

Development Standards Committee

June 15, 2011 at 5:30 PM

The Woodlands Township Service Center

2201 Lake Woodlands Drive

The Woodlands, Texas 77380

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

Members Absent: None

Staff Present: Neslihan Tesno, Pam Forde, Hennie van Rensburg and Sharlene Novak

Others in Attendance: As reflected by the attached Sign-in Sheet for June 20, 2011.

I. Welcome/Call Meeting to Order

The meeting was called to order by Chairwoman Deborah Sargeant at 5:31 p.m.

II. Consideration and Action for approval of Minutes of DSC Meeting on May 15, 2011.

It was moved by Ken Parker and seconded by Nike Bass 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. The list consisted of Residential Items 1-22, with the exception of Item 17 which was a Tabled, Item 19 which was Resolved and Item #14 which was reviewed by the full committee at the request of the homeowner. It was moved by Ken Anderson 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

Columbarium Landscape Plan

Christ Church United Methodist - #01-030-0067-0101-0400

6363 Research Forest Drive

Village of Cochran's Crossing

This item was reviewed by the full committee after presentation of the item by Pam Forde. After discussion and comments by Matthew Zawacki and Rene LaBon, as contractors for the church, and comments by residents Henrietta Riddiford, Allen Fritsche, Carol Fritsche and Alan Berkowitz, a motion was made by Ken Parker to conditionally approve the item with the requirements that the areas must be irrigated, that the landscaping must be installed by completion of the Columbarium, and that the landscaping must be reviewed by the Committee six months after installation. The motion was seconded by Kim Hess, and carried unanimously.

B. Request for Consideration and Action

Columbarium Area Fence

Christ Church United Methodist - #01-030-0067-0101-0400

6363 Research Forest Drive

Village of Cochran's Crossing

This item was reviewed by the full committee after presentation of the item by Pam Forde. After discussion and comments by Matthew Zawacki and Rene LaBon, as contractors for the church, and

comments by residents Henrietta Riddiford, Allen Fritsche, Carol Fritsche and Alan Berkowitz, a motion was made by Mike Bass to conditionally approve the item with the requirements that all of the fencing must be of 6' black wrought iron and that the fenced area must be reduced in size so that Columbarium is centered equidistantly between the west side fence and the district office building wing. The motion was seconded by Chris Florack. The motion carried unanimously.

- C. Report on "**Commercial Staff Approval List**" for June 15, 2011
The list was accepted as presented.

V. Review and Disposition of Residential Applications

1. Variance request for proposed patio cover that does not respect the 25 foot rear building setback.
Carlos Carrillo
142 East Mirror Ridge Circle
Lot 92, Block 1, Section 18 Village of Indian Springs
This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson and seconded by Chris Florack to conditionally approve, meet code and standard conditions. Maintain existing vegetation to screen. The motion carried unanimously.
2. Variance request for proposed summer kitchen that does not respect the 25 foot rear building setback.
Carlos Carrillo
142 East Mirror Ridge Circle
Lot 92, Block 1, Section 18 Village of Indian Springs
This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson and seconded by Chris Florack to conditionally approve, meet code and standard conditions. Plant and maintain evergreen vegetation to screen to right of patio cover. The motion carried unanimously.
3. Variance request for play structure that requires removal of 2 trees over 6 inches in diameter.
Heinrich Meermann
26 Mariscal Place
Lot 5, Block 1, Section 10 Village of Creekside Park
This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson and seconded by Chris Florack to approve as submitted. The motion carried unanimously.
4. Variance request for proposed driveway widening that will exceed maximum width allowed.
Joan and Temple Williams
110 East Crystal Canyon Circle
Lot 20, Block 2, Section 1, Village of Creekside Park
This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson and seconded by Chris Florack to conditionally approve, driveway expansion not to exceed 20" in width and not to encroach into the street right of way. The motion carried unanimously.
5. Variance request for an existing patio which encroaches into the 10 foot rear yard easement.
Daniel Hoorman
107 North Delta Mill Circle
Lot 48, Block 1, Section 1 Village of College Park
This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson 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 the improvement may be subject to removal. The motion carried unanimously.

