

Development Standards Committee
May 2, 2012 at 5:30 p.m.
The Woodlands Township
2801 Technology Forest Boulevard
The Woodlands, Texas, 77381
Minutes

Members present: Kim Hess, Ken Anderson, Herman Weindel, Mike Bass, Danie van Loggerenberg and Chris Florack

Staff Present: Chris Feist and Kim McKenna

I. Welcome/Call Meeting to Order

The meeting was called to order in regular session, open to the public by Vice Chairman Robert Heineman at 5:30 p.m. who served as Chairman of the meeting. It was then moved by Ken Anderson and seconded by Herman Weindel to nominate Chris Florack as pro-tem Vice Chairman. The motion carried unanimously.

II. Approve Minutes of Meeting of April 7th, 2012

Robert Heineman made a motion to approve the minutes of the meeting for April 4, 2012 as presented; and noted the meeting occurred on the 4th. Chris Florack seconded the motion. The motion carried unanimously.

III. Consideration and Action of the Summary List

Vice Chairman Robert Heineman presented the summary list of applications from section V, as presented through staff recommendation. The list consisted residential items A, C, D, 2, 4, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 22, 23, 24, 25, 27, 28, 29, 30, 31, 32, 33, 34 and 35. It was moved by Herman Weindel and seconded by Chris Florack to approve commercial items A,C and D. The motion carried unanimously. It was then moved by Chris Florack and seconded by Ken Anderson to approve all other items listed on the summary list as presented. The motion carried unanimously.

IV. Report on the "Commercial Staff Action List" for May 2, 2012

There was no report to present.

V. Review and Disposition of Commercial Applications

- A. Consideration and Action regarding the Committee's Conditions of approval for landscaping.
Christ Church United Methodist
6363 Research Forest
030-0067-0101-0400, Village of Cochran's Crossing
This Item Was reviewed under the Summary List as presented by staff recommendation. It was moved by Herman Weindel and seconded by Chris Florack to approve the landscaping proposal on the condition the owner's plant and maintain shrubbery to soften the view of the parking lot. The motion carried unanimously.
- B. Consideration and Action regarding placement of commercial umbrellas, tables and chairs
Panther Creek Shopping Center
Realty Executives
4775 West Panther Creek Dr, Ste#240B
020-0040-0045-0285-0018, Village of Panther Creek
This item was reviewed by the full committee. The staff provided a PowerPoint presentation noting the location of the umbrellas table and chairs and the surrounding improvements in the shopping center. The committee reviewed their previous action and affirmed their concerns regarding the color of the umbrellas and the advertisement of the Realty Executives logo on the umbrellas. The committee felt the red umbrellas should have been a more muted tone and the Realty executives advertising should have been removed, reduced in size or less predominant on the umbrella. It was then moved by Kim Hess and seconded by Herman Weindel to allow the red color of the existing umbrellas on the condition that the advertising of Realty Executives is removed. The committee felt the existing umbrellas could be modified by lifting the flap up of the umbrella, so that the Realty Executive name is not visible from the shopping center the motion carried unanimously.

- C. Consideration and Action regarding the expansion of First Baptist Church to include revised parking and the addition of a sanctuary.
 First Baptist Church of The Woodlands
 11801 Grogan's Mill Road
 Lot 500, Block 599, Section 6, Village of Grogan's Mill
 This Item Was reviewed under the Summary List as presented by staff recommendation. It was moved by Herman Weindel and seconded by Chris Florack to withdraw this item from the agenda. The motion carried unanimously.
- D. Consideration and Action regarding the existing temporary building.
 Spirit Filled Celebration Church
 6565 Research Forest Drive
 01-030-0067-0101-0200-0000, Village of Cochran's Crossing
 This Item Was reviewed under the Summary List as presented by staff recommendation. It was moved by Herman Weindel and seconded by Chris Florack to approve the temporary building through May of 2015 on the condition the owner submits a status report in May 2014 in regards to the proposal and conceptual plans for the permanent building that will replace the temporary structure. The motion carried unanimously.

