

Development Standards Committee

July 21, 2010 at 5:30PM

The Woodlands Township Service Center

2201 Lake Woodlands Drive

The Woodlands, Texas 77380

Minutes

Members Present: Deborah Sargeant, Ken Anderson, Kim Hess and Ken Parker and Chris Florack.

Members Absent: Robert Heineman and Mike Bass

Staff Present: Sharlene Novak, Hennie Van Rensburg, Neslihan Tesno

Others in Attendance: As reflected by the attached Sign-in Sheet for July 21, 2010.

I. Welcome/Call Meeting to Order

The meeting was called to order by Chairwoman Deborah Sargeant at 5:36 p.m.

II. Approve Minutes of DSC Meeting on June 16, 2010.

It was moved by Ken Anderson and seconded by Chris Florack to approve the minutes of the previous meeting as presented. The motion carried unanimously.

III. Consideration and Action of the Summary List

Chairwoman Deborah Sargeant presented the Summary List as presented by Staff Recommendation. Item #14 was removed off of Summary list and placed on the Review List at the request of Ken Parker. The list consisted of Commercial Item B and Residential Items 1,2,3,4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30 and 31. It was moved by Ken Parker and seconded by Chris Florack to approve the Summary List as presented by staff. The motion carried unanimously.

IV. Review and Disposition of Commercial Applications

A. Request for Consideration and Action

Building and Paving Addition (Phase I of II) - Concept Approval

Woodlands Community Presbyterian Church – 01-020-0040-0045-0305-0000

4881 West Panther Creek Drive

Village of Panther Creek

TABLED

B. Request for Consideration and Action

Signage and Landscape – Final Approval

CVS Pharmacy – 01-020-0040-0045-0285-0005

4775 W. Panther Creek Drive

Village of Panther Creek

This item was reviewed under the summary approval list as presented by staff. It was moved by Kim Hess and seconded by Ken Anderson to approve the item subject to 1) One "Drive-thru Pharmacy" sign on the rear drive thru canopy elevation, one "Entrance" sign on the right side elevation, and one "Exit" sign on the left side elevation. All of these signs must be individually mounted channel letters, 2) Add one more crepe myrtle

to the landscape island and irrigate all new landscaping. The motion carried unanimously.

- C.** Report on “**Commercial Staff Approval List**” for July 21, 2010
The list was accepted as presented.

V. Review and Disposition of Residential Applications

1. Consideration and action on a request for approval of a subsurface water well .

Joyce Schweikert

126 South Tranquil Path

Lot 15, Block 2, Section 61, Village of Grogan’s Mill

This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Parker and seconded by Chris Florack to conditionally approve with following conditions: (1) the permit containing an indemnity provision agreed to by the Owner indemnifying the DSC, the Woodlands Township and all related parties from and against any third party claims in any manner associated with the construction, operation, use or maintenance of the water well and (2) the submission by the property owner and the approval thereof of a fully executed written agreement and/or permit with any and all third parties claiming an interest in or authority to regulate the construction, operation, use or maintenance of sub-surface well and/or the water extracted there from. Furthermore, the approval hereof shall not be deemed approval by any other entity or person having rights to approve or regulate the construction, operation, use or maintenance of the water well. The motion carried unanimously.

2. Variance request for a proposed awning in a muted striped color.

Helga Hellriegel

23 West Greenhill Terrace Place

Lot 10, Block 1, Section 87, Village of Alden Bridge

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

3. Variance request for proposed rain harvesting water tanks which will encroach upon the 10 foot rear yard easement.

Ronald and Daphane Shaffer

38 North Manorcliff Place

Lot 58, Block 2, Section 63, Village of Alden Bridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Parker and seconded by Chris Florack to approve as submitted. 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.

4. Variance request for a proposed roof color which is not within the acceptable color range.

James and Romana Cortese

15 Cypress Lake Place

Lot 12, Block 1, Section 22, Village of Alden Bridge

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

5. Variance request for a proposed roof color which is not within the acceptable color range.

Sergio and Angelique Grado

102 Sunlit Grove Street

Lot 14, Block 2, Section 35, Village of Alden Bridge

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

6. Variance request for proposed gazebo and fireplace which do not respect 25 foot rear setback .

Roberto and Therese Abib

26 South Pentenwell Circle

Lot 3, Block 2, Section 15, Village of Sterling Ridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Parker and seconded by Chris Florack to conditionally approve with the following conditions: standard conditions, meet code. Plant and maintain evergreen vegetation to screen gazebo and fireplace and soften view to adjacent properties. The motion carried unanimously.

