Arthur Bredehoft and seconded by Mary Funderburg to approve the proposed patio cover and outdoor shower on the following conditions:
Standard conditions must meet code and pass all inspections.
Staff to review upon completion to determine if evergreen (shrubs and trees at least 7' tall at time of planting) screening is required.
Patio cover and paving not to encroach into any easement. Verify all Centerpoint Energy easements as they may differ from the covenant easements. Comply with drainage plan. The Owner must ensure that the placement of the improvement does not halt or materially impede drainage flowing off a neighboring tract and does not redirect the flow or significantly increase the amount of water flowing onto a neighboring tract.
Access area must be restored to original condition.
All conditions must be met within 150 days of approval.
Failure to meet requirements and conditions of approval may result in forfeiture of the Compliance Deposit.
Please contact Harris County for any additional permitting requirements.
The motion carried unanimously
5. Variance request for proposed patio cover with fireplace that will not respect the rear 20-foot setback
Anthony Martin
18 Botanical Vista Drive
Lot 24, Block 01, Section 32 Village of Creekside Park West
Duplicate see item 3
6. Variance request for a proposed swimming pool that exceeds the maximum water surface area allowed.
Ronald Walters
82 Botanical Vista Drive
Lot 08, Block 01, Section 32 Village of Creekside Park West
This item was reviewed under the Summary list as recommended by staff. It was moved by Arthur Bredehoft

and seconded by Mary Funderburg to approve the proposed swimming pool on the following conditions:

- Standard conditions must meet code and pass all inspections.
 - Owner must keep trees 1 and 3 in order to maintain at least 2 native trees in rear yard in accordance with the Criteria.
 - Plant and maintain dense evergreen vegetation to screen pool equipment from the view of street and neighboring properties. Vegetation must be at least 4 feet tall at time of planting. The staff will review the final plantings and determine if additional planting is necessary.
 - Pool and decking may not encroach into any easement. Verify all CenterPoint Energy easements as they may differ from the covenant easements.
 - **Comply with the submitted drainage plan including the specifications for drainage swales and piping.** The Owner must ensure that the placement of the improvement does not halt or materially impede drainage flowing off of a neighboring tract and does not redirect the flow or significantly increase the amount of water flowing onto a neighboring tract.
 - Access area must be restored to original condition.
 - All conditions must be met within 150 days of approval.
 - Please contact Harris County for any additional permitting requirements.
- Failure to meet requirements and conditions of approval may result in forfeiture of the Compliance Deposit.
The motion carried unanimously

7. Variance request for a proposed swimming pool that exceeds the maximum hard surface area allowed.

Gregory Tasch

30 Dapple Gray Street

Lot 38 Block 1, Section 09 Village of Sterling Ridge

This item was reviewed under the Summary list as recommended by staff. It was moved by Arthur Bredehoft and seconded by Mary Funderburg to approve the proposed swimming pool on the following conditions:

Meet code and Standard conditions – pass inspections. Plant and Maintain 2 30 gallon native trees. Comply with drainage plan.

Verify all Centerpoint Energy rear easements as they may differ with the covenant easements. Improvement not to encroach into any easements.

Additionally, The Owner must ensure that the placement of the improvement does not halt or materially impede drainage flowing off of a neighboring tract and does not redirect the flow or significantly increase the amount of water flowing onto a neighboring tract. Enforcement of this requirement is by the affected property owner(s).

IF ANY PORTION OF THE FENCE OR GATE IS REPLACED IT DOES REQUIRE A SEPARATE APPLICATION AND INSPECTION. PLEASE NOTIFY STAFF SO WE CAN ASSIST YOU WITH THE APPLICATION PROCESS.

ALL CONDITIONS MUST BE MET WITHIN 150 DAYS OF APPROVAL. Failure to meet requirements and conditions of approval may result in forfeiture of the Compliance Deposit

The motion carried unanimously

8. Consideration and Action for the rebuilding and repair of a fire damaged home.

Ian and Hilary Brown

3 Etonshire Court

Lot 25 Block 01, Section 07 Village of Grogan's Forest in College Park

This item was reviewed under the Summary list as recommended by staff. It was moved by Arthur Bredehoft and seconded by Mary Funderburg to approve the proposed rebuild and repair fire damaged home on the following conditions:

Must comply with all Residential Development Standards defined for New Home Construction. Including but not limited to:

Hours of Operation for Construction

Access and Safety

Fencing: *The Owner must contact the staff to inspect and verify installation of fencing and removal of fencing. Fencing includes – Tree protection, Erosion and Debris Containment Fencing and perimeter fencing. Once the staff has verified*

*that the fencing is in place and in accordance with the standards, our staff will then be able to issue the final permit.
Fence along reserve - return to original condition.*

Contractor Vehicles

Lot maintenance kept in good order and repair

Adherence to drainage plan, installation, inspection and certificate of completion installation and inspection.

