

Development Standards Committee
July 11, 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 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 5:38 p.m.

II. Approve Minutes of Meeting of June 6th and June 10th.

It was moved by Chris Florack and seconded by Ken Anderson to approve the minutes of the meetings of June 6th and 10th, 2012 as presented. The motion carried unanimously.

III. Consideration and Action of the Applications in Section V, recommended for summary action.

Chairwoman Deborah Sargeant presented the summary list of applications from section V, as presented through staff recommendation. The list consisted of 2, 3, 7, 9, 10, 11, 12, 14, 16, 21, 22, 24, 25, 26, 27, 28, 29, 31, 32, 38, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55. It was moved by Herman Weindel and seconded by Chris Florack to approve the items listed on the summary list as presented. The motion carried unanimously.

IV. Report on the "Commercial Staff Action List"

There was no list to report.

V. Review and Disposition of Applications

1. Consideration and Action regarding the concept proposal for the building addition and additional parking
Woodlands United Methodist Church
Lot 8600, Block 0547, Section 0999 Village of Research Forest

This item was reviewed by the full committee. The staff provided a PowerPoint presentation to note the existing building and the proposed structure. It was then moved by Kim Hess and seconded by Chris Florack to conditionally approve the parking addition with the proposed new curb cut onto Lake Front Circle with the condition that there will be no median cut and that they obtain approval from the county or any other governing authority. Approval by this committee does not constitute approval by any additional entity. The motion carried unanimously.

2. Consideration and Action regarding the proposal for an additional temporary building and request for an extension of time for the existing temporary buildings to remain

Brumbelow Properties LP

Esprit Montessori

4890 West Panther Creek Drive

Lot 0250, Block 0045, Section 000 Village of Panther Creek

This item was heard under the summary action items as presented through staff recommendation. It was moved by Herman Weindel and seconded by Chris Florack to approve the extension of time allowed for the existing temporary buildings and approve the addition of a third temporary building on the condition the owner signs a memorandum of agreement to remove the temporary buildings and submit plans for a permanent structure by the end of 2014. The structure must meet code, pass final inspection. The owner must maintain the existing vegetation to the rear of the property to soften and screen the view from adjacent properties. The motion carried unanimously.

3. Consideration and action regarding the installation of a new monument sign

ASI Senior Housing

3300 Tanglebrush Drive

Lot 300, Block 45, Section 7 Village Panther Creek

This item was heard under the summary action items as presented through staff recommendation. It was moved by Herman Weindel and seconded by Chris Florack to withdraw this item from the agenda. The motion carried unanimously.

4. Consideration and action regarding the installation of a new monument sign and building sign

Simoniz Car Wash and Lube Center
4420 Panther Creek Pines

Lot 365, Block 45, Section 7 Village Panther Creek

This item was reviewed by the full committee. The staff provided a PowerPoint presentation to show the existing monument sign, the proposed changes and the monument signs in the surrounding area. The committee deliberated on the concerns regarding advertising and signage on the building. It was then moved by Chris Florack and seconded by Herman Weindel to deny the building sign as presented and conditionally approve monument sign at the curbs edge requiring the center resubmit a revised drawing that includes the address number at the top of the sign and modifies the sign color to one consistent background color. The motion carried unanimously.

5. Consideration and action regarding the installation of a new monument sign and building sign

Regency Center- Kidville

4747 Research Forest

Lot 100, Block 687, Section 47 Village Cochran's Crossing

This item was reviewed by the full committee. The staff provided a PowerPoint presentation to show the existing building, the proposed changes and the building signs in the shopping center. It was moved by Kim Hess and seconded by Chris Florack to reduce the overall size of the lettering and allow for the green trim that is consistent with the green trim on the pan face of the existing signs in the shopping center. The motion carried unanimously.

