

Development Standards Committee
September 1, 2010 at 5:30PM
The Woodlands Township Service Center
2201 Lake Woodlands Drive
The Woodlands, Texas 77380
Minutes

Members present: Mike Bass, Ken Anderson, Robert Heineman, Kim Hess, Chris Florack,
Ken Parker, and Deborah Sargeant

Staff Present: Chris Feist and Kim McKenna

- I. Welcome/Call Meeting to Order
The meeting was called to order in regular session, open to the public by Chair, Deborah Sargeant at 5:35 p.m.
- II. Approve Minutes of Meeting of August 4, 2010
It was moved by Chris Florack and seconded by Mike Bass to approve the minutes of the regular meeting of August 4, 2010. The motion carried unanimously.
- III. Consideration and Action of the Summary List
Committee Chair, Deborah Sargeant presented the Summary List as presented by Staff Recommendation. The list consisted of residential items 1, 3, 4, 5, 6, 9, 14, 15, 16, 17, 18, 22, 23, 24, 29, 30, 31, 32, 33, 34, 35, and 36. It was moved by Mike Bass and seconded by Ken Parker to approve the Summary List as presented by staff. The motion carried unanimously.
- IV. Report on "Commercial Staff Approval List" for September 1, 2010
There were no items to report.
- V. Review and Disposition of Residential Applications
 1. Variance request for an existing paver driveway widening which causes the driveway to exceed the maximum width allowed.
Steven Charbonneau
3 Pastoral Pond Circle
Lot 96, Block 04, Section 60, Village of Grogan's Mill
This item was heard under the summary list, as presented by Staff. It was moved by Mike Bass and seconded by Ken Parker to approve the paver driveway as presented; on the condition the owner must maintain vegetation in front of the wrought iron fencing to substantially screen the additional paving from the street. 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 carried unanimously.
 2. Consideration and action of a hearing request by the homeowner, regarding violation of the Residential Development Standards.
Elizabeth Kinder
220 South Deerfoot Circle
Lot 58, Block 01, Section 28, Village of Grogan's Mill
This item was heard by the full committee. The staff provided the committee with the homeowner's request for a response, the amount of time the yard has artificial turf. The committee discussed the concerns of precedent and the home owner's concern regarding the state of the yard and the inability to grow grass in that area. It was then moved by Mike Bass and seconded by Ken Anderson to acknowledge the artificial turf as a violation of the standard.

- However, the committee will agree to consent to delay enforcement, based upon the execution of a memorandum of agreement, requiring the owner to remove the artificial ground cover, when the owner no longer owns the home, transfers title or when the owner is no longer the primary residence, whichever comes first. The memorandum will be recorded with the court house and binding on the land. The motion carried unanimously. .
3. Consideration and action of an approved rehearing request made by Daniel E. Lewis, the rear affected neighbor, regarding the DSC action of July 7, 2010 for the existing rear yard trellis.
Leonard and Laurie Reinsmith
15 Treasure Cove Drive
Lot 38, Block 01, Section 24 Village of Panther Creek
This item was heard under the summary list, as presented by Staff. It was moved by Mike Bass and seconded by Kim Hess to table the item to the meeting of October 6, 2010. The motion carried unanimously.
 4. Variance request for a proposed patio cover and related open arbor, which would be located beyond the twenty foot rear building setback.
Phillip and Andrea DePrang
66 N Dragonwood Place
Lot 33, Block 03, Section 26, Village of Cochran's Crossing
This item was heard under the summary list, as presented by Staff. It was moved by Mike Bass and seconded by Ken Parker to approve the patio cover and related open arbor on the condition the improvement meets code and passes final inspection. The motion carried unanimously.
 5. The proposed second story deck would be located beyond the thirty foot rear building setback as determined by the Neighborhood Criteria for the lot.
Courtney Foster
45 Doe Run Drive
Lot 19, Block 01, Section 16 Village of Grogan's Mill
This item was heard under the summary list, as presented by Staff. It was moved by Mike Bass and seconded by Ken Parker to approve the second story deck on the condition the home owner submits the required sealed drawings to staff for final review, meets code and passes final inspection. The motion carried unanimously.
 6. Variance request for the proposed conceptual room addition, to expand the master bathroom, which would be located beyond the fifteen foot side setback.
Cole Manwaring
66 Grogans Point Road
Lot 07, Block 01, Section 48 Village of Grogan's Mill
This item was heard under the summary list, as presented by Staff. It was moved by Mike Bass and seconded by Ken Parker to approve the addition on the condition the owner submits a complete application (sealed drawings, inspector and compliance deposit). The owner must build the improvement with materials that match or are compatible with the home, meet code and pass inspection. Additionally, the owner must maintain vegetation between the addition and the adjoining property to soften and screen the view to the adjoining property. The staff will review the complete permit to determine compliance with the Standard other than the setback. Furthermore, 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 carried unanimously.
 7. Variance request for a proposed patio cover, which encroaches beyond the forty foot rear building setback line.
Edgar Charles & Brenda Ray
11 Spindrift Place

