

Development Standards Committee
June 6, 2012 at 5:30 p.m.
The Woodlands Township
2801 Technology Forest Boulevard
The Woodlands, Texas, 77381
Minutes

Members present: Deborah Sargeant, Kim Hess, Ken Anderson, Herman Weindel, Robert Heineman, 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 Chairman Deborah Sargeant at 5:37 p.m.

II. Approve Minutes of Meeting of May 2, 2012

Robert Heineman made a motion to approve the minutes of the meeting of May 2, 2012 as presented. The motion carried unanimously.

III. Consideration and Action of the Summary List

Chairwoman Deborah Sargeant presented the summary list of applications from section V, as presented through staff recommendation. The list consisted of 1, 4, 5, 7, 9, 10, 11, 12, 13, 14, 15, 18, 19, 23, 24, 27, 29, 30, 31, 32, 34, 35, 36, 37, 38, 39, 40, 44 & 45. It was moved by Herman Weindel and seconded by Danie van Loggerenberg to approve the items listed on the summary list as presented. The motion carried unanimously.

IV. Consideration and Action regarding the display and placement of The Flag of The United States of America, which is provided by Boy Scout troops in the area.

This item was withdrawn from the agenda.

V. Report on the "Commercial Staff Action List" for June 6, 2012

There was no report to present.

VI. Review and Disposition of Applications

1. Rehearing of a home business permit.

Ben Stallings
150 Golden Autumn Place
Lot 11, Block 3, Section 84 Village of Alden Bridge

This Item Was reviewed under the Summary List as presented by staff recommendation. It was moved by Herman Weindel and seconded by Danie van Loggerenberg to approve conditionally 2 years and the owner must reapply in 2014 if business still in operation. The motion carried unanimously.

2. Rehearing of a play structure by an affected neighbor due to impact.

Ron and Kathy Cashman – Affected Neighbor
Kevin Delahunty - Owner
34 Columbia Crest Place
Lot 24, Block 1, Section 1 Village of Sterling Ridge

This item was reviewed by the full committee. The staff provided a PowerPoint presentation noting the play structure and the concerns of the adjoining property owners. The owner and affected neighbors were there to address the committee. It was moved by Chris Florack and seconded by Herman Weindel to affirm the original action of Committee and request the owner plant additional vegetation to the sides of the structure to soften and screen the view from the adjacent property. The committee noted the plantings that had been placed at the rear were what the committee requests the owner plant at the sides of the structure. The motion carried unanimously.

3. Consideration and action to verify the conditions of approval regarding the sport court.

10 Player Pond Place
Antonio Neri
DSC Minutes 06/06/12

Lot 13, Block 2, Section 23 Village of Sterling Ridge

This item was reviewed by the full committee. The staff provided a PowerPoint presentation noting the sport court. It was then moved by Deborah Sargeant and seconded by Kim Hess to table the item to the meeting of June 20, 2012 and request the committee perform a site visit. The motion carried unanimously.

4. Request for variance to allow encroachment into the forest preserve in order to allow for a sidewalk behind the trash enclosure which would comply with the Americans with Disabilities Act.

Greystar

The Woodlands Lodge Apartments

2500 South Millbend Drive

Lot 0360, Block 0547, Section 0006, 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 Danie van Loggerenberg to approve the sidewalk as presented, condition upon meeting the Landscape Standards for reforestation in the area. The motion carried unanimously.

5. Consideration and Action regarding the expansion of Faith Bible Church for the addition of a sanctuary.

Faith Bible Church of The Woodlands

5505 Research Forest Drive

Lot 67, Block 319, Section 100, 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 Danie van Loggerenberg to withdraw the item from the agenda. The motion carried unanimously.

6. Report on the conditions of approval for the Columbarium.

Christ United Methodist Church

6363 Research Forest Drive

Lot 0400, Block 0101, Section 0067, Village of Cochran's Crossing

The staff provided the committee with a follow up report regarding the status of the columbarium and the conditions of approval being met. There was no action taken on this item.