Dumpster or other waste containers stored on site

Portable Restroom Facilities.

Completion of work

Reference the currently adopted Standard for compliance during new home construction.

Maintain existing landscaping.

Owner must provide a construction timeline in accordance with the Standards prior to the issuance of a permit.

Request for additional time must be reviewed for approval.

The owner must ensure placement of the improvements does not halt or materially impede drainage as defined in the Residential Development Standards.

All improvements must meet code and pass final inspection.

The motion carried unanimously

9. Variance request for a proposed fence that will exceed the maximum height allowed.

Marco Salazar

15 Serenade Pines Place

Lot 11 Block 01, Section 27 Village of Sterling Ridge

This item was reviewed under the Summary list as recommended by staff. It was moved by Arthur Bredehoft and seconded by Mary Funderburg to approve the proposed fence on the following conditions:

meet code and pass inspections. All conditions must be met within 150 days of approval.

Failure to meet requirements and conditions of approval may result in forfeiture of the Compliance Deposit.

The motion carried unanimously

10. Variance request for a proposed fence that will exceed the maximum height allowed.

Calvin Hodge

19 Serenade Pines Place

Lot 12 Block 01, Section 27 Village of Sterling Ridge

This item was reviewed under the Summary list as recommended by staff. It was moved by Arthur Bredehoft and seconded by Mary Funderburg to approve the proposed fence on the following conditions:

approve as submitted, to be completed within 150 days of approval. Failure to meet requirements and conditions of approval may result in forfeiture of the Compliance Deposit.

The motion carried unanimously

11. Variance request for a proposed fence that will exceed the maximum height allowed.

Harry Smith Jr

42 Rhapsody Bend Dr

Lot 13, Block 01, Section 27 Village of Sterling Ridge

This item was reviewed under the Summary list as recommended by staff. It was moved by Arthur Bredehoft and seconded by Mary Funderburg to approve the proposed fence on the following conditions:

meet code and pass inspections. All conditions must be met within 150 days of approval.

Failure to meet requirements and conditions of approval may result in forfeiture of the Compliance Deposit.

The motion carried unanimously

12. Variance request for proposed driveway widening that exceeds the maximum width allowed per the Development Criteria for Section 84 Alden Bridge.

Willard J. Bulick

118 Marlberry Branch Court

Lot 3 Block 01 Section 84 Village of Alden Bridge

This item was reviewed under the Summary list as recommended by staff. It was moved by Arthur Bredehoft and seconded by Mary Funderburg to approve the proposed driveway widening on the following conditions: Approve as submitted, Not to encroach in the side 5' easement

The motion carried unanimously

13. Variance request for Concept approval of a pergola, fireplace, summer kitchen and paving that exceeds the maximum hard surface area allowed. Additionally, the fireplace does not respect the rear 25' setback.

HOMGOM LLC

11 Balmoral Place

Lot 80, Block 01, Section 03 Village of Sterling Ridge

This item was reviewed under the Summary list as recommended by staff. It was moved by Arthur Bredehoft and seconded by Mary Funderburg to approve the proposed pergola, fireplace, summer kitchen and paving on the following conditions:

conditionally approve the concept, staff to review final submission of required sealed plans, documents and fees. Meet code and pass inspections. Standards Conditions.

Staff to review upon completion to determine if sufficient screening

The motion carried unanimously

14. Variance request for proposed fence that will exceed the maximum height allowed per Standards.

Thomas W. Beaman

35 Courtland Green Street

Lot 10 Block 02 Section 55 Village of Alden Bridge

This item was reviewed under the Summary list as recommended by staff. It was moved by Arthur Bredehoft and seconded by Mary Funderburg to approve the proposed fence on the following conditions:

Approve - Allow a 7-foot tall fence, to be completed within 150 days of approval.

