

Development Standards Committee  
September 7, 2011 at 5:30 p.m.  
The Woodlands Township Service Center  
2201 Lake Woodlands Drive  
The Woodlands, Texas 77380  
Minutes

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

Staff Present: Chris Feist, Pam Forde and Kim McKenna

**I. Welcome/Call Meeting to Order**

The meeting was called to order in regular session, open to the public by Chairperson Deborah Sargeant at 5:35 p.m.

**II. Approve Minutes of Meeting of August 3, 2011**

It was moved by Chris Florack and seconded by Herman Weindel to approve the minutes of the regular meeting of August 3, 2011 as presented. The motion carried. Ken Anderson abstained from the motion.

**III. Consideration and Action of the Summary List**

Chairwoman Deborah Sargeant presented the Summary List as presented by Staff Recommendation. The list consisted of commercial item A and residential items 1, 2, 3, 4, 5, 6, 7, 8, 9, 11, 12, 13, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29 & 39. It was moved by Chris Florack and seconded by Mike Bass to approve the Summary List as presented by staff. The motion carried unanimously.

**IV. Review and Disposition of Commercial Applications.**

**A. Request for Consideration and Action**

**Building Sign**

**Baker Hughes**

9110 Grogan's Mill – File # 01-090-0999-0350-0300

Village of Grogan's Mill

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

**B. Request for Consideration and Action**

**Monument Sign - Main Entrance**

**Baker Hughes**

9110 Grogan's Mill – File #01-090-0999-0350-0300

Village of Grogan's Mill

This item was reviewed by the full committee after presentation of the item by Pam Forde and comments by Zenus (Bubba) Graham of Baker Hughes. It was then moved by Robert Heineman and seconded by Kim Hess to approve Option #2 with the condition that the logo must be reduced to no more than 10% of the sign face and that the street address numbers must be moved to be more visible, preferably the upper corner that is closest to the street. The motion carried unanimously.

**V. Consideration and Action of the Summary List-attached**

**VI. Review and Disposition of Residential Applications**

1. Variance request for an existing fence color, which was considered to be not architecturally appropriate according to the Residential Design Review Committee.

Jeannette Bloomfield

186 Golden Shadow Circle

Lot 11, Block 03, Section 04, Village of Cochran's Crossing

This item was heard under the summary list, as presented by Staff. It was moved by Chris Florack and Seconded by Mike Bass to Table this item. The motion carried unanimously.

2. Variance request to remove an existing tree.  
Michael A Walters  
37 Rockfern Road  
Lot 32, Block 01, Section 38 Village of Grogan's Mill  
This item was heard under the summary list, as presented by Staff. It was moved by Chris Florack and Seconded by Mike Bass to approve on the condition the owner plant and maintain 1-30 gallon native evergreen tree in the front yard to replace the tree removed. The motion carried unanimously.
3. Variance request for a proposed driveway widening, which would cause the driveway to exceed the maximum width allowed and would be composed of crushed granite.  
Michael and Mary Ellen Couvillion  
194 Timber Mill Street  
Lot 04, Block 02, Section 13 Village of Grogan's Mill  
This item was heard under the summary list, as presented by Staff. It was moved by Chris Florack and Seconded by Mike Bass to approve option 1 as defined on the presentation. Option one was the least amount of additional hard surface, which did not include a parking area outside of the existing driveway area. The motion carried unanimously.
4. Variance request for a proposed patio cover, fireplace and summer kitchen, which would be located beyond the forty foot rear building setback.  
Mike and Linda Aldred  
8 Water Mark Way  
Lot 12, Block 01, Section 44, Village of Cochran's Crossing  
This item was heard under the summary list, as presented by Staff. It was moved by Chris Florack and Seconded by Mike Bass to approve the improvements as presented on the condition the owner must not halt or materially impede drainage, as defined by The Residential Development Standards. Additionally the owner must plant and maintain significant vegetation to the exterior of the fence to soften and screen the view of the improvement from the street. The motion carried unanimously.
5. Consideration and Action regarding a proposed home business.  
James Dwayne Pippin  
9 North Timber Top Drive  
Lot 49, Block 02, Section 13 Village of Grogan's Mill  
This item was heard under the summary list, as presented by Staff. It was moved by Chris Florack and Seconded by Mike Bass to approve the home business with the following conditions. The home business approval will be for no more than two years. It is subject to revocation by the committee at any time. The home business is subject to revocation if a violation of the Standards or condition of approval occurs. The home owner must resubmit an application to continue the use of the home business, if the business still exists after September of 2013. The motion carried unanimously.
6. Variance request for the proposed side yard patio, which will be located within the five foot side yard easement.  
Dennis L. Coburn  
39 Berryfrost Lane  
Lot 05, Block 01, Section 43 Village of Grogan's Mill  
This item was heard under the summary list, as presented by Staff. It was moved by Chris Florack and Seconded by Mike Bass to approve the patio on the condition the owner must not halt or materially impede drainage, as defined by The Residential Development Standards. Approval by this committee does not constitute approval by the additional easement holders or the county. It is the owner's responsibility to obtain approval from the county or the easement holders and may be subject to removal. The motion carried unanimously.
7. Variance request for the existing fence, which is not located at least five feet back from the front façade of