7. Consideration and Action to display temporary light pole banners for the 4th of July.

The Woodlands Township Parks Department

8203 Millennium Forest Dr.

Lot 600, Block 101, Section 67 Village 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 Danie van Loggerenberg to The motion carried unanimously.

8. Variance request for a storage shed at the rear of the parking lot.

Montgomery County United Way

1600 Lake Front Circle Ste#248

Lot 370, Block 599, Section 999 Village of Research Forest

This item was reviewed by the full committee. The staff provided a PowerPoint presentation noting the location of the proposed building and the proposed use. The committee had concerns with the building and the visibility in the parking lot. It was then moved by Deborah Sargeant and seconded by Kim Hess to deny the variance as proposed and require the owner consider proposing an alternate location for the building, provide screening or consider locations within the building for the purposes of file storage. The motion carried unanimously.

9. Variance request for the proposed room addition, which would exceed the maximum amount of living area.

Mark and Miti Cieslar

2 Summer Port

Lot 17, Block 3, Section 42 Village of Panther Creek

This Item was reviewed under the Summary List as presented by staff recommendation. It was moved by Herman Weindel and seconded by Danie van Loggerenberg to approve on the condition the owner meets code and passes final inspection. The motion carried unanimously.

10. Variance request for the proposed patio cover, which encroaches into ten foot rear easement; and may have impact to the path and reserve behind the property.

Kitty Strassner

85 South Waxberry Rd.

Lot 30, Block 1, Section 1 Village of Panther Creek

This Item was reviewed under the Summary List as presented by staff recommendation. It was moved by Herman Weindel and seconded by Danie van Loggerenberg to approve on the condition the improvement meets code and passes final inspection. 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. Owner must plant and maintain vegetation to the rear of the property to soften and screen the view. The motion carried unanimously.

11. Variance request for the proposed deck, which encroaches into the ten foot rear easement and may have impact to the path and reserve behind the property.
Kitty Strassner
85 South Waxberry Rd.
Lot 30, Block 1, Section 1 Village of Panther Creek
This Item was reviewed under the Summary List as presented by staff recommendation. It was moved by Herman Weindel and seconded by Danie van Loggerenberg to approve on the condition the improvement meets code and passes final inspection. 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. Owner must plant and maintain vegetation to the rear of the property to soften and screen the view. The motion carried unanimously.
12. Variance request for the proposed porch and balcony addition, which will be located beyond the 40 foot front building setback.
Aaron and Jessica Surber
17 Doe Run Drive
Lot 03, Block 04, Section 16 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 Danie van Loggerenberg to approve on the condition the owner meets code and passes final inspection. The motion carried unanimously.
13. Consideration and action to amend the Initial Land Use Designation to allow for an increased maximum square footage of living area.
John and Stephanie Broman
42 Quail Rock Place
Lot 01, Block 01, Section 58, 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 Danie van Loggerenberg to approve in proceeding to amend the Land Use Designation, not to exceed 4800 square feet of living area, and require the owner obtain the necessary approvals through The Woodlands Development Company and required signatures of the owner's of the section. The motion carried unanimously.
14. Variance request for a proposed attic conversion that will cause the total Living Area of the home to exceed the maximum amount of Living Area established by the Initial Land Use Designation of 4100 sq. ft.
John and Stephanie Broman
42 Quail Rock Place
Lot 01, Block 01, Section 58, 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 Danie van Loggerenberg to approve as presented; on the condition the owner is able to amend the land use designation to allow for additional living area, in order to accommodate the conversion. Additionally, the staff is authorized to review and act on the final submission of plans, once the amended land use is complete. The motion carried unanimously.
15. Variance request for the proposed driveway replacement, which would be located within the five foot side easement and would exceed the maximum width allowed.
William W. Waddell
9 South Doe Run Drive
Lot 03, Block 01, Section 16 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 Danie van Loggerenberg to approve as presented. Approval by this committee does not constitute approval by the additional easement holders or the county. It is the owner's responsibility to obtain those approvals and may be subject to removal. The motion carried unanimously.