Lot 07, Block 01, Section 43 Village of Panther Creek

This item was heard by the full committee. The home owner was present for this item. The staff provided the committee with a PowerPoint presentation noting the location of the patio cover and its surrounding area. It was then moved by Robert Heineman and seconded by Ken Parker to approve the patio cover on the condition the improvement meets code, passes final inspection. The owner must plant and maintain vegetation to soften and screen the view to the adjoining properties. The motion carried unanimously.

8. Variance request for a proposed fireplace, which encroaches beyond the forty foot rear building setback line, which is not in keeping with the Residential Standards.

Edgar Charles & Brenda Ray

11 Spindrift Place

Lot 07, Block 01, Section 43 Village of Panther Creek

This item was heard by the full committee. The home owner was present for this item. The staff provided the committee with a PowerPoint presentation noting the location of proposed fireplace. The committee discussed the code requirements regarding fireplaces and their chimneys. It was then moved by Mike Bass and seconded by Robert Heineman to conditionally approve the fireplace on the condition the fireplace must not exceed the maximum allowed height required in order to meet code. Chris Florack and Deborah Sargeant objected to the motion. The motion did not carry. It was then moved by Chris Florack and seconded by Ken Anderson to deny the variance as presented; and require the owner modify the chimney to a direct vent fireplace, which will reduce the overall height of chimney and lessen the visual impact. Mike Bass objected to the motion. The motion carried.

9. Variance request for a proposed conceptual room addition, which encroaches the fifteen foot side setback.

Brain and Cindy Taylor

43 W. Windward Cove

Lot 06, Block 02, Section 42 Village of Panther Creek

This item was heard under the summary list, as presented by Staff. It was moved by Mike Bass and seconded by Ken Parker to approve on the condition there are no neighbor concerns from the adjoining property and the owner submits a complete application (sealed drawings, inspector and compliance deposit). The owner must build the improvement with materials that match or are compatible with the home, meet code and pass inspection. Additionally, the owner must maintain vegetation between the addition and the adjoining property to soften and screen the view to the adjoining property. The staff will review the complete permit to determine compliance with the Standard other than the setback. Furthermore, 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 carried unanimously.

10. Variance request for a proposed conceptual patio cover, which would encroach the forty foot rear setback.

Brain and Cindy Taylor

43 W. Windward Cove

Lot 06, Block 02, Section 42 Village of Panther Creek

This item was heard by the full committee. The home owner was present for this item. The staff provided the committee with a Power Point presentation noting the location of the patio cover. It was moved by Mike Bass and seconded Chris Florack to approve on the condition there are no neighbor concerns from the adjoining property and the owner submits a complete application (sealed drawings if required, inspector and compliance deposit). The owner must build the improvement with materials that match or are compatible with the home, meet code and pass inspection. Additionally, the owner must maintain vegetation between the addition and the adjoining property to soften and screen the view to the adjoining property. The staff will review the complete permit to determine compliance with the Standard other than the setback. Furthermore, 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 carried unanimously.