the dwelling on the left hand side.

Dennis L. Coburn

39 Berryfrost Lane

Lot 05, Block 01, Section 43 Village of Grogan's Mill

This item was heard under the summary list, as presented by Staff. It was moved by Chris Florack and Seconded by Mike Bass to approve the fence on the condition the owner maintain the existing vegetation to soften and screen the view of the fence. The motion carried unanimously.

8. Variance request for a proposed cabana, which would cause the improvement to encroach the fifteen foot side setback.

Peter Shedden

54 N. Windsail Place

Lot 35, Block 1, Section 33 Village of Panther Creek

This item was heard under the summary list, as presented by Staff. It was moved by Chris Florack and Seconded by Mike Bass to approve the cabana on the condition the owner must meet code and pass final inspection. Additionally, the owner must plant and maintain native evergreen vegetation to soften and screen the view. The motion carried unanimously.

9. Variance request for a proposed fireplace, which would cause the improvement to encroach the fifteen foot side setback.

Peter Shedden

54 N. Windsail Place

Lot 35, Block 1, Section 33 Village of Panther Creek

This item was heard under the summary list, as presented by Staff. It was moved by Chris Florack and Seconded by Mike Bass to approve the fireplace on the condition the owner must meet code and pass final inspection. Additionally, the owner must plant and maintain native evergreen vegetation to soften and screen the view. The chimney height must be restricted to no greater than the required height necessary in order to meet code. The motion carried unanimously.

10. Variance request for a proposed pergola, which would be located beyond the twenty five foot Platted Building Line.

Harry and Nancy Williams

2 Waterbrook Pl

Lot 36, Block 04, Section 04, Village of Cochran's Crossing

This item was reviewed by the full committee. The home owner was present to address the committee. The staff provided a PowerPoint presentation noting the proposed location of the improvement. The committee discussed the type of structure over the platted building line. It was then moved by Robert Heineman and seconded by Chris Florack to approve on the condition the owner plant and maintain significant vegetation shrubs and trees to soften and screen the view of the pergola from the street. Approval by this committee does not constitute approval by any other entity. It is the owner's responsibility to obtain approval by those entities and may be subject to removal. The motion carried unanimously.

11. Variance request for an existing patio, which is being re-poured over the five foot side easement.

Bob Campbell

6 Wolfhound Lane

Lot 25, Block 01, Section 26 Village of Grogan's Mill

This item was heard under the summary list, as presented by Staff. It was moved by Chris Florack and Seconded by Mike Bass to approve the patio as presented. Approval by this committee does not constitute approval by the additional easement holders. It is the owner's responsibility to seek to obtain approval by the additional easement holders and may be subject to removal. Additionally, the owner must not halt or materially impede drainage, as defined by The Residential Development Standards. The motion carried unanimously.

12. Consideration and Action regarding a proposed home business.

Rachel Kizer

50 North High Oaks Circle

Lot 94, Block 04, Section 38 Village of Grogan's Mill

This item was heard under the summary list, as presented by Staff. It was moved by Chris Florack and Seconded by Mike Bass to approve the home business on the following conditions. The home business approval will be for no more than two years; and is subject to revocation by the committee at any time. Additionally, a home business is subject to revocation if a violation of the Standards or condition of approval occurs. Any work vehicles should be stored in the driveway and not parked on the street. The home owner must resubmit an application to continue the use of the home business, if the business still exists after September of 2013. The motion carried unanimously.

13. Variance request for an existing garage conversion, which does not allow room for two cars to park in the garage or under a carport.