The motion carried unanimously

15. Variance request for existing paving that does not respect the rear ten-foot easement.

Stephen Austin Ward

38 Crested Point Place

Lot 25 Block 02 Section 37 Village of Alden Bridge

This item was reviewed under the Summary list as recommended by staff. It was moved by Arthur Bredehoft and seconded by Mary Funderburg to approve the proposed existing paving on the following conditions:

Motion to Disapprove and consent to delay enforcement, based upon the execution of a memorandum of agreement, requiring the owner to remove the paving from the easement, when the owner no longer owns the home, transfers title or when the owner is no longer the primary resident, or when the paving is in disrepair and needs replacement whichever comes first. The memorandum will be recorded with the court house and binding on the land. Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities. The improvement may be subject to removal if determined necessary by easement holders. Additionally, the owner must ensure that the placement of the improvement does not halt or materially impede drainage flowing off of a neighboring tract, and does not redirect the flow or significantly increase the amount of water flowing onto a neighboring tract. Enforcement of this requirement is by the affected property owner(s).

The motion carried unanimously

16. Variance request for an existing play structure that contains more than a 72 square feet of elevated floor area and does not respect the rear ten foot easement.

Stephen Stallons

3 Westward Ridge Place

Lot 19 Block 01 Section 74 Village of Alden Bridge

This item was reviewed under the Summary list as recommended by staff. It was moved by Arthur Bredehoft and seconded by Mary Funderburg to approve the proposed play structure on the following conditions: Motion to Disapprove and consent to delay enforcement, based upon the execution of a memorandum of agreement, requiring the owner to remove the play structure from the property, when the owner no longer owns the home, transfers title or when the owner is no longer the primary resident, or when the play structure is in disrepair and needs replacement whichever comes first. The memorandum will be recorded with the courthouse and binding on the land. Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities. The improvement may be subject to removal if determined necessary by easement holders.

Additionally, Plant and maintain evergreen trees or shrubs at least 7' in height at time of planting to screen structure from the street view. Replace dead vegetation to rear. Staff to check upon project completion to determine if sufficiently screened or if additional vegetation is needed. If for any reason the staff receives an objection to the structure, the plan review committees and their designee reserve the right to reevaluate the improvement and may require additional conditions to mitigate impact.

The motion carried unanimously

17. Request for variance for existing storage building located in the 5' right side easement and exceeds maximum square footage allowed.

Rolando Rocha

39 Whitbarrow Place

Lot 10, Block 01, Section 28 Village of Creekside Park West

This item was reviewed under the Summary list as recommended by staff. It was moved by Arthur Bredehoft and seconded by Mary Funderburg to approve the proposed existing storage building on the following conditions:

Motion to Disapprove and consent to delay enforcement, based upon the execution of a memorandum of agreement, requiring the owner to remove the shed from the property or the easement, when the owner no longer owns the home, transfers title or when the owner is no longer the primary resident, or when the shed is in disrepair and needs replacement whichever comes first. The memorandum will be recorded with the courthouse and binding on the land. Approval by this committee does not constitute approval by the additional entities. **It is the owner's responsibility to obtain approval by those entities.** The improvement may be subject to removal if determined necessary by easement holders. Maintain existing vegetation.

The motion carried unanimously

18. Request for approval for a Short-Term Rental.

Liah Olson

18 Dovewing Place

Lot 21, Block 1, Section 06 Village of Alden Bridge

This item was reviewed under the Summary list as recommended by staff. It was moved by Arthur Bredehoft and seconded by Mary Funderburg to approve the proposed short-term rental on the following conditions: approve on the condition that the owner must sign the Short Term Rental Maintenance and User Agreement, pay compliance deposit, submit insurance certificate. Owner must also comply with all of the Short Term Rental regulations per Section 3.7 of The Woodlands Residential Development Standards. This approval is valid for a period not to exceed one year. Owner must reapply by January 2022.

The motion carried unanimously

19. Request for approval of a renewal of a Home Business – Oncology Massage Therapist

Stuart Gibbs

11 Timberlea Place

Lot 24 Block 02, Section 63 Village of Alden Bridge

This item was reviewed under the Summary list as recommended by staff. It was moved by Arthur Bredehoft

and seconded by Mary Funderburg to approve the proposed home business on the following conditions: Approve as presented on the condition the home business remains in compliance with the Standards. Additionally, the Committee may revoke the Permit at any time. The permit is approved for 2 years and the owner must reapply for a Home Business renewal no later than April 2023. Clients must park in owner's driveway.

