

Development Standards Committee

October 20, 2010 at 5:30PM

The Woodlands Township Service Center
2201 Lake Woodlands Drive
The Woodlands, Texas 77380

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

Members Absent: None

Staff Present: Neslihan Tesno, Pam Forde and Michelle Betcher

Others in Attendance: As reflected by the attached Sign-in Sheet for October 20, 2010.

I. Welcome/Call Meeting to Order

The meeting was called to order by Chairwoman Deborah Sargeant at 5:35 p.m.

II. Approve Minutes of DSC Meeting on September 15, 2010.

It was moved by Chris Florack and seconded by Ken Anderson 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. Items #10 and #13 were tabled. The list consisted of Commercial Items A,B and C and Residential Items 1,2,3, 4, 5, 6, 7, 8, 9, 11, 12, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25 and 26 . It was moved by Mike Bass and seconded by Kim Hess 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

Monument Sign Panel

Shell Gas Station – File #01-080-0999-0599-0600-0000

28055 Interstate 45 North

Town Center

This item was reviewed under the summary approval list as presented by staff. It was moved by Mike Bass and seconded by Kim Hess to conditionally approve the sign's light levels must be adjusted as determined by staff after installation. The motion passed unanimously.

B. Request for Consideration and Action

Front Entrance Fence and Gate

Children's Museum – File #01-020-0040-0045-0283-0000

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 Mike Bass and seconded by Kim Hess to conditionally approve with the

requirement that a Memorandum of Agreement must be executed stating that the fence and gate will be removed and the area restored and repaired when The Children's Museum no longer occupies the space. The motion passed unanimously.

- C.** Request for Consideration and Action
Exterior Display Cabinet & Decorative Medallion
Mark Chiropractic Wellness Center
27130 Glen Loch Drive – 01-020-0007-0045-0290-0003
Village of Panther Creek

This item was reviewed under the summary approval list as presented by staff. It was moved by Mike Bass and seconded by Kim Hess to conditionally approve with the requirement that a Memorandum of Agreement must be executed stating that the sign display frame cannot be used for any advertising messages and that both the bulletin board and medallion will be removed and the area restored and repaired when Mark Chiropractic Wellness Center no longer occupies the space.

- D.** Request for Consideration and Action
Concept Approval of Site Plan
Greystar Woodlands Apartments (former Woodlands Athletic Center)
11111 Winterberry Place – 01-010-0006-0547-0360
Village of Grogan's Mill

This item was heard by the full committee. After presentation by Kim Hess, and advisement to the committee that the project would allow an encroachment of the forest preserve for installation of a dog park, it was moved by Kim Hess and seconded by Ken Anderson to approve the item. The motion carried, with Deborah Sargeant and Mike Bass voting against the motion.

- E.** Report on "Commercial Staff Approval List" for October 20, 2010
The list was accepted as presented.

V. Review and Disposition of Residential Applications

1. Variance request for a proposed pool which exceeds the maximum allowed hard surface area allowed.

Kristin and Kevin Olson
2 Amulet Oaks Place
Lot 58, Block 1, Section 8 Village of Sterling Ridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Mike Bass and seconded by Kim Hess to conditionally approve, meet code, standard conditions. Plant and maintain 4 evergreen native 30 gallon trees. 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. Variance request for a proposed room addition (pool bath) which will exceed the maximum living area allowed.

Clay and Elissa McCollar

19 Bessdale Court

Lot 42, Block 1, Section 65 Village of Sterling Ridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Mike Bass and seconded by Kim Hess to conditionally approve, meet code, standard conditions, plant and maintain evergreen vegetation (to soften view and act as screening between the improvement and the right side adjoining property). The motion carried unanimously.

3. Variance request for a proposed living area addition (screened porch) which will exceed the maximum living area allowed.

Leo Dobitz

170 Hawkhurst Circle

Lot 12, Block 3, Section 93 Village of Sterling Ridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Mike Bass and seconded by Kim Hess to conditionally approve, meet code, standard conditions, Plant and maintain native evergreen trees to soften view from adjoining property and street. The motion carried unanimously.