6. Consideration and action regarding seating area with grill and furniture

Copperwood Apartments

4407 S. Panther Creek Dr.

Lot 0320, Block 0045, Section 0007 Village Panther Creek

This item was reviewed by the full committee. The staff provided a PowerPoint presentation of the items in the area as well as the letters and newspaper article submitted by the apartment complex. It was moved by Deborah Sargeant and seconded by Herman Weindel to take no action on the items. However, the committee requested the staff contact the complex and suggest the bar be queue grill should be removed from the area. The motion carried unanimously.

7. Consideration and action to allow a temporary parking lot without required trees.

Memorial Hermann Hospital

9250 Pinecroft Drive

Lot 200, Block 350, Section 1000 Village 090 Village of Research Forest

This item was heard under the summary action items as presented through staff recommendation. It was moved by Herman Weindel and seconded by Chris Florack to withdraw this item from the agenda. The motion carried unanimously.

8. Consideration & action of a proposed fence & column entry way to West Isle.

West Isle Estate Property Owners Association

West Isle Estate

Section 25 Village of Panther Creek

This item was reviewed by the full committee. The committee reviewed the location marked on the map. The staff provided the committee with a presentation of the structure, the items provided in the original application as well as the submission from the West Isle properties association. The map noting the location of the west isle gate and the sealed of the column detail were also submitted to the committee for review. The staff included the information from the county and the email from Art Salinas regarding the fence and the location in the street right of way. It was moved by Herman Weindel and seconded by Deborah Sargeant to deny the improvement as proposed and require the submission of sealed structural engineers drawing on the entire wall and columns and includes proper construction documents and verifies the proposed columns will accommodate the weight of any future swinging electronic gates. Ken Anderson abstained from the motion. The motion carried.

9. 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 heard under the summary action items as presented through staff recommendation. It was moved by Herman Weindel and seconded by Chris Florack to withdraw this item from the agenda. The motion carried unanimously.

10. Variance request for a room addition and dormer; which would exceed the maximum living area allowed.

Lee and Devin Dansby
34 South Tranquil Path Drive
Lot 19, Block 01, Section 60 Village of Grogan's Mill

This item was heard under the summary action items as presented through staff recommendation. It was moved by Herman Weindel and seconded by Chris Florack to approve the proposed room addition and dormer on the condition the owner meets code and passes final inspection. The owner must not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.

11. Variance request for a proposed second story balcony that incorporates a patio cover and paving which was disapproved by the Residential Design Review Committee.

Lee and Devin Dansby
34 South Tranquil Path Drive
Lot 19, Block 01, Section 60 Village of Grogan's Mill

This item was heard under the summary action items as presented through staff recommendation. It was moved by Herman Weindel and seconded by Chris Florack to approve the proposed second story balcony on the condition the owner meets code and passes final inspection. The owner must not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.

12. Consideration and action for the installation of proposed water well for the purposes of irrigation.

Arden L Walker, Jr.
123 South Tranquil Path
Lot 19, Block 01, Section 61 Village of Grogan's Mill

This item was heard under the summary action items as presented through staff recommendation. It was moved by Herman Weindel and seconded by Chris Florack to approve the proposed water well for the purposes of subsurface water drilling for landscape irrigation on the condition the water well will be operated for the sole purposes of irrigation of residential lot 19, Block 1, 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 any additional governing entities, including but not limited to The Woodlands Development Company, San Jacinto River Authority and Lonestar Groundwater Conservation District. The motion carried unanimously.

13. Variance request for a proposed screened room which would be located beyond the twenty foot rear building setback line.