16. 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 under the Summary List as presented by staff recommendation. It was moved by Herman Weindel and seconded by Danie van Loggerenberg to withdraw the item from the agenda. The owner will meet the original conditions of approval.

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

Cliff Triplett

90 South Tranquil Path Drive

Lot 8, Block 2, Section 61, Village of Grogan's Mill

This item was reviewed by the full committee. The staff provided a PowerPoint presentation noting the proposed water well. It was moved by Chris Florack and seconded by Herman Weindel to approve on the condition the water well will be operated for the purposes of irrigation of residential lot 8, Block 2, Section 61, 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. Approval by this committee does not constitute approval by any additional entities. The owner must obtain approval by The Woodlands Development Company and Lonestar Groundwater Conservation District. The motion carried unanimously.

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

Saeid and Shelley Rahimian

86 South Tranquil Path

Lot 7, Block 2, Section 61, Village of Grogan's Mill

This item was reviewed by the full committee. The staff provided a PowerPoint presentation noting the proposed water well. It was moved by Chris Florack and seconded by Herman Weindel to approve on the condition the water well will be operated for the purposes of irrigation of residential lot 7, Block 2, Section 61, 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. Approval by this committee does not constitute approval by any additional entities. The owner must obtain approval by The Woodlands Development Company and Lonestar Groundwater Conservation District. The motion carried unanimously.

19. Consideration and Action to modify his original water well agreement granted by the Development Standards Committee, for 199 Tranquil Path lots 17 and 18, to include the allowance of landscape irrigation to lots 17, 18 and 19.

George Turek

199 Tranquil Path and 195 Tranquil Path

Lot 17, 18 & 19, Block 3, Section 63 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 Danie van Loggerenberg to approve on the condition the water well will be operated for the purposes of irrigation of residential lot 17, 18 & 19, Block 3, 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. Approval by this committee does not constitute approval by any additional entities.

The owner must obtain approval by The Woodlands Development Company and Lonestar Groundwater Conservation District. The motion carried unanimously.

20. Variance request for the proposed garage addition with related second story living area and balcony, which will be located within the five foot side yard easements, beyond the property line and over the 10 foot side building setback.

George Turek

199 N Tranquil Path

Lots 17 & 18, Block 03, Section 63 Village of Grogan's Mill

This item was reviewed by the full committee. The staff provided a PowerPoint presentation noting the garage addition and the living area. The contractor was present to address the Committee on behalf of the home owner. It was then moved by Deborah Sargeant and seconded by Chris Florack to approve the proposed improvements on the condition the owner meets code, passes final inspection, obtains approval for the abandonment of the easement between lots 17 and 18 for the purposes of constructing the garage addition and driveway and provides the staff with a landscaping plan to demonstrate how the owner will plant and maintain significant vegetation to screen the improvements from the street. Approval by the 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. Additionally, the improvements may not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.

21. Variance request for replacing existing 2nd story doors with white casement windows.

George Turek

199 N Tranquil Path

Lots 17 & 18, Block 03, Section 63 Village of Grogan's Mill

This item was reviewed by the full committee. The staff provided a PowerPoint presentation noting the improvement. It was then moved by Deborah Sargeant and seconded by Chris Florack to approve as presented. Owner must meet code and pass final inspection.

22. Variance request for the proposed driveway, which will be located within the five foot side yard easements, will extend beyond the property lines and will exceed the maximum width allowed.

George Turek

199 N Tranquil Path

Lots 17 & 18, Block 03, Section 63 Village of Grogan's Mill

This item was reviewed by the full committee. The staff provided a PowerPoint presentation noting the improvement. It was then moved by Deborah Sargeant and seconded by Chris Florack to The contractor was present to address the Committee on behalf of the home owner. It was then moved by Deborah Sargeant and seconded by Chris Florack to approve the proposed improvements on the condition the owner meets code, passes final inspection, obtains approval for the abandonment of the easement between lots 17 and 18 for the purposes of constructing the garage addition and driveway and provides the staff with a landscaping plan to demonstrate how the owner will plant and maintain significant vegetation to screen the improvements from the street. Approval by the 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. Additionally, the improvements may not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.

