

Development Standards Committee

Minutes

August 15, 2012 at 5:30 PM

The Woodlands Township
2801 Technology Forest Boulevard
The Woodlands, Texas 77381

Members Present: Robert Heineman, Ken Anderson, Kim Hess, Chris Florack and Herman Weindel

Member absent: Deborah Sargeant and Danie van Loggerenberg

Staff Present: Neslihan Tesno and Danielle Allen

I. Welcome/Call Meeting to Order

The meeting was called to order by Vice Chair Robert Heineman at 5:33 p.m.

II. Consideration and Action of the minutes of Development Standards Committee Meeting on July 18, 2012.

It was moved by Chris Florack and seconded by Ken Anderson to approve the minutes of the July 18, 2012 DSC meeting. The motion carried unanimously.

III. Consideration and Action of the Applications in Section V recommended for Summary Action.

Vice Chair Robert Heineman presented the Summary List as presented by Staff. The list consisted of Items 2-5, and 7-22. Item #6 was withdrawn. It was moved by Herman Weindel and seconded by Ken Anderson to approve the Summary List as amended above. The motion carried unanimously.

IV. Review and Disposition of Commercial Applications

1. Consideration and Action for final approval for the Family Life Center building addition
Impact Church –Rev Roche Colman
5401 Shadowbend Drive

Lot 0300, Block 0163, Section 0047, Village of Cochran's Crossing

This item was heard by the full committee. Staff provided the committee with a PowerPoint presentation. The church representative was present to address the committee. It was moved by Kim Hess and seconded by Herman Weindel to conditionally approve the final with the following conditions:

- a) Must submit landscape and irrigation plan.
- b) Composition shingles on existing building are approved to remain at this time. Once both buildings are complete, the DSC will review the roofing materials to determine if the composition shingles on the existing building need to be replaced with metal roofing material to match new building.
- c) Any additional parking pole lights must match existing.
- d) Meet code and standard conditions.

The DSC will set up a site visit in 6 months to review structure. The motion carried unanimously.

V. Review and Disposition of Residential Applications

1. Variance request for a proposed driveway extension that will exceed the allowable maximum width.

Jack and Kendra McVeigh

30 Webb Creek Place

Lot 20, Block 1, Section 46 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. It was moved by Chris Florack and seconded by Ken Anderson to conditionally approve as follows: driveway borders not to exceed 18" on both sides, must be contrasting material, driveway not to exceed 16' wide (addition of 2' allowed) as shown on site plan. Plant and maintain evergreen shrubs to screen and soften view on left side. Staff to approve location and amount of vegetation. Owner to submit sample of contrasting material for approval. The motion carried unanimously.

2. Variance request for a proposed garage conversion that requires sealed plans.

Shawn R. Dewberry

210 East Tupelo Green Circle

Lot 5, Block 3, Section 10 Village of Creekside Park

This item was reviewed under the summary approval list as presented by staff. It was moved by Herman Weindel and seconded by Ken Anderson to conditionally approve as follows: meet code and standard conditions. The motion carried unanimously.

3. Variance request for proposed summer kitchen that is not located at least ten feet from adjacent property line.

K W & L J Drachenberg Living Trust

119 West Arbor Camp Circle

Lot 61, Block 1, Section 4 Village of Creekside Park

This item was reviewed under the summary approval list as presented by staff. It was moved by Herman Weindel and seconded by Ken Anderson to conditionally approve as follows: plant and maintain two evergreen trees or shrubs at least 7' tall at time of planting. Meet code, standard conditions. The motion carried unanimously.

4. Variance request for proposed summer kitchen that is not located at least ten feet from adjacent property line.

James and Reagon Alami

11 Mohawk Path Place

Lot 99, Block 1, Section 6 Village of Creekside Park

This item was reviewed under the summary approval list as presented by staff. It was moved by Herman Weindel and seconded by Ken Anderson to conditionally approve as follows: plant and maintain two evergreen trees or shrubs at least 7' tall at time of planting. Meet code, standard conditions. The motion carried unanimously.