11. Variance request to amend the Initial Land Use Designations, for a proposed room addition, which would cause the lot to exceed the maximum living area allowed, as determined by the Neighborhood Criteria and the Initial Land Use Designation for the lot.

Carlos and Ana Calderon

18 Woodhaven Wood Drive

Lot 20, Block 04, Section 28 Village of Grogan's Mill

This item was heard by the full committee. The home owner's were present to address the committee. The staff provided the committee with a power point presentation noting the location of the addition and its proximity to the adjoining neighbors. The home owner's expressed their need for additional space and their connection to the existing neighborhood. The committee also reviewed the Initial Land Use Restrictions and what would be an acceptable increase to the land use. The requirements to amend the Land Use Designation were described to the home owner's. It was then moved by Robert Heineman and seconded by Kim Hess to approve the home owner's attempt to amend the maximum allowed living area in the Initial Land Use Designation from 2700 square feet to 3100 square feet. Additionally, the proposed addition was conditionally approved on the condition the addition meets Standards and Code and passes final inspection. The motion carried unanimously.

12. Variance request for a proposed deck, which would be located in the ten foot rear yard easement.

Steven Burton

2 Greenside Place

Lot 17, Block 02, Section 52, Village of Cochran's Crossing

This item was heard by the full committee. The home owner and affected neighbors were present. The staff provided the committee with a PowerPoint presentation noting the proposed deck. The objecting neighbors noted that they were more concerned with the storage shed, and would reserve their comments until that item was heard. The committee discussed their previous actions on detached building and the importance to remain consistent. It was then moved by Mike Bass and seconded by Ken Parker to allow the deck to encroach into the easement on the condition the portions of the deck located in the easement must remain a minimum of four feet away from the rear fence, the portions in the easement must be palletized and the footings for the palletized decking may not be set in concrete. Chris Florack and Ken Anderson were opposed to the motion. The motion carried.

13. Variance request for an existing storage building, which encroaches into the ten foot rear yard easement; and exceeds the maximum height allowed for buildings that do not match the dwelling.

Steven Burton

2 Greenside Place

Lot 17, Block 02, Section 52, Village of Cochran's Crossing

This item was heard by the full committee. The home owner and affected neighbors were present. The staff provided the committee with a PowerPoint presentation noting the proposed deck. The objecting neighbors noted their concerns of visibility and property values. The home owner expressed the need for space and plans to install additional improvements in some of the noted alternate locations. It was then moved by Mike Bass and seconded by Ken Anderson to deny the shed as proposed and relocate the shed out of the rear easement and off the 12 inch side maintenance easement, provide landscaping at the rear fence line to soften and screen the view of the shed and maintain the side vegetation to soften and screen the view. Or, the owner may encroach no more than two feet into the ten foot rear easement based upon the execution of an memorandum of agreement noting the committee's denial of the variance for a storage shed with consent to delay enforcement requiring the owner to remove the storage shed out from the lot, when the owner no longer owns the home,

transfers title or when the owner is no longer the primary residence, or when the storage shed is in disrepair and needs replacement whichever comes first. The memorandum will be recorded with the court house and binding on the land. If the owner chooses to relocate the storage shed, it will require an application and obtain approval through the Woodlands Township prior to relocating the shed. The motion carried unanimously.

14. Variance request for an existing deck, which encroaches into the five foot side yard easement.

Louise Gold

7 Windstar Drive

Lot 07, Block 03, Section 16, Village of Cochran's Crossing

This item was heard under the summary list, as presented by Staff. It was moved by Mike Bass and seconded by Ken Parker to approve the existing deck on the condition the owner meets code and passes final inspection. Approval by this committee does not constitute approval by the additional easement holders. It is the owner's responsibility to obtain approval by those entities and may be subject to removal. 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 carried unanimously.