4. Variance request for existing play structure that does not respect the 10' rear easement.

Greg and Sara Huff

42 West Majestic Woods Place

Lot 29, Block 1, Section 17 Village of Sterling Ridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Mike Bass and seconded by Kim Hess to disapprove and consent to delay enforcement, based upon the execution of a memorandum of agreement, requiring the owner to remove play structure from the property, when the owner no longer owns the home, transfers title or when the owner is no longer the primary resident, or when the plays 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 the improvement may be subject to removal. The motion carried unanimously.

5. Variance request for existing play structure that does not respect the 10' rear easement.

Chad and Wendy Ryan

50 West Loftwood Circle

Lot 22, Block 3, Section 77 Village of Sterling Ridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Mike Bass and seconded by Kim Hess to disapprove and consent to delay enforcement, based upon the execution of a memorandum of agreement, requiring the owner to remove play structure from the property, when the owner no longer owns the home, transfers title or when the owner is no longer the primary resident, or when the plays 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 the improvement may be subject to removal. The motion carried unanimously.

6. Variance request for an existing retaining wall does not respect the left side easement.

Glenn and Patricia Golden

10 Degas Park Drive

Lot 3, Block 3, Section 21 Village of Sterling Ridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Mike Bass and seconded by Kim Hess to conditionally approve. 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). 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 the improvement may be subject to removal. The motion carried unanimously.

7. Variance request for an existing retaining wall that does not respect the 10' rear easement and the left side easement.

David and Deanna Jensen

94 Player Oaks Place

Lot 9, Block 1, Section 72 Village of Sterling Ridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Mike Bass and seconded by Kim Hess to approve, 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 the improvement may be subject to removal. The motion carried unanimously.

8. Variance request for an existing fence that does not respect the side building line.

Roger and Dorothy Jeffery

18 Sleeping Colt Place

Lot 21, Block 1, Section 4, Village of Creekside Park

This item was reviewed under the summary approval list as presented by staff. It was moved by Mike Bass and seconded by Kim Hess to conditionally approve, maintain existing planting bed alongside fence with vegetation to screen. The motion carried unanimously.

9. Variance request for existing driveway extension exceeds the maximum width allowed.

Russell and Marsha Young

118 North Shawnee Ridge Circle

Lot 8, Block 1, Section 22, Village of Indian Springs

This item was reviewed under the summary approval list as presented by staff. It was moved by Mike Bass and seconded by Kim Hess to approve. The motion carried unanimously.

10. Variance request for existing walkway that does not respect the side 5' easement..

Russell and Marsha Young

118 North Shawnee Ridge Circle

Lot 8, Block 1, Section 22, Village of Indian Springs

TABLED

11. Variance request for existing pavers that do not respect the 25' front platted building line.

Chad & Angela Peterson

167 West Greywing Circle

Lot 12, Block 3, Section 6 Village of Alden Bridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Mike Bass and seconded by Kim Hess to conditionally approve, no BBQ grills, plastic furniture or umbrellas to be stored on the pavers. The motion carried unanimously.

12. Variance request for existing play structure that does not respect the 10' rear easement

Stephen & Victoria Jones

174 West Greywing Circle

Lot 9, Block 2, Section 6 Village of Alden Bridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Mike Bass and seconded by Kim Hess to approve. Homeowner must apply for stone walkway. The motion carried unanimously.

13. Variance request for existing pavers that do not respect the 25' front platted building line.

Glen & Nacole Nath

170 Goldenvine Court

Lot 1, Block 1, Section 65 Village of Alden Bridge

TABLED

14. Variance request for existing patio is located in the 10' rear yard easement.

Modesto Lezama

50 Hidden Meadow Drive

Lot 8, Block 2, Section 41 Village of Alden Bridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Mike Bass and seconded by Kim Hess to approve. 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 the improvement may be subject to removal. **Plant the required screening per the previous permit by the RDRC.** The motion carried unanimously.

15. Variance request for existing driveway widening that exceeds maximum width allowed.

Christine Hester

14 Avenswood Place

Lot 40, Block 1, Section 75 Village of Sterling Ridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Mike Bass and seconded by Kim Hess to approve. The motion carried unanimously.