Charles and Kelly Cox
35 Tender Violet Place
Lot 24, Block 02, Section 37, Village of Cochran's Crossing

This item was reviewed by the full committee. The committee reviewed the responses received from the affected neighbors. The staff provided the committee with a PowerPoint presentation noting the location of the proposed improvement and the area encroaching into the setback. Additionally the committee reviewed the Residential Design Review Committee recommendation to approve the proposed structure. The committee discussed the minor encroachment and noted the encroachment of the structure only occurs in one corner extending one foot by five foot square corner. It was then moved by Ken Anderson and seconded by Herman Weindel to approve proposed screen room on the condition the owner meets code and passes final inspection. Additionally, the owner must plant and maintain native evergreen tree to the side of the screened room, to soften and screen the view to the adjacent property. Additionally the improvement must not halt or materially impede drainage as defined by the Residential Development Standards. The motion carried unanimously.

14. Variance request for a proposed sunroom which would exceed the maximum living area allowed.

Calvin Myers and Myrna Munar
22 Autumnwood Court
Lot 11, Block 02, Section 31 Village of Grogan's Mill

This item was heard under the summary action items as presented through staff recommendation. It was moved by Herman Weindel and seconded by Chris Florack to approve the proposed sunroom on the condition the owner meets code and passes final inspection. The owner must maintain the existing vegetation on the lot to soften and screen the view. The improvements must not halt or materially impede drainage as defined in The Residential Development Standards. The motion carried unanimously.

15. Variance request for a proposed awning which would be located within the ten foot rear easement.

Mandeep Singh

6 Leisure Lane

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

This item was heard by the full committee. The staff presented the committee with a presentation noting the location of the proposed improvement and the adjacent properties. The committee reviewed the original home permit and the proximity of the home to the rear property line. It was moved by Herman Weindel and seconded by Chris Florack to approve on the condition the owner meets code and passes final inspection. The motion carried unanimously.

16. Variance request for a proposed patio cover, which includes a standing seam metal roof that is not the same material as the existing roof.

Paul and Jane Brown

7 Dorset Square

Lot 16, Block 1, Section 45 Village of Panther Creek

This item was heard under the summary action items as presented through staff recommendation. The home owner was present to address the committee. It was moved by Herman Weindel and seconded by Chris Florack to approve on the condition the owner must meet code and pass final inspection. The improvements must not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.

17. Consideration and Action Regarding Design Modification of Previously Approved Plans

Bharat Latthe

37 Leeward Cove

Lot 2, Block 2, Section 24 Village of Panther Creek

This item was reviewed by the full committee. The home owner was present to address the committee. The staff provided the committee with a PowerPoint presentation noting the location of the vent. The staff provided the committee with the specifications for the vents and confirmed the vent was consistent with the manufacturer's specifications for a residential grade stove. It was then moved by Chris Florack and seconded by Ken Anderson to approve the vents as presented. The motion carried unanimously.

18. Variance request for an existing fire pit located in the Street Right of Way.

Cul de sac of Duskwood

N Duskwood Place

Section 26, Village of Cochran's Crossing

This item was reviewed by the full committee. The staff provided the committee with a presentation noting the location of the improvement and the petition from the cul de sac owner's all in favor of and requesting the allowance of the improvements in the cul de sac island. It was moved by Deborah Sargeant and seconded by Kim Hess to take no action regarding the improvements in the cul-de-sac island until the owners' obtain approval from the county for the improvements in the street right of way. Additionally the owner's should submit the county approval to the staff for review and final action by the committee. The committee suggests removing the portable furniture or suggests they apply for a more permanent structure. The motion carried unanimously.

19. Variance request for the proposed front and access door paint color, which was not considered a muted shade when reviewed by the Residential Design Review Committee.

Donald Braun

10 Robin Run Drive

Lot 45, Block 2, Section 5 Village of Indian Springs

This item was reviewed by the full committee. The home owner was present to address the committee. The staff provided a presentation of the existing color and the colors of homes in the surrounding area. It was moved by Chris Florack and seconded by Kim Hess to approve the color as presented. The motion carried unanimously.

20. Variance request for a proposed detached building that will exceed the maximum height allowed for buildings which may be located within an easement.

