

Development Standards Committee

Minutes October 19, 2011 at 5:30 PM

The Woodlands Township Service Center

2201 Lake Woodlands Drive

The Woodlands, Texas 77380

Members Present: Robert Heineman, Kim Hess, Ken Anderson, Mike Bass and Herman Weindel

Members Absent: Deborah Sargeant and Chris Florack

Staff Present: Neslihan Tesno, Pam Forde and Sharlene Novak

Others in Attendance: As reflected by the attached Sign-in Sheet for October 19, 2011.

I. Welcome/Call Meeting to Order

The meeting was called to order by Vice Chair Robert Heineman at 5:30 p.m.

II. Consideration and Action of Minutes for the DSC Meeting on September 22, 2011.

It was moved by Mike Bass and seconded by Herman Weindel to approve the minutes of the previous meeting as presented. The motion carried unanimously.

III. Consideration and Action of the Summary List

Vice Chairman Robert Heineman presented the Summary List as presented by Staff. The list consisted of Residential Items 1-9 and 11-14 and 16-26. It was moved by Mike Bass and seconded by Herman Weindel to approve the Summary List as presented by staff. The motion carried unanimously.

IV. Request for Consideration and Action of Commercial Planning and Design Standards, VI. Sign Standards

V. Review and Disposition of Commercial Applications

A. Request for Consideration and Action

Security Fence and Gate

The Forum

5055 West Panther Creek Drive - File #01-020-0040-0163-0200-0000

Village of Panther Creek

This item was reviewed by the full committee. After presentation of the item by Pam Forde and comments by K.D. Lawson of The Forum, and Josh Day, of Texas Fence Co., it was moved by Michael Bass and seconded by Herman Weindel to conditionally approve the item with the condition that the Phase 1 fence and gate are allowed to encroach the forest preserve but there **must be at least two feet (2') between the public pathway and the fence. Additional vegetation**, as determined by staff, may be required to satisfy forest preserve requirements. The motion passed unanimously.

B. Request for Consideration and Action

Variance Request for Existing Window Signs

Sparkle Washateria

Woodridge Shopping Center

1440 Sawdust Road, Suite B - File# 01-010-0006-0599-0400-0002

Village of Grogan's Mill

This item was reviewed by the full committee. After presentation of the item by Pam Forde and comments by Mohammad Yousoof, business owner, it was moved by Kim Hess and seconded by Ken Anderson to disapprove the variance and require compliance with the Commercial Planning and Design Standards. The motion passed unanimously.

C. Report on "Commercial Staff Approval List" for October 19, 2011

The List was accepted as presented.

VI. Review and Disposition of Residential Applications

1. Variance request for proposed summer kitchen is not located at least 10 ft from adjacent property line.
Billy and Dale Varnado
27 Villa Canyon Place
Lot 28, Block 2, Section 18 Village of Indian Springs - TWA
This item was reviewed under the summary approval list as presented by staff. It was moved by Mike Bass and seconded by Herman Weindel to conditionally approve the summer kitchen, meet code and standard conditions. The motion carried unanimously.
2. Variance request for a proposed **driveway extension will exceed the maximum width of 16' wide allowed** for driveway and encroaches into the street right of way.
Kevin & Jennifer Forsberg
71 South Plum Crest Circle
Lot 9, Block 2, Section 64 Village of Alden Bridge
This item was reviewed under the summary approval list as presented by staff. It was moved by Mike Bass and seconded by Herman Weindel to conditionally approve- driveway extension not to encroach past the side wall of garage and driveway must taper down to **16'** wide no more than half the distance from the garage to the street pavement edge and must have the curve at the street edge; additionally a driveway border not to exceed **18"** may be within that extension however the border may extend to the street pavement edge. The driveway border must be of flagstone, brick or similar materials which are architecturally compatible with the dwelling. The motion carried unanimously.
3. Variance request for a proposed addition that will exceed the maximum living area allowed by the Development Criteria.
Francisco Valdez Simancas and Patty Delagarza
22 East Double Green
Lot 9, Block 1, Section 77 Village of Sterling Ridge
This item was reviewed under the summary approval list as presented by staff. It was moved by Mike Bass and seconded by Herman Weindel to conditionally approve the addition, meet code and standard conditions. The motion carried unanimously.
4. Variance request for proposed shed that is not fully screened by a six foot solid fence.
Amro Hamza
67 West Majestic Woods Place
Lot 22, 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 Herman Weindel to approve as submitted. The motion carried unanimously.
5. Variance request for proposed solar panels that may create a negative neighbor impact.
Phillip Chris and Gay Grice
90 South Fair Manor Circle
Lot 11, Block 2, Section 78 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 Herman Weindel to conditionally approve the solar panels with it meeting standard conditions and code. The motion carried unanimously.
6. Variance request for proposed fireplace which will not respect the 25 foot rear setback.
John and Cheryl Brady
6 Sutton Mill Place
Lot 47, Block 1, Section 3 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 Herman Weindel to conditionally approve, meet code and standard conditions. The motion carried unanimously.