16. Variance request for existing fountain is located in the 10' rear yard easement

Anthony & Michelle George

6 East Sienna Place

Lot 11, Block 01, Section 30 Village of Alden Bridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Mike Bass and seconded by Kim Hess to approve - 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 the improvement may be subject to removal. The motion carried unanimously.

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

Bob F. Germany

30 Delphinium Place

Lot 66, 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 Mike Bass and seconded by Kim Hess 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 removing tree) 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.

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

Roger Morris

99 Ledgestone Place

Lot 39, Block 3, Section 14, Village of Sterling Ridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Mike Bass and seconded by Kim Hess 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 maintaining yard) 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.

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

Roger D. Goertz

55 Player Oaks Place

Lot 12, Block 2, Section 72, Village of Sterling Ridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Mike Bass and seconded by Kim Hess 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 the improvement – summer kitchen) 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.

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

Paul L. Edwards

23 Marquise Oaks Place

Lot 6, Block 1, Section 45, Village of Sterling Ridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Mike Bass and seconded by Kim Hess 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 maintaining yard) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

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

Andres Contreras Sobrino

11 Hope Valley Place

Lot 17, Block 3, Section 21, Village of Indian Springs

This item was reviewed under the summary approval list as presented by staff. It was moved by Mike Bass and seconded by Kim Hess 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 planting the required screening per RDRC conditions) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

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

Amber Elliott

19 South Lace Arbor Drive

Lot 13, Block 2, Section 10, Village of Alden Bridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Mike Bass and seconded by Kim Hess 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 storing trash can out of view) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

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

James Bull

3 Sentinel Place

Lot 20, Block 2, Section 4, Village of Alden Bridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Mike Bass and seconded by Kim Hess to approve pursuit of legal action if not complied within 30 days by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations (by removing or completing the mural and removing the additional animals from the property) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

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

Richard A. Harper

22 Nesting Crane Court

Lot 32, 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 Mike Bass and seconded by Kim Hess 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 fountain, brick courtyard fence and 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.

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

Gianfranco Nucci Vidales

15 Gull Rock Place

Lot 39, Block 2, Section 5, Village of Creekside Park

This item was reviewed under the summary approval list as presented by staff. It was moved by Mike Bass and seconded by Kim Hess 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 planting the required plantings) 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.

26. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Sergio Cesar
30 Long Hearth Place
Lot 33, Block 2, Section 5, Village of Alden Bridge
This item was reviewed under the summary approval list as presented by staff. It was moved by Mike Bass and seconded by Kim Hess 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 maintaining the pool) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.
27. Rehearing request by owner of 47 North Shimmering Aspen for pool equipment located at 43 North Shimmering Aspen that may have negative impact.
Joaquin Martinez
43 North Shimmering Aspen
Lot 9, Block 1, Section 19, Village of Creekside Park
This item was reviewed by the full committee. The staff provided the committee with a PowerPoint presentation of the improvements that were in question of appeal. The homeowner's representatives, Roberto Gutierrez and Sergio Ortiz (contractor and property manager) were present to address the committee. They stated that they were aware of the concerns of the neighbors about noise and had been working to reduce the level. They are using the quietest equipment available, cleaned out all the pumps, replaced all the pipes with larger pipes and replaced pumps. The affected neighbor, Alireza Aram, owner of 47 North Shimmering Aspen addressed committee and voiced their concerns about the noise from the pool equipment. They agreed with the pool contractor that they had been working with them to attempt to reduce noise but were still not satisfied. They would like a wall or larger plants. It was moved by Mike Bass and seconded by Ken Anderson to grant the rehearing. Mike Bass and Kim Hess voted in favor and Deborah Sargeant, Robert Heineman, Ken Anderson, Ken Parker and Chris Florack voted in opposition. The motion failed.
28. Variance request for a proposed spiral staircase which may create negative neighbor impact.
Leo Dobitz
170 Hawkhurst Circle
Lot 12, Block 3, Section 93 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 was present to address the committee. The owner stated they planted 17 trees to help screen the proposed structure. It was moved by Chris Florack and seconded by Mike Bass to conditionally approve as presented – Meet conditions and standards, staff to approve landscaping for screening and stairs to be kept in good repair. The motion carried unanimously.
29. Variance request for proposed deck that will be located in the rear 10' and side 5' easements.
Luigi & Tammy Fiscella

106 East Sterling Pond Circle

Lot 57, Block 3, 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 proposed improvements. The homeowner was not present to address the committee. It was moved by Chris Florack and seconded by Robert Heineman to disapprove. The motion carried unanimously.