VI. Review and Disposition of Residential Application

1. Variance request for an existing front yard patio that extends over the 25 foot platted building line and pavers and landscaping rocks used as ground cover for front yard that are not considered limited amounts and may have an adverse impact to the existing neighborhood's character
 James Gibson
 203 South Brookseidge Circle

Lot 3, Block 3, Section 58 Village of Alden Bridge

This item was heard by the full committee. Staff provided the committee with a PowerPoint presentation. The homeowner was present to address the committee. Mr. Gibson informed the committee of the reasons he and his wife removed all the grass out of their front yard. He stated that the grass died from the drought, and due to the cost of water, fertilizer and chemicals and also environmental factors they decided to replace with rocks. After a discussion concerning the impact to neighborhood character, aesthetics and continuity it was moved by Chris Florack and seconded by Kim Hess to conditionally approve upon the homeowner installing an undulating thin strip of evergreen ground cover along the curb line the entire width of the lot. The motion carried unanimously.

2. Consideration and Action to Amend the Initial Land Use Designation, Grogan's Mill section 29 regarding the Duplex Properties on Blue Fox Court.

Dale Wiebe

5, 7, 9, 10, 11 & 12 Blue Fox Court

Lots 3, 5, 6 & 7, Block 1, Section 29, Village of Grogan's Mill

This item was reviewed under the summary list as presented by staff recommendation. It was moved by Chris Florack and seconded by Ken Anderson to approve the request to Amend the Initial Land Use Designation on the condition the owner submits a re-plat to the Woodlands Township staff. The applicant must resubmit a request to Amend the Initial Land Use Designation if the re-plat has not been finalized and submitted to the office by May 2015. Approval by this committee does not constitute approval by the Woodlands Development Company. The owner must obtain approval by the additional entity prior to proceeding with a re-plat. The motion carried unanimously.

3. Consideration and action regarding the existing arbor and related privacy walls at 94 Northgate Dr., which is an approved rehearing request submitted by Michael and Kathy Kunzig
 Paul Funkhouser
 94 Northgate Drive

Lot 17, Block 06, Section 49 Village of Grogan's Mill

This item was reviewed by the full committee. The homeowner and affected neighbors were present to address the committee. The staff provided the committee with a PowerPoint presentation noting the existing improvement and vegetation, as well as the view of the improvement from the adjacent property owners. The staff clarified that all conditions of approval in regards to size design location etc. were in compliance with the original action. The only item in need of review was the requirement for planting to screen the improvement. The staff also noted that this was a consideration and action as a result of a rehearing so the entire improvement is for discussion and action. It was moved by Chris Florack and seconded by Ken Anderson to approve all of the improvements as presented on the condition the homeowner provide a professional landscaping plan to achieve both long and short-term growth. The plan should

incorporate canopy mid-story and understory including climbing vines on the wall of the arbor. The motion carried unanimously.

4. Consideration and action regarding the installation of the proposed water well.

Rick and Robin Duszynski

213 Grogan's Point Road

Lot 06, Block 01, Section 63 Village of Grogan's Mill

This item was reviewed under the summary list as presented by staff recommendation. It was moved by Chris Florack and seconded by Ken Anderson to approve on the condition the water well will be operated for the purposes of irrigation of residential lot 6, Block 1, Section 63, Village of Grogan's Mill, and that the owner sign a release and indemnity agreement whereby you indemnify the Development Standards Committee, the Woodlands Township and all related parties from and against any third party claims in any manner associated with the construction, operation, use or maintenance of the water well. In addition the owner must plant and maintain significant vegetation to soften and screen the view of the pumps and equipment from the street and adjacent property. The motion carried unanimously.

5. Consideration and action regarding the conditions of approval to allow a tree removal on the condition that the owner plant and maintain (1) 30 gallon native tree in the front yard to replace a tree removed for the approved rehearing request submitted by the owner.

Michael A Walters

37 Rockfern Road

Lot 32, Block 01, Section 38 Village of Grogan's Mill

This item was reviewed by the full committee. The homeowner was present to address the committee. The staff provided a PowerPoint presentation noting the current view an existing vegetation of the homeowners property. The homeowner explained that due to recent financial hardship the owner was not able to meet the conditions of approval regarding replanting. The committee discussed options to assist the home owner. It was then moved by Chris Florack and seconded by Herman Weindel to require 115 gallon native Evergreen tree be planted and request the Woodlands Township staff coordinate with the revitalization specialist to see if such assistance could be provided to the homeowner. If resolution cannot be made on the replant the committee will rehear the item on June 6, 2012. The motion carried unanimously.

6. Consideration and action regarding the existing wooden fence located beyond the platted building line, for the approved rehearing request submitted by the owner.