5. Variance request for a proposed fireplace does not respect the 40 foot rear building setback.

Teresa D. Romero

210 South Bauer Point Court

Lot 60, Block 1, Section 6 Village of Creekside Park

This item was reviewed under the summary approval list as presented by staff. It was moved by Herman Weindel and seconded by Ken Anderson to conditionally approve as follows: meet code

– standard conditions. Plant and maintain evergreen trees or shrubs at least 6’ tall to left of fireplace to screen and soften view. The motion carried unanimously.

6. Variance request for an existing shed that is located in the rear ten foot and side five foot easement.
Francisco Sosa
6 Archer Oaks Place
Lot 24, Block 3, Section 29 Village of Sterling Ridge
This item was withdrawn prior to the meeting.
7. Variance request for an existing play structure that contains a single elevated floor area that exceeds the maximum allowed square footage.
Matthew T. Miller
19 Prism Point Place
Lot 79, Block 1, Section 18 Village of Creekside Park
This item was reviewed under the summary approval list as presented by staff. It was moved by Herman Weindel and seconded by Ken Anderson to approve as submitted. The motion carried unanimously.
8. Variance request for an existing driveway extension that exceeds maximum width allowed and a walkway is not located at least 1 foot from the property line.
Marjorie Mazurek
38 Player Green Place
Lot 4, Block 1, Section 18 Village of Sterling Ridge
This item was reviewed under the summary approval list as presented by staff. It was moved by Herman Weindel and seconded by Ken Anderson to approve as submitted. The motion carried unanimously.
9. Variance request for an existing play structure that contains a single elevated floor area that exceeds the maximum allowed square footage.
Alejandro U. Lezama
39 East Hullwood Circle
Lot 7, Block 2, Section 2 Village of Creekside Park
This item was reviewed under the summary approval list as presented by staff. It was moved by Herman Weindel and seconded by Ken Anderson to approve as submitted. The motion carried unanimously.
10. Variance request for an existing patio that encroaches into the ten foot rear easement.
William Brickhouse
6 Sleeping Colt Place
Lot 24, Block 1, Section 4 Village of Creekside Park
This item was reviewed under the summary approval list as presented by staff. It was moved by Herman Weindel and seconded by Ken Anderson to approve as submitted - Approval by this committee does not constitute approval by the additional entities. It is the owner’s responsibility to obtain approval by those entities. The improvement may be subject to removal if determined necessary by easement holders. The motion carried unanimously.
11. Variance request for an existing trampoline located in the rear ten foot easement.

Eric Holcomb
23 Freestone Stream Place
Lot 18, Block 5, Section 15 Village of Creekside Park

This item was reviewed under the summary approval list as presented by staff. It was moved by Herman Weindel and seconded by Ken Anderson to disapprove and consent to delay enforcement, based upon the execution of a memorandum of agreement, requiring the owner to remove the trampoline from the property, when the owner no longer owns the home, transfers title or when the owner is no longer the primary resident, or when the trampoline is in disrepair and needs replacement whichever comes first. The memorandum will be recorded with the court house and binding on the land. Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities. The improvement may be subject to removal if determined necessary by easement holders. The motion carried unanimously.

12. Variance request for existing patio and walkway extends beyond the 25 foot platted building line and the walkways that exceed the maximum width allowed.

Armand Abay
22 Clingstone Place

This item was reviewed under the summary approval list as presented by staff. It was moved by Herman Weindel and seconded by Ken Anderson to conditionally approve as follows: maintain existing vegetation to soften and screen view from street. The motion carried unanimously.

13. Variance request for an existing front patio and fountain which are encroaching the front 25 foot building line.

Kirit Patel
70 West Knightsbridge Drive
Lot 28, Block 1, Section 2 Village of College Park (Harper's Landing)

This item was reviewed under the summary approval list as presented by staff. It was moved by Herman Weindel and seconded by Ken Anderson to conditionally approve as follows: Fountain - plant and maintain evergreen vegetation to soften view of fountain and the Patio - no BBQ grills, plastic furniture or umbrellas to be stored on patio. The motion carried unanimously.