30. Variance request to amend the Initial Land Use Designation from 2900 square feet to 3200 square feet.

Anthony & Michelle George

6 East Sienna Place

Lot 11, Block 01, Section 30 Village of Alden Bridge

These items were reviewed by the full committee. The staff provided the committee with a PowerPoint presentation of the request and proposed improvements. The owner was present to address the committee. It was moved by Mike Bass and seconded by Robert Heineman to approve the ILUD change to 3200 square feet, owner to supply required signatures and documentation. The motion carried unanimously.

31. Variance request for a proposed concept of a room addition that will exceed the maximum living area allowed of 2900sq. ft. under the Neighborhood Criteria and Initial Land Use Designation.

Anthony & Michelle George

6 East Sienna Place

Lot 11, Block 01, Section 30 Village of Alden Bridge

These items were reviewed by the full committee. The staff provided the committee with a PowerPoint presentation of the request and proposed improvements. The owner was present to address the committee. It was moved by Chris Florack and seconded by Ken Anderson to conditionally approve the concept – redesign addition to story and a half, reduce square footage by 81 square feet, resubmit to DSC with sealed plans and fees. The motion carried unanimously.

32. Variance request for basket ball goal located in a rear yard patio on a golf course lot which is contrary to the conditions of approval set by the Sterling Ridge Residential Design Review Committee.

James Huntsman

66 South Player Crest Circle

Lot 10, Block 1, Section 83 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. The homeowner was not present to address the committee. An affected property owner, Tommy Cox voiced concerns about future impact and is in opposition. It was moved by Mike Bass and seconded by Chris Florack to disapprove. The motion carried unanimously.

33. Variance request for rabbit hutch located in easement and with two non-customary household pets (rabbits).

Steven Ead

71 Bryce Branch Circle

Lot 14, Block 2, Section 34 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. The homeowner was not present to

address the committee. An affected property owner, Debra Riley voiced concerns about impact to her property and is in opposition. It was moved by Mike Bass and seconded by Deborah Sargeant to disapprove and remove hutch, rabbits not to be kept outdoors. The motion carried unanimously.

34. Variance request for an existing dog run that is located less than 3' from perimeter fencing .

Paul Artigue

26 South Almondell Way

Lot 15, Block 2, Section 98 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 was not present to address the committee. It was moved by Deborah Sargeant and seconded by Chris Florack to disapprove. The motion carried unanimously.

35. Variance request for existing pool equipment not built in approved location and not screened from adjacent property

Lee McKinstrey

10 East Double Green Circle

Lot 6, Block 1, Section 77 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. The homeowner's representative Chris Smith from Marquis Pools was present to address the committee. The pool equipment was not placed on the approved side since that side had a pond and the equipment would impact view from the windows. There was also no power or gas on that side. He stated that he could screen with lattice and vines. It was suggested he use an aluminum grid preferably muted shade (black) as a frame instead of lattice. It was moved by Chris Florack and seconded by Ken Anderson to conditionally approve the pool equipment location – owner to work with staff for screening. The motion carried. Ken Parker voted in opposition and Mike Bass abstained.

VI. Public Comments

There were no public comments.

VII. Member Comments

Robert Heineman asked that staff send out Outlook Reminders for the change in date for the regular meetings of the DSC in November and December

VIII. Staff Reports

There were no staff reports.

IX. Adjourn

There being no further business it was moved by Mike Bass and seconded by Robert Heineman to adjourn the meeting at 7:06 p.m. The motion carried unanimously.