Rachel Kizer

50 North High Oaks Circle

Lot 94, Block 04, Section 38 Village of Grogan's Mill

This item was heard under the summary list, as presented by Staff. It was moved by Chris Florack and Seconded by Mike Bass to deny the variance and consent to delay enforcement based upon the execution of a memorandum of agreement, requiring the owner to convert the garage conversion back to an operable garage, when the owner no longer owns the home, transfers title or is no longer the primary resident, whichever comes first. The memorandum of agreement will be recorded with the courthouse and binding on the land. Additionally, the owner must meet code and pass final inspection. The motion carried unanimously.

14. Consideration and action regarding the request to allow synthetic turf.

Forest Lake Townhomes

Section 31, Village of Cochran's Crossing

This item was reviewed by the full committee. The contractor and sub home owner's association Board Member were present to address the committee. The Committee reviewed the design of the improvement and the areas in which the synthetic turf was proposed. The Committee discussed concerns regarding, location, maintenance, permeability, approval by the residents, approval by the adjoining non forest lake town home residents and precedence. It was then moved by Deborah Sargeant and seconded by Robert Heineman to Table the variance request until the following items can be addressed or completed. The Forest Lake Townhome Association Board must notify the home owner's of their plans to use synthetic turf and provide the Development Standards Committee with the data showing how many owners are in support of the Board Decision. Additionally the Board must notify the surrounding homes, not within the Forest Lake Townhome Association and offer the opportunity to provide comment at a public meeting. The contractor and Board should provide the Development Standards Committee with a permeability study to address the concerns of water run-off and hard surface. Furthermore, the item is tabled to allow the Committee to walk the common areas and perform a site inspection of the areas in which the synthetic turf will be located. The motion carried unanimously.

15. Consideration and Action regarding a proposed home business.

Patrick Mann

7 Box Turtle Lane

Lot 33, Block 01, Section 32 Village of Grogan's Mill

This item was reviewed by the full committee. The staff provided the committee with the conditions of approval document drafted by The String Firm. The Committee had some questions in regards to the conditions. After consult with legal counsel, it was moved by Mike Bass and seconded by Chris Florack to table the action on the home business and request legal counsel attend the next meeting to address any concerns.

16. Variance request for the existing window air conditioning unit located more than six feet above natural grade; and not screened from view of the street or neighboring lots.

Wayne Martin

5 Gambrel Oak Place

Lot 33, Block 01, Section 14 Village of Grogan's Mill

This item was heard under the summary list, as presented by Staff. It was moved by Chris Florack and Seconded by Mike Bass to deny the variance and consent to delay enforcement based upon the execution

of a memorandum of agreement, requiring the owner to remove the ac unit from the window, when the owner no longer owns the home,. Transfers title or is no longer the primary resident, whichever comes first. The memorandum of agreement will be recorded with the courthouse and binding on the land. Additionally, the owner must plant and maintain a minimum of one fifteen gallon native evergreen shrub in front of the fence, to soften and screen the view of the unit from the street. The motion carried unanimously.

17. Variance request for the existing solid fence, which was rebuilt over the ten foot and twenty five foot platted building lines and has a rot board that does not meet the Standards.  
Slatten / Brumbaugh  
12 Canyon Oak Place  
Lot 01, Block 01, Section 14 Village of Grogan's Mill  
This item was heard under the summary list, as presented by Staff. It was moved by Chris Florack and Seconded by Mike Bass to deny the variance and consent to delay enforcement based upon the execution of a memorandum of agreement, requiring the owner to remove or relocate the fence, when the fence is in disrepair and needs replacement. The memorandum of agreement will be recorded with the courthouse and binding on the land. Additionally, the owner must maintain the continuous landscaping and vegetation that to soften and screen the view of the fence from the street. The motion carried unanimously.
18. Variance request for the existing play structure, which is located within the ten foot rear easement.  
Michelle Villarreal  
21 South Doe Run Drive  
Lot 05, Block 01, Section 16 Village of Grogan's Mill  
This item was heard under the summary list, as presented by Staff. It was moved by Chris Florack and Seconded by Mike Bass to deny the variance and consent to delay enforcement based upon the execution of a memorandum of agreement, requiring the owner to remove the play structure from the easement, when the owner no longer owns the home, transfers title or is no longer the primary resident, whichever comes first. The memorandum of agreement will be recorded with the courthouse and binding on the land. The motion carried unanimously.
19. Variance request for the existing trampoline, which exceeds the maximum height allowed, is located within the five foot side yard easement; and has accessories that are not muted shades.  
Michelle Villarreal  
21 South Doe Run Drive  
Lot 05, Block 01, Section 16 Village of Grogan's Mill  
This item was heard under the summary list, as presented by Staff. It was moved by Chris Florack and Seconded by Mike Bass to deny the variance and consent to delay enforcement based upon the execution of a memorandum of agreement, requiring the owner to remove the trampoline from the easement, when the owner no longer owns the home, transfers title or is no longer the primary resident, whichever comes first. The memorandum of agreement will be recorded with the courthouse and binding on the land. The motion carried unanimously.
20. Variance request for the existing detached storage shed, which exceeds the maximum height allowed for buildings that are made of materials that do not match the dwelling.  
Marcia Baker  
50 Eagle Court  
Lot 17, Block 01, Section 22 Village of Grogan's Mill  
This item was heard under the summary list, as presented by Staff. It was moved by Chris Florack and Seconded by Mike Bass to deny the variance and consent to delay enforcement based upon the execution of a memorandum of agreement, requiring the owner to remove the storage shed from the property, when the owner no longer owns the home, transfers title or is no longer the primary resident, whichever comes first. The memorandum of agreement will be recorded with the courthouse and binding on the land. The motion carried unanimously.
21. Variance request for the existing window air conditioning unit, which is located in the front of the home.  
Marcia Baker

