

Development Standards Committee  
June 2, 2010 at 5:30PM  
The Woodlands Township Service Center  
2201 Lake Woodlands Drive  
The Woodlands, Texas 77380  
Minutes

Members Present: Deborah Sargeant, Robert Heineman, Michael Sawran, Ken Anderson, Ken Parker, Kim Hess and Chris Florack

Staff Present: Amanda Cambron, Devon Jordan, Pam Forde, Chris Feist, Hennie van Rensburg and Vicki McGuire

**I. Welcome/Call Meeting to Order**

The meeting was called to order in regular session, open to the public by vice Chair, Robert Heineman at 5:36 p.m.

**II. Approve Minutes of Meeting of May 5, 2010**

It was moved by Michael Sawran and seconded by Chris Florack to approve the minutes of the regular meeting of May 5<sup>th</sup>, 2010 as presented. The motion carried unanimously.

**III. Consideration and Action of the Summary List**

Vice Chair, Robert Heineman presented the Summary List as presented by Staff Recommendation. The list consisted of commercial item C and residential Items 3, 10, 12, 13, 17, 18, 21, 22, 23, 24, 27, 28, 29, 30, 31, and 32. Item 28 was removed from the summary list. It was moved by Chris Florack and seconded by Michael Sawran to approve the Summary List as presented by staff, with the exception of item 28. The motion carried unanimously.

**IV. Review and Disposition of Commercial Applications**

**A. Request for Consideration and Action**

Monument "Welcome" Sign

The John Cooper School – 01-060-0060-0592-0230-0000

1 John Cooper Drive

Village of Indian Springs

This item was reviewed by the full committee. After presentation by staff and discussion with Michael Maher, representing John Cooper School, it was moved by Ken Parker and seconded by Michael Sawran to approve the sign with the additional notation that the approved sign does not represent a typical monument sign. The motion carried unanimously.

**B. Request for Consideration and Action**

LED Message Center Sign

The John Cooper School – 01-060-0060-0592-0230-0000

1 John Cooper Drive

Village of Indian Springs

This item was reviewed by the full committee. After presentation by staff and discussion with Michael Maher, representing John Cooper School, and Donna Norris, representing the sign contractor, it was moved by Ken Parker and seconded by Michael Sawran to approve the smaller version of the sign, "Option A", as submitted. The motion carried unanimously.

- C. Request for Consideration and Action  
Final Approval  
Woodlands Trolley Maintenance Facility – 01-010-0046-0599-0226-0000  
700 Westridge Drive  
Village of Grogan’s Mill

This item was reviewed under the summary approval list as presented by staff. It was moved by Chris Florack and seconded by Michael Sawran to approve the item as submitted. The motion carried unanimously.

- V. Report on “Commercial Staff Approval List” for June 2<sup>nd</sup>, 2010  
The list was accepted as presented.

VI. Review and Disposition of Residential Applications

1. Variance request for an existing storage shed/greenhouse that may exceed the maximum height allowed, and may not be considered architecturally and aesthetically compatible with the neighborhood, including proposed plan revision with landscaping.

Felipe Arteaga

105 Grogan’s Point Road

Lot 2, Block 1, Section 49 Village of Grogan’s Mill

This item was reviewed by the full committee. The staff provided the committee with a PowerPoint presentation noting the existing storage shed/greenhouse and the proposed changes, including changes to the roof materials and siding materials, along with a landscaping plan. The home owner and his architect, Rudy Mercado were present for this item. Mr. Mercado stated that moving the structure would not help to minimize the appearance from neighboring lots. The owner suggested that he could plant more trees to soften the visibility of the structure from neighboring lots, but did not want to lower the height of the shed. Affected neighbors were present and addressed the committee. Additionally the concerns of impact, aesthetics, and plumbing were addressed with the committee. The committee discussed concerns regarding impact to neighbor and location. It was then moved by Chris Florack to deny the variance because the owner is not the primary viewer of the shed. The motion died for lack of a second. Michael Sawran moved to deny the variance and require that the existing structure be removed. The motion was seconded by Chris Florack. Ken Parker abstained from the vote. The motion carried unanimously.