14. Variance request for an existing batting cage that is located in the ten foot rear yard easement and projects into the rear 20 foot building line.

John and Sally Harris
35 Sagamore Bend Place
Lot 29, Block 1, Section 73 Village of Alden Bridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Herman Weindel and seconded by Ken Anderson to disapprove and consent to delay enforcement, based upon the execution of a memorandum of agreement, requiring the owner to remove the batting cage from the property, when the owner no longer owns the home, transfers title or when the owner is no longer the primary resident, or when the batting cage is in disrepair and needs replacement whichever comes first. The memorandum will be recorded with the court house and binding on the land. Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities. The improvement may be subject to removal if determined necessary by easement holders. The motion carried unanimously.

15. Variance request for existing shed that is located in the rear ten foot and side five foot easements.

Priscilla Truesdale

47 Lively Oaks Place

Lot 17, Block 1, Section 10 Village of Alden Bridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Herman Weindel and seconded by Ken Anderson to disapprove and consent to delay enforcement, based upon the execution of a memorandum of agreement, requiring the owner to remove the shed from the easement, when the owner no longer owns the home, transfers title or when the owner is no longer the primary resident, or when the shed is in disrepair and needs replacement whichever comes first. The memorandum will be recorded with the court house and binding on the land. Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities. The improvement may be subject to removal if determined necessary by easement holders. The motion carried unanimously.

16. Request for approval for a home business.

Patricia Witten

63 North Creekmist Place

Lot 27, Block 2, Section 4 Village of College Park (Harper's Landing)

This item was reviewed under the summary approval list as presented by staff. It was moved by Herman Weindel and seconded by Ken Anderson to conditionally approve as follows: comply with home business standards, must renew permit every two years. The motion carried unanimously.

17. Variance request for a proposed screened room that will be located beyond the 40 foot rear Building Setback Line.

Charles and Nancy Weinstock

22 North Morning Cloud Circle

Lot 62, Block 01, Section 20, Village of Cochran's Crossing

This item was reviewed under the summary approval list as presented by staff. It was moved by Herman Weindel and seconded by Ken Anderson to approve as presented on the condition the owner meets code and passes final inspection. The motion carried unanimously.

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

Carol A. Walsh

86 South Vesper Bend Circle

Lot 4, Block 3, Section 30, Village of Sterling Ridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Herman Weindel and seconded by Ken Anderson to conditionally approve as follows: Approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations (by mowing, weeding and edging the yard and continually maintaining the yard in good repair which includes mowing, weeding, edging and defining the beds) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these

violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

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

Jhonattan Luis Vegas

95 North Mews Wood Court

Lot 12, Block 3, Section 10 Village of College Park (Grogan's Forest)

This item was reviewed under the summary approval list as presented by staff. It was moved by Herman Weindel and seconded by Ken Anderson to conditionally approve as follows: Approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations (by removing corrugated roofing and planting required vegetation per approved permit) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit.

The motion carried unanimously.

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

James and Mallory Taylor Ryan

10 Dapple Gray Street

Lot 43, Block 1, Section 9, Village of Sterling Ridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Herman Weindel and seconded by Ken Anderson to conditionally approve as follows: Approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations (by removing the mold and discoloration from the home) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

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

Eric and Mellissa Anne Rothe

30 Tamarind Place

Lot 20, Block 1, Section 10 Village of Indian Springs (TWA)

This item was reviewed under the summary approval list as presented by staff. It was moved by Herman Weindel and seconded by Ken Anderson to conditionally approve as follows: Approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the

violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations (by removing the mold and discoloration from the home – paint to match existing paint.) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

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

Juan Rogelio Viesca

203 North Vesper Bend Circle

Lot 3, Block 2, Section 30 Village of Sterling Ridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Herman Weindel and seconded by Ken Anderson to conditionally approve as follows: Approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations (by removing the mold from the home) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

23. Variance request for existing color change to the trim and garage door that is not in keeping with character of neighborhood.

