

Members present: Deborah Sargeant, Robert Heineman, Kim Hess, Ken Anderson, Herman Weindel, Danie van Loggerenberg and Chris Florack

Staff Present: Chris Feist, Hennie van Rensburg 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 5:35 p.m.

II. Approve the minutes of the meetings of September 5, 2012.

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

III. Consideration and Action of the Applications in Section VI 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 items 1, 2, 3, 4, 5, 6, 7, 8, 9, 12, 13, 14, 15, 16, 17, 20, 21, 22, 23, 24, 28, 29 & 31. . 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. Consideration and Action to Amend the Initial Land Use Designation for the Silver Crest Development

Nursery Road Patio Home Development, Grogan's Crest
Silver Crest Developments, LLC
Village of Grogan's Mill

This item was reviewed by the full committee. It was moved by Robert Heineman and seconded by Ken Anderson to approve the request to amend the land use designation. The motion carried unanimously.

V. Report on the "Commercial Staff Action List"

There were no commercial reports.

VI. Review and Disposition of Applications

1. Consideration and Action regarding the final proposed remodel, including exterior monument signs, parking and landscaping.

McDonalds

4600 Woodlands Parkway-Panther Creek Village Center

Lot 0530, Block 0045, Section 0007 Village of Panther Creek

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

2. Consideration and action of plan revisions to rebuild a fire damaged home.

Marvin Haass

5 N Autumnwood Way

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

This item was reviewed under the summary items list as presented by staff recommendation. It was moved by Chris Florack and seconded by Ken Anderson to approve on the condition the owner meets code, passes final inspection. Additionally the owner must submit a final landscape plan to the staff for softening screenings and reforestation of the lot. Approval of the plans is for the house rebuild and extending decks attached to the home. All other improvements noted in plans. Specification and surveys such as decks, bar-be-queue grills, elevated decks and covered patios will require applications submitted for review and final action. All improvements must not halt or materially impede drainage as defined in the Standards. The motion carried unanimously.

3. Variance request for a proposed concept garage addition, which would exceed the maximum living area allowed.

L. William and Margie Dixon

10724 Timberwagon Circle

Lot 04, Block 06, Section 06 Village of Grogan's Mill

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

4. Variance request for a proposed driveway replacement, which would exceed the maximum width allowed.
Terrance A. Murnane
11415 Slash Pine Place
Lot 07, Block 01, Section 08 Village of Grogan's Mill
This item was reviewed under the summary items list as presented by staff recommendation. It was moved by Chris Florack and seconded by Ken Anderson to approve on the condition the owner must maintain the existing vegetation at the side of the driveway to soften the view. The motion carried unanimously.
5. Variance request for a proposed home remodel/room addition, which would encroach into the twenty foot rear setback for the dwelling and thirteen foot rear setback for the garage.
Donald T Sakaki Lee
54 Pebble Hollow Ct
Lot 69, Block 02, Section 32 Village of Panther Creek
This item was reviewed under the summary items list as presented by staff recommendation. It was moved by Chris Florack and seconded by Ken Anderson to approve on the condition the improvement meets code and passes final inspection. Additionally the owner must plant and maintain native evergreen vegetation to the rear yard, behind the improvements to soften and screen the view from the adjacent properties. The motion carried unanimously.
6. Variance request for a proposed porte-co-chere which encroaches into the right side five foot easement.
Donald T Sakaki Lee
54 Pebble Hollow Ct
Lot 69, Block 02, Section 32 Village of Panther Creek
This item was reviewed under the summary items list as presented by staff recommendation. It was moved by Chris Florack and seconded by Ken Anderson to approve on the condition the improvement meets code and passes final inspection. Additionally the owner must plant and maintain native evergreen vegetation to the rear yard, behind the improvements to soften and screen the view from the adjacent properties. The motion carried unanimously.
7. Variance request for a proposed attached utility addition, which will be located beyond the sixty five foot front setback for the dwelling.
Daniel B Thedinger
63 Chancery Pl
Lot 1, Block 3, Section 46 Village of Cochran's Crossing
This item was reviewed under the summary items list as presented by staff recommendation. It was moved by Chris Florack and seconded by Ken Anderson to approve on the condition the improvement meets code and passes final inspection. The motion carried unanimously.
8. Variance request for a proposed patio cover, which would be located beyond the twenty foot rear building setback.
Donna Azodi
2 W Stony End Place
Lot 12, Block 03, Section 31, Village of Cochran's Crossing
This item was reviewed under the summary items list as presented by staff recommendation. It was moved by Chris Florack and seconded by Ken Anderson to approve on the condition the owner meets code and passes final inspection. Additionally, the owner must plant and maintain evergreen vegetation (minimum of 2- 15 gallon trees) to soften and screen the view. The improvement must not halt or materially impede drainage as defined in the Standards. The motion carried unanimously.
9. Variance request for a proposed boat dock, which encroaches into the ten foot rear easement and the twenty foot easement.
Rafael Chavez Monzon
82 Windward Cove