Richard and Catherine Eimer

35 Gallant Oak Place

Lot 61, Block 02, Section 41, Village of Cochran's Crossing

This item was reviewed by the full committee. The home owner was present to address the committee. The staff

provided a presentation of the proposed detached building. It was moved by Deborah Sargeant and seconded by Ken Anderson to approve the storage building as presented and require the staff complete a follow up in regards to the structure a few months after the improvement has been in place. The motion carried unanimously.

21. Variance request for a proposed eight foot wood picket fence that would exceed the maximum height allowed for fences that are not adjacent to a street or major thoroughfare; and would be constructed with the unfinished side visible to the street or adjacent property.
Quentin and Shannon Hicks
54 Morning Cloud Place
Lot 54, Block 03, Section 02, Village of Cochran's Crossing
This item was heard under the summary action items as presented through staff recommendation. It was moved by Herman Weindel and seconded by Chris Florack to approve the fence on the condition the owner tapers the fence down in order to be 6 feet where it will join the 6 foot fencing. Additionally, the owner must modify the side fence to comply with Standard by modifying the fence style or planting and maintaining native evergreen vegetation in front of the wrought iron fencing to screen the view of the construction members from the street. The motion carried unanimously.
22. Variance request for a proposed fence replacement which would be located beyond the owner's property in the Open Space Reserve.
Stephen Ward
999 North Red Cedar Circle
Lot 01, Block 01, Section 21 Village of Grogan's Mill
This item was heard under the summary action items as presented through staff recommendation. It was moved by Herman Weindel and seconded by Chris Florack to withdraw this item from the agenda. The motion carried unanimously.
23. Variance request for a proposed generator which encroaches into the easement more than 3 feet.
James Pickett
19 Wind Trace Court
Lot 36, Block 2, Section 18 Village of Panther Creek
This item was reviewed by the full committee. The staff provided a presentation of the proposed generator and the adjacent properties. It was moved by Chris Florack and seconded by Deborah Sargeant to approve as presented 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. Additionally, the owner must complete the weekly testing during normal business hours Monday through Friday between the hours of 9a.m. and 5p.m.
24. Variance request for existing paving that encroaches into the five foot side easement.
James Pickett
19 Wind Trace Court
Lot 36, Block 2, Section 18 Village of Panther Creek
This item was heard under the summary action items as presented through staff recommendation. It was moved by Herman Weindel and seconded by Chris Florack to approve the paving 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. The motion carried unanimously.
25. Variance request for an existing deck, which encroaches into the five foot side easement.
James Pickett
19 Wind Trace Court
Lot 36, Block 2, Section 18 Village of Panther Creek
This item was heard under the summary action items as presented through staff recommendation. It was moved by Herman Weindel and seconded by Chris Florack 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. The motion carried unanimously.
26. Variance request for a existing storage shed that would encroach into the ten foot rear easement.
Armand Rodehorst
12 Fawnchase Court

Lot 19, Block 1, Section 19 Village of Panther Creek

This item was heard under the summary action items as presented through staff recommendation. It was moved by Herman Weindel and seconded by Chris Florack to approve the storage shed 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. The motion carried unanimously.

27. Variance request for the existing fence which does not respect the front façade of the dwelling by at least five feet.

Nathan and Lada De Gidio

17 Early Dawn Court

Lot 1, Block 3, Section 83 Village of Panther Creek

This item was heard under the summary action items as presented through staff recommendation. It was moved by Herman Weindel and seconded by Chris Florack to approve the fence as presented. The motion carried unanimously.

28. Variance request for an existing concrete walkway that encroaches into the five foot side yard easement and exceeds the maximum width allowed.

Cynthia Bohannon

15 Dusky Meadow Place

Lot 21, Block 07, Section 01, Village of Cochran's Crossing

This item was heard under the summary action items as presented through staff recommendation. It was moved by Herman Weindel and seconded by Chris Florack to approve the walkway as presented, on the condition the owner plant and maintain a small amount of native evergreen shrubs or extend the landscape bed, to soften the view of the walkway from the street. 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 owner must not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.