50 Eagle Court

Lot 17, Block 01, Section 22 Village of Grogan's Mill

This item was heard under the summary list, as presented by Staff. It was moved by Chris Florack and Seconded by Mike Bass to approve the air conditioning unit on the condition the owner apply for the privacy fencing screen and maintain the screen in front of the unit to screen from view. The motion carried unanimously.

22. Variance request for the existing paving, which is encroaching into the rear ten foot and side five foot easements.

Bryce Satter/ Allen Edmison

116 Tree Crest Circle

Lot 27, Block 25, Section 1 Village of Indian Springs

This item was heard under the summary list, as presented by Staff. It was moved by Chris Florack and Seconded by Mike Bass to approve as submitted. The improvement must not halt or materially impede drainage as defined by The Woodlands Residential Development Standards. The motion carried unanimously.

23. Variance request for the existing rear deck, which was disapproved by The Residential Design Review Committee, due to an error on the survey noting a platted building line that does not exist.

Bryce Satter/ Allen Edmison

116 Tree Crest Circle

Lot 27, Block 25, Section 1 Village of Indian Springs

This item was heard under the summary list, as presented by Staff. It was moved by Chris Florack and Seconded by Mike Bass to approve the deck as submitted. The motion carried unanimously.

24. Variance request for the existing above ground pool, which encroaches into the side building line.

David Winn

76 S. Wavy Oak Circle

Lot 29, Block 8, Section 7 Village of Panther Creek

This item was heard under the summary list, as presented by Staff. It was moved by Chris Florack and Seconded by Mike Bass to deny a variance and consent to delay enforcement until November 1, 2011 to allow the owner time to remove the pool from the rear yard. Owner must submit an application for the proposed location of the pool and meet code and pass final inspection. The motion carried unanimously.

25. Variance request for the existing fence, which was built with the construction side facing out.

Homer Smith

54 Indian Clover Drive

Lot 22, Block 2, Section 11 Village of Panther Creek

This item was heard under the summary list, as presented by Staff. It was moved by Chris Florack and Seconded by Mike Bass to approve the fence as presented. The motion carried unanimously.

26. Variance request, to appeal the Residential Design Review Committee's conditions of approval and appeal to allow an existing cat enclosure in the rear yard.

Catherine Fambrini

19 Skyland Place

Lot 24, Block 06, Section 06, Village of Cochran's Crossing

This item was heard under the summary list, as presented by Staff. It was moved by Chris Florack and Seconded by Mike Bass to deny the variance and consent to delay enforcement based on execution of a memorandum of agreement requiring the owner to remove the cat enclosure when they move from the home, sell or transfer title or when the home is no longer the primary residence. In addition the owner must reduce the overall height of the cat enclosure to below the fence line, in order to screen the view from the adjoining property and the street. The motion carried unanimously.

27. Variance request for an existing fence which is located beyond the ten foot platted Building Line, which exceeds the maximum height allowed; and is constructed with the unfinished side facing outward.

