

Development Standards Committee
August 1, 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

Legal Counsel: Joe Griffin

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 July 10th and July 11th 2012

It was moved by Ken Anderson and seconded by Chris Florack to approve the minutes of the meetings as presented. The motion carried unanimously.

III. Consideration and Action of the Applications in Section VIII, 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 1, 5, 11, 12, 16, 18-20, 23-25, 35, 37-39, 40-47, 49 & 50. It was moved by Danie van Loggerenberg and seconded by Chris Florack to approve the items listed on the summary list as presented. The motion carried unanimously.

IV. Recess to Executive Session to consult with the Development Standards Committee's attorney pursuant to section 551.071, of the Texas Government Code regarding Residential Development Standards for signs on residential properties.

The Committee adjourned to executive session in accordance with Texas Government Code 551.071 at 5:40 p.m.

V. Consideration and Action regarding the proposed revisions to the Residential Development Standards for signs on residential property.

In open session, it was moved by Deborah Sargeant and seconded by Chris Florack to table any action on this item to a future meeting. The motion carried unanimously.

VI. Reconvene in Public Session.

The Committee reconvened in open session at 6:00 p.m.

VII. Report on the "Commercial Staff Action List"

There were no items to report.

VIII. Review and Disposition of Applications

1. Variance request for an existing fence over the side 25 foot building line.

James Simmons
79 East Hobbit Glen Drive
Lot 10, Block 2, Section 76

This item was reviewed under the summary approval list as presented by staff. It was moved by Herman Weindel and seconded by Chris Florack to conditionally approve as follows: allow 5' past building line, maintain existing landscaping along side street side of fence. The motion carried unanimously.

2. Request for an appeal from an affected neighbor of a variance for a proposed pergola due to negative neighbor impact.

Jeffery and Jennifer Langemeier
46 West Double Green Circle
Lot 15, Block 1, Section 77 Village of Sterling Ridge

This item was heard by the full committee. Staff provided the committee with a PowerPoint presentation. The affected neighbor and the homeowner were present to address the committee. Mr. Howard, the affected neighbor stated that there was

confusion about final height of structure and stated that dropping one step was not sufficient. He also stated that if the structure would not exceed 12' 9" in height he would not object. After a discussion about the first floor plate height and an explanation concerning the height was not to exceed 11' from the floor of the pergola Mr. Howard withdrew his objections. No action needed or taken by committee.

3. Variance request for proposed patio cover that may create negative neighbor impact.

Sergio Ortiz

2 Beauty Bower Place

Lot 12, Block 1, Section 25 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. Mr. Ortiz explained that he had planted 25 shrubs and trees for screening and submitted the roof material to staff. It was moved by Kim Hess and seconded by Chris Florack to conditionally approve – maintain existing evergreen vegetation as screening – staff to review upon completion to determine if screening is sufficient, additional plantings may be required. Standard conditions meet code. The motion carried unanimously.

4. 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. It was moved by Deborah Sargeant and seconded Chris Florack to table the issue so that staff could paint sample boards and measure the color of the paint sample and the paint on the house with the Pantone meter.

The motion carried unanimously.

5. Consideration and Action regarding concept and preliminary approval to expanded building addition

Mayer

John Cooper School

1 John Cooper Drive

Lot 0230, Block 0592, Section 0060, Village of Indian Springs.

This item was reviewed under the summary approval list as presented by staff. It was moved by Herman Weindel and seconded by Chris Florack to approve the concept and preliminary proposal on the condition the a final plan is submitted with the inclusion of project details, sample and material boards and sealed drawings. The motion carried unanimously.

6. Variance request for a metal storage building addition, which will be located beyond the setback.

Montgomery County United Way

1600 Lake Front Circle Ste #248

Lot 0370, Block 0599, Section 0999, Village of Research Forest

This item was heard by the full committee. Staff provided the committee with a PowerPoint presentation. The representative was present to address the committee. The committee reviewed the location, description of the building and minimal visibility due to the private parking area. It was then moved by Robert Heineman and seconded by Ken Anderson to approve the storage building as presented. Deborah Sargeant opposed the motion. The motion carried.

7. 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 representative was present to address the committee. The committee reviewed the location, description of the building, the use and impact. It was moved by Kim Hess and seconded by Herman Weindel to table the item and require the owner coordinate with Anderson and Associations for architectural review prior to review by the committee. The motion carried unanimously.

8. Consideration and Action regarding the requirement to submit a landscape plan to screen the existing arbor and related improvements.