2. Request for Concept Approval of Street Right-of-Way Improvement - Landscape Development Plan for Cul-de-sac Island Handicapped Accessible Curb Ramps and Mailbox Area, Arbors with benches, Patios, Seating Walls, Pathways, and Water features

Forest Lake Townhome Association

North Lakeridge Circle, Section 31 Village of Cochran’s Crossing

This item was reviewed by the full committee. The staff provided the committee with a PowerPoint presentation noting the concept plan with five proposed phases of improvements. The townhome association president was present for the item and was able to confirm that there was water on the island and the proposed lighting plans would not contribute more illumination than currently exists. It was moved by Chris Florack to approve the concept plan. The motion was seconded by Ken Anderson and the motion carried unanimously.

3. Variance request for proposed plan revision to previously approved Room Addition  
Wincenty and Ludmilla Kaminski  
10 Snowbird Place

Lot 110, Block 04, Section 04, Village of Cochran's Crossing

This item was reviewed under the summary approval list as presented by staff. It was moved by Chris Florack and seconded by Michael Sawran to approve the plan revisions for the proposed room addition with standard conditions. The addition must meet code and pass inspections. The motion carried unanimously.

4. Variance request for a proposed driveway widening, which will be located within the five foot side yard easement, will cause the driveway to exceed the maximum width allowed, and will be constructed of flagstone, which is not an approved hard surface for parking.

Clayton and Stephanie Hall

14 Pebble Hollow Court

Lot 59, Block 02, Section 32 Village of Panther Creek

This item was reviewed by the full committee. The staff provided the committee with a Power Point presentation showing the location of the proposed paving. Upon consideration, it was moved by Chris Florack and seconded by Ken Parker to deny the variance. The committee suggested that the owner submit a new plan to include paving on the opposite side of the driveway where it would not encroach the easement and would cause less impact to the neighboring lot. Relocating the paving would allow continued access through the rear yard gate on the right side of the lot. The motion carried unanimously.

5. Variance request for proposed paving and a fire pit that would cause the lot to exceed the maximum hard surface allowed.

Marcus D. Volz

10 Thistlewood Place

Lot 89, Block 04, Section 04 Village of Cochran's Crossing

This item was reviewed by the full committee. The staff provided the committee with a Power Point presentation showing the location of the proposed paving and fire pit. The owner was present for the item. Upon consideration, Chris Florack moved to approve the improvements on the condition that a 2' landscape bed is maintained adjacent to the garage. The motion died due to lack of a second. Michael Sawran moved to approve the fire pit and paving on the condition that areas 1 and 2, as indicated on the survey are removed and that native evergreen vegetation be planted and maintained on the lot. with the Standard conditions of approval for pool construction, to meet code and pass inspections. The Owner must ensure that the placement of the improvement and landscaping 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 was seconded by Chris Florack and unanimously carried.

6. Variance request for a proposed sports court that would be located beyond the 40 foot Rear Building Setback, require the removal of trees and would have a green vinyl-coated chain link fence.

Philip and Ellen Asherman

38 Grand Garden

Lot 15, Block 01, Section 46 Village of Cochran's Crossing

This item was reviewed by the full committee. The staff provided the committee with a Power Point presentation showing the location of the proposed sports court and the trees that would be removed for construction. The contractor was present for the item. The committee discussed alternate locations for the sports court that may present less impact to neighboring lots. Upon consideration, it was moved by Chris Florack and seconded by Ken Parker to deny the variance request as presented. The motion carried unanimously.