Catherine Fambrini

19 Skyland Place

Lot 24, Block 06, Section 06, Village of Cochran's Crossing

This item was heard under the summary list, as presented by Staff. It was moved by Chris Florack and Seconded by Mike Bass to approve the fence on the condition the owner plant and maintain trees and shrubs in a continuous landscaped bed, to the exterior of the fence, to soften and screen the view of the rot board to the street. The motion carried unanimously.

28. Variance request for the existing rear yard wooden fence, which is built with the construction side visible from an adjacent tract of land.  
David and Sandy Walker  
102 South Timber Top Drive  
Lot 01, Block 01, Section 15 Village of Grogan's Mill  
This item was heard under the summary list, as presented by Staff. It was moved by Chris Florack and Seconded by Mike Bass to approve the fence on the condition the owner maintains the existing vegetation and promotes growth to soften and screen the view of the construction side members of the fence. Additionally the owner must comply with the Standards when the fence is in need of repair and replacement. The motion carried unanimously.
29. Variance request for the existing driveway widening, which is located within the easement and was not considered to be architecturally compatible with the neighborhood by the Residential Design Review Committee.  
T.G. Rowell  
2409 Wild Wind Place  
Lot 43, Block 10, Section 12 Village of Grogan's Mill  
This item was heard under the summary list, as presented by Staff. It was moved by Chris Florack and Seconded by Mike Bass to approve on the condition the owner maintain significant vegetation at the front of the driveway paved area to soften and screen the view from the adjacent properties. Approval by this committee does not constitute approval by the additional easement holders. It is the owner's responsibility to obtain those approvals and may be subject to removal. The motion carried unanimously.
30. Variance request for the existing window air conditioning unit, which is located in the front yard and is not screened from view.  
Jerry and Helen Devine  
2810 Crossvine Circle  
Lot 16, Block 08, Section 06 Village of Grogan's Mill  
This item was reviewed by the full committee. The staff provided a PowerPoint presentation noting the proposed location of the improvement. It was moved by Chris Florack and Seconded by Mike Bass to allow the air conditioning unit, on the condition the owner replant a significant amount of vegetation to the front of the home to soften and screen the view of the air conditioning unit at the front. The motion carried unanimously.
31. Variance request for the existing fence, which is located beyond the ten foot platted building line, is not setback at least five feet back from the front façade of the dwelling, exceeds the maximum height allowed and has more than one 6 inch rot board.  
Aaron VanderWaal  
3120 North Millbend Drive  
Lot 03, Block 03, Section 07 Village of Grogan's Mill  
This item was reviewed by the full committee. The home owner was present to address the committee. The staff provided a PowerPoint presentation noting the proposed location of the improvement. It was moved by Deborah Sargeant and seconded by Chris Florack to table the review and action of this item until the owner's Application for the paving is submitted and comes forward on appeal. The motion carried unanimously.
32. Variance request for an existing color change to the home, which was not considered to be architecturally compatible with the neighborhood nor muted in shade, by the Residential Design Review Committee.  
Cherokee Carlson Willmann  
10 Rockridge Drive  
Lot 65, Block 03, Section 01 Village of Indian Springs

This item was reviewed by the full committee. The owner was present to address the committee. The staff provided a PowerPoint presentation noting the improvement and the color of homes in the surrounding neighborhood. The staff noted that the color of the home as seen on the presentation is not always accurate and that the committee was sent the property address prior to the meeting so that they could drive by the home and see the color in person. Many committee members drove to the house to see the color. It was then moved by Chris Florack and seconded by Herman Weindel to disapprove the color change and require the owner submit an application to the staff for a proposed color change to the home, no later than 180 days from the date of the meeting. The motion carried unanimously.

33. Variance request for an existing color change which was considered to be not appropriate to the architectural character of the dwelling and not compatible with the neighborhood.

Robin Bennett

231 S Pathfinders Circle

Lot 65, Block 06, Section 01, Village of Cochran's Crossing

This item was reviewed by the full committee. The owner was present to address the committee. The staff provided a PowerPoint presentation noting the improvement and the color of homes in the surrounding neighborhood. The staff noted that the color of the home as seen on the presentation is not always accurate and that the committee was sent the property address prior to the meeting so that they could drive by the home and see the color in person. Many committee members drove to the house to see the color. The owner provided the information from her real estate agent and also apologized that she was not aware the agent did not apply for the house. She stated eventually she plans to paint all of the siding one color, however, current financial hardship preclude this from occurring at the time. The committee noted that they feel the colors are all compatible but they would eventually like to see the siding to be one color. It was then moved by Chris Florack and seconded by Mike Bass to approve the color as presented. The motion carried unanimously.