Paul Funkhouser

94 Northgate Drive

Lot 17, Block 6, Section 49, Village of Grogan's Mill

This item was reviewed by the full committee. The home owner and the affected neighbor were present to address the

committee. The staff provided the committee with a PowerPoint presentation of what was submitted, the existing vegetation and the responses received from the parties involved. It was moved by Deborah Sargeant and seconded by Chris Florack to affirm the committee's original action and deny the landscaping plan as submitted. The committee required a professional landscaping plan prepared and certified by a landscape architect be submitted, the plan should include required screening and provides for high and immediate screening. The owner should submit the plan within 30 days for committee review. The motion carried unanimously.

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 reviewed by the full committee. The home owner was present to address the committee. The staff provided the committee with a PowerPoint presentation of the improvement. It was moved by Chris Florack and seconded by Deborah Sargeant to approve the portion of paving in the easement on the owner's property only. Provided the owner maintain vegetation to soften and screen the view 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. Approval is only for the portion of paving on the owner's property. The motion carried unanimously.
10. Variance request for an existing wrought iron fence which is painted white and was not considered architecturally compatible with the neighborhood, when reviewed by The Residential Design Review Committee.
Eduardo Chavez
23 W. Isle Place
Lot 2, Block 1, Section 25 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 of the improvement. It was moved by Herman Weindel and seconded by Danie van Loggerenberg to deny the variance as presented and require the owner paint the fence black. The motion carried unanimously.
11. Variance request for a proposed generator, which would encroach into the ten foot rear yard easement.
Wincenty and Ludmila Kaminsky
10 Snowbird Place
Lot 110, Block 04, Section 04, 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 Chris Florack to approve on the condition the owner meets code and passes final inspection. Additionally the testing time of the generator may only occur Monday through Friday 9a.m. to 5p.m. The motion carried unanimously.
12. Variance request for a proposed swimming pool with pool equipment that will encroach into the rear yard easement.
Jason and Megan Favre
15 Tender Violet Place
Lot 29, Block 02, Section 37, 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 Chris Florack to approve as presented. The owner must meet code and pass 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 affirm the RDRC action to require 3- 15 gallon native evergreen trees and part of the pool permit. The motion carried unanimously.
13. Consideration and Action to Amend the maximum allowed amount of living area in the Initial Land Use Designation from 3500 to 4000 square feet, for Cochran's Crossing Section 42.
Andrew and Marilee Poon
56 S Flagstone Path Circle
Lot 08, Block 04, Section 42, 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 the committee with a PowerPoint presentation of the improvement. It was moved by Chris Florack and seconded by Ken Anderson to allow the owner to attempt to proceed in obtaining approval to amend the initial land use designation, by obtaining approval through the developer and through 2/3 signatures of the owner's in the

section. The Committee approved the allowance to increase the land use designation maximum square footage of livable space from 3500 to 4500 square feet. 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 allowed.
Andrew and Marilee Poon
56 S Flagstone Path Circle
Lot 08, Block 04, Section 42, 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 the committee with a PowerPoint presentation of the improvement. It was moved by Chris Florack and seconded by Ken Anderson to approve on the condition the owner submits final plans for review by the staff and possible Development Standards Committee. The motion carried unanimously.
15. Variance request for a proposed patio cover which would be located beyond the ten foot side building setback.
Cyndi McDermot
5 Berrypick Lane
Lot 06, Block 01, Section 11 Village of Grogan's Mill
This item was reviewed by the full committee. The home owner was present to address the committee. The staff provided the committee with a PowerPoint presentation of the improvement. 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 driveway replacement, which would cause the driveway to exceed the maximum width allowed.
John D Wright
25 Buttonbush Court
Lot 04, Block 01, Section 17 Village of Grogan's Mill
This item was reviewed under the summary approval list as presented by staff. It was moved by Herman Weindel and seconded by Chris Florack to approve on the condition the owner add a landscaped bed to the side of the driveway, including vegetation to soften the view. The owner must not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.
17. Variance request for a proposed screened deck, which will be located within the ten foot rear easement.
Sandra Tillman
1601 N Red Cedar Circle
Lot 26, Block 02, Section 10 Village of Grogan's Mill
This item was reviewed by the full committee. The home owner was present to address the committee. The staff provided the committee with a PowerPoint presentation of the improvement. It was moved by Chris Florack and seconded by Herman Weindel to deny the variance as proposed and require the owner submit an application in compliance with the Standards. The motion carried unanimously.
18. Variance request for a proposed room addition, which would exceed the maximum living area allowed.
Ahmed Ramadan
10816 W Timberwagon Circle
Lot 23, Block 08, Section 06 Village of Grogan's Mill
This item was reviewed under the summary approval list as presented by staff. The 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 meets code and passes final inspection. The motion carried unanimously.
19. Variance request for a proposed patio cover, which encroaches into the twenty five foot rear building setback.
Joe and Janine Petrosino
14 Twilight Glen Court
Lot 35, Block 2, Section 36 Village of Panther Creek
This item was reviewed under the summary approval list as presented by staff. It was moved by Herman Weindel and seconded by Chris Florack to approve on the condition the owner plant and maintain vegetation including a minimum of 2-15 gallon native evergreen trees to soften and screen the view to the adjacent property. The owner must meet code and pass final inspection. Additionally the owner must not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.