Lot 05, Block 01, Section 42 Village of Panther Creek

This item was reviewed under the summary items list as presented by staff recommendation. It was moved by Chris Florack and seconded by Ken Anderson to approve on the condition the dock is built according to plans and in accordance with boat dock standard number. Approval by this committee does not constitute approval by the additional entities; it is the owner's responsibility to obtain those approvals. Including, approval by the Lake Woodlands Property Owner's Association. The motion carried unanimously.

10. Consideration and action to renew an existing home business.

Jack A Wood

5 Smokey Oak Rd.

Lot 31, Block 08, Section 07 Village Panther Creek

This item was reviewed by the full committee. The details of the home business application were presented regarding in home day care. The Committee reviewed the affected neighbor responses as well as the history of the business renewal. The Committee felt the business would not cause an impact to the neighborhood. It was then moved by Deborah Sargeant and seconded by Danie van Loggerenberg to approve the business on the condition a renewal application must be submitted in two years. The home business is subject to revocation at any time by the Committee or if a violation of the Standards occur. The motion carried unanimously.

11. Consideration and action to renew an existing home business.

Maria Mercedes Vargas

90 N Rushwing Cir

Lot 21, Block 09, Section 01 Village of Indian Springs

This item was reviewed by the full committee. This item was reviewed by the full committee. The details of the home business application were presented regarding in home day care. The Committee reviewed the affected neighbor responses as well as the history of the business renewal. The Committee felt the business would not cause an impact to the neighborhood. It was then moved by Deborah Sargeant and seconded by Danie van Loggerenberg to approve the business on the conditions a renewal application must be submitted in two years, all parking must be in the driveway and the home business is subject to revocation at any time by the Committee or if a violation of the Standards occurs. The motion carried unanimously.

12. Variance request for a proposed summer kitchen, which is not setback ten feet from the side property line.

James Baine

15 Regent Square

Lot 04, Block 01, Section 45 Village of Panther Creek

This item was reviewed under the summary items list as presented by staff recommendation. It was moved by Chris Florack and seconded by Ken Anderson to approve on the condition the owner meets code and passes final inspection. Additionally the owner must maintain the existing vegetation to soften and screen the view from the adjacent property. The improvement must not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.

13. Variance request for proposed paving which encroaches into the right side easement.

James Baine

15 Regent Square

Lot 04, Block 01, Section 45 Village of Panther Creek

This item was reviewed under the summary items list as presented by staff recommendation. It was moved by Chris Florack and seconded by Ken Anderson to approve on the condition the owner meets code and passes final inspection. Additionally the owner must maintain the existing vegetation to soften and screen the view from the adjacent property. The improvement must not halt or materially impede drainage as defined in the Residential Development Standards. Approval by this committee does not constitute approval by the additional easement holders. It is the owner's responsibility to obtain those approvals and maybe subject to removal. The motion carried unanimously.