Eric Madera

2 S Greenbud Court

Lot 123, Block 04, Section 38 Village of Grogan's Mill

This item was reviewed by the full committee. The homeowner was present to address the committee. The homeowner noted that the fence was not a concern for the neighboring property to the rear and would be a hardship for him to relocate. It was then moved by Herman Weindel and seconded by Chris Florack to disapprove the variance as presented and consent to delay enforcement based upon the execution of a memorandum of agreement requiring the owner to correct the fence on or before the owner sells or transfers title, is no longer the primary resident or when the fence is in disrepair and requires replacement, whichever comes first. The memorandum of agreement will be recorded at the courthouse and binding on the land. Additionally, the committee noted they would allow the fence to exceed over the building line on the side at the time the fence requires correction, but the owner must respect the 45° angle of the building line at the rear. The motion carried unanimously.

7. Variance request for a proposed detached gazebo, which will be located beyond the 40 foot rear Building Setback

Ian and Jean McIntosh

95 S Meadowmist Circle

Lot 27, Block 04, Section 33, Village of Cochran's Crossing

This item was reviewed under the summary list as presented by staff recommendation. It was moved by Chris Florack and seconded by Ken Anderson to approve on the condition the homeowner meets code passes final inspection. In addition, the owner must not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.

8. Variance request for a proposed attached patio cover with fireplace, which will be located beyond the 25 foot rear Building Setback Line

David and Cynthia Chastain

77 S Concord Forest Circle

Lot 01, Block 03, Section 01, Village of Cochran's Crossing

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This item was reviewed under the summary list as presented by staff recommendation. It was moved by Chris Florack and seconded by Ken Anderson to approve the attached patio cover with fireplace as presented on the condition the homeowner meets code and passes final inspection. The motion carried unanimously.

9. Variance request for a proposed room addition, which will be located beyond the 7 foot Side Building Setback Line

J. Wade and Jill Haskell

80 Rocking Pine Place

Lot 37, Block 01, Section 30, Village of Cochran's Crossing

This item was reviewed under the summary list as presented by staff recommendation. It was moved by Chris Florack and seconded by Ken Anderson to withdraw this item from the agenda. The motion carried unanimously.

10. Variance request for the proposed second story deck replacement, submitted without the required sealed drawings.
Dale Lord

110 South Timber Top Drive

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

This item was reviewed under the summary list as presented by staff recommendation. It was moved by Chris Florack and seconded by Ken Anderson to approve the proposed second story deck replacement as presented, on the condition the homeowner must meet code and pass final inspection. The motion carried unanimously.

11. Variance request for a proposed flagstone walkway, which will encroach into the 10 foot rear yard easement.

Gregg and Diana Jones

27 Silverstrand Place

Lot 79, Block 04, Section 04, Village of Cochran's Crossing

This item was reviewed under the summary list as presented by staff recommendation. It was moved by Chris Florack and seconded by Ken Anderson to approve the proposed flagstone walkway on the condition the walkways are limited landscaping not set in concrete. The flagstone walkways must not halt or materially impede drainage flowing off of or onto a neighboring tract in accordance with the Woodlands Residential Development Standards. Additionally, approval by this committee does not constitute approval by any additional easement holders. It is the owner's responsibility to obtain approval by those easement holders; and may be subject to removal. The motion carried unanimously.

12. Variance request for the proposed wrought iron and brick column fence, which would be located more than 5 feet beyond the platted building line.

Roger and Sherlyn Burks

75 North Royal Fern Drive

Lot 19, Block 01, Section 64 Village of Grogan's Mill

This item was reviewed under the summary list as presented by staff recommendation. It was moved by Chris Florack and seconded by Ken Anderson to approve the proposed wrought iron and brick column fence on the condition the owner plant and maintain native evergreen vegetation to soften the view of the fence from the Street. Additionally, the owner must comply with the standards regarding Access to the property for emergency vehicles.(KNOX BOX). The motion carried unanimously

13. Consideration and action regarding a proposed home business.

Ursha Pericherla

66 Trestletree Place

Lot 11, Block 04, Section 65 Village of Grogan's Mill

This item was reviewed under the summary list as presented by staff recommendation. It was moved by Chris Florack and seconded by Ken Anderson to approve the home business. The home business approval will be for two years; and is subject to revocation by the committee at any time. Additionally, the home business is subject to revocation if a violation of the Standards or conditions of approval occurs. The homeowner must not use the address in any public medium; and must resubmit an application to continue the use of the home business, if the business still exists after may 2014. Approval by this committee does not constitute approval by any other entity. The motion carried unanimously.