20. Variance request for a proposed summer kitchen, which encroaches into the twenty five foot rear building setback.
Joe and Janine Petrosino
14 Twilight Glen Court
Lot 35, Block 2, Section 36 Village of Panther Creek
This item was reviewed under the summary approval list as presented by staff. It was moved by Herman Weindel and seconded by Chris Florack to approve on the condition the owner plant and maintain vegetation to soften and screen the view to the adjacent property. The owner must meet code and pass final inspection. Additionally the owner must not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.
21. Variance request for a proposed patio cover, which encroaches into the twenty five foot rear building setback.
Finbarr Bruen
35 Crescent View Court
Lot 39, Block 3, Section 29 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 of the improvement. It was noted the owner should be corrected to show Patricia Bruen. It was moved by Robert Heineman and seconded by Chris Florack to approve the patio cover as presented on the standard conditions that is meet code, pass inspection and not halt or materially impede drainage as defined in the Standards. The motion carried unanimously.
22. Variance request for a proposed summer kitchen, which encroaches into the twenty five foot rear building setback.
Finbarr Bruen
35 Crescent View Court
Lot 39, Block 3, Section 29 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 of the improvement. It was noted the owner should be corrected to show Patricia Bruen. It was moved by Robert Heineman and seconded by Chris Florack to approve the patio cover as presented on the standard conditions that is meet code, pass inspection and not halt or materially impede drainage as defined in the Standards. The motion carried unanimously.
23. Variance request for a proposed retaining wall which encroaches into the rear and side easements.
George Weaver
11 Destiny Cove
Lot 16, Block 1, Section 43 Village of Panther Creek
This item was reviewed under the summary approval list as presented by staff. It was moved by Herman Weindel and seconded by Chris Florack to approve as presented, on the condition the owner plant and maintain the proposed vegetation to soften and screen the view of the improvements. Approval by this committee does not constitute approval by the additional entities. The owner must obtain approval by the additional entities including but not limited to Lake Woodlands Property Owner's Association. The motion carried unanimously.
24. Variance request for a proposed patio, which encroaches into the rear easement.
George Weaver
11 Destiny Cove
Lot 16, Block 1, Section 43 Village of Panther Creek
This item was reviewed under the summary approval list as presented by staff. It was moved by Herman Weindel and seconded by Chris Florack to approve as presented, on the condition the owner plant and maintain the proposed vegetation to soften and screen the view of the improvements. Approval by this committee does not constitute approval by the additional entities. The owner must obtain approval by the additional entities including but not limited to Lake Woodlands Property Owner's Association. The motion carried unanimously.
25. Variance request for a proposed boat dock, which is not one of the pre-approved designs and encroaches past the twenty foot building line.
Saeed Darvish
2 W. Isle Place
Lot 17, Block 1, Section 25 Village of Panther Creek
This item was reviewed under the summary approval list as presented by staff. It was moved by Herman Weindel and seconded by Chris Florack to approve as presented, on the condition the owner plant and maintain the proposed vegetation to soften and screen the view of the improvements. Approval by this committee does not constitute approval by the additional entities. The owner must obtain approval by the additional entities including but not

limited to Lake Woodlands Property Owner's Association. The motion carried unanimously.

26. Variance request for the proposed boat dock bench, which the Residential Design Review Committee felt was not architecturally compatible with the neighborhood and required aesthetic considerations by the Development Standards Committee.