7. Variance request for a proposed storage/utility building that is 30 square feet over the maximum area allowed.

Lee and Sabrina McKinstrey

10 East Double Green Circle

Lot 6, Block 1, Section 77, Village of Sterling Ridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Parker and seconded by Chris Florack to conditionally approve with the following conditions: Plant and maintain evergreen vegetation (minimum 6' to 8' in height) to screen wall to left adjacent property. Staff to approve planting upon completion. The motion carried unanimously.

8. Variance request for a proposed storage shed that will encroach upon the 10 foot rear and 5 foot side yard easements.

Tawny Olvera

206 Lattice Gate Street

Lot 27, Block 1, Section 55, Village of Alden Bridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Parker and seconded by Chris Florack to conditionally approve with the following conditions: Move shed to right out of 5' side easement but allow in rear 10'. 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.

9. Variance request for existing pavers which encroach into the 10 foot rear and 5 foot side yard easements.

Tawny Olvera

206 Lattice Gate Street

Lot 27, Block 1, Section 55, Village of Alden Bridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Parker and seconded by Chris Florack to approve as submitted. 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.

10. Variance request for an existing pond which encroaches into the 5 foot side yard easement.

Todd Watrous

151 South Brooksedge Circle

Lot 13, Block 3, Section 58, Village of Alden Bridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Parker and seconded by Chris Florack to approve as submitted. 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.

11. Variance request for an existing deck which encroaches into the 5 foot side yard easement.

Dane DellaCrosse

110 East Sterling Pond Circle

Lot 58, Block 3, Section 3, Village of Alden Bridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Parker and seconded by Chris Florack to approve as submitted. 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.

12. Variance request for existing front yard patio and pavers located beyond the 25 foot front building line as well as encroaches into the 10 foot front yard easement and street right of way.

Roger May

14 Serenity Woods Place

Lot 16, Block 3, Section 13, Village of Alden Bridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Parker and seconded by Chris Florack to conditionally approve with the following conditions: No plastic furniture, umbrellas or BBQ grills to be stored on patio. 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.

13. Variance request for an existing fence and rot board located within 5 foot of the front façade of the dwelling.

Ronald and Lisa Reynolds

79 East Green Gables Circle

Lot 40, Block 1, Section 9, Village of Alden Bridge

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

14. Variance request for an existing front yard patio which will project beyond the front building line and the front yard easement.

Uday and Swati Kale
167 West Sterling Pond Circle
Lot 60, Block 2, Section 3, Village of Alden Bridge

This item was reviewed by the full committee. The staff provided the committee with a PowerPoint presentation of the existing improvement. The homeowner was not present to address the committee. It was moved by Chris Florack and seconded by Kim Hess to conditionally approve as follows: No plastic furniture, umbrellas or BBQ grills to be stored on patio. Plant and maintain evergreen vegetation to screen wood swing, planting to be approved by staff. 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.

15. Variance request for an existing driveway expansion and walkway which exceed the maximum width allowed.

Dan Williams
19 South Old Cedar Circle
Lot 11, Block 1, Section 19, Village of Alden Bridge

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

16. Variance request for an existing play structure which extends into the 10 foot rear and 5 foot side yard easements.

Chris and Kim Moayed
182 Lattice Gate Street
Lot 33, Block 1, Section 55, Village of Alden Bridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Parker and seconded by Chris Florack 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 residence, or when the play structure 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 and may be subject to removal. The motion carried unanimously.

17. Variance request for an existing play structure which extends into the 10 foot rear yard easement.

Michael Moline
115 South Plum Crest Circle
Lot 1, Block 2, Section 64, Village of Alden Bridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Parker and seconded by Chris Florack 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 residence, or when the play structure 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 and may be subject to removal. The motion carried unanimously.

18. Variance request for an existing pool beam which encroaches upon the 10 foot rear yard easement.

Richard Meeks

26 Lyreleaf Place

Lot 18, Block 1, Section 39, Village of Alden Bridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Parker and seconded by Chris Florack to conditionally approve if applicant submits application for attic conversion and removes lattice per DSC decision. Applicant must submit application and remove lattice within 30 days of decision. Pool deposit to be forfeited. The motion carried unanimously.