29. Variance request for an existing driveway, that exceeds the maximum width allowed, is located within the five foot side easement, and does not have a distance of at least 28 feet from the back of the garage door to the edge of the driveway pad, to allow for appropriate access to the garage and street.

Horace and Janet Melton

61 Huntsman's Horn Circle

Lot 28, Block 01, Section 35 Village of Grogan's Mill

This item was heard under the summary action items as presented through staff recommendation. It was moved by Herman Weindel and seconded by Chris Florack to approve the driveway 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 owner must not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.

30. Variance request for an existing trash and recycle cart screen which was not designed to screen the containers from the front and adjacent side property lines or street rights-of-way.

Ferol Johnson

31 Maple Branch Street

Lot 11, Block 03, Section 25 Village of Grogan's Mill

This item was heard under the summary action items as presented through staff recommendation. It was moved by Herman Weindel and seconded by Chris Florack to affirm the Residential Design review Committee action and approve the trash can screen on the condition the owner modify the design to an "L" shape that screens the area from the adjacent property and relocate the carts against the front of the screen. The motion carried unanimously.

31. Variance request for the existing rear yard detached shed, which exceeds the maximum height allowed.

Jon and Tracy Sanderson

59 North Bristol Gate Place

Lot 05, Block 02, Section 69 Village of Grogan's Mill

This item was heard under the summary action items as presented through staff recommendation. The home owner was present to address the committee. It was moved by Herman Weindel and seconded by Chris Florack to deny the variance and consent to delay enforcement based upon the execution of a memorandum of agreement requiring the owner remove the storage shed from the property, when the owner no longer owns the home, sells or transfers title of the home, or when the shed is in disrepair. The memorandum will be recorded with the courthouse and binding on the land. The motion carried unanimously.

32. Variance request for an existing fence which was built with the construction side facing outward, portions exceed the maximum height allowed, and one section does not respect the front façade of the dwelling by at least five feet.
Angel Pardo, Jr.
82 Yewleaf Drive
Lot 1, Block 1, Section 7 Village of Panther Creek
This item was heard under the summary action items as presented through staff recommendation. It was moved by Herman Weindel and seconded by Chris Florack to approve the fence on the condition the owner adds pickets to the small portion of fence at the front, where the construction side members are visible to the street.
33. Variance request for the existing fence was built with the construction side facing outward.
Colin Ocker
15 Crested Pines Court
Lot 21, Block 2, Section 35 Village of Panther Creek
This item was reviewed by the full committee. The staff provided a presentation of the existing fence. The committee discussed concerns with fencing construction side out and their previous actions. It was then moved by Chris Florack and seconded by Herman Weindel to deny the variance as proposed and require the owner come into compliance with the Standards.
34. Variance request for the existing 6 foot picket style fence, which is constructed with the unfinished side visible to a tract of land and does not comply with the Neighborhood Criteria for the lot, and is not set back 5 feet from the front façade of the home.
Matthew and Jill Tresague
101 N Concord Forest Circle
Lot 19, Block 01, Section 41, Village of Cochran's Crossing
This item was reviewed by the full committee. The home owner was present to address the committee. The staff provided a presentation of the fence. It was moved by Deborah Sargeant and seconded by Kim Hess to table this item. The motion carried unanimously.
35. Consideration and Action regarding the neighbors request to appeal the decision of the Residential Design Review Committee regarding an approved pool house. The neighboring property at 203 North Dreamweaver Circle objects to the improvement with concerns related to architectural compatibility and impact.
Manuel Torroella
43 Painted Sunset
Lot 69, Block 2, Section 65, Village of Grogan's Mill
This item was reviewed by the full committee. The home owner's contractor and the affected neighbors were present to address the committee. The staff provided a presentation of the improvement and the approval by the Residential Design Review Committee. The committee discussed plan, visibility and use. IT was then moved by Deborah Sargeant and seconded by Chris Florack to approve on the condition the owner submit a landscape plan and plant and maintain the vegetation specified in the plan to the rear of the improvement to soften and screen the view of the structure to the adjacent property. The motion carried unanimously.
36. Variance request for an existing 6 foot 9 inch wood picket style fence that exceeds the maximum height allowed, is constructed with a rot board that exceeds the maximum height allowed, is not screened from view of the street and portions of the fence are constructed with the unfinished side visible to the street or adjacent property.
Tara Winkelmann
1 Cascade Springs Place
Lot 25, Block 03, Section 02, Village of Cochran's Crossing
This item was reviewed by the full committee. The home owner was present to address the committee. The staff provided a presentation of the fence. It was moved by Ken Anderson and seconded by Chris Florack to approve on the condition the owner screen the rot board with vegetation and add pickets to the portion of fence where the construction side members are facing outward from the lot. The owner must meet code and pass final inspection. The motion carried unanimously.
37. Variance request for an existing detached building that exceeds the maximum height allowed for buildings which may be located within an easement and is not screened from view at ground level from adjacent public or private property by a solid fence.
J Wade and Jill Haskell
80 Rocking Pine Place