Erik and Elisabeth Erikson

6 Destiny Cove

Lot 13, Block 1, Section 43 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 of the improvement. It was moved by Chris Florack and seconded by Ken Anderson to approve as presented. Approval by this committee does not constitute approval by the additional entities. The owner must obtain approval by the additional entities including but not limited to Lake Woodlands Property Owner's Association. Herman Weindel was not present for the vote. The motion carried.

27. Variance request for a proposed boat dock which encroaches into the rear easements, and is not one of the three pre-approved styles.

Erik and Elisabeth Erikson

6 Destiny Cove

Lot 13, Block 1, Section 43 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 of the improvement. It was moved by Chris Florack and seconded by Ken Anderson to approve as presented. Approval by this committee does not constitute approval by the additional entities. The owner must obtain approval by the additional entities including but not limited to Lake Woodlands Property Owner's Association. Herman Weindel was not present for the vote. The motion carried.

28. Variance request for a proposed boat dock granite tabletop which encroaches into the rear easements and was not considered to be architecturally compatible with the neighborhood and required aesthetic considerations when reviewed and acted on by the Residential Design Review Committee felt was not

Erik and Elisabeth Erikson

6 Destiny Cove

Lot 13, Block 1, Section 43 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 of the improvement. It was moved by Chris Florack and seconded by Ken Anderson to approve on the condition the owner modify the table top to a black granite. Approval by this committee does not constitute approval by the additional entities. The owner must obtain approval by the additional entities including but not limited to Lake Woodlands Property Owner's Association. Herman Weindel was not present for the vote. The motion carried.

29. Variance request for the proposed lighting, which the Residential Design Review Committee felt requires aesthetic considerations by the Development Standards Committee.

Erik and Elisabeth Erikson

6 Destiny Cove

Lot 13, Block 1, Section 43 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 of the improvement. It was moved by Chris Florack and seconded by Ken Anderson to approve as presented. Approval by this committee does not constitute approval by the additional entities. The owner must obtain approval by the additional entities including but not limited to Lake Woodlands Property Owner's Association. Herman Weindel was not present for the vote. The motion carried.

30. Variance request for the proposed retaining wall which encroaches into the easement.

Erik and Elisabeth Erikson

6 Destiny Cove

Lot 13, Block 1, Section 43 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 of the improvement. It was moved by Chris Florack and seconded by Ken Anderson to approve as presented. The committee suggested the owner consider relocating the retaining wall out of the easement and set it back a couple of feet. Approval by this committee does not constitute approval by the additional entities. The owner must obtain approval by the additional entities including but not

limited to Lake Woodlands Property Owner's Association. Herman Weindel was not present for the vote. The motion carried.

31. Variance request for a proposed Patio Cover with Paving that will be located in an area that may impact the adjacent property and was felt to be not appropriate in mass, scale and proportion, when reviewed and acted on by the Residential Design Review Committee.
Charles and Nancy Weinstock
22 N Morning Cloud Cir
Lot 62, Block 01, Section 20, 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 the committee with a PowerPoint presentation of the improvement. It was moved by Chris Florack and seconded by Danie van Loggerenberg to approve on the condition the owner meets code and passes final inspection. Additionally the owner must plant and maintain native evergreen vegetation to the side of the improvement to soften the view to the adjacent property. The motion carried unanimously.
32. Variance request for a proposed Summer Kitchen which will be located in an area that may impact the adjacent property and was felt to be not appropriate in mass, scale and proportion, when reviewed and acted on by the Residential Design Review Committee.
Charles and Nancy Weinstock
22 N Morning Cloud Cir
Lot 62, Block 01, Section 20, 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 the committee with a PowerPoint presentation of the improvement. It was moved by Chris Florack and seconded by Danie van Loggerenberg to approve on the condition the owner meets code and passes final inspection. Additionally the owner must plant and maintain native evergreen vegetation to the side of the improvement to soften the view to the adjacent property. The motion carried unanimously.
33. Variance request for a proposed Fireplace that will be located in an area that may impact the adjacent property and was felt to be not appropriate in mass, scale and proportion, when reviewed and acted on by the Residential Design Review Committee.
Charles and Nancy Weinstock
22 N Morning Cloud Cir
Lot 62, Block 01, Section 20, 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 the committee with a PowerPoint presentation of the improvement. It was moved by Chris Florack and seconded by Danie van Loggerenberg to approve on the condition the owner meets code and passes final inspection. Additionally the owner must plant and maintain native evergreen vegetation to the side of the improvement to soften the view to the adjacent property. The motion carried unanimously.
34. Variance request for a proposed screened room that will be located beyond the 40 foot rear Building Setback Line.
Charles and Nancy Weinstock
22 N Morning Cloud Cir
Lot 62, Block 01, Section 20, 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 the committee with a PowerPoint presentation of the improvement. It was moved by Chris Florack and seconded by Kim Hess to table the item and allow the committee an opportunity to perform a site inspection to assess impact to adjacent properties. Additionally the contractor and owner discussed speaking with the adjacent property and asked if it would be helpful to have something in writing from the owner. The committee agreed the written statement from the adjacent property owner would certainly assist in addressing impact. The motion carried unanimously.
35. Variance request for the proposed wrought iron fence would cause the unfinished sides of the existing wood fence to be visible to a tract of land.
Robert and Emily Fetters
15 Twilight Plain Place
Lot 24, Block 01, Section 51, Village of Cochran's Crossing
This item was reviewed under the summary approval list as presented by staff. The owner was present to address the committee. It was moved by Herman Weindel and seconded by Chris Florack to deny as presented and consent to delay enforcement based upon the execution of a memorandum of agreement requiring the owner to modify the fence