19. Variance request for an existing concrete walkway which encroaches upon the 5 foot side yard easement.

Brad and Belinda Edwards

47 Lyreleaf Place

Lot 12, Block 1, Section 39, Village of Alden Bridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Parker and seconded by Chris Florack to approve as submitted. 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.

20. Variance request for an existing play structure which is 12 feet, 6 inches in height .

Brian McMullin

231 South Maple Glade Circle

Lot 14, Block 1, Section 38, Village of Alden Bridge

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

21. Variance request for an existing front yard trellis which is located beyond the 25 foot front building line and encroaches upon the 10 foot front yard easement.

Joe and Karen Moore

67 East Evangeline Oaks Circle

Lot 7, Block 2, Section 74, Village of Alden Bridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Parker and seconded by Chris Florack to conditionally approve with the following conditions: maintain existing vegetation. Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities and may be subject to removal. The motion carried unanimously.

22. Variance request for an existing paving area that encroaches into the 5 foot side yard easement.

Van and Kim Mount

18 Valley Mead Place

Lot 42, Block 1, Section 76, Village of Alden Bridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Parker and seconded by Chris Florack to approve as submitted. 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.

23. Variance request for an existing play structure located in the 5 foot side yard easement.

Mark Allen

114 South Flickering Sun Circle

Lot 54, Block 1, Section 93, Village of Alden Bridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Parker and seconded by Chris Florack to disapprove and consent to delay enforcement, based upon the execution of a memorandum of agreement, requiring the owner to remove the trampoline from the property, when the owner no longer owns the home, transfers title or when the owner is no longer the primary residence, or when the trampoline 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 and may be subject to removal. The motion carried unanimously.

24. Variance request for an existing play structure that that encroaches into the 10 foot rear yard easement.

Clint and Jaquita Corley

11 Lanesend Place

Lot 39, Block 1, Section 23, Village of Indian Springs - TWA

This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Parker and seconded by Chris Florack 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 residence, or when the play structure 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 and may be subject to removal. The motion carried unanimously.

25. Variance request for an existing storage shed that encroaches into the 5 foot side yard easement.

George and Karen Guillory

7 Mystic Valley Court

Lot 6, Block 2, Section 8, Village of Indian Springs – TWA

This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Parker and seconded by Chris Florack 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, when the owner no longer owns the home, transfers title or when the owner is no longer the primary residence, or when the shed 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 and may be subject to removal. The motion carried unanimously.

26. Variance request for existing pavers which encroach into the street right-of-way.
Joe and Christine Greene
74 West Arbor Camp Circle
Lot 32, Block 3, Section 4, Village of Creekside Park
This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Parker and seconded by Chris Florack to approve as submitted. The motion carried unanimously.
27. Variance request for an existing gazebo which does not respect the 25 foot rear building setback.
Jose Ramon and Gloria Martinez
122 East Cove View Trail
Lot 82, Block 1, Section 6, Village of Creekside Park
This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Parker and seconded by Chris Florack to conditionally approve, meet code and standard conditions apply. The motion carried unanimously.
28. Variance request for an existing fence which extends beyond the 10 foot building setback.
Jarrett Tarrant
50 South Sage Sparrow Circle
Lot 14, Block 4, Section 11, Village of Creekside Park
This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Parker and seconded by Chris Florack to conditionally approve, install 3' wide planting bed along side street fence with forest mix of trees, shrubs and plants. Staff to approve plantings upon completion. The motion carried unanimously.
29. Variance request for an existing shed located in the 5 foot side yard easement.
Luis Velasco
11 Gilded Crest Court
Lot 41, Block 2, Section 29, Village of Sterling Ridge
This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Parker and seconded by Chris Florack 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, when the owner no longer owns the home, transfers title or when the owner is no longer the primary residence, or when the shed 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 and may be subject to removal. 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 on the home.
Ramon Alexandro Rovirosa Martinez
7 Mosaic Point Place
Lot 14, Block 1, Section 6, Village of Creekside Park
This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Parker and seconded by Chris Florack 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 (by applying for play structure or removing play structure) 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.

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

John Wilkerson

22 Silver Lute Place

Lot 22, Block 2, Section 9, Village of Grogan's Forest at College Park

This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Parker and seconded by Chris Florack 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 (by applying for play structure or removing play structure) 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 home.