7. Variance request for existing patio that extends into the rear ten foot easement.
 Thomas and Shelly Sitton
 35 Mason Pond Place
 Lot 30, Block 3, Section 10 Village of College Park (Grogan's Forest)
 This item was reviewed under the summary approval list as presented by staff. It was moved by Mike Bass and seconded by Herman Weindel to approve as submitted. Approval by this committee does not constitute approval by other easement holders. It is the **owner's** responsibility to obtain approval by those entities. The improvement may be subject to removal. The motion carried unanimously.

8. Variance request for existing driveway extension exceeds the maximum width allowed.
 William and Dina Ward III
 18 Ricegrass Place
 Lot 19, 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 Mike Bass and seconded by Herman Weindel to approve as submitted. Maintain in good repair. The motion carried unanimously.

9. Variance request for an existing play structure which has an elevated floor area that exceeds the maximum square footage allowed and a single elevated platform which exceeds the maximum height allowed for a platform.
 Antonio Chavez
 2 Mariscal Place
 Lot 24, Block 3, Section 10 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 Herman Weindel to conditionally approve the play structure with the condition that the owner plant and maintain 2 native evergreen trees to screen to the right neighbor. Trees must be at **least 7'-8' tall at time of planting**. The motion carried unanimously.

10. Variance requests for existing fence stains that are not approvable colors.
Velasco - 123 North Sage Sparrow Circle - Lot 39, Block 3, Section 11
Cockrell - 7 Rosy Finch Place - Lot 13, Block 4, Section 11
Wolf - 83 North Sage Sparrow Circle - Lot 25, Block 3, Section 11
 These items were reviewed by the full committee jointly. The staff provided the committee with a PowerPoint presentation. The homeowners were not present to address the committee. It was moved by Mike Bass and seconded by Ken Anderson to conditionally approve the color, the stain on fence must be maintained in good repair and owner must plant and maintain an evergreen vegetative screen to block view. The motion carried unanimously.

11. Variance request for existing front yard patio encroaches **20' building line and ten foot easement**.
 Scott and Lori Ratcliffe
 6 Shanewood Court
 Lot 22, 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 Herman Weindel to approve the patio 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.

12. Variance request for existing shed that is not fully screened by a six foot solid fence.
 Eric Bazaldua
 187 Greylake Place
 Lot 9, Block 1, Section 98 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 Herman Weindel to approve the shed as submitted. The motion carried unanimously.

13. Variance request for existing storage shed is located in the five foot side yard easement.
Andrew Ogan
38 East Sterling Pond Circle
Lot 10, Block 3, Section 3 Village of Alden Bridge
This item was reviewed under the summary approval list as presented by staff. It was moved by Mike Bass and seconded by Herman Weindel to conditionally approve the shed with the conditions that the owner plant and maintain evergreen vegetation to screen shed from view of street. Staff will review planting upon completion for approval. 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.
14. Variance request for an existing wall mounted air conditioning unit which is located above six feet from natural grade and is visible from ground level.
Mukesh & Lorie Kapila
15 Bluff Creek Court
Lot 4, Block 1, Section 73 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 Herman Weindel to conditionally approve the ac unit with the requirement to paint the molding around the a/c unit to match the paint on the garage siding. The motion carried unanimously.
15. Variance request for two existing paver patios which is located in both the five foot side yard and ten foot rear yard easements.
Colin & Angelic Dey
38 Wildflower Trace Place
Lot 10, Block 2, Section 39 Village of Alden Bridge
Duplicate
16. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Charles E. Cummins
3 Tivoli Garden Court
Lot 46, Block 2, Section 16 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 Herman Weindel 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 replacing or fixing the loose fence pickets, mowing, edging, weeding, and defining the landscape beds and removing the dead tree in 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.
17. 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. Stockey
81 West Night Heron Place
Lot 9, Block 1, Section 2 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 Herman Weindel 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 and keeping the trash can 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.