7. Variance request for a proposed cabana with summer kitchen which will be located beyond the 35 foot rear building setback.  
Gary and Suzy Lehr  
3 Willowcrest Place  
Lot 15, Block 01, Section 56 Village of Cochran's Crossing  
This item was reviewed by the full committee. The staff provided the committee with a Power Point presentation showing the proposed cabana with summer kitchen and its location to be located beyond the setback in the backyard. The owner was present for the item. The committee considered the potential impact of the improvement in a location beyond the setback. Upon consideration, it was moved by Michael Sawran to approve the cabana and summer kitchen with the Standard conditions to pass inspection and to meet code. Additionally, the owner must plant and maintain (4) 30 gallon native evergreen trees at the rear of the improvement to provide screening between the owner and the rear neighbor. The motion was seconded by Chris Florack and carried unanimously.
8. Variance request for a proposed detached storage shed which would encroach the 5foot side yard easement and would exceed the maximum height allowed for buildings which do not match the dwelling.  
Robert and Barbara Laible  
103 West Lakemist Circle  
Lot 01, Block 02, Section 20 Village of Cochran's Crossing  
This item was reviewed by the full committee. The staff provided the committee with a Power Point presentation showing the proposed shed and its location in the easement. The owner was present for the item and suggested potentially raising the height of the fence to screen the shed. The committee members discussed concerns with the visibility of the structure from the street and whether an alternate location was possible for the placement of the shed. Upon consideration, it was moved by Ken Parker and seconded by Chris Florack to deny the variance as presented and suggested the owner consider resubmitting the shed in an alternate location out of the easement. The motion carried unanimously.
9. Variance request for proposed pool decking which will cause the lot to exceed the maximum hard surface area allowed.  
Michael Maher  
39 Fernglen Drive  
Lot 01, Block 03, Section 40 Village of Grogan's Mill  
This item was reviewed by the full committee. The staff provided the committee with a Power Point presentation showing the location of the proposed pool decking. The owner was present for the item and explained there would be areas, as shown on the plan that would be maintained as planters. Upon consideration, Ken Anderson moved to approve the variance as presented with the Standard conditions of approval for pool construction, to meet code and pass inspections. The Owner must ensure that the placement of the improvement and landscaping 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 was seconded by Chris Florack and unanimously carried.
10. Variance request for a proposed tennis court that will encroach into the 40foot rear building setback, will have lights installed in excess of the maximum height and number allowed, will not be enclosed with solid fence or a black, vinyl coated chain link fence and may cause an impact.  
George Weaver, Inc.  
70 South Tranquil Path

Lot 03, Block 02, Section 61 Village of Grogan's Mill

This item was reviewed under the summary approval list as presented by staff. It was moved by Chris Florack and seconded by Michael Sawran to withdraw the item. The motion carried unanimously.

11. Request for a rehearing for the existing paving that encroaches into the right 5 foot side yard easement and exceeds the maximum width allowed.

Jonathan Long

57 Rolling Links Court

Lot 08, Block 02, Section 58 Village of Grogan's Mill

This item was reviewed by the full committee. The staff provided the committee with a Power Point presentation showing the existing paving. The owner was present for the item and explained his need for a rehearing. Upon consideration, it was moved by Ken Parker to allow the rehearing. The motion was seconded by Michael Sawran and carried unanimously.

12. Variance request for an existing play structure that encroaches into the 5foot side yard easement.

Thomas and Rachel Whitten

136 Golden Shadow Circle

Lot 55, Block 05, Section 04 Village of Cochran's Crossing

This item was reviewed under the summary approval list as presented by staff. It was moved by Chris Florack and seconded by Michael Sawran to deny the variance request for the existing play structure and consent to delay enforcement based upon the execution of a memorandum of agreement which requires the owner to remove the play structure from the easement, when the owner no longer owns the home, transfers title, or is no longer the primary resident, or when the structure is in disrepair and in need of repair and replacement. The motion carried unanimously.

13. Variance request for existing landscape rocks which are located within the street right-of-way, less than 18 inches from the pavement edge and exceed the maximum height allowed.

Robert and Margee Helms

22 Lyric Arbor Circle

Lot 19, Block 01, Section 38 Village of Cochran's Crossing.

This item was reviewed under the summary approval list as presented by staff. It was moved by Chris Florack and seconded by Michael Sawran to approve the existing landscape rocks as presented. Approval by this committee does not constitute approval by the additional easement holders or the county. The owner must obtain approval by those entities and may be subject to removal. The motion carried unanimously.