34. Variance request for the existing fence, which was not constructed straight and plumb in accordance with the Standards.

John Lippa, Jr.

9 Wandering Oak Drive

Lot 2, Block 8, Section 5 Village of Panther Creek

This item was heard under the summary list, as presented by Staff. It was moved by Chris Florack and Seconded by Mike Bass to withdraw the item from the agenda. The staff has coordinated with the owner who intends to correct the fence to comply with the Standard. The motion carried unanimously.

35. Variance request to all an existing color change to the access door, garage door and trim (shutters), which is a color that is not within the acceptable color range as described by the Neighborhood Criteria.

Natasha Scarlett Gray

78 Bitterwood Circle

Lot 2, Block 8, Section 5 Village of Panther Creek

This item was reviewed by the full committee. The staff provided a PowerPoint presentation noting the proposed location of the improvement. The committee discussed concerns regarding the integrity of the existing neighborhood criteria and the compatibility of the color on the home. It was moved by Chris Florack and Seconded by Mike Bass to approve the color change existing on the home and request the staff draft a revision to the criteria for the committee to review. Deborah Sargeant was opposed to the motion. The motion carried.

36. Variance request for the existing pool barrier fence, which was built with the construction side facing outward from the lot.

Morgan Wiles

12 Woodhaven Wood Drive

Lot 18, Block 04, Section 28 Village of Grogan's Mill

This item was reviewed by the full committee. The staff provided a PowerPoint presentation noting the proposed location of the improvement. It was moved by Deborah Sargeant and seconded by Herman Weindel to deny the variance and require the owner modify the fence to come into compliance with the code and the Standards. The owner must meet code and pass final inspection. The motion carried



unanimously.

37. Variance request for the existing driveway widening constructed of bull rock, which is not an approved hard surface for parking, is located within the easement, and causes the driveway to exceed the maximum width allowed.

Morgan Wiles

12 Woodhaven Wood Drive

Lot 18, Block 04, Section 28 Village of Grogan's Mill

This item was reviewed by the full committee. The staff provided a PowerPoint presentation noting the proposed location of the improvement. It was moved by Deborah Sargeant and Seconded by Robert Heineman to deny the variance as proposed and require the owner redesign a driveway widening that complies with the Standards. The motion carried unanimously.

38. Variance request for an existing fountain and enclosed casing for irrigation pumps, which was considered to be compatible with nor appropriate in scale, color, and mass to the architectural character of the dwelling and neighborhood.

Sammy and Donna Johnson

71 W Summer Storm Circle

Lot 41, Block 03, Section 31, Village of Cochran's Crossing

This item was reviewed by the full committee. The staff provided a PowerPoint presentation noting the proposed location of the improvement. The visibility of the sculpture base was discussed by the committee. It was then moved by Mike Bass and seconded by Robert Heineman to approve the existing fountain and enclosed casing for irrigation pumps on the following conditions. The owner must paint the base of the sculpture, currently hiding the irrigations pumps to a muted earth tone shade that matches the brick of the home. The color sample should be submitted to the Covenant Administration Department staff prior to painting. Additionally the owner must plant and maintain native evergreen vegetation in the front yard to screen the view of the sculpture and base from the street and surrounding properties. The motion carried unanimously.

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

Veronica Laurendine

2 Raven Ridge Lane

Lot 05, Block 04, Section 25 Village of Grogan's Mill

This item was heard under the summary list, as presented by Staff. It was moved by Chris Florack and Seconded by Mike Bass to approve the pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

**VII. Consideration and Action regarding the decals, specifying the location of Power Generators.**

This item was withdrawn by the staff and will be reviewed at a future meeting when revisions to The Residential Development Standards are reviewed.

**VIII. Public Comments**

There were no public comments.

**IX. Member Comments**

Mike Bass requested the Committee review at a future meeting, Columbarium's attorney's opinion on cemeteries, mausoleums in The Woodlands and how it relates to Health and Safety Codes and where it is identified in the Covenants.

**X. Staff Reports**

There were no staff reports.

**XI. Adjourn**

There being no further business it was moved by Mike Bass and seconded by Herman Weindel to adjourn the meeting at 7:45 p.m. The motion carried.