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

Donal Larson

66 Elm Willow Court

Lot 19, Block 1, Section 2 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 Herman Weindel 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 and keeping the trash can and debris 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.

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

Benjamin Harris IV

57 South Bethany Bend Circle

Lot 9, Block 2, Section 36 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 Herman Weindel 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 and keeping the trash can from public view and applying for the paving.) 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.

Roger Alan Harrison

11 Sentinel Place

Lot 18, 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 Herman Weindel 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 and keeping the trash can and recycle bin 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.

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

Jeffery M. Fisher

94 West Night Heron Place

Lot 15, Block 1, Section 2 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 Herman Weindel 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 home in good repair - correcting the discoloration on garage door and siding) 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.

Scott A. Wright

70 West Ambassador Bend

Lot 24, Block 1, Section 33 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 Herman Weindel 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 either removing driveway extension or submitting an application for the extension) 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.

Michael W. Bradley

6 English Heather Place

Lot 62, Block 1, Section 3 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 Herman Weindel 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 and keeping the trash can 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.

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

Carlos Bayo Martinez

83 West Cove View Trail

Lot 49, 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 Herman Weindel 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 window, cut back the wooden roof rafters and install a hardi plank soffit, paint the roof stacks black and plant evergreen vegetation all along the fence line to screen the pool bath from view of the neighboring property. All work must be completed in 30 days) 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.

Eli Omar Vargas Lopez

166 Bauer Point Circle

Lot 71, 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 Herman Weindel 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 submitting application for the driveway extension or removing it and removing and keeping trashcan 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.

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

Leena Chacko

18 Nesting Crane Court

Lot 33, 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 Herman Weindel 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 providing a passing inspection report from a certified inspector) 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. Consideration and Action to install a wrought iron fence with columns, and possible gated entry way.

West Isle Estate

Section 25, Village of Panther Creek

This item was heard by the full committee. The contractor was present to address the committee. The staff provided the committee with a PowerPoint presentation and a follow up regarding the questions previously discussed at the meeting prior to this agenda. The Committee discussed concerns regarding native vegetation, consistency with the lights, a sealed drawing, specifying the colors to be used and the overall height of the columns. It was moved by Herman Weindel and seconded by Mike Bass to approve the proposed entry way to West Isle on the conditions, a sealed drawing for the wall is provided to the staff, a landscaping plan to include native vegetation is submitted, the columns height may not exceed 10 feet in height, the color of the stucco wall must be reviewed and acted upon, the lights on the columns must be consistent, and the overall improvement must meet code and pass inspection. Additionally the committee has designated staff member Kim McKenna and Development Standards Committee member Kim Hess to review and act on the final submission of the conditions cited.

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. The motion carried unanimously.

28. Variance request for a proposed addition to the second story, which would exceed the maximum height allowed as determined by the Development Criteria.

Jimmy & Amanda Enriquez
2 East Racing Cloud Court
Lot 20, Block 1, Section 46 Village of Panther Creek

This item was heard by the full committee. The owner was present to address the committee. The staff provided the committee with a PowerPoint presentation noting the location of the improvement and the **owner's changes in order to comply with the Land Use Designation. The committee** noted the home was adjacent to a tract of land without a home and felt the overall impact of the project and the requirement of the criteria, was more applicable to homes, with adjacent properties. It was then moved by Mike Bass and seconded by Ken Anderson to conditionally approve the proposed addition on the condition the owner meet code and pass final inspection. The motion carried unanimously.

29. Variance request for an existing shed that is located in the five foot side and ten foot rear easement.
Frank Tran

27 West Archwyck Circle
Lot 1, Block 2, Section 42 Village of Sterling Ridge

This item was reviewed by the full committee. The staff provided the committee with a PowerPoint presentation. The homeowner, Mr. Tran was present to address the committee. He stated that he placed the shed in the easement due to an old tree stump that was in the way of placing it in the approved location. It was moved by Mike Bass and seconded by Kim Hess to conditionally approve the shed if it is moved out of all easements and the owner must plant and maintain evergreen vegetation (at **least 6-7' in height at time of planting**) to screen view of shed. **The committee will allow 90 days for compliance.** The motion carried unanimously.

30. Request for approval of a home business.

James and Suzanne McMillian
15 Crystal Canyon Place
Lot 37, Block 1, Section 1 Village of Creekside Park

This item was reviewed by the full committee. The staff provided the committee with a PowerPoint presentation. The homeowner and their daughter (the occupant and business owner -**Jill McMillan**) were present to address the committee. Jill McMillan gave a short description of the massage therapy business. It was moved by Herman Weindel and seconded by Mike Bass to conditionally approve the business, the approval is for valid for one year, the owner must reapply at that time, conditionally upon no complaints being received, one customer at a time and cars must park in driveway. The motion carried unanimously.