The motion carried unanimously

20. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

William C Bollman

46 East Whistlers Bend Circle

Lot 29, Block 1, Section 81 Village of Alden Bridge

This item was reviewed under the Summary list as recommended by staff. It was moved by Arthur Bredehoft and seconded by Mary Funderburg to approve the legal action on the following conditions:

Approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations (**by mowing, weeding and edging the yard and continually maintaining the yard in good repair which includes mowing, weeding, edging and defining the beds in front and back yards and removing dead vegetation and by removing algae/mold from exterior of the home**) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit.

The motion carried unanimously

21. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

Johannes J Dekker

30 Davis Cottage Court

Lot 85, Block 2, Section 3 Village of Harper's Landing at College Park

This item was reviewed under the Summary list as recommended by staff. It was moved by Arthur Bredehoft and seconded by Mary Funderburg to approve the legal action on the following conditions:

Approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations (**by submitting an application for new roof**) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit.

The motion carried unanimously

22. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

Andrew Sherman & Chloe Gilmore

35 Elander Blossom Drive

Lot 51, Block 1, Section 32 Village of Creekside Park West

This item was reviewed under the Summary list as recommended by staff. It was moved by Arthur Bredehoft and seconded by Mary Funderburg to approve the legal action on the following conditions:

Approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying

them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations (**by submitting an application for the new trash and recycle cart screen**) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit.

The motion carried unanimously

23. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

Alejandro L Magnani & Gabriela Bazzino

61 Silver Crescent Court

Lot 25, Block 2, Section 1 Village of Alden Bridge

This item was reviewed under the Summary list as recommended by staff. It was moved by Arthur Bredehoft and seconded by Mary Funderburg to approve the legal action on the following conditions:

Approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these (**by removing algae/mildew from exterior of the home and by removing trash cans and debris from public view**) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit.

The motion carried unanimously

24. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

Vladimir Morenko

139 Gildwood Place

Lot 8, Block 1, Section 13 Village of Creekside Park West

This item was reviewed under the Summary list as recommended by staff. It was moved by Arthur Bredehoft and seconded by Mary Funderburg to approve the legal action on the following conditions:

Approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations (**by removing and storing the trash and recycle carts out of public view**) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit.

The motion carried unanimously

25. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

Melisa M Norman

54 South Bethany Bend Circle

Lot 7, Block 1, Section 36 Village of Alden Bridge

Resolved prior to meeting.

26. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and

Standards for outstanding violations on the property.

Kenneth C & Stephanie B Ryan

87 South Vesper Bend Circle

Lot 26, Block 2, Section 30 Village of Sterling Ridge

This item was reviewed under the Summary list as recommended by staff. It was moved by Arthur Bredehoft and seconded by Mary Funderburg to approve the legal action on the following conditions:

Approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these **(by continuing to park entirely on concrete or other approved hard-surface material and by removing and storing the trash and recycle carts and debris out of public view including items on driveway and front porch and by maintaining the yard by repairing ruts and lack of grass)** will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit.

The motion carried unanimously

27. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

Russell Taras

57 South Bethany Bend Circle

Lot 9, Block 2, Section 36 Village of Alden Bridge

This item was reviewed under the Summary list as recommended by staff. It was moved by Arthur Bredehoft and seconded by Mary Funderburg to approve the legal action on the following conditions:

Approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations **(by removing and storing the trash and recycle carts out of public view)** will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit.

The motion carried unanimously

28. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.

Jane C Acosta

2 West Lasting Spring Circle

Lot 38, Block 1, Section 8 Village of Creekside Park

This item was reviewed under the Summary list as recommended by staff. It was moved by Arthur Bredehoft and seconded by Mary Funderburg to approve the legal action on the following conditions:

Approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations **(by removing fake foliage from fence)** will result in a lawsuit filed & court hearing scheduled.

Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit.