15. Variance request for an existing gazebo, which encroaches into the five foot side yard easement.

Louise Gold

7 Windstar Drive

Lot 07, Block 03, Section 16, Village of Cochran's Crossing

This item was heard under the summary list, as presented by Staff. It was moved by Mike Bass and seconded by Ken Parker approve the existing gazebo on the condition the owner plants and maintains vegetation to soften and screen the view to the adjoining property, meets code and passes final inspection. Approval by this committee does not constitute approval by the additional easement holders. It is the owner's responsibility to obtain approval by those entities and may be subject to removal. 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 carried unanimously.

16. Variance request for the existing front yard retaining wall/landscape border, which is located within the ten foot front utility easement.

Margarita Keller

17 North Deerfoot Circle

Lot 05, Block 02, Section 28 Village of Grogan's Mill

This item was heard under the summary list, as presented by Staff. It was moved by Mike Bass and seconded by Ken Parker to approve the front yard retaining wall as presented; based upon the condition the home owner must plant and maintain a landscaping bed inside the retaining wall/border. Additionally the materials must be maintained in good order and repair. 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 carried unanimously.

17. Variance request for the existing fence, which is located beyond the ten foot platted building line; and is constructed with a horizontal rot board which is visible to the Street Right-of-Way

James and Jean Ferry

27 N Duskwood Place

Lot 22, Block 03, Section 26, Village of Cochran's Crossing

This item was heard under the summary list, as presented by Staff. It was moved by Mike Bass and seconded by Ken Parker approve the existing fence on the condition the owner must plant and maintain the vegetation between the fence and the street to soften and screen the view of the rot board. The motion carried unanimously.

18. Variance request for an existing fence, which is constructed with the construction side members facing outward from the lot; and has a rot board, which is visible from the street.

Jim & Jackie McPherson

23 Golden Place

Lot 19, Block 22, Section 01 Village of Indian Springs

This item was heard under the summary list, as presented by Staff. It was moved by Mike Bass and seconded by Ken Parker to approve the existing fence on the condition no portions of the Construction side out fencing become visible to the street and owner must plant vegetation at the front corner of the fence to soften and screen the view of the rot board from the street. The motion carried unanimously.

19. Variance request for an existing patio cover, which does not include required sealed plans

Judy Trevino

159 Split Rock Road

Lot 01, Block 08, Section 28 Village of Panther Creek

This item was heard by the full committee. The home owner was present. The staff provided the committee with a PowerPoint presentation noting the patio cover without sealed plans. The home owner clarified the polycarbonate cover on top of the arbor. The owner and her contractor noted their desire to correct some construction flaws from the original installation of the improvement. The committee discussed how the improvement was attached to the home and the need to have an inspector look at the project for code compliance. It was then moved by Mike Bass and seconded by Chris Florack to approve the attached arbor on the condition the improvement must meet code and pass inspection. Additionally, 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). Deborah Sargeant abstained. The motion carried.

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

Terry and Margie Gautier

23 Flatcreek Place

Lot 19, Block 02, Section 24, Village of Cochran's Crossing

This item was heard by the full committee. The home owner was present. The staff provided the committee with a PowerPoint presentation noting the existing landscape rocks. It was moved by Chris Florack and seconded by Kim Hess to conditionally approve the improvement on the condition the owner must plant and maintain native vegetation around the rocks to soften the view. Approval by this committee does not constitute approval by the county. It is the owner's responsibility to obtain approval by the county and may be subject to removal by the additional entities. The motion carried unanimously.

21. Variance request for a portion of the existing flagstone walkway, which is located within the street right-of-way and is less than eighteen inches from the pavement edge.

Terry and Margie Gautier

23 Flatcreek Place

Lot 19, Block 02, Section 24, Village of Cochran's Crossing

This item was heard under the summary list, as presented by Staff. It was moved by Mike Bass and seconded by Kim Hess to approve the existing flagstone walkway as presented.

