

Development Standards Committee Minutes

January 16, 2013 at 5:30 PM

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

Members Present: Deborah Sargeant, Robert Heineman, Chris Florack, Herman Weindel, and Ken Anderson

Member absent: Danie van Loggerenberg and Kim Hess

Staff Present: Neslihan Tesno, Sharlene Novak, and Kim McKenna

- I. Welcome/Call Meeting to Order
The meeting was called to order by Chair Deborah Sargeant at 5:31 p.m.
- II. Consideration and Action of the minutes of Development Standards Committee Meetings on December 5th and 19th, 2012.
It was moved by Chris Florack and seconded by Herman Weindel to approve the minutes of the December 5, 2012 and December 19, 2012 DSC meetings. The motion carried unanimously.
- III. Consideration and Action of the Applications in Section IV & V recommended for Summary Action.
This item was heard by the full committee. Chairperson Deborah Sargeant presented the Summary List as presented by Staff. The list consisted of Items 1-8, 10, 12-17 and J-S, W-X and Z. Item 11 was removed from summary and placed on regular agenda to be reviewed by full committee. Items #9 and 18 were resolved prior to the meeting. Items B, E and F were withdrawn. It was moved by Ken Anderson and seconded by Chris Florack to approve the Summary List as presented. The motion carried unanimously.
- IV. Review and Disposition of Applications for the Villages of Alden Bridge, Creekside Park, Sterling Ridge and College Park.
 1. Variance request for a proposed shed that will encroach into the side five foot easement and the existing right side front fence that exceeds the maximum height allowed.
Jason Everett
7 Bel Canto Green
Lot 16, Block 02, Section 10 Village Alden Bridge
This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson and seconded by Chris Florack to approve the fence as submitted and to disapprove and consent to delay enforcement of the shed, based upon the execution of a memorandum of agreement, requiring the owner to remove the shed from the property, when the owner no longer owns the home, transfers title or when the owner is no longer the primary resident, or when the shed is in disrepair and needs replacement whichever comes first. The memorandum will be recorded with the court house and binding on the land. Approval by this committee does not constitute approval by the additional entities. It is **the owner's responsibility to obtain approval by those entities. The improvement may be subject to removal if determined necessary by easement holders.** The motion carried unanimously.
 2. Variance request for an existing summer kitchen that is not located a minimum of 10 feet from the adjacent property line and two pergolas that do not respect the side easement and the rear easement.
Patricia McMahon Bonnot
6 Loxanhachee Place
Lot 63, Block 1, Section 4 Village of Creekside Park
This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson and seconded by Chris Florack to conditionally approve, maintain existing vegetation as screening. Meet code and standards. The motion carried unanimously.

3. Variance request for an existing retaining wall that is located in the ten foot rear yard easement and a walkway wider than the maximum width allowed.
Douglas James Wall
114 North Taylor Point Drive
Lot 43, Block 1, Section 13 Village of Alden Bridge
This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson and seconded by Chris Florack to approve - approval by this committee does not constitute **approval by the additional entities. It is the owner's responsibility to obtain approval by those entities.** The improvement may be subject to removal if determined necessary by easement holders. The motion carried unanimously.
4. Variance request for an existing storage shed is located in the five foot side yard easement.
Travis Edmunds
142 West Russet Grove Circle
Lot 18, Block 1, Section 75 Village of Alden Bridge
This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson and seconded by Chris Florack to disapprove and consent to delay enforcement, based upon the execution of a memorandum of agreement, requiring the owner to remove the shed from the property, when the owner no longer owns the home, transfers title or when the owner is no longer the primary resident, or when the shed is in disrepair and needs replacement whichever comes first. The memorandum will be recorded with the court house and binding on the land. Approval by this committee **does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities.** The improvement may be subject to removal if determined necessary by easement holders. **Additionally plant and maintain at least 7' tall plantings to immediately screen shed from street view.** The motion carried unanimously.
5. Request for approval of a Home Business
Salomon Mansur Cohen
19 Pintuck Place
Lot 46, Block 1, Section 12 Village of Creekside Park
This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson and seconded by Chris Florack to conditionally approve, renew in 2 years. Standard Conditions. The motion carried unanimously.
6. Variance request for an existing fence that exceeds maximum approved height allowed for fences with rot board.
Ashley Greens Homeowners Association
51 South Ashley Green
Lot 23, Block 1, Section 53 Village Alden Bridge
This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson and seconded by Chris Florack to **conditionally approve - meet code.** The motion carried unanimously.
7. Variance request for an existing fence that exceeds maximum approved height allowed for fences with rot board.
Ashley Greens Homeowners Association
63 West Ardsley Square Place
Lot 67, Block 1, Section 70 Village Alden Bridge
This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson and seconded by Chris Florack to **conditionally approve - meet code.** The motion carried unanimously.
8. Variance request for an existing fence that exceeds maximum approved height allowed for fences with rot board.
Ashley Greens Homeowners Association

111 Ascot Way Court

Lot 79, Block 1, Section 70 Village Alden Bridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson and seconded by Chris Florack to **conditionally approve - meet code**. The motion carried unanimously.