14. Variance request for an existing fence which exceeds the maximum height allowed, is constructed with more than one horizontal rot board which is visible to the Street Right-of-Way, with the unfinished side facing outward from the lot and is located beyond the 10foot platted Building Line.

Gary and Julie McCluskey

23 South Duskwood Place

Lot 15, Block 01, Section 26 Village of Cochran's Crossing

This item was reviewed by the full committee. The staff provided the committee with a Power Point presentation showing the location of the existing fence at the rear and side property. The owner was present for the item and explained that the former fence existing beyond the building line for 18 years. Upon consideration, Ken Parker moved to approve the right side fence in its current location on the condition that a planter bed is installed and maintained on the outside of

the fence to soften and screen the fence from view of the street. The rear fence must be corrected to meet the Standard regarding orientation, by reversing the pickets, double-siding the fence, or adding pickets to the outside of the fence to create a shadowbox effect. The motion was seconded by Chris Florack and carried unanimously.

15. Variance request for an existing fence which was built with a rot board that is visible from an adjacent street right-of-way.

Chris Ragan

62 Indian Clover Drive

Lot 07, Block 01, Section 11 Village of Panther Creek

This item was reviewed by the full committee. The staff provided the committee with a Power Point presentation showing the location of the existing fence at the rear of the property. Upon consideration, it was moved by Chris Florack to approve the fence on the condition that staff verifies that the fence is beveled at a 45 degree angle at the corner where the fence and rot board meet. If the fence does not meet the criteria specified, the variance is denied and the owner must meet the requirement of the Standard to plant and maintain vegetation to screen the rot board from view of the adjacent street right-of-way. The motion was seconded by Ken Anderson and carried unanimously.

16. Variance request for an existing trampoline located within the 5foot side yard easement.

Timothy and Kate Hart

23 East Trace Creek Drive

Lot 03, Block 03, Section 02 Village of Indian Springs

This item was reviewed by the full committee. The staff provided the committee with a Power Point presentation showing the location of the existing trampoline in the five foot left side easement. The presentation included photos submitted by the adjacent neighbors showing the impact the trampoline poses to their lot in its current location. The owner and the neighbors were present for the item. The owner stated that he was unaware of the concerns of the neighbors and was happy to relocate the trampoline. Upon consideration, it was moved by Chris Florack and seconded by Ken Anderson to approve the variance on the condition that the trampoline is relocated to the right rear corner of the lot, in the 10 foot rear utility easement. Approval by this committee does not constitute approval by the additional easement holders. The owner must obtain approval by those entities and the improvement may be subject to removal. The motion carried unanimously.

17. Variance request for an existing roof which is not in accordance with the Standards.

Hung Jue Lim

18 East Bigelow Oak Court

Lot 58, Block 01, Section 03 Village of Panther Creek

This item was reviewed under the summary approval list as presented by staff. It was moved by Chris Florack and seconded by Michael Sawran to approve the existing roof as presented. The motion carried unanimously.

18. Variance request for an existing play structure that exceeds the maximum height allowed and is located within the 10 foot rear utility easement.

Brenda Horton

8 Falling Star Road

Lot 04, Block 03, Section 14 Village of Panther Creek

This item was reviewed under the summary approval list as presented by staff. It was moved by Chris Florack and seconded by Michael Sawran to approve the existing play structure as presented on the condition that the electrical components are inspected and meet code or that

owner submits verification that electricity has been disconnected from structure within 120 days of plan approval. Approval by this committee does not constitute approval by the additional easement holders. The owner must obtain approval by those entities and may be subject to removal. The motion carried unanimously.

19. Variance request for an existing detached storage shed which is located within the 5 foot side yard easement.

Daniel Patrascu

19 Elk Crossing Drive

Lot 25, Block 02, Section 05 Village of Indian Springs

This item was reviewed by the full committee. The staff provided the committee with a Power Point presentation showing the location of the existing, partially constructed shed. The owner was present for the item and explained the need to locate the improvement within the easement. The committee expressed concerns about the location immediately adjacent to the neighboring fence. Upon consideration, it was moved by Chris Florack and seconded by Michael Sawran to allow the variance for the existing shed on the condition that the owner reduces the length of the shed, allowing a maximum three foot encroachment into the side easement. The owner must also plant and maintain native evergreen vegetation on the street facing side of the shed to screen the improvement. Approval by this committee does not constitute approval by the additional easement holders. The owner must obtain approval by those entities and may be subject to removal. The motion carried unanimously.