Britton Johnson

199 North Wimberly Way

Lot 15, Block 2, Section 3, Village of Harper's Landing at College Park

Withdrawn – Violation cured.

33. Consideration, Action and Rehearing for an existing fence.

Carmen Ovejas

40 Trummel Court

Lot 36, Block 1, Section 12, Village of Panther Creek

This item was reviewed by the full committee. The staff provided the committee with a PowerPoint presentation of the existing improvements. The homeowner was present to address the committee. It was moved by Ken Parker and seconded by Chris Florack to disapprove, the owner must remove the wire fencing. Additionally, the owner must submit an application for a new fence to comply with the Standard prior to installation if they choose to maintain a fence. The motion carried unanimously.

34. Consideration and action of an existing home business that was approved by DRC on November 19, 2009 for a period of 6 months.

Randy and Cynthia Calabro

2 Newland Court

Lot 18, Block 1, Section 45, Village of Alden Bridge

This item was reviewed by the full committee. The staff provided the committee with a PowerPoint presentation of the existing business. The homeowner was not present to address the committee. It was moved by Chris Florack and seconded by Kim Hess to conditionally approve on the conditions that all customers must park in driveway, there was limited frequency, no employees, and no commercial vehicles. Expires December 1, 2011. The motion passed, Ken Anderson was absent at time of vote.

35. Request for a rehearing to repeal the decision of the DSC to grant an appeal on May 19, 2010 for a pool house at 47 North Gary Glen Circle.

Penney and David Loane

47 North Gary Glen Circle

Lot 8, Block 2, Section 23, Village of Sterling Ridge

This item was reviewed by the full committee. The staff provided the committee with a PowerPoint presentation and background information. The homeowner was present to address the committee. No action was taken.

36. Consideration and discussion of possible proposed window treatments for a pool house as requested by the DSC.

Penney and David Loane

47 North Gary Glen Circle

Lot 8, Block 2, Section 23, Village of Sterling Ridge

This item was reviewed by the full committee. The staff provided the committee with a PowerPoint presentation of the existing improvements and current conditions. The homeowner was present to address the committee. The owner proposed that they tint the windows in the second floor of the pool house facing the neighbor at 55 Gary Glen. It was moved by Ken Parker and seconded by Chris Florack to accept the proposal. The motion carried unanimously.

37. Variance request for a proposed patio cover does not respect 20 foot rear yard setback.

Josh and Linda Froelich

19 Caulfield Court

Lot 5, Block 1, Section 40, Village of Sterling Ridge

This item was reviewed by the full committee. The staff provided the committee with a PowerPoint presentation of the proposed improvements. The homeowner and their contractor was present to address the committee. It was moved by Chris Florack and seconded by Ken Anderson to conditionally approve as submitted, plant and maintain evergreen trees/shrubs to screen and soften view of patio cover from left neighbor. Meet code standard conditions. The motion carried unanimously.

38. Variance request for proposed patio cover which does not respect the 15 foot rear yard building setback.

Darrell and Michele Dougall

111 South Spinning Wheel Circle

Lot 7, Block 2, Section 56, Village of Sterling Ridge

This item was reviewed by the full committee. The staff provided the committee with a PowerPoint presentation of the proposed improvements. The homeowner and their contractor were present to address the committee. It was moved by Deborah Sargeant to conditionally approve as submitted. The motion failed for lack of a second. It was then moved by Chris Florack and seconded by Ken Parker to conditionally approve with the conditions that they

resubmit plans to show patio cover reduced to 12' depth (wider dimension allowed). Meet code and standards, plant and maintain evergreen trees/shrubs to act as screening and to soften view to adjacent properties. The motion carried unanimously.

39. Variance request for a proposed cabana, summer kitchen and fireplace which will extend beyond the 25 foot rear yard building setback.

Mark and Kathy Robinson

31 Orchard Pines Place

Lot 19, Block 3, Section 56, Village of Alden Bridge

This item was reviewed by the full committee. The staff provided the committee with a PowerPoint presentation of the proposed improvements. The homeowner was present to address the committee. It was moved by Chris Florack and seconded by Ken Parker to redesign with moving cabana 5' closer to home and with vent-less fireplace (no chimney). Applicant must return to future DSC meeting, if possible at next one on August 4, 2010. The motion carried unanimously.

40. Variance request for a proposed patio cover that does not respect the 30 foot rear yard building setback, the 8 foot side yard building setback, and also encroaches into the 5 foot side yard easement.