The motion carried unanimously

29. Request for variance for proposed fence stain that is not an approvable color
 George Gabriel
 127 East Sawyer Ridge Drive
 Lot 07, Block 01, Section 34 Village of Creekside Park
 This item was heard by the full Committee. The staff provided the Committee with a presentation. It was moved by Arthur Bredehoft and seconded by David Smith to disapprove the fence stain as follows:

 Adhere to neighborhood criteria for Liberty Branch of fence stain color Driftwood Gray.
 The motion carried unanimously
30. Request for variance for 9 tree removals that do not meet the conditions for tree removal per the Standards
 David Kaiser
 23 Villa Canyon Place
 Lot 29, Block 02, Section 18 Village of Indian Springs (TWA)
 This item was heard by the full Committee. The staff provided the Committee with a presentation. It was moved by Arthur Bredehoft and seconded by David Smith to disapprove the tree removal as follows:

 Owner to resubmit with a more comprehensive plan to include future projects, landscaping and drainage plan.
 The motion carried unanimously
31. Consideration and action regarding a Rehearing by an affected neighbor regarding an approval of a proposed patio cover at 67 South Fremont Ridge Loop that was previously approved by the Development Standards Committee on March 17, 2021.
 Floyd Broussard
 67 South Fremont Ridge Loop
 Lot 03, Block 02, Section 23 Village of Creekside Park
Affected Neighbor requesting Rehearing
 Joseph and Melissa Tacchino
 23 South Fremont Ridge Loop
 Lot 07, Block 02, Section 23 Village of Creekside Park
 THIS ITEM WAS WITHDRAWN BEFORE THE MEETING
32. Variance request for proposed patio cover with integrated summer kitchen and fireplace that does not respect the rear 25' setback and exceeds the maximum allowed hard surface area.
 Jason Marshall Beam
 95 Baronet Woods Court
 Lot 04, Block 02, Section 08 Village of Sterling Ridge
 This item was heard by the full Committee. The staff provided the Committee with a presentation. It was moved by David Smith and seconded by John Brown to conditionally approve the patio cover, summer kitchen and fireplace as follows:
 The owner plant and maintain landscaping trees and shrubs to soften and screen the view to the side and rear. Vegetation must be replaced in case of death. Staff to review final planting to ensure placement complies with the committee's action. Require owner submit a comprehensive drainage plan. Additionally, The Owner must ensure that the placement of the improvement does not halt or materially impede drainage flowing off of a neighboring tract and does not redirect the flow or significantly increase the amount of water flowing onto a neighboring tract. Enforcement of this requirement is by the affected property owner(s). VERIFY ALL CENTERPOINT ENERGY EASEMENTS AS THEY MAY DIFFER FROM THE COVENANT EASEMENTS. All conditions must be met within 150 days of approval. Failure to meet requirements and conditions of approval may result in forfeiture of the compliance deposit.
 The motion carried unanimously

33. Variance request for proposed patio cover with integrated summer kitchen and fireplace that does not respect the rear 25' setback and the 7' side setback.

Brian S Twellman

19 Stanwick Pl

Lot 37, Block 01, Section 03 Village of Sterling Ridge

This item was heard by the full Committee. The staff provided the Committee with a presentation. It was moved by David Smith and seconded by Mary Funderburg to disapprove the summer kitchen and fireplace as follows:

Revise and resubmit, the committee suggests redesigning the patio cover to the the back of the home and pushing and modifying the pool to toward the back and possibly longer with the spa and beach entry on the sides. The suggested revisions or any submitted redesign, should reduce hard surface and remove any setback issues. New plans should include formal drainage plan and clarify if these projects will be elevated.

The motion carried unanimously

34. Request to appeal of planting conditions for a swimming pool approved on October 26, 2020.

Cabel Vario

6 Sundown Ridge Place

Lot 02 Block 01, Section 16 Village of Creekside Park West

This item was heard by the full Committee. The staff provided the Committee with a presentation. It was moved by Arthur Bredehoft and seconded by David Smith to disapprove the appeal of planting conditions for swimming pool as follows:

Affirm original conditions – require the 2 2.5" caliper native trees to be planted in rear back yard. The motion carried unanimously.

IX. Consideration and action regarding the Residential Development Standards and Commercial Planning and Design Standards and any promulgated rules for interim actions during the Coronavirus (COVID-19) Pandemic and other conditions such as recent winter weather.

No added items at this time.

X. Member Comments

No comments at this time.

XI. Staff Reports

No reports at this time.

XII. Adjourn

Chair Arthur Bredehoft asked for a motion to adjourn. Bob Adams made the motion and David Smith seconded. The meeting was adjourned at 8:08 p.m.