20. Variance request for an existing gazebo which is located within the 5foot side yard easement.

Daniel Patrascu

19 Elk Crossing Drive

Lot 25, Block 02, Section 05 Village of Indian Springs

This item was reviewed by the full committee. The staff provided the committee with a Power Point presentation showing the location of the existing gazebo. The owner was present for the item and explained the need to locate the improvement within the easement. Upon consideration, it was moved by Chris Florack and seconded by Michael Sawran to allow the variance for the existing gazebo as presented. Approval by this committee does not constitute approval by the additional easement holders. The owner must obtain approval by those entities and the improvement may be subject to removal. The motion carried unanimously.

21. Variance request for existing flagstone paving located within the five foot side yard easement and exceeds the maximum width allowed for a walkway.

Robert Gaskill

4 East Wavy Oak Circle

Lot 08, Block 08, Section 07 Village of Panther Creek

This item was reviewed under the summary approval list as presented by staff. It was moved by Chris Florack and seconded by Michael Sawran to approve the existing paving as presented. Approval by this committee does not constitute approval by the additional easement holders. The owner must obtain approval by those entities and may be subject to removal. The motion carried unanimously. The motion carried unanimously.

22. Variance request for existing fence built with multiple rot boards that cause the fence to exceed the maximum height allowed.

Robert Gaskill

4 East Wavy Oak Circle

Lot 08, Block 08, Section 07 Village of Panther Creek

This item was reviewed under the summary approval list as presented by staff. It was moved by Chris Florack and seconded by Michael Sawran to approve the existing fence as presented on the condition that the vegetative screening at the rot board is maintained. The motion carried unanimously.

23. Variance request for an existing front yard walkway that exceeds the maximum width allowed.

Robyn Brand

203 North Crimson Clover Circle

Lot 17, Block 01, Section 30 Village of Panther Creek

This item was reviewed under the summary approval list as presented by staff. It was moved by Chris Florack and seconded by Michael Sawran to approve the existing front yard walkway on the condition that native evergreen landscaping is planted and maintained on the street side of the walkway and the left side of the walkway, as seen from the street. The motion carried unanimously.

24. Variance request for an existing roof which is not in accordance with the Standards.

Gilbert Leal

26 North Wavy Oak Circle

Lot 02, Block 08, Section 07 Village of Panther Creek

This item was reviewed under the summary approval list as presented by staff. It was moved by Chris Florack and seconded by Michael Sawran to approve the existing roof as presented. The motion carried unanimously.

25. Variance request for an existing and proposed driveway widening which encroaches the five foot side yard easement, causes the driveway to exceed the maximum width allowed, and is composed of pavers which are not an approved hard surface for parking.

Christopher McLeod

10 Golden Place

Lot 04, Block 22, Section 01 Village of Indian Springs

This item was reviewed by the full committee. The staff provided the committee with a Power Point presentation showing the location for the existing and proposed pavers or concrete. The owner was present for the item and explained his need to utilize the area beside the driveway for parking. Upon consideration, it was moved by Ken Parker and seconded by Michael Sawran to allow the variance for the existing paver driveway widening, as presented. Approval by this committee does not constitute approval by the additional easement holders. The owner must obtain approval by those entities and may be subject to removal. The motion carried with Chris Florack voting in opposition.

26. Hearing request from affected neighbor regarding violations of the Covenants and Standards and consideration and action of violations.