14. Variance request for the proposed fireplace, which would be located beyond the forty foot rear building setback.

Christian S Kendall

2 Red Sable Pt

Lot 06, Block 03, Section 59 Village Of Grogan's Mill

This item was reviewed under the summary items list as presented by staff recommendation. It was moved by Chris Florack and seconded by Ken Anderson to approve on the condition the owner meet code and pass final inspection. Additionally, the chimney height should be restricted to no higher than the required height to meet code and pass

final inspection. The improvements must not halt or materially impede drainage as defined in the residential Standards. Furthermore, the owner must maintain the existing vegetation to the rear and side of the structure to screen the view to the drainage ditch and street. The motion carried unanimously.

15. Variance request for a proposed detached patio cover with Summer Kitchen and Fireplace, which would be located beyond the forty foot rear building setback for the dwelling.
Michael W & Heather Carson
44 Autumn Crescent Way
Lot 11, Block 04, Section 09, Village of Cochran's Crossing
This item was reviewed under the summary items list as presented by staff recommendation. It was moved by Chris Florack and seconded by Ken Anderson to approve on the condition the owner meets code, passes final inspection and plants and maintains five 15 gallon native evergreen trees to soften and screen the view of the summer kitchen. Additionally the overall height of the fireplace should be no greater than the required height in order to meet code. The motion carried unanimously.
16. Variance request for the proposed trash and recycle cart screen, which will not be located at least three feet back from the front façade of the dwelling; and will be located more than three feet into the five foot side yard easement.
Janet L Skeels
98 Marabou Place
Lot 20, Block 02, Section 25 Village of Grogan's Mill
This item was reviewed under the summary items list as presented by staff recommendation. It was moved by Chris Florack and seconded by Ken Anderson to approve on the condition the owner setback the trash and recycle cart screen one foot from the front façade of the home to provide a slight setback to the façade. The motion carried unanimously.
17. Variance request for the proposed trash and recycle cart screen and related concrete pad, which will be located more than two feet into the five foot side yard easement.
Beverly Ryan Johnson
3003 N. Millbend Drive
Lot 06, Block 05, Section 07 Village of Grogan's Mill
This item was reviewed under the summary items list as presented by staff recommendation. It was moved by Chris Florack and seconded by Ken Anderson to approve on the condition the owner setback the trash and recycle cart screen one foot from the front façade of the home to provide a slight setback to the façade. The motion carried unanimously.
18. Variance request for the proposed patio cover and related fireplace which would be located beyond the twenty five foot rear building setback.
Mike and Ally Seder
31 Star Fern Pl
Lot 08, Block 01, Section 54 Village Of Grogan's Mill
This item was reviewed by the full committee. The proposed improvements were presented. The home owner was present and addressed the committee. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to approve the proposed patio cover with fireplace on the condition the fireplace height is no greater than the overall height required in order to comply with code, the owner must plant and maintain additional Italian Cypress and or cedar juniper trees to soften and screen the view of the improvement. The improvements must meet code and pass final inspection. The motion carried unanimously.
19. Variance request for a proposed play structure, which would encroach into the ten foot rear yard easement.
David Lombardi
11 Gallant Oak Pl
Lot 55, Block 02, Section 41, Village of Cochran's Crossing
This item was reviewed by the full committee. The proposed improvements were presented. The committee reviewed the impact from the adjacent properties as well as the option to potentially relocate the structure to an alternate location in the yard with more screening. It was then moved by Kim Hess and seconded by Deborah Sargeant to deny the variance as proposed and require the owner relocate the play structure to an alternate location. The Committee required the owner coordinate with staff to determine if any additional vegetation would be needed, once the structure was relocated to the Committee's approved location. The motion carried unanimously.
20. Variance request for existing paving, which encroaches into the ten foot rear easement.

Andre C Klein
1 Spicebush Ct.

Lot 01, Block 05, Section 05 Village of Panther Creek

This item was reviewed under the summary items list as presented by staff recommendation. 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 easement holders. It is the owner's responsibility to obtain those approvals and may be subject to removal. The motion carried unanimously.