Robert and Shannon Stephenson

11 Harmony Links Place

Lot 30, Block 1, Section 18, Village of Sterling Ridge

This item was reviewed by the full committee. The staff provided the committee with a PowerPoint presentation of the proposed improvements. The contractor was present to address the committee. It was moved by Chris Florack and seconded by Ken Anderson to conditionally approve, Resubmit plans, and move 1' further out of side setback, not to encroach easement, meet code, standard conditions. Plant and maintain native evergreen shrubs/trees. The motion passed. Deborah Sargeant was absent at time of vote.

41. Variance request for an existing fence that encroaches into the side yard building setback.

Robert and Shannon Stephenson

11 Harmony Links Place

Lot 30, Block 1, Section 18, Village of Sterling Ridge

This item was reviewed by the full committee. The staff provided the committee with a PowerPoint presentation of the proposed improvements. The contractor was present to address the committee. It was moved by Chris Florack and seconded by Ken Parker to approve as submitted, maintain existing vegetation along street side of fence. The motion carried unanimously.

42. Request for Approval for an existing front door that has been painted red.

Nicolas and Ingrid Moran

66 South Fair Manor Circle

Lot 8, Block 2, Section 78, Village of Sterling Ridge

This item was reviewed by the full committee. The staff provided the committee with a PowerPoint presentation of the existing improvement. The homeowner was present to address the committee. It was moved by Chris Florack and seconded by Kim Hess to disapprove, submit approvable color within 30 days. Door to be painted approved color within 60 days. The motion carried unanimously.

43. Variance request for an existing trellis located in the side yard easement.
Robert "Blain" and Sarah McDevitt
99 South Vesper Bend Circle
Lot 23 , Block 2 , Section 30, Village of Sterling Ridge
This item was reviewed by the full committee. The staff provided the committee with a PowerPoint presentation of the existing improvement. The homeowner was not present to address the committee. It was moved by Chris Florack and seconded by Kim Hess to disapprove, remove trellis within 30 days. The motion carried unanimously.
44. Variance request for existing artificial turf which is not an approvable ground cover.
Mike and Dawn Gaub
11 Sunspree Place
Lot 39, Block 2, Section 64, Village of Alden Bridge
This item was reviewed by the full committee. The staff provided the committee with a PowerPoint presentation of the existing improvement. The homeowner was present to address the committee. It was moved by Ken Parker to disapprove with MOA, motion was then rescinded. It was moved by Chris Florack and seconded by Ken Anderson to conditionally approve; artificial turf not to be visible to adjacent properties or street view and in limited amounts on property. The motion passed. Ken Parker voted against.
45. Variance request for an existing interior wooden fence that was constructed inside the wrought iron fencing and is visible to the street.
Alfonso and Yalile Garcia Martinez
27 Fraiser Fir Place
Lot 30, Block 1, Section 5, Village of Creekside Park
Withdrawn
46. Variance request for an existing arbor with a corrugated roof.
Chelly Steward
82 North Pinto Point Circle
Lot 59, Block 01, Section 12, Village of Creekside Park
This item was reviewed by the full committee. The staff provided the committee with a PowerPoint presentation of the existing improvement. The homeowner was not present to address the committee. It was moved by Chris Florack and seconded by Ken Parker to disapprove, remove corrugated roofing material within 30 days, re-submit with approvable roofing material. The motion carried unanimously.
47. Variance request for an existing arbor that encroaches into the side 5 foot side yard easement.
Joseph and Molly Whisenant
19 Mirror Ridge Drive
Lot 12, Block 3, Section 18, Village of Indian Springs
This item was reviewed by the full committee. The staff provided the committee with a PowerPoint presentation of the existing improvement. The homeowner was present to address the committee. It was moved by Ken Parker and seconded by Kim Hess to approve as submitted. Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities and may be subject to removal. The motion carried unanimously.