14. Variance request for the proposed walkway, which exceeds the maximum amount of hard surface area allowed.

Douglas Lehr

71 Rockridge Drive

Lot 1, Block 5, Section 6 Village of Indian Springs

This item was reviewed under the summary list as presented by staff recommendation. It was moved by Chris Florack and DSC Posted Agenda 05/02/12

seconded by Ken Anderson to approve the proposed walkway on the condition the owner does not halt or materially impede drainage flowing off of or on to an adjacent tract, in accordance with The Residential Development Standards. Approval by this committee does not constitute approval by the additional easement holders. It is the owner's responsibility to obtain approval by those easement holders; and may be subject to removal. The motion carried unanimously.

15. Variance request for the proposed paving, which exceeds the maximum amount of hard surface allowed.

Douglas Lehr
71 Rockridge Drive

Lot 1, Block 5, Section 6 Village of Indian Springs

This item was reviewed under the summary list as presented by staff recommendation. It was moved by Chris Florack and seconded by Ken Anderson to approve on the condition the owner does not halt or materially impede drainage flowing off of or on to an adjacent tract, in accordance with The Residential Development Standards. Approval by this committee does not constitute approval by the additional easement holders. At is the owner's responsibility to obtain approval by those easement holders; and may be subject to removal. The motion carried unanimously.

16. Variance request for the proposed driveway widening, which will exceed the maximum width allowed.

Joe and Judith Natale
11614 Timberwild Street

Lot 11, Block 03, Section 04 Village of Grogan's Mill

This item was reviewed under the summary list as presented by staff recommendation. It was moved by Chris Florack and seconded by Ken Anderson to approve the proposed driveway widening on the condition the homeowner plant and maintain vegetation in front of the expanded driveway to soften and screen the view to the Street and adjacent property. The motion carried unanimously.

17. Variance request for the proposed driveway widening, which will exceed the maximum width allowed.

Chad and Colleen Haase
10910 Auger Place

Lot 07, Block 02, Section 07 Village of Grogan's Mill

This item was reviewed under the summary list as presented by staff recommendation. It was moved by Chris Florack and seconded by Ken Anderson to approve the proposed driveway widening on the condition the homeowner plant and maintain vegetation in front of the expanded driveway to soften and screen the view to the Street and adjacent property. The motion carried unanimously.

18. Variance request for a proposed walkway, which will encroach into the 10 foot rear yard easement.

Rick and Johnna Grinstead
2 Shining Lakes Place

Lot 07, Block 04, Section 02, Village of Cochran's Crossing

This item was reviewed under the summary list as presented by staff recommendation. It was moved by Chris Florack and seconded by Ken Anderson to approve the proposed walkway as presented. The improvements may not halt or materially impede drainage flowing off of or onto a neighboring tract in accordance with the Residential Development Standards. The motion carried unanimously.

19. Variance request for a proposed driveway widening which will exceed the maximum width allowed.

Rick and Johnna Grinstead
2 Shining Lakes Place

Lot 07, Block 04, Section 02, Village of Cochran's Crossing

This item was reviewed by the full committee. The homeowner was present to address the committee. The staff provided the committee with a PowerPoint presentation noting the existing driveway in the concerns the homeowner has for ingress and egress to his property. It was then moved by Chris Florack and seconded by Ken Anderson to approve the proposed driveway on the condition the homeowner plant and maintain vegetation to the back and front of the expanded driveway to soften and screen the view to the Street and adjacent property. Additionally the homeowner may not exceed 20 feet in width at the middle section of the driveway just after the Street right-of-way. The Woodlands Township staff member Kim McKenna will coordinate with the homeowner on-site to discuss the modification area to be no more than 20 feet wide. The motion carried unanimously.

20. Variance request of conceptual plans for a proposed detached patio cover and fireplace, which will be located beyond the 25 foot rear Building Setback and was not considered appropriate in mass, scale and proportion when

reviewed by the Residential Design Review Committee.