21. Variance request for the existing garage, which is located beyond the twenty five foot front platted building line.

Justin Walters

2506 Blackjack Oak Pl

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

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

22. Variance request for an existing trampoline, which encroaches into the eight foot side yard easement.

Luigi S Ballatori

10714 Whisper Willow Place

Lot 27, Block 07, Section 06 Village of Grogan's Mill

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

23. Variance request for an existing fence that is not set back five feet from the front façade of the home and is constructed with a six inch rot board that is not screened from view of the street.

Lindsay Bozman Lively

14 Hornsilver Place

Lot 41, Block 01, Section 07, Village of Cochran's Crossing

This item was reviewed under the summary items list as presented by staff recommendation. It was moved by Chris Florack and seconded by Ken Anderson to approve the fence on the condition the rot board is screened from view or modified with a beveled edge that complies with the Standards. Fence is approved in the existing location. The motion carried unanimously.

24. Variance request for an existing metal storage shed, which encroaches into the five foot side easement; and is taller than seven feet.

George N Nacol

19 Briervine Ct.

Lot 69, Block 02, Section 01 Village of Panther Creek

This item was reviewed under the summary items list as presented by staff recommendation. It was moved by Chris Florack and seconded by Ken Anderson to deny the variance and consent to delay enforcement based upon the execution of a memorandum of agreement requiring the owner to remove the storage shed from the property or obtain a permit to relocate the shed, when the owner no longer owns the home, sells or transfers title or when the shed is in disrepair and requires replacement. The agreement will be recorded at the courthouse and binding on the land. Additionally the owner must plant and maintain one native evergreen bush in front of the shed to soften and screen the view of the shed 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 maybe subject to removal. The motion carried unanimously.

25. Variance request for existing pavers, which are located beyond the twenty five foot platted building line and would exceed the maximum width for a walkway.

William & Jane Barnes

100 W Rainbow Ridge Cir

Lot 05, Block 03, Section 01, Village of Cochran's Crossing

This item was reviewed by the full committee. The proposed improvements were presented. The owner was present to address the committee. The committee reviewed the design and the visibility from the street. It was then moved by

Chris Florack and seconded by Ken Anderson, to modify the design to a more triangular shape, by modifying the portion in the front yard to follow a diagonal line. Additionally, the owner must plant and maintain tall shrubs approximately 18 inches to two feet along the front of the paved area, to screen the view from the street. The motion carried unanimously.

26. Variance request for the existing flagstone driveway widening, which exceeds the maximum width allowed and is not an approved hard surface for parking.
Agrichem USA/Adrian Escobosa
5 N Longspur Drive
Lot 04, Block 05, Section 45 Village of Grogan's Mill
This item was reviewed by the full committee. The proposed improvements were presented. The Committee reviewed the driveway widening. It was moved by Chris Florack and seconded by Robert Heineman to approve the widened area on the condition the owner plant and maintain vegetation to the front of the area to soften and screen the view from the street. The motion carried unanimously.
27. Variance request for the existing driveway widening which would exceed the maximum width allowed.
Rob Eissler
29 Coralvine Court
Lot 63, Block 02, Section 20 Village of Grogan's Mill
This item was reviewed by the full committee. The proposed improvements were presented. The owner was present and addressed the committee. It was moved by Chris Florack and seconded by Danie van Loggerenberg to approve the driveway widening on the condition the owner maintain the existing vegetation which softens the view from the street. The motion carried unanimously.
28. Variance request for an existing elevated deck, which is not designed and located to minimize the impact on adjacent properties.
Kristina C. Vlantes
5 Oldstream Ct
Lot 09, Block 02, Section 12 Village of Panther Creek
This item was reviewed under the summary items list as presented by staff recommendation. It was moved by Chris Florack and seconded by Ken Anderson to approve the deck on the condition the owner meets code regarding the railings and handrails around the elevated portion of the deck. The motion carried unanimously.
29. Variance request for an existing storage building, which encroaches into both the rear and side easements and exceeds the maximum height allowed.
Kristina C Vlantes
5 Oldstream Ct
Lot 09, Block 02, Section 12 Village of Panther Creek
This item was reviewed under the summary items list as presented by staff recommendation. It was moved by Chris Florack and seconded by Ken Anderson to deny the variance and consent to delay enforcement based upon the execution of a memorandum of agreement requiring the owner remove the shed from the lot or obtain a permit to relocate the detached building when the owner no longer owns the home, sells or transfers title or when the shed is in disrepair and in need of replacement. The memorandum will be recorded at the courthouse and binding on the land. The motion carried unanimously.
30. Variance request for an existing pavestone patio, seat wall and walkway, encroaches into the ten foot rear and five foot side yard easements.
Todd F Casselman
31 Bayginger Place
Lot 10, Block 3, Section 23, Village of Cochran's Crossing
This item was reviewed by the full committee. The proposed improvements were presented. The committee discussed concerns regarding elevation and impact to the adjacent property and proximity to the property line. It was moved by Chris Florack and seconded by Deborah Sargeant to deny the improvements as proposed and require the owner remove all portion out of the easement. The remainder of the improvement must not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.
31. Variance request for an existing rear yard fence, which was built with a rot board that is not screened from an adjacent street right-of-way and does not have a rot board that is beveled at a 45 degree angle.