to comply with the Standards when the owner no longer owns the home or sells or transfers title or when the fencing is in need of repair and requires replacement. The memorandum of agreement will be recorded with the court house and binding on the land. The motion carried unanimously.

36. Consideration and Action for a house rebuild due to fire damage which exceeds the maximum amount of living area allowed, according to the Neighborhood Criteria, may be considered as encroaching into the rear setback and may create and adverse impact to adjacent property owners.

Marvin Haass

5 N Autumnwood Way

Lot 45, Block 02, Section 31 Village of Grogan's Mill

This item was reviewed by the full committee. The home owner, his designer and affected neighbors were all present to address the committee. The committee discussed the home owner's land use amendment and revised allowance for hard surface area in the neighborhood. The committee noted the neighbors delay due to claims and reconciliation of casualty damage and land use agreements. The committee also heard from the affected neighbors objecting to mass of the new home and the impact. It was then moved by Chris Florack and seconded by Herman Weindel to approve the house rebuild on the condition the owner meets code and passes final inspection. Additionally the owner must complete the demolition and clearing of the lot within 30 days and after the home has been constructed the owner is required to submit a professional landscaping plan for the committee to review that establishes landscaping to reforest the property and soften and screen the view of the home to the adjacent properties. Deborah Sargeant was opposed to the motion. The motion carried.

37. Consideration and action to amend the Neighborhood Criteria for the Village of Grogan's Mill Section 31 to increase the maximum amount of living area, in order to be consistent with the recently Amended Land Use Designation.

This item was reviewed under the summary approval list as presented by staff. It was moved by Herman Weindel and seconded by Chris Florack to approve the allowance to revise the Neighborhood Criteria to be consistent with the Amended Land Use Agreement.

38. Variance request for an existing paver driveway widening that exceeds the maximum width allowed.

Lisa Buckner

18 Palmer Green Place

Lot 04, Block 05, Section 55, 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 Chris Florack to table the item to the meeting of September 5, 2012. The motion carried unanimously.

39. Variance request for the existing rear yard sports court, located beyond the 20 foot rear building setback.

Mark and Deborah Whitmore

58 North Elm Branch Place

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

This item was reviewed under the summary approval list as presented by staff. The owner was present to address the committee. It was moved by Herman Weindel and seconded by Chris Florack to approve as presented. The motion carried unanimously.

40. Variance request for an existing metal roof.

Norman Gautier

18 Doe Run Drive

Lot 05, Block 03, Section 16 Village of Grogan's Mill

This item was reviewed under the summary approval list as presented by staff. The owner was present to address the committee. It was moved by Herman Weindel and seconded by Chris Florack to approve as presented. The motion carried unanimously.

41. Variance request for the existing rear yard concrete walkway located within the 5 foot side yard easements.

Bruce and Laura Moore

82 Northgate Drive

Lot 20, Block 06, Section 49 Village of Grogan's Mill

This item was reviewed under the summary approval list as presented by staff. It was moved by Herman Weindel and seconded by Chris Florack to table the item to the meeting of September 5, 2012. The motion carried unanimously.

42. Variance request for the existing wooden perimeter fence which is not located at least five feet back from the front façade.