Hilarie Kilpatrick

202 South Berryline Circle

Lot 13, Block 02, Section 36 Village of Panther Creek

This item was reviewed by the full committee. The staff provided the committee with a Power Point presentation showing the violations at the property. The neighbors to 202 South Berryline Circle presented the committee with a letter that was read by Teresa Davis, owner of 206 South Berryline Circle. The committee members and staff informed the neighbors of the Standard regarding disabled vehicles. The neighbors were concerned that the vehicle parked in the driveway at 202 South Berryline Circle does not work. Staff informed the committee of the deadline agreed with the owner to correct the violations which will expire the first week of July.



The committee took no action on the item and will review the item again at its regular meeting of July 7, 2010, if the violations are not corrected.

27. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.  
John E. Pegan III  
104 East Wavy Oak Circle  
Lot 14, Block 08, Section 07 Village of Panther Creek  
This item was reviewed under the summary approval list as presented by staff. It was moved by Chris Florack and seconded by Michael Sawran to 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 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 home.  
Elizabeth Arrambide  
219 South Deerfoot Circle  
Lot 01, Block 03, Section 28 Village of Grogan's Mill  
This item was reviewed by the full committee. The staff provided the committee with printed photographs showing the violations cited on the property. The owner was present for the item and requested leniency from the committee on a timeframe for resolving the outstanding maintenance violations. Staff explained that the owner can apply to keep the garage door color as it exists and seek a variance to the Standard requirement that requires it to be painted to match the siding or trim of the home. The committee suggested that the owner seek assistance through the Property Revitalization Program. Following discussion, it was moved by Chris Florack to delay legal action for 60 days to allow the owner an opportunity to determine whether assistance is available or find an alternate means of resolving the violations. The motion was seconded by Ken Anderson and carried unanimously.
  
29. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.  
Randy Ervin  
10719 East Timberwagon Circle  
Lot 06, Block 08, Section 06 Village of Grogan's Mill  
This item was reviewed under the summary approval list as presented by staff. It was moved by Chris Florack and seconded by Michael Sawran to 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 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.

30. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations including failure to provide a completed application for a spa or to provide an approved spa barrier.  
Edith Lutz  
51 East Trillium Circle  
Lot 56, Block 02, Section 19, Village of Cochran's Crossing  
This item was reviewed under the summary approval list as presented by staff. It was moved by Chris Florack and seconded by Michael Sawran to withdraw the item. The motion carried unanimously.
31. Consideration and action to proceed with legal action for failure to comply with the actions of Development Standards Committee, regarding failure to remove a 2<sup>nd</sup> story window unit from the home.  
Michael Heller  
4 Warbler Place  
Lot 54, Block 01, Section 07, Village of Cochran's Crossing  
This item was reviewed under the summary approval list as presented by staff. It was moved by Chris Florack and seconded by Michael Sawran to 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 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.
32. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the lot.  
Trent and Nina Meyer  
3 Village Knoll Place  
Lot 101, Block 04, Section 10, Village of Cochran's Crossing  
This item was reviewed under the summary approval list as presented by staff. It was moved by Chris Florack and seconded by Michael Sawran to 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 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.

**VII.** Public Comments  
There were none.

**VIII.** Member Comments  
There were none.

**IX.** Consideration and Action to allow Boy Scouts of America Troop 72 to place American flags in the front yard of homes, in The Woodlands without requiring that the flag be placed a minimum

of 20 feet back and would allow the troop to place the flags closer to the streets edge, for the duration of the days of: Memorial Day, Flag Day, July 4<sup>th</sup>, Labor Day, September 11<sup>th</sup>, Veteran's Day and President's Day.

This item was reviewed by the full committee. The staff provided the committee with a description of the request to display American Flags on specific holidays. It was moved by Chris Florack to approve the request. The motion was seconded by Ken Anderson and the motion carried unanimously.

**X.** Consideration and Action to approve the proposed revisions to the Residential Development Standards, of The Woodlands.

This item was not reviewed.

**XI.** Staff Reports

There were none.

**XII.** Adjourn

There being no further business it was moved by Robert Heineman and seconded by Chris Florack to adjourn the meeting. The meeting was adjourned at 8:45p.

\*\*The Above Schedule Represents an Estimate of the Order for the Agenda Items Listed and is Subject To Change\*\*