Robert and Aimee Broadhurst
46 S. Dreamweaver Cir.
Lot 05, Block 01, Section 65, Village of Grogan's Mill

This item was reviewed under the summary items list as presented by staff recommendation. It was moved by Chris Florack and seconded by Ken Anderson to table the item to a following meeting. The motion carried unanimously.

32. Variance request for the existing paving which encroaches into the five foot side easement.

Joseph Scroggins
18 Twelve Pines Ct

Lot 33, Block 01, Section 14 Village of Panther Creek

This item was reviewed by the full committee. The proposed improvements were presented. The committee discussed concerns regarding impact to the adjacent property and proximity to the property line. It was then moved by Chris Florack and seconded by Deborah Sargeant to deny the existing paving as proposed and require the owner plant and maintain vegetation on the area to soften the remainder of the paved area in the rear. The motion carried unanimously.

33. Variance request for the existing retaining wall, which encroaches into the five foot side easement.

Joseph Scroggins
18 Twelve Pines Ct

Lot 33, Block 01, Section 14 Village of Panther Creek

This item was reviewed by the full committee. The proposed improvements were presented. The committee discussed concerns regarding impact to the adjacent property and proximity to the property line. It was then moved by Chris Florack and seconded by Deborah Sargeant to deny the existing paving as proposed and require the owner plant and maintain vegetation on the area to soften the remainder of the paved area in the rear. The motion carried unanimously.

34. Variance request for an existing fence that has been constructed with the unfinished sides of the fence visible to the street and an adjacent tract of land.

E Marcus Eaton
10 Long Lake Place

Lot 29, Block 01, Section 24, Village of Cochran's Crossing

This item was reviewed by the full committee. The proposed improvements were presented. IT was moved by Deborah Sargeant and seconded by Kim Hess to deny the variance as proposed and require the owner coordinate with staff and the revitalization program to offer assistance in making corrections to the fence. The motion carried unanimously.

VII. Public Comments

There were no public comments.

VIII. Member Comments

There were no member comments.

IX. Staff Reports

There were no staff reports.

X. Consideration and Action regarding the operations and procedures of the Development Standards Committee.

It was moved by Deborah Sargeant and seconded by Kim Hess to table this item. The motion carried unanimously.

XI. Consideration and Action regarding the proposed revisions to the Residential Development Standards for signs.

It was moved by Deborah Sargeant and seconded by Kim Hess to table this item. The motion carried unanimously.

XII. Adjourn

There being no further business it was moved by Deborah Sargeant and seconded by Kim Hess to adjourn the meeting at 7:15p.m. The motion carried unanimously.