31. Variance request for proposed addition, summer kitchen and patio cover that may create a negative neighbor impact.

Derek and Gail Mathieson
83 North Gary Glen Circle
Lot 3, Block 2, Section 23 Village of Sterling Ridge

This item was reviewed by the full committee. The staff provided the committee with a PowerPoint presentation. The homeowner and the contractor were there to address the committee. It was moved by Ken Anderson and seconded by Kim Hess to conditionally approve, meet code, standard conditions. Maintain existing vegetation as screening to adjacent properties. Additionally, staff is to review upon completion of project to determine if additional vegetation is required to screen view. The motion carried unanimously.

32. Variance request for proposed storage shed which exceeds maximum height allowed and the maximum size allowed.

James and Elizabeth Barrett
114 North Linton Ridge Court
Lot 8, Block 1, Section 34 Village of Alden Bridge

This item was reviewed by the full committee. The staff provided the committee with a PowerPoint presentation. The homeowners, James and Elizabeth Barrett, were there to address the committee. They are requesting a larger size shed to use as a workroom. The neighbor, Maga Ramirez, was also there to address the committee about drainage and impact concerns. It was moved by Herman Weindel

and seconded by Mike Bass to conditionally approve, maximum 9' in height from grade, plant and maintain evergreen vegetation (at least 7' in height at time of planting), vegetation must be located an adequate distance from the fence to provide for drainage (minimum 5'), staff to approve landscaping upon completion for sufficient screening. The motion carried unanimously.

33. Variance request for proposed patio cover that does not respect the rear 20 foot building line.
Francisco Fernandez and Diana Campo
59 East Hullwood Circle
Lot 12, Block 2, Section 2 Village of Creekside Park
This item was reviewed by the full committee. The staff provided the committee with a PowerPoint presentation. The homeowner was not there to address the committee. It was moved by Robert Heineman and seconded by Ken Anderson to conditionally approve, meet code, standard conditions and plant and maintain 3 30 gallon native trees. The motion carried unanimously.
34. Variance request for a proposed fence relocation which will encroach past the side ten foot building line.
Stacy and Kelly Smith
52 Acrewoods Place
Lot 46, Block 1, Section 43 Village of Sterling Ridge
This item was reviewed by the full committee. The staff provided the committee with a PowerPoint presentation. The homeowner was there to address the committee. It was moved by Mike Bass and seconded by Ken Anderson to conditionally approve, allow fence to be moved 5' from current location along the side street, the fence located on the rear property line may not extend past the front **façade** of the dwelling directly behind this property at the rear. Additionally must plant and maintain a landscape bed along street side of the fence and must wrap around corner of fence at the rear with a forest mix of trees, shrubs and plants. Staff will review the landscaping upon completion of project for approval. The motion carried unanimously.
35. Appeal of the Residential Design Review Committees decision to require replanting three 30 gallon native trees on lot.
Greg Jones
76 North Greenvine Circle
Lot 39, Block 2, Section 37 Village of Alden Bridge
This item was reviewed by the full committee. The staff provided the committee with a PowerPoint presentation. The homeowner was not there to address the committee. It was moved by Mike Bass and seconded by Ken Anderson to disapprove the request and to require owner to comply with previous RDRC decision to plant the required trees. The motion carried unanimously.
36. Variance request for two existing paver patios which is located in both the five foot side yard and ten foot rear yard easements.
Colin & Angelic Dey
38 Wildflower Trace Place
Lot 10, Block 2, Section 39 Village of Alden Bridge
This item was reviewed by the full committee. The staff provided the committee with a PowerPoint presentation. The homeowner was there to address the committee. Mrs. Dey stated that they had very poor drainage in those areas of the yard and placed patios there to make the space usable. She said she talked to all of her neighbors to see if they had any concerns. It was moved by Mike Bass and seconded by Herman Weindel to conditionally approve the two patios, subject to staff not receiving any drainage complaints from adjacent properties. The motion carried unanimously.

VII. Public Comments
There were no public comments.

VIII. Member Comments
There were no member comments.

IX. Staff Reports

There were no staff reports.

X. Adjourn

There being no further business it was moved by Ken Anderson and seconded by Herman Weindel to adjourn the meeting at 8:02 p.m. The motion carried unanimously.

Agenda Items may have been reviewed in a different order than shown.