6. Variance request for an existing front yard patio that extends beyond the front building line.
Larry and Marta Warren
111 South Winterport Circle
Lot 9, 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 Ken Anderson and seconded by Chris Florack to conditionally approve, no plastic furniture, BBQ grills or umbrellas to be stored on patio. Plant and maintain evergreen vegetation to screen – to be determined by staff. The motion carried unanimously.
7. Variance request for an existing front yard patio that extends beyond the side building line.
Daren and Cheryl Rubink
44 East Green Pastures Circle
Lot 10, Block 2, Section 43 Village of Sterling Ridge
This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson and seconded by Chris Florack to conditionally approve the patio, complete the landscape screening required for the fence variance. The motion carried unanimously.
8. Variance request for existing patio cover that has roofed area greater than 200 square feet but does not have sealed plans.
Tatyana Frazier
27 South Silver Crescent Circle
Lot 16, Block 2, Section 1 Village of Alden Bridge
This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson and seconded by Chris Florack to conditionally approve meet codes and pass inspections; standard conditions apply. Please apply for other improvements. The motion carried unanimously.
9. Variance request for existing deck is located in the 5 foot side yard easement.
Gregory & Jacque Robinson
39 Auburn Path
Lot 10, Block 1, Section 47 Village of Alden Bridge
This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson and seconded by Chris Florack to conditionally approve, plant and maintain evergreen shrubs at least 5-6' in. height to side of structure to screen structure from adjacent home. 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.
10. Variance request for existing storage shed with a foundation and paving encroach upon the 5' side yard easement.
Norman & Ellen Lance
2 Cinnamon Teal Place
Lot 1, Block 3, Section 1 Village of Alden Bridge
This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson and seconded by Chris Florack 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.
11. Variance request for existing roof color that is not gray as per the Neighborhood Criteria.
Sterling Association Services Inc.
Avonlea Court Condominiums
Section 25 Village of Alden Bridge
This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson and seconded by Chris Florack to approve as submitted. The motion carried unanimously.

12. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Cynthia Ann Mcleod
50 Trace Creek Drive
Lot 14, Block 2, Section 3 Village of Indian Springs
This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson 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 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.
13. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Alfonso Martinez Baca Velasco
158 Rocky Point Drive
Lot 4, Block 1, Section 5 Village of Creekside Park
This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson 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 removing trashcans and keeping them out of public view) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.
14. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Mohammad Alam and Aysha Akter
11 Rowan Tree Place
Lot 39, Block 1, Section 86 Village of Alden Bridge
This item was reviewed by the full committee at the request of the homeowner. Staff presented a power point presentation of the issue. It was moved by Mike Bass and seconded by Deborah Sargeant 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 PVC frame) 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.
15. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Vanessa Moore
83 North Creekmist Place
Lot 23, Block 2, Section 4, Village of College Park
This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson 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 removing the mold on the exterior of the home) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

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

Shawn and Suzanne Dubois

94 North Rambling Ridge Place

Lot 40, Block 2, Section 4, Village of College Park

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

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

Bulent Izgec

3 Sunny Oaks Place

Lot 28, Block 2, Section 9, Village of College Park

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

Amanda Gatewood

114 Snowdance Court

Lot 22, Block 1, Section 5, Village of Alden Bridge

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

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

Christopher and Sheri Rutledge

7 Firethorn Place

Lot 34, Block 3, Section 3 Village of Alden Bridge

This item was resolved prior to the meeting.

20. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Jeromy Leax
114 Black Swan Place
Lot 26, Block 1, Section 97, Village of Sterling Ridge
This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson 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 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.
Jorge H. Trujillo
79 South Crisp Morning Circle
Lot 20, 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 Anderson 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 removing trashcans and keeping them out of public view, removing the debris (i.e. old tire, cage and frame type object and removing mold/algae from the exterior of the home) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.
22. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Brent Evan Dekay
82 South Plum Crest Circle
Lot 19, Block 1, Section 64 Village of Alden Bridge
This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson 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 removing trashcans and keeping them out of public view, removing the dismantled trampoline equipment from public view) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.
23. Variance request for proposed pool slide which may create a negative neighbor impact.
Westley and Sunny Stockton
10 Wildever Place
Lot 26, Block 1, Section 36 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.

It was moved by Chris Florack and seconded by Mike Bass to conditionally approve the slide, plant and maintain evergreen vegetation to screen view of slide to adjacent property and windows. Plantings should be mix of tall tree/shrubs (minimum 7 feet in height) and midlevel shrubs (minimum 4 feet). Staff to approve planting at completion. The motion carried unanimously.

24. Variance request for proposed patio cover does not respect the rear 25 foot setback or the rear 10 foot easement.

John and Cheryl Brady

6 Sutton Mill Place

Lot 47, Block 1, Section 3 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.

It was moved by Chris Florack and seconded by Mike Bass to conditionally approve the patio cover as follows: redesign patio cover to not encroach the 10' easement, Meet code, Standard Conditions. The motion carried unanimously.

25. Variance request for concept approval of a proposed garage expansion and room addition that will exceed the maximum living area and Initial Land Use Designation of 3100 square foot.

Michael & Karin Gerdts

71 Roslyn Bend Court

Lot 13, Block 2, Section 17 Village of Alden Bridge

Items 25-28 were reviewed simultaneously by the full committee as they were all on one property. The staff provided the committee with a PowerPoint presentation of the proposed improvements. The homeowner and architect were present to address the committee. It was moved by Mike Bass and seconded by Chris Florack to disapprove. The motion carried unanimously.

26. Variance request for concept approval of a proposed garage expansion/room addition, patio cover attached to garage and summer kitchen which will not respect the 20 foot rear dwelling setback,

Michael & Karin Gerdts

71 Roslyn Bend Court

Lot 13, Block 2, Section 17 Village of Alden Bridge

Items 25-28 were reviewed simultaneously by the full committee as they were all on one property. The staff provided the committee with a PowerPoint presentation of the proposed improvements. The homeowner and architect were present to address the committee. It was moved by Mike Bass and seconded by Chris Florack to disapprove. The motion carried unanimously.

27. Variance request for concept approval of proposed garage expansion/room addition, patio covers and driveway extension which will exceed the maximum amount of Hard Surface Area.

Michael & Karin Gerdts

71 Roslyn Bend Court

Lot 13, Block 2, Section 17 Village of Alden Bridge

Items 25-28 were reviewed simultaneously by the full committee as they were all on one property. The staff provided the committee with a PowerPoint presentation of the proposed improvements. The homeowner and architect were present to address the committee. It was moved by Mike Bass and seconded by Chris Florack to disapprove. The motion carried unanimously.

28. Variance request for concept approval of proposed driveway extension which will exceed the maximum width allowed.

Michael & Karin Gerdts

71 Roslyn Bend Court

Lot 13, Block 2, Section 17 Village of Alden Bridge

Items 25-28 were reviewed simultaneously by the full committee as they were all on one property. The staff provided the committee with a PowerPoint presentation of the proposed improvements. The homeowner and architect were present to address the committee. It was moved by Mike Bass and seconded by Chris Florack to disapprove. The motion carried unanimously.

29. Variance request for proposed cabana does not respect the rear 25 foot setback.

Alex and Michelle Svetlitski

26 Player Vista Place

Lot 7, Block 1, Section 84 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. An affected neighbor addressed the committee about their concerns of impact. It was moved by Chris Florack and seconded by Ken Anderson to disapprove. The motion carried unanimously.