23. Variance request for painting the exterior brick of the home white.

George Turek

199 N Tranquil Path

Lots 17 & 18, Block 03, Section 63 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 Danie van Loggerenberg to withdraw this item from the agenda.

24. Variance request for the proposed fence, which will not respect the setback requirement from the front façade of the dwelling.

Joe McGlaun, Jr.

67 Tree Crest Cir

Lot 13, Block 27, Section 1 Village of Indian Springs

This Item was reviewed under the Summary List as presented by staff recommendation. It was moved by Herman Weindel and seconded by Danie van Loggerenberg to approve on the condition the owner set the fence back just

behind the brick corner of the home, In order to provide some separation between the corner of the home and the fence. Owner must maintain the existing vegetation on the lot to soften and screen the view. If the fence serves as the pool security barrier, the fence must meet code and pass final inspection. The motion carried unanimously.

25. Variance request for the proposed driveway, which may not be architecturally compatible with the lot and neighborhood.
Robert Palmer
10704 Wild Ridge Drive
Lot 53, Block 09, Section 01 Village of Grogan's Mill
This item was reviewed by the full committee. The staff provided a PowerPoint presentation noting the proposed driveway. The committee noted the concern regarding the amount of trees to be removed for the entire project and the overall amount of concrete at the front of the property. It was then moved by Robert Heineman and seconded by Chris Florack to approve the proposed driveway as presented. The motion carried unanimously.
26. Variance request to remove trees which are not considered to be or have been demonstrated to be diseased or to pose a hazard to persons or property.
Suhas and Prognasree Talukdar
14 Robin Run Drive
Lot 44, Block 2, Section 5 Village of Indian Springs
This item was reviewed by the full committee. The staff provided a PowerPoint presentation noting the trees, their proximity to the home and the trees surrounding the lot. The home owner and their neighbor were there to address the committee in support of removing the trees. The committee asked the home owner if they had obtained any reports from a certified arborist or individual with a background in forestry. The committee questioned the type of trees noted on the property. It was then moved by Chris Florack and seconded by Deborah Sargeant to allow tree #2 as marked on the survey to be removed and allow tree marked #4, provided that the tree is a bald cypress. Additionally the owner must plant and maintain one fifteen gallon native tree on the lot. Additionally, the committee encouraged the owner to resubmit a request for the removal of the pine trees, if the owner was able to obtain a report from a certified arborist or individual with a background in forestry and the committee would rehear the item. Robert Heineman and Herman Weindel were opposed to the vote. The motion carried.
27. Variance request for a proposed fence color, which was not considered to be architecturally compatible, when reviewed by 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 reviewed under the Summary List as presented by staff recommendation. It was moved by Herman Weindel and seconded by Danie van Loggerenberg to approve on the condition the owner plant and maintain two fifteen gallon native evergreen vegetation in front of the fence to soften the view. The motion carried unanimously.
28. Consideration and action of an existing Home Business.
Steve Polakoff
175 Sylvan Forest Drive
Lot 31, Block 03, Section 10, Village of Cochran's Crossing
This item was reviewed by the full committee. The staff provided a PowerPoint presentation noting the nature of the business and the concerns received by affected neighbors. The home owner was present to address the committee; affected neighbors were there in objection the home business. It was then moved by Deborah Sargeant and seconded by Herman Weindel to deny the variance as proposed and require the home business cease operation. The motion carried unanimously.
29. Variance request for the proposed play structure, which includes a platform that exceeds the maximum square footage allowed for a single platform.
Jeanne Neville
6 Crested Pines Court
Lot 24, Block 2, Section 35 Village of Panther Creek
This Item was reviewed under the Summary List as presented by staff recommendation. It was moved by Herman Weindel and seconded by Danie van Loggerenberg to approve on the condition the owner must plant and maintain native evergreen shrubs and trees to the right side neighboring property to soften and screen the view

from the adjacent property. The motion carried unanimously.