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

This item was reviewed by the full committee. The home owner was present to address the committee. The staff provided a presentation of the building. It was then moved by Chris Florack and seconded by Herman Weindel to deny the variance as proposed and consent to delay enforcement based upon the execution of a memorandum of agreement requiring the owner to remove the storage shed from the home when the owner no longer sells the home or transfers title or when the shed is in disrepair. The memorandum will be recorded at the courthouse and binding on the land. Additionally, the owner must coordinate with neighbors to ensure there are no objections to the shed. The motion carried unanimously.

38. Variance request for existing artificial turf that is located in the rear yard.

J Wade and Jill Haskell

80 Rocking Pine Place

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

This item was heard under the summary action items as presented through staff recommendation. It was moved by Herman Weindel and seconded by Chris Florack to approve the artificial turf as presented. 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 subjected to removal. The improvement must not halt or materially impede drainage as defined by the Residential Development Standards. The motion carried unanimously.

39. Variance request for an existing 6 foot 10 inch wood capped picket fence that exceeds the maximum height allowed, is constructed with a rot board that exceeds the maximum height allowed and portions are constructed with the unfinished side facing outward from the lot.

J Wade and Jill Haskell

80 Rocking Pine Place

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

This item was heard under the summary action items as presented through staff recommendation. It was moved by Herman Weindel and seconded by Chris Florack to approve the fence on the condition the owner screen the rot board where visible to the street and reduce the overall height of the fence to match the height of the neighboring fence. The motion carried unanimously.

40. Variance request for an existing concrete patio that encroaches into the ten foot rear yard easement.

Scott and Linda James

7 Tanager Trail

Lot 14, Block 01, Section 07, Village of Cochran's Crossing

This item was reviewed by the full committee. The home owner was present to address the committee. The staff provided a presentation of the area and the surrounding properties. The committee discussed concerns with the paving in the easement and the use and impact. It was then moved by Chris Florack and seconded by Herman Weindel to conditionally approve a variance on the condition the owner must reduce the overall amount of hard surface in the rear ten foot easement not to exceed two foot into the ten foot easement and require vegetation be added to the rear of the paved area to screen 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. Ken Anderson opposed the motion. The motion carried.

41. Variance request for an existing awning which is not a muted solid shade.

Neil McBride

86 W Lakemist Circle

Lot 05, Block 01, Section 20, Village of Cochran's Crossing

This item was reviewed by the full committee. The staff provided a presentation of the area and the surrounding properties. It was moved by Chris Florack and seconded by Deborah Sargeant to deny the variance and consent to delay enforcement based upon the execution of a memorandum of agreement requiring the owner to modify the awning to a muted solid shade, before the owner sells or transfers title, when the home is no longer the primary residence or when the awning is in disrepair and requires replacement. The memorandum will be recorded with the courthouse and binding on the land. Herman Weindel was opposed to the motion. The motion carried.