Approval by this committee does not constitute approval by the county. It is the owner's

- responsibility to obtain approval by the county and may be subject to removal by the additional entities. The motion carried unanimously.
22. Variance request for existing window air conditioning units, which exceed the number of units allowed per lot.
John and Valli Cheatham
99 Quiet Oak Circle
Lot 57, Block 01, Section 05, Village of Cochran's Crossing
This item was heard under the summary list, as presented by Staff. It was moved by Mike Bass and seconded by Ken Parker to disapprove the air conditioning unit and consent to delay enforcement, based upon the execution of an memorandum of agreement, requiring the owner to remove the air conditioning unit from the home, when the owner no longer owns the home, transfers title or when the owner is no longer the primary residence, whichever comes first. The memorandum will be recorded with the court house and binding on the land. The motion carried unanimously.
23. Variance request for the existing atrium cover, which may not be considered architecturally compatible with the neighborhood.
Nancy Seiler
9 Vinebrook Road
Lot 03, Block 02, Section 62 Village of Grogan's Mill
This item was heard under the summary list, as presented by Staff. It was moved by Mike Bass and seconded by Ken Parker approve the atrium cover as presented on the condition the owner must apply for and modify the color of the cover, when it is in need of repair and replacement to a more muted earth tone shade. The motion carried unanimously.
24. Variance request to remove four existing live trees.
Forest and Teresa Withrow
2 Coralberry Road
Lot 01, Block 01, Section 01 Village of Panther Creek
This item was heard under the summary list, as presented by Staff. The home owner provided the staff with an arborist report regarding the trees. It was moved by Mike Bass and seconded by Ken Parker to approve the removal of four existing trees, on the condition the owner must re-plant and maintain 3-15 gallon native evergreen trees anywhere in the front yard. on the lot. Robert Heineman was opposed to the motion and Ken Parker abstained from the vote. The motion carried unanimously.
25. Variance request to remove four existing live trees.
Tharp
11 Thundercreek Place
Lot 43, Block 02, Section 25, Village of Cochran's Crossing
This item was heard by the full committee. The home owner was present. The staff provided the committee with a PowerPoint presentation noting the trees. It was then moved by Chris Florack and seconded by Mike Bass to approve the removal of the four trees, on the condition the owner must plant and maintain 2-15 gallon native evergreen trees anywhere on the lot. Robert Heineman was opposed to the motion and Ken Parker abstained from the vote. The motion carried.
26. Variance request for a proposed detached building, which would exceed the maximum height allowed; and would encroach into the five foot side and ten foot rear yard easements.
Karen Cole
156 W Amberglow Circle
Lot 01, Block 02, Section 26, Village of Cochran's Crossing
This item was heard by the full committee. The home owner was present. The staff provided the committee with a PowerPoint presentation noting the detached building. The committee understood the owner's request to place the detached building in the easement, especially due to the surrounding streets and reserves. However, the committee did not see the hardship

- requiring the owner to locate the detached building in the proposed area. Additionally, the committee discussed previous actions on detached building in the easement and felt they needed to remain consistent in how those items are acted upon. It was then moved by Mike Bass and seconded by Ken Anderson to deny the variance as proposed and require the owner submit a revised design that met the Standards and restrictions. The motion carried unanimously.
27. Variance request for a proposed detached arbor and related privacy walls, which would exceed the first floor plate height of the dwelling.
Paul and Jane Funkhouser
94 Northgate Drive
Lot 17, Block 06, Section 49 Village of Grogan's Mill
This item was heard by the full committee. The home owner was present. The staff provided the committee with a PowerPoint presentation noting the proposed improvements. Additionally the owner supplied a model demonstrating the proposed improvements. He noted that the increased size in the waterfall would not have an impact due to the proposed privacy wall that would surround the improvement. It was then moved by Mike Bass and seconded by Chris Florack to approve the proposed improvement as presented on the condition the owner must meet code and pass final inspection; and the owner must coordinate with staff to provide significant vegetation to the exterior of the improvement to soften and screen the view from the adjacent properties. The motion carried unanimously.
28. Variance request for a proposed waterfall, which would exceed five feet in height as measured from grade.
Paul and Jane Funkhouser
94 Northgate Drive
Lot 17, Block 06, Section 49 Village of Grogan's Mill
This item was heard by the full committee. The home owner was present. The staff provided the committee with a PowerPoint presentation noting the proposed improvements. Additionally the owner supplied a model demonstrating the proposed improvements. He noted that the increased size in the waterfall would not have an impact due to the proposed privacy wall that would surround the improvement. It was then moved by Mike Bass and seconded by Chris Florack to approve the proposed improvement as presented on the condition the owner must meet code and pass final inspection; and the owner must coordinate with staff to provide significant vegetation to the exterior of the improvement to soften and screen the view from the adjacent properties. The motion 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.
Ruth Coker Green
1 Eagle Court
Lot 06, Block 02, Section 22 Village of Grogan's Mill
This item was heard under the summary list, as presented by Staff. It was moved by Mike Bass and seconded by Ken Parker to approve the 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 on the home.