30. Variance request for an existing paver seat wall that encroaches into the 10 foot rear yard easement, which is not in keeping with the Standard.
James and Elaine Heaton
14 Dovewood Place
Lot 43, 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 Herman Weindel and seconded by Danie van Loggerenberg to approve as presented. 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. Additionally, the improvement must not halt or materially impede drainage as defined in The Residential Development Standards. The motion carried unanimously.
31. Variance request for an existing paver patio which encroaches into the 10 foot rear yard easement, which is not in keeping with the Standard.
James and Elaine Heaton
14 Dovewood Place
Lot 43, 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 Herman Weindel and seconded by Danie van Loggerenberg to approve as presented. 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. Additionally, the improvement must not halt or materially impede drainage as defined in The Residential Development Standards. The motion carried unanimously.
32. Variance request for an existing wood walkway which encroaches into the 5 foot side yard easement; and exceeds the maximum width allowed.
Linda Williams Pauze
105 E Amberglow Circle
Lot 61, Block 03, Section 26, 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 Danie van Loggerenberg to approve on the condition the owner plant and maintain vegetation to the front of the walkway to soften and screen the view of the walkway from the street. The motion carried unanimously.
33. Variance request for the existing rear yard detached building, which is located within the five foot side yard easement; and exceeds the maximum height allowed for sheds made of plastic material.
Donna Lacy
10 Woodhaven Wood Drive
Lot 17, 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 detached building. It was moved by Deborah Sargeant and seconded by Herman Weindel to deny the variance and consent to delay enforcement based upon the execution of a memorandum of agreement requiring the owner to remove the shed from the lot, when the owner no longer owns the home, sells or transfers title, when the owner is no longer the primary resident or when the detached building is in need of repair. The memorandum will be recorded at the court house and binding on the land. The motion carried unanimously.
34. Variance request for the existing rear yard columns, which have a base that exceeds eighteen inches in height when measured from grade; and therefore cannot be located beyond the 25 foot rear building setback.
Coleman and Tammy Sisson
51 Firefall Court
Lot 21, Block 03, Section 48 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 Danie van Loggerenberg to approve the columns as presented. The motion carried unanimously.
35. Variance request for the existing trampoline, which is located beyond the 25 foot platted building line which is not in keeping with the Standard.
John and Lesli Miller

82 Lazy Lane

Lot 30, Block 01, Section 03 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 Danie van Loggerenberg to deny the variance and consent to delay enforcement based upon the execution of a memorandum of agreement requiring the owner remove the trampoline from the home when the owner no longer owns the home, sells or transfers title, when the home is no longer the primary residence or when the trampoline is in disrepair. The memorandum will be recorded with the courthouse and binding on the land. The motion carried unanimously.

36. Variance request for the existing front yard wrought iron fence, which is located more than five feet beyond the platted building line.

Ronald and Sharon Geedman

111 S Tranquil Path

Lot 16, Block 01, Section 61 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 Danie van Loggerenberg to approve on the condition the owner maintains the existing vegetation in front of the fence to soften and screen the view to the street. The motion carried unanimously.

37. Variance request for the existing plastic shed which six feet four inches in height; and therefore cannot be located in the 10' rear easement.

Jerry Harris

10907 Sweetspire Place

Lot 33, Block 05, Section 06 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 Danie van Loggerenberg to deny the variance and consent to delay enforcement based upon the execution of a memorandum of agreement requiring the owner remove the shed from the easement when the owner no longer owns the home, sells or transfers title, when the home is no longer the primary residence r when the shed is in disrepair, whichever comes first. The memorandum will be recorded at the courthouse and binding on the land. The motion carried unanimously.

38. Variance request for the existing rear yard patio, which is located beyond the owner's lot in the drainage easement and is located within the ten foot rear easement.

Jerry Harris

10907 Sweetspire Place

Lot 33, Block 05, Section 06 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 Danie van Loggerenberg to approve the portions of paving located on the property. 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.

39. Variance request for the existing paving, which encroaches into the ten foot easement, does not respect the side property line, encroaches into the Street Right-of-Way and is more than 4 foot wide.