Oscar and Suzette Uthman

78 South Warbler Bend Circle

Lot 5, Block 1, Section 2 Village of Sterling Ridge

This item was heard by the full committee. Staff provided the committee with a PowerPoint presentation. The homeowner was present to address the committee. The committee reviewed the information presented by staff of the measurements from the Pantone meter and the paint samples. It was moved by Herman Weindel and seconded by Chris Florack to conditionally approve as follows: paint garage door to SW6115 Totally Tan. The motion carried unanimously.

24. Approval request for proposed home business.

Matthew Carbery

75 South Bethany Bend Circle

Lot 18, Block 2, Section 36 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. The owner stated that the business of selling firearms would not increase traffic as many of his distributors would drop ship to clients. He also mentioned that the ATF had stringent safety requirements for securing any inventory that he was required to maintain. It was moved by Herman Weindel and seconded by Ken Anderson to conditionally approve based on the submitted application and a signed Firearm Business Agreement (provided previously by Township attorney). Review after one year. The motion carried unanimously.

25. Approval request for renewal of a home business.
Timothy Cappolino
27 Colewood Court
Lot 14, Block 1, Section 68 Village of Sterling Ridge
This item was heard by the full committee. Staff provided the committee with a PowerPoint presentation. The homeowner was present to address the committee. It was moved by Ken Anderson and seconded by Herman Weindel to conditionally approve based on the submitted application and a signed Firearm Business Agreement (provided previously by Township attorney), no more than one client allowed within a 24 hour period to visit home, and clients must park in driveway. Renewal required in 2 years. The motion carried unanimously.
26. Variance request for proposed addition that will exceed the maximum allowable hard surface area and a summer kitchen that is less than 10 feet from the right side neighbor's property.
Robert E. Schwager
58 Prosewood Drive
Lot 23, Block 1, Section 1 Village of College Park
This item was heard by the full committee. Staff provided the committee with a PowerPoint presentation. The homeowner was not present to address the committee. It was moved by Chris Florack and seconded by Robert Heineman to conditionally approve as follows: Addition - plant and maintain evergreen trees or shrubs at least 6-7' tall to act as screening to both right and left sides of addition, meet code and standard conditions and the Summer kitchen - meet code and standard conditions. The motion carried unanimously.
27. Request for rehearing of a conditional approval of a variance request for proposed driveway that will exceed the maximum width allowed of 16 feet.
Amber Brawner
6 Archbriar Place
Lot 30, Block 1, Section 3 Village of Alden Bridge
This item was heard by the full committee. Staff provided the committee with a PowerPoint presentation. The homeowner was not present to address the committee. It was moved by Chris Florack and seconded by Robert Heineman to disapprove the rehearing request. The motion carried unanimously.
28. Variance request for proposed fence will not comply with the Development Criteria for Section 53 of Alden Bridge.
Ashley Greens Homeowners Association
Ashley Green
Lots 1,8,9,31,32, 33, 34, 35, 36, 37, 40, 41, 42, 52, 53, and 67 Block 1, Section 53 Village of Alden Bridge
This item was heard by the full committee. Staff provided the committee with a PowerPoint presentation. The representative of the Ashley Green Homeowner's Association was present to address the committee. It was moved by Chris Florack and seconded by Herman Weindel to approve as submitted. The motion carried unanimously.
29. Variance request for a proposed gazebo and summer kitchen that will not respect the rear 20 foot building setback.
Ross Family Living Trust

35 Crested Point Place

Lot 23, Block 2, Section 37 Village of Alden Bridge

This item was heard by the full committee. Staff provided the committee with a PowerPoint presentation. The contractor was present to address the committee. It was moved by Herman Weindel and seconded by Chris Florack to conditionally approve as follows:, revise plans to show stacked stone on columns and summer kitchen changed to brick that matches home, plant and maintain evergreen tall shrubs or trees (at least 7' in height) to screen to rear. Plant and maintain 4 30 gallon native trees to replace trees removed. The motion carried unanimously.