48. Variance request for an existing fish pond that encroaches into the side 5 foot side yard easement.
Joseph and Molly Whisenant
19 Mirror Ridge Drive
Lot 12, Block 3, Section 18, Village of Indian Springs - TWA
This item was reviewed by the full committee. The staff provided the committee with a PowerPoint presentation of the existing improvement. The homeowner was present to address the committee. It was moved by Ken Parker and seconded by Deborah Sargent to approve as submitted. Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities and may be subject to removal. The motion carried unanimously.
49. Variance request for an existing fountain that encroaches into the side 5 foot side yard easement.
Joseph and Molly Whisenant
19 Mirror Ridge Drive
Lot 12, Block 3, Section 18, Village of Indian Springs - TWA
This item was reviewed by the full committee. The staff provided the committee with a PowerPoint presentation of the existing improvement. The homeowner was present to address the committee. It was moved by Ken Parker and seconded by Chris Florack to approve as submitted. Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities and may be subject to removal. The motion carried unanimously.
50. Variance request for existing paving that encroaches into the 5 foot side yard and 10 foot rear yard easements, as well as exceeds the maximum hard surface area allowed for the lot.
Joseph and Molly Whisenant
19 Mirror Ridge Drive
Lot 12, Block 3, Section 18, Village of Indian Springs - TWA
This item was reviewed by the full committee. The staff provided the committee with a PowerPoint presentation of the existing improvement. The homeowner was present to address the committee. It was moved by Ken Parker and seconded by Kim Hess to approve as submitted. Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities and may be subject to removal. The motion carried unanimously.
51. Variance request for existing retaining wall and planters that encroach into the 5 foot side yard and 10 foot rear yard easements
Joseph and Molly Whisenant
19 Mirror Ridge Drive
Lot 12, Block 3, Section 18, Village of Indian Springs - TWA
This item was reviewed by the full committee. The staff provided the committee with a PowerPoint presentation of the existing improvement. The homeowner was present to address the committee. It was moved by Deborah Sargeant and seconded by Kim Hess to conditionally approve, any drainage issues or complaints to be addressed by owner/applicant. Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities and may be subject to removal. The motion carried unanimously.

52. Variance request for an existing shed that encroaches beyond the 10 foot rear building setback line and the easement.

Allen Kinchen

3 Quince Tree Place

Lot 98, Block 2, Section 4, Village of Harper's Landing at College Park

This item was reviewed by the full committee. The staff provided the committee with a PowerPoint presentation of the existing improvement. The homeowner was present to address the committee. It was moved by Chris Florack and seconded by Ken Parker to conditionally approve, shed not to be visible from street or adjacent lots. Applicant to work with staff in regard to possible fence alteration and plantings. The motion carried unanimously.

53. Variance request for an existing fence that encroaches into the 10 foot building setback line.

Allen Kinchen

3 Quince Tree Place

Lot 98, Block 2, Section 4, Village of Harper's Landing at College Park

This item was reviewed by the full committee. The staff provided the committee with a PowerPoint presentation of the existing improvement. The homeowner was present to address the committee. It was moved by Ken Anderson and seconded by Chris Florack to approve as submitted. The motion carried unanimously.

54. Variance request for an existing deck that encroaches into the 10 foot building setback line and the easement.

Allen Kinchen

3 Quince Tree Place

Lot 98, Block 2, Section 4, Village of Harper's Landing at College Park

This item was reviewed by the full committee. The staff provided the committee with a PowerPoint presentation of the existing improvement. The homeowner was present to address the committee. It was moved by Chris Florack and seconded by Ken Parker to approve as submitted. Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities and may be subject to removal. The motion carried unanimously.

VI. Consideration and Action of Approvable Roof Colors

Staff presented new roof colors to be considered by the committee as approvable. It was determined that the committee would like to view the colors under direct sunlight and to obtain larger samples. It was moved by Deborah Sargeant and seconded by Kim Hess to table the issue until the samples could be obtained. The motion passed unanimously.

VII. Consideration and Action of Detached Building and Structures in the Village of Creekside Park
Staff presented recommendations for regulations in regard to detached buildings in the Village of Creekside Park. There was a conflict for installation due to the requirement for all wrought iron fencing in Creekside and screening requirements for structures. It was moved by Chris Florack and seconded by Kim Hess to approve following standards for Village of Creekside Park only:

Detached buildings must be screened completely from view at ground level from the street and adjacent public or private property with native evergreen vegetation.

Vegetation must be at least 6 feet tall at time of planting. Two tiers of vegetation may be required consisting of shrubs and trees. The motion passed unanimously.

VIII. Public Comments

There were no public comments.

IX. Member Comments

There were no member comments.

X. Staff Reports

There were no staff comments.

XI. Adjourn

There being no further business it was moved by Ken Parker and seconded by Chris Florack to adjourn the meeting at 8:50 p.m. The motion carried unanimously.

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