Robert Schumaker

18 Lucky Leaf Ct.

Lot 30, Block 3, Section 13 Village of Panther Creek

This Item was reviewed under the Summary List as presented by staff recommendation. It was moved by Herman Weindel and seconded by Danie van Loggerenberg to approve as presented; the owner must maintain the existing vegetation to soften the view from the street. Approval by this committee does not constitute approval by the additional easement holders or the county. It is the owner's responsibility to obtain those approvals and may be subject to removal. The motion carried unanimously.

40. Variance request for an existing rear wood walkway/deck, which encroaches into the 10 foot rear easement.

Travis & Beth Walker

15 Wind Trace Court

Lot 37, Block 2, Section 18 Village of Panther Creek

This Item was reviewed under the Summary List as presented by staff recommendation. It was moved by Herman Weindel and seconded by Danie van Loggerenberg to approve as presented; the owner must maintain the existing vegetation to soften the view. 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.

41. Variance request for an existing color and material change, which was not considered to be compatible with the home or the neighborhood when reviewed by The Residential Design Review Committee.

Robert Dushek

38 Green Slope Place

Lot 30, Block 04, Section 10, Village of Cochran's Crossing

This item was reviewed by the full committee. The staff provided a PowerPoint presentation noting the home and the existing color. Three concerned residents were present and expressed their objection to the existing color of the home. The committee discussed the color and some noted the opportunity to drive by and see the color. It was then moved by Deborah Sargeant and seconded by Danie van Loggerenberg to deny the color as presented and require the home owner submit an application within 30 days from the date of notice regarding the disapproval. The motion carried unanimously.

42. Variance request for an existing basketball court that is located beyond the 25 foot rear building setback line.

Craig and Luann Hughes

84 Rocking Pine Place

Lot 36, Block 01, Section 30, Village of Cochran's Crossing

This item was reviewed by the full committee. The staff provided a PowerPoint presentation noting the existing basketball court. The court was built by the previous owner at the time the home was constructed. The existing owner stated the court had been there for 20 years without complaint. It was then moved by Chris Florack and seconded by Kim Hess to take no action on the basketball court as presented. The committee will not consider the improvement approved, nor will they act to enforce the item as a violation. The motion carried. Robert Heineman was not present for the vote.

43. Variance request for the existing driveway widening, which causes the driveway to exceed the maximum width allowed; and is located within the 5 foot side yard easement, beyond the property line, and in the Restricted Open Space Reserve.

Kristina Kielson

30 Rambling Wood Court

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

This item was reviewed by the full committee. The staff provided a PowerPoint presentation noting the current location of the driveway. It was moved by Chris Florack and seconded by Herman Weindel to table the item until July 11, 2012. The motion carried unanimously.

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

John Stepanski

3 Raindream Place

Lot 68, 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 Herman Weindel and seconded by Danie van Loggerenberg 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.

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

Silvia Gerarda Gutierrez Zamora y Cruz

21 North Circlewood Glen

Lot 19, Block 01, Section 09 Village of Panther Creek

This Item was reviewed under the Summary List as presented by staff recommendation. It was moved by Herman Weindel and seconded by Danie van Loggerenberg 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.

VII. Consideration and Discussion of the public forum related to Sign Standards.

Chairwoman Deborah Sargeant reminded the committee of the public forum scheduled for June 11, 2012 regarding the sign Standards. The Strong Firm will be in attendance, there will be video coverage of the meeting and security is requested to be at The Woodlands Township facility. The meeting begins at 7p.m.

VIII. Public Comments

Neighbor Don Braun requested the Committee focus on areas of greater concern; and noted that he feels the committee should have allowed his neighbor to remove her trees.

IX. Member Comments

There were no member comments.

X. Staff Reports

The staff reminded the committee the regularly scheduled meeting of July 4, has been rescheduled to July 11th at 5:30 p.m.

XI. Adjourn

There being no further business it was moved by Robert Heineman and seconded by Chris Florack to adjourn the meeting at 8:45p.m. The motion carried unanimously.