Wayne and Linda Martin
5 Gambrel Oak Place
Lot 33, Block 1, Section 14 Village of Grogan's Mill

This item was heard under the summary list, as presented by Staff. It was moved by Mike Bass and seconded by Ken Parker to approve the 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.

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

Patricia Smith
27 Maple Branch Street
Lot 16, Block 03, Section 05 Village of Grogan's Mill

32. This item was heard under the summary list, as presented by Staff. It was moved by Mike Bass and seconded by Ken Parker to approve the 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.

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

Louis Solana
42 Kittiwake Court
Lot 11, Block 01, Section 23 Village of Grogan's Mill

This item was heard under the summary list, as presented by Staff. It was moved by Mike Bass and seconded by Ken Parker to approve the 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.

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

Richard and Carol Jones
62 North Deerfoot Circle
Lot 18, Block 01, Section 28, Village of Grogan's Mill

This item was heard under the summary list, as presented by Staff. It was moved by Mike Bass and seconded by Ken Parker to approve the 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.

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

Dale Lord

110 South Timber Top Drive

Lot 05, Block 01, Section 15 Village of Grogan's Mill

This item was heard under the summary list, as presented by Staff. It was moved by Mike Bass and seconded by Ken Parker to approve the 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.

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

William Enterline

6 Blue Fox Road

Lot 02, Block 01, Section 26 Village of Grogan's Mill

This item was heard under the summary list, as presented by Staff. It was moved by Mike Bass and seconded by Ken Parker to approve the 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.

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

David A. Thomas

140 Eagle Rock Circle

Lot 07, Block 01, Section 05, Village of Indian Springs

This item was heard under the summary list, as presented by Staff. It was moved by Mike Bass and seconded by Ken Parker to approve the 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.

VI. Consideration and Discussion regarding additional easement holders or other entities.

DSC Posted Agenda 09-01-10

The staff provided a brief description of the concern brought forward regarding the additional entities and how or if they are notified of improvements through our office and whether or not we should revise our processing to include the requirements by the additional entities. Mike Bass requested to speak to the item, as he had brought it forward to the committee. The committee discussed varying language to add to the permits that are sent out. The committee also discussed concerns of liability they may incur by including the requirements of the additional entities. Mike Bass requested that the subject be placed on a future agenda for discussion. Deborah Sargeant then requested the staff consult with legal counsel and see if they could be at the future meeting to discuss the issue further.

VII. Public Comments

There were no public comments.

VIII. Member Comments

Mike Bass questioned whether or not the Committee has considered adopting policies regarding meeting procedures and the allowance for public comments to be at the beginning of the meeting, much like the Township Board Meetings. Mike Bass requested this item be posted for discussion by the Committee at a future meeting.

IX. Staff Reports

There were no staff reports.

X. Adjourn

There being no further business it was moved by Deborah Sargeant and seconded by Chris Florack to adjourn the meeting at 8:15p.m. The motion carried unanimously.