30. Variance request for a proposed a sports court that encroaches into the rear setback and may have negative neighbor impact.

Patrick Abercrombie

103 South Fair Manor Circle

Lot 26, Block 1, Section 78 Village of Sterling Ridge

This item was heard by the full committee. Staff provided the committee with a PowerPoint presentation. The homeowner was not present to address the committee. It was moved by Ken Anderson and seconded by Herman Weindel to conditionally approve as follows: revise plans to move the sports court to left from side property line to save trees along the right side as screening, Plant and maintain tall evergreen vegetation (trees or shrubs at least 7' in height) to rear and sides, and light must not measure more than .1 foot candles at property line. Time of play limited up to 9:00pm Sunday thru Thursday and 10:00 pm Friday and Saturday. Staff to review screening upon completion. The motion carried unanimously.

31. Variance request for a proposed driveway that will exceed the maximum width allowed and a proposed front patio that extends beyond the front platted building line.

Robert J. Evans

42 Brakendale Place

Lot 23, Block 1, Section 18 Village of Creekside Park

This item was heard by the full committee. Staff provided the committee with a PowerPoint presentation. The contractor was present to address the committee. The contractor outlined request of owner due to need of having a step-out to get in and out of vehicle and an enhanced front entry way. It was moved by Chris Florack and seconded by Ken Anderson to conditionally approve, revise plans to show a minimum 18" planting bed to left of the entry way, reduce the length of the paving next to the driveway and extend bed up to plant an additional shrub. No BBQ grills, plastic furniture or umbrellas to be stored on patio. Plant and maintain evergreen vegetation to soften view of patio. The motion carried unanimously.

32. Variance request for a proposed walkway that exceeds width allowed and encroaches into the easement and street right-of-way.

Gregory Romanchuk

95 South Player Manor Circle

Lot 2, Block 2, Section 82 Village of Sterling Ridge

This item was heard by the full committee. Staff provided the committee with a PowerPoint presentation. The homeowner was not present to address the committee. It was moved by Herman Weindel and seconded by Ken Anderson to disapprove the walkway. The motion carried unanimously.

33. Variance request for a proposed patio cover does not respect the 20 foot rear building setback and the proposed retaining walls are over 18 inches high and located in the easement.
Daniel M. Coombs
91 South Arrow Canyon Circle
Lot 37, Block 4, Section 3 Village of Creekside Park
This item was heard by the full committee. Staff provided the committee with a PowerPoint presentation. The contactor was present to address the committee. It was moved by Ken Anderson to conditionally approve the retaining wall as follows: maximum height of walls to be 18", 2 tiers allowed on right side and the retaining walls must be at least 2' from side fences. The motion carried unanimously. Contractor informed committee that the patio cover was stepped down from the house elevation so that the view would not be of the neighbor's yard. It was move by Ken Anderson and seconded by Chris Florack to conditionally approve the patio cover as follows: revise plans to move the columns 3' more from the rear easement line. The motion carried unanimously.
34. Variance request for an existing driveway extension and side yard walkway that both exceed the maximum width allowed.
Rob Falivene
6 Spotted Lily Way
Lot 17, Block 1, Section 96 Village of Sterling Ridge
This item was heard jointly with Item#35 by the full committee. Staff provided the committee with a PowerPoint presentation. The homeowner was present to address the committee. The owner stated that he put in the extension to improve maneuverability getting in and out of driveway and to cure drainage issues in front yard. It was moved by Herman Weindel to approve with maintaining existing landscaping. This motion died for lack of a second. It was then moved by Chris Florack and seconded by Ken Anderson to approve the pool equipment as long as landscape screening was maintained and to remove a portion of concrete starting from the top of the driveway extending down to curb. See drawing. Plant and maintain evergreen plants along right side of driveway. Herman Weindel voted in opposition. The motion carried.
35. Variance request for existing pool equipment that may cause a negative neighbor impact.
Rob Falivene
6 Spotted Lily Way
Lot 17, Block 1, Section 96 Village of Sterling Ridge
This item was heard jointly with Item#34 by the full committee. Staff provided the committee with a PowerPoint presentation. The homeowner was present to address the committee. The owner presented committee with pictures indicating recent plantings to screen view of pool equipment. It was moved by Herman Weindel to approve with maintaining existing landscaping. This motion died for lack of a second. It was then moved by Chris Florack and seconded by Ken Anderson to approve the pool equipment as long as landscape screening was maintained and to remove a portion of concrete starting from the top of the driveway extending down to curb. See drawing. Plant and maintain evergreen plants along right side of driveway. Herman Weindel voted in opposition. The motion carried.
36. Variance request for two existing palapa that were conditionally approved to be built with an approvable roofing material, but were constructed with an unacceptable roofing material.
Joe and Stacy Trevino