30. Variance request for proposed cabana does not respect rear 25 foot setback for lake front lots.

Gerald Matthews

2 Childres Pond Court

Lot 28, Block 1, Section 2 Village of Creekside Park

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 Anderson to conditionally approve with the following conditions: relocate to respect 25 foot rear building setback (redesign to attached patio cover) or open pergola that meets the standard, Submit revised plans, plant and maintain evergreen vegetation to screen- Staff to approve revised plans and screening. The motion passed. The motion carried unanimously. Robert Heineman was out of the room during the vote.

31. Variance request for proposed summer kitchen does not respect the rear 25 foot setback for lake front lots.

Gerald Matthews

2 Childres Pond Court

Lot 28, Block 1, Section 2 Village of Creekside Park

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 Anderson to conditionally approve with the following conditions: meet code and standards conditions. The motion passed. The motion carried unanimously. Robert Heineman was out of the room during the vote.

32. Variance request for proposed pergola with a solid roof cupola in center which does not respect 25' setback and the roofing material is not an approvable type – cedar shakes.

Robert and Sharon Taylor

19 North Bantam Woods Circle

Lot 5, Block 3, Section 6 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 contractor were present to address the committee. It was moved by Mike Bass and seconded by Chris Florack to conditionally approve as follows: remove the cupola, submit revised plans, meet code and standard conditions. The motion carried unanimously.

33. Variance request for the proposed gazebo which does not respect 20 foot rear building setback

Gabriel and Maria Beltran

18 South Sage Sparrow Circle

Lot 3, Block 4, Section 11 Village of Creekside Park

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. However the contractor was

present to address the committee. It was moved by Chris Florack and seconded by Mike Bass to conditionally approve the gazebo as follows: redesign with gazebo not to encroach more than 20% (based on current size) into the rear setback, staff to approve landscape plan for screening, meet code and standard conditions. Submit revised plans. The motion carried unanimously.

34. Variance request for the proposed summer kitchen which does not respect 20 foot rear building setback

Gabriel and Maria Beltran

18 South Sage Sparrow Circle

Lot 3, Block 4, Section 11 Village of Creekside Park

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. However the contractor was present to address the committee. It was moved by Chris Florack and seconded by Mike Bass to conditionally approve the summer kitchen as follows: dependent upon redesigned gazebo which cannot encroach more than 20% (based on current size) into the rear setback, staff to approve landscape plan for screening, meet code and standard conditions. Submit revised plans. The motion carried unanimously.

35. Variance request for proposed swimming pool, two detached pergola's and summer kitchen will be over the maximum amount of hard surface area allowed.

John & Maureen Nelson II

180 Bristol Bend Circle

Lot 22, Block 3, Section 8 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 Robert Heineman and seconded by Chris Florack to conditionally approve as follows: plant and maintain two native trees (30 gallon) to offset decrease in pervious area, meet code and standard conditions.

The motion carried unanimously.

36. Variance request for existing retaining walls (2) which encroach into the Street Right-of-Way.

Steven and Theresa Houghton

3 Indigo Bunting Place

Lot 45, Block 1, Section 13 Village of Creekside Park

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 Chris Florack and seconded by Ken Anderson to conditionally approve as follows: soften edges of retaining walls by planting shrubs at ends or continuing the wall around corner. 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.

37. Variance request for an existing trellis that may not be in character with the neighborhood.

Jeff W. Patterson

46 West French Oaks Circle

Lot 11, Block 1, Section 49 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 present to address the committee.

It was moved by Robert Heineman and seconded by Chris Florack to conditionally approve as follows: plant and maintain evergreen vines to grow up lattice. The motion carried unanimously.

VI. Public Comments

There were no public comments.

VII. Member Comments

There were no member comments.

VIII. Staff Reports

There were no staff reports.

IX. Adjourn

There being no further business it was moved by Chris Florack and seconded by Kim Hess to adjourn the meeting at 8: 11 p.m. The motion carried unanimously.