George Booth

190 Golden Shadow Circle

Lot 10, Block 03, Section 04, Village of Cochran's Crossing

This item was reviewed by the full committee. The owner was present to address the committee. The staff provided the committee with a PowerPoint presentation noting the proposed location for the improvement and the overall property. The owner explained their request for summer kitchen and the reason for its proposed location. The committee then deliberated on opportunities to modify the location or the design in order to alleviate some of the encroachment into the set back. It was then moved by Danie van Loggerenberg and seconded by Herman Weindel to require the owner submit a design that reduces the overall encroachment into the set back. The chimney height of the fireplace may not exceed the height required in order to comply with code. Finally the homeowner must submit their final proposal to the Woodlands Township staff for review and final action. The motion carried unanimously.

21. Variance request for the proposed color change.

Patrick Callen

62 Elm Branch Place

Lot 01, Block 02, Section 51 Village of Grogan's Mill

This item was reviewed by the full committee. The owner was present to address the committee. The staff provided the committee with a PowerPoint presentation noting the proposed color change. The committee discussed the blue tone on the red brick home; and provided the homeowner some ideas for modifying the color to match the brick of the home. It was then moved by Chris Florack and seconded by Herman Weindel to approve a color change on the condition the homeowner submit a revised color sample with a more great tone. The committee nominated Herman Weindel to work with the Woodlands Township staff to review and act on the final color selection. The motion carried unanimously.

22. Variance request for the existing gazebo, which encroaches into the 40 foot rear building setback.

Michael and Kristin Moretti

78 N Royal Fern Drive

Lot 09, Block 02, Section 64 Village of Grogan's Mill

This item was reviewed under the summary list as presented by staff recommendation. It was moved by Chris Florack and seconded by Ken Anderson to approve the existing gazebo on the condition the owner meets code and passes final inspection. The owner must maintain the existing vegetation on the property to soften and screen the view to the adjacent properties. The motion carried unanimously.

23. Variance request for an existing 6 foot 6inch wood picket fence, which is not set back 5 feet from the front façade of the dwelling; and is constructed with a rot board that is not screened.

Wylma Peacock

19 Raindream Place

Lot 72, Block 07, Section 01, Village of Cochran's Crossing

This item was reviewed under the summary list as presented by staff recommendation. It was moved by Chris Florack and seconded by Ken Anderson to approve the fence on the condition the home owner must screen the rot board in accordance with the Standards. The motion carried unanimously.

24. Variance request for the existing rear yard detached building, located within the five foot side yard easement, and exceeds the maximum height allowed for sheds built of plastic.

Donna Lacy

10 Woodhaven Wood Drive

Lot 17, Block 04, Section 28 Village of Grogan's Mill

This item was reviewed under the summary list as presented by staff recommendation. It was moved by Chris Florack and seconded by Ken Anderson to deny the variance for the detached building as proposed; and consent to delay enforcement based upon the execution of a memorandum of agreement requiring the owner remove the shed from the lot when the owner no longer owns the home, sells or transfers title or the home is no longer the primary residence or when the storage building is in disrepair and requires replacement. The memorandum will be recorded with the courthouse and binding on the land. The motion carried unanimously.

25. Variance request for existing paving that encroaches into the 5 foot side yard easement and exceeds the maximum width allowed for walkways.

Mike Amoroso

164 E Pathfinders Circle

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Lot 61, Block 07, Section 01, Village of Cochran's Crossing

This item was reviewed under the summary list as presented by staff recommendation. It was moved by Chris Florack and seconded by Ken Anderson to approve the existing paving on the condition the owner plant and maintain significant vegetation to the front of the walkway to soften and screen the view from the Street and adjacent property. The motion carried unanimously.

26. Variance request for an existing wood deck, which encroaches into the 10 foot rear yard easement; and extends beyond the 10 foot Platted Building Line.

Janet Carlson
5 Gannet Hollow Place

Lot 67, Block 03, Section 01, Village of Cochran's Crossing

This item was reviewed by the full committee. The staff provided the committee with a PowerPoint presentation noting the location of the wood deck. It was moved by Chris Florack and seconded by Ken Anderson to disapprove the wood deck as presented. The Committee felt the home owner should consider if another application is submitted to consider redesigning the deck to be flush with the driveway, remove the portion of lumber extending toward the street and reduce the overall size of the deck to create more of a walkway and not a deck in front of the fence. The motion carried unanimously.

27. Variance request for the existing fence, which exceeds the maximum height of foot 6 inches; and may have impact to adjoining properties.