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

2506 Blackjack Oak Place

Pardoe/Current Owner

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

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This item was heard under the summary action items as presented through staff recommendation. It was moved by Herman Weindel and seconded by Chris Florack 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.

43. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Salomon V Castaneda
114 Marabou Place
Lot 24, Block 02, Section 25 Village of Grogan's Mill

This item was heard under the summary action items as presented through staff recommendation. It was moved by Herman Weindel and seconded by Chris Florack 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.

44. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the property.
Xavier Chavez
97 S. Waxberry Road
Lot 27, Block 1, Section 1, Village of Panther Creek

This item was heard under the summary action items as presented through staff recommendation. It was moved by Herman Weindel and seconded by Chris Florack 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 property.

Jennifer Yeakley/Drake
90 W High Oaks Circle
Lot 58, Block 01, Section 42 Village of Grogan's Mill

This item was heard under the summary action items as presented through staff recommendation. It was moved by Herman Weindel and seconded by Chris Florack 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.

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

Jeff Shropshire
34 Dovetail Place
Lot 9, Block 2, Section 18, Village of Cochran's Crossing

This item was heard under the summary action items as presented through staff recommendation. It was moved by Herman Weindel and seconded by Chris Florack 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.

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

Barry K. Stanley
34 Cottage Grove

Lot 48, Block 4, Section 10, Village of Cochran's Crossing

This item was heard under the summary action items as presented through staff recommendation. It was moved by Herman Weindel and seconded by Chris Florack 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.

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

Owen K Davidson
32 Whisper Lane

Lot 9, Block 1, Section 2, Village of Grogan's Mill

This item was heard under the summary action items as presented through staff recommendation. It was moved by Herman Weindel and seconded by Chris Florack 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.

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

Nawal Ahmoud Ahmad Abdulhadi
31 Green Slope Place

Lot 32, Block 4, Section 10, Village of Cochran's Crossing

This item was heard under the summary action items as presented through staff recommendation. It was moved by Herman Weindel and seconded by Chris Florack 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.

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

Anna Sever
27 Quiet Oak Circle

Lot 16, Block 1, Section 2, Village of Cochran's Crossing

This item was heard under the summary action items as presented through staff recommendation. It was moved by Herman Weindel and seconded by Chris Florack 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.

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

Murray Yeakley

22 Rosedale Brook Court

Lot 35, Block 2, Section 10 Village of Panther Creek

This item was heard under the summary action items as presented through staff recommendation. It was moved by Herman Weindel and seconded by Chris Florack 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.

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

Debbie Kabzinski

16 Spurwood Court

Lot 17, Block 1, Section 15, Village of Panther Creek

This item was heard under the summary action items as presented through staff recommendation. It was moved by Herman Weindel and seconded by Chris Florack 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.

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

Joe and Kasey Enis

4 Mayfair Grove Court

Lot 2, Block 2, Section 10, Village of Panther Creek

This item was heard under the summary action items as presented through staff recommendation. It was moved by Herman Weindel and seconded by Chris Florack 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.

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

Orlando Bernardino

6 Fiddleleaf Court

Lot 2, Block 2, Section 1, Village of Panther Creek

This item was heard under the summary action items as presented through staff recommendation. It was moved by Herman Weindel and seconded by Chris Florack 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.

VI. Public Comments

There were no public comments.

VII. Member Comments

Herman Weindel noted he will not be able to attend the next meeting of July 18th, 2012.

VIII. Staff Reports

There were no staff reports.

IX. Adjourn

There being no further business it was moved by Deborah Sargeant and seconded by Chris Florack to adjourn the meeting at 9:15p.m. The motion carried unanimously.