11 Lyreleaf Place

Lot 3, Block 1, Section 39 Village of Alden Bridge

This item was heard by the full committee. Staff provided the committee with a PowerPoint presentation. The homeowner was not present to address the committee. It was moved by Herman Weindel and seconded by Chris Florack to conditionally approve – thatched roofing must be treated with fire retardant material and be maintained as such per specifications of material used. The motion carried unanimously.

37. Variance request for existing palapa with an unacceptable roof material.

David Manger

15 Lyreleaf Place

Lot 4, Block 1, Section 39 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. It was moved by Chris Florack and seconded by Kim Hess to conditionally approve – thatched roofing must be treated with fire retardant material and be maintained as such per specifications of material used. The motion carried unanimously.

38. Variance request for two existing trellises that may have adverse impact to neighboring properties.

June S. Mabry

130 Chorale Grove Court

Lot 8, Block 1, Section 81 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. It was moved by Robert Heineman and seconded by Chris Florack to conditionally approve – Plant a tall shrub or tree in front of right trellis or reduce the trellis height and plant and maintain evergreen vines on the trellises. The motion carried unanimously.

39. Variance request for a basketball goal that is located in street right of way.

Mike Stillwell

23 Degas Park Drive

Lot 85, Block 1, Section 21 Village of Sterling Ridge

This item was heard by the full committee. Staff provided the committee with a PowerPoint presentation. The homeowner was not present to address the committee. It was moved by Robert Heineman and seconded by Kim Hess to disapprove - remove within 30 days. The motion carried unanimously.

40. Variance request for an existing pergola with unacceptable roof material.

John Phillips

50 South Bardsbrook Circle

Lot 2, Block 1, Section 54 Village of Sterling Ridge

This item was heard by the full committee. Staff provided the committee with a PowerPoint presentation. The homeowner was not present to address the committee. It was moved by Kim Hess and seconded by Ken Anderson to conditionally approve – finish trim the patio cover to hide the corrugated roofing material along the edges. Meet code-standard conditions. The motion carried unanimously.

VI. Public Comments

There were no public comments.

VII. Member Comments

Herman Weindel asked that the items numbers stay consistent on draft versus final agendas. Chris Florack commented that the color Smokey Topaz should be flagged as an unapproved color due to the garage door at 78 South Warbler Bend. He also mentioned that too many outdoor improvements were being built that are not architecturally compatible with the dwelling. He asked that this item be discussed at the Joint meeting.

VIII. Staff Reports

Staff informed committee that the Joint Meeting of the DSC and the RDRCs will be August 29, 2012. Staff will confirm date of special DSC meeting to discuss operational procedures.

IX. Adjourn

There being no further business it was moved by Chris Florack and seconded by Ken Anderson to adjourn the meeting at 8:23 p.m. The motion carried unanimously.