Mark and Jodel Sommer
19 Summer Morning Court

Lot 20, Block 1, Section 5 Village of Panther Creek

This item was reviewed under the summary list as presented by staff recommendation. It was moved by Chris Florack and seconded by Ken Anderson to approve the fence on the condition the homeowner plant and maintain vegetation to screen the view of the fence to the adjacent property. The motion carried unanimously.

28. Variance request for front yard paving which causes the driveway to exceed the maximum width allowed, which is not in keeping with the Residential Standards

Javier Karel
43 South Waxberry Rd.

Lot 10, Block 3, Section 1 Village of Panther Creek

This item was reviewed under the summary list as presented by staff recommendation. It was moved by Chris Florack and seconded by Ken Anderson to approve the front yard paving on the condition the paver area adjacent to the driveway is used for the purposes of the walkway and not used for the purposes of parking the vehicles. The motion carried unanimously.

29. Variance request for the existing patio cover submitted without the required sealed drawings.

Javier Karel
43 South Waxberry Rd.

Lot 10, Block 3, Section 1 Village of Panther Creek

This item was reviewed under the summary list as presented by staff recommendation. It was moved by Chris Florack and seconded by Ken Anderson to approve the existing patio cover on the condition the homeowner meets code and passes final inspection. The motion carried unanimously.

30. Variance request for rear yard paving, which encroaches the 5 foot side yard easement.

Javier Karel
43 South Waxberry Rd.

Lot 10, Block 3, Section 1 Village of Panther Creek

This item was reviewed under the summary list as presented by staff recommendation. It was moved by Chris Florack and seconded by Ken Anderson to approve the rear yard paving as presented. Approval by this committee does not constitute approval by any additional easement holders. It is the owners' responsibility to obtain those approvals, and may be subject to removal. Additionally the owner must not halt or materially impede drainage in accordance with the Residential Development Standards. The motion carried unanimously.

31. Variance request for an existing driveway widening, which exceeds the maximum width allowed; and is located within the 5 foot side yard easement.

Kristina Kielson

30 Rambling Wood Court

Lot 39, Block 06, Section 28 Village of Grogan's Mill

This item was reviewed under the summary list as presented by staff recommendation. It was moved by Chris Florack and seconded by Ken Anderson to withdraw this item from the agenda. The motion carried unanimously.

32. Variance request for the existing detached storage shed located within the five foot side and 10 foot rear easements; and is not screened from view at ground level by a six foot high solid fence.

Arthur F. Preston

2511 Wild Wind Place

Lot 38, Block 10, Section 12 Village of Grogan's Mill

This item was reviewed under the summary list as presented by staff recommendation. It was moved by Chris Florack and seconded by Ken Anderson to deny the variance for detached storage shed and consent to delay enforcement based upon the execution of a memorandum of agreement requiring that the owner remove the shed and seek to obtain approval to relocate the shed when the owner no longer owns the home transfers title or is no longer the primary resident. The memorandum will be recorded at the courthouse and binding on the land. Additionally the owner must maintain the existing native Evergreen vegetation in order to soften and screen the view of the shed. The motion carried unanimously.

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

Kimmelyn Jean Buff Isbell

6 Trace Creek Drive

Lot 25, Block 2, Section 3, Village of Indian Springs

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

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

Alberto Hinojos

26 Journey's End

Lot 30, Block 2, Section 25, Village of Cochran's Crossing

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

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

John Stepanski

Lot 68, Block 7, Section 1, Village of Cochran's Crossing

This item was reviewed under the summary list as presented by staff recommendation. It was moved by Chris Florack and seconded by Ken Anderson to withdraw this item from the agenda. The motion carried unanimously.

VII. Public Comments

There were no public comments.

VIII. Member Comments

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The committee members requested front yard non-grass landscaping designs the discussed at the next joint session.

IX. Staff Reports

There were no staff reports

X. Consideration and Action to terminate the Initial Land Use Designation, for the 16.086 acre tract of land, known as The Mitchell Energy and Development Corporation Headquarters Site in Grogan's Mill.

It was moved by Chris Florack and seconded by Herman Weindel to table this item to the June 6, 2012 meeting and request review by legal counsel regarding the termination. The motion carried unanimously

XI. Adjourn

There being no further business Robert Heineman motion to adjourn the meeting at 8:19 p.m. Ken Anderson seconded the motion. The motion carried unanimously.