Todd Darnell

2205 Millpark Drive

Lot 51, Block 01, Section 10 Village of Grogan's Mill

This item was reviewed under the summary approval list as presented by staff. It was moved by Herman Weindel and seconded by Chris Florack to approve as presented. Owner must maintain the existing vegetation in front of the fence to soften the view. The motion carried unanimously.

43. Variance request for the existing paved walkway, which exceeds the maximum width allowed.
David and Janlyn Nentwig
31 Night Rain Court
Lot 74, Block 3, Section 29 Village of Panther Creek
This item was reviewed under the summary approval list as presented by staff. It was moved by Herman Weindel and seconded by Chris Florack to approve as presented. Area may not be used for parking purposes. The motion carried unanimously.
44. Variance request for the existing light pole, which does not respect the setback from the street edge by 20 feet.
Olin and Ferol Johnson
60 Indian Clover Drive
Lot 25, Block 2, Section 11 Village of Panther Creek
This item was reviewed under the summary approval list as presented by staff. It was moved by Herman Weindel and seconded by Chris Florack to approve on the condition the owner adds a landscape bed around or in front of the light pole with integrated native vegetation to soften and screen the view. The motion carried unanimously.
45. Variance request to remove existing trees that do not meet the conditions for removal.
Baby Bacchus
17 Riverbank Drive
Lot 34, Block 6, Section 7 Village of Panther Creek
This item was reviewed under the summary approval list as presented by staff. It was moved by Herman Weindel and seconded by Chris Florack to table the item to the meeting of September 5, 2012. The motion carried unanimously.
46. Variance request for the existing fence that was built with the construction side facing outward and exceeds the maximum height allowed.
Randall and Shelley Goddard
16 W. Southfork Pines Circle
Lot 2, Block 3, Section 17 Village of Panther Creek
This item was reviewed under the summary approval list as presented by staff. It was moved by Herman Weindel and seconded by Chris Florack to table the item to the meeting of September 5, 2012. The motion carried unanimously.
47. Variance request for the existing paving which encroaches into the rear and side easements and causes the hard surface area to exceed the maximum allowed.
Randall and Shelley Goddard
16 W. Southfork Pines Circle
Lot 2, Block 3, Section 17 Village of Panther Creek
This item was reviewed under the summary approval list as presented by staff. It was moved by Herman Weindel and seconded by Chris Florack to table the item to the meeting of September 5, 2012. The motion carried unanimously.
48. Variance request for the existing picket style wood fence that exceeds the maximum height allowed, is constructed with a rot board that exceeds the maximum width allowed and is constructed with the unfinished side visible to adjacent properties and tract of land.
Sharon Alterman
76 Fallenstone Drive
Lot 02, Block 04, Section 01, Village of Cochran's Crossing
This item was heard by the full committee. . The staff provided the committee with a PowerPoint presentation of the improvement. It was then moved by Chris Florack and seconded by Deborah Sargeant to deny the variance and require the owner correct the fence to comply with the Residential Development Standards. The motion carried unanimously.
49. Variance request for an existing paver walkway that encroaches into the 5 foot side yard easement.
Jim and Carolyn Ritchie
82 N Concord Forest Circle

Lot 44, Block 02, Section 41, 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 Chris Florack to approve as presented on the condition the owner maintain the vegetation around the walkway. 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.

50. Variance request for the existing capped picket style fence that is not set back five feet from the front façade of the home.

Jim and Carolyn Ritchie
82 N Concord Forest Circle

Lot 44, Block 02, Section 41, 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 Chris Florack to approve as presented on the condition the owner must maintain the existing vegetation around the fence. If the fence is part of the pool barrier, the fence must meet code and pass final inspection. The motion carried unanimously.

IX. Public Comments

Mr. Nanninga discussed the insurance concerns related to the liability of trees in need of removal and thanked the committee for all of their hard work.

X. Member Comments

There were no member comments.

XI. Consideration and Action regarding the election of Chairman and Vice Chairman, for the Development Standards Committee.

It was moved by Chris Florack and seconded by Kim Hess to nominate Deborah Sargeant as Chairperson and Robert Heineman as Vice Chairman. The motion carried unanimously.

XII. Consideration and Action to call a special meeting of the Development Standards Committee.

The committee discussed the opportunity to call a special meeting regarding operating procedures. It was moved by Deborah Sargeant and seconded by Chris Florack to 28th of August, 2012.

XIII. Staff Reports

There were no staff reports.

XIV. Adjourn

There being no further business it was moved by Chris Florack and Herman Weindel at 9:30p.m. The motion carried unanimously.