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

David Sandel

58 North Merryweather Circle

Lot 7, Block 2, Section 82 Village of Alden Bridge

This item was resolved prior to the meeting.

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

Kesha B McLean

242 South Walden Elms Circle

Lot 6, Block 1, Section 42 Village Alden Bridge

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

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

Michael Rock

127 West Burberry Circle

Lot 5, Block 2, Section 97 Village of Alden Bridge

This item was heard by the full committee. Staff provided the committee with details concerning the dead tree on the property. The homeowner was present to address the committee. The owner presented a letter from a tree firm stating that the tree was not dead. Staff pointed out that the letter did not appear to be signed by a Certified Arborist or degreed forester as required by the Standards. It was moved by Ken Anderson and seconded by Herman Weindel to table this issue until spring so that staff can confirm tree is still alive. Chris Florack voted in opposition. The motion carried.

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

Moshe Karasanti

23 Rowan Tree Place

Lot 42, Block 1, Section 86 Village of Alden Bridge

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

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

James Steves

22 Granite Path Place

Lot 3, Block 3, Section 4 Village of Creekside Park

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

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

Tanya L. Bryan

42 North Delta Mill Circle

Lot 2, Block 2, Section 1 Village of College Park

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

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

Jason Williams

10 South Misty Canyon Place

Lot 5, Block 1, Section 4 Village of College Park

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

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

Vanessa Moore

83 North Creekmist Place

Lot 23, Block 2, Section 4 Village of College Park (Harper's Landing)

This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson and seconded by Chris Florack to approve pursuit of legal action by authorizing our attorneys **and staff to send letters to the owner notifying them of the Development Standards Committee's actions;**

what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations (by removing and storing the trash and recycle carts out of public view) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

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

Shawn DuBois

94 North Rambling Ridge Place

Lot 40, Block 2, Section 4 Village of College Park

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

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

Derek Whitener

67 Drifting Shadows Circle

Lot 42, Block 2, Section 7 Village of College Park

This item was resolved prior to the meeting.

19. Consideration and Action for the revised plans for the proposed pool and summer kitchen which will exceed the maximum hard surface area allowed which was approved at the Development Standards Committee meeting of December 19, 2012.

Alejandro and Sandra Ibarra

27 Doeskin Place

Lot 36, Block 3, Section 59 Village of Alden Bridge

This item was heard by the full committee. Staff provided the committee with a PowerPoint presentation. The homeowner was present to address the committee. The owner presented his revision referring to the need of a safe sidewalk around the pool. It was moved by Chris Florack and seconded by Herman Weindel to conditionally approve as follows reduce hard surface area as presented in revised plans (reduced coping and hard surface to the right corner of dwelling), plant and maintain 2 - 30 gallon evergreen native trees, meet code and standard conditions. Landscape plan must include native evergreen trees and shrubs. The motion carried unanimously.

20. Variance request for a proposed generator that may have negative impact.

Stuart Smith

82 North Planchard Circle

Lot 17, Block 2, Section 68 Village of Sterling Ridge

This item was heard by the full committee. Staff provided the committee with a PowerPoint presentation. The homeowner and his contractor were present to address the committee. The contractor submitted a relocation of the generator to 2 feet from the house. The homeowner proposed to plant a screen. It was moved by Chris Florack and seconded by Ken Anderson to conditionally approve the relocation of **generator 2' from house, meet code and standards, plant and maintain evergreen shrubs at least as tall as the generator to screen from view of street and adjacent property.** The motion carried unanimously.

21. Variance request for a proposed patio cover and fireplace that does not respect the rear 25 foot setback.

Gregory Daggett
26 Mosaic Point Place

Lot 8, Block 1, Section 6 - Village of Creekside Park

This item was heard by the full committee. Staff provided the committee with a PowerPoint presentation. The homeowner and his contractor were present to address the committee. The contractor stated that they designed the patio cover to in this location since the pool was existing and this was the only location available. It was moved by Deborah Sargeant and seconded by Chris Florack to **conditionally approve - plant and maintain evergreen shrubs or trees at least 7' tall at time of planting to side and rear to screen view of structure; Meet code and standard conditions.** Robert Heineman was out of the room during the vote. The motion carried.

22. Variance request for a proposed patio cover that does not respect the rear 20 foot setback.

Mihai Marcu

18 South Pinto Point Circle

Lot 10, Block 1, Section 12 - Village of Creekside Park

This item was heard by the full committee. Staff provided the committee with a PowerPoint presentation. The homeowner was present to address the committee. He informed committee that the patio cover would provide the needed shade for the back yard. The committee discussed the close proximity of the structure to the rear property line and impact to neighbors. It was moved by Herman Weindel and seconded by Chris Florack to conditionally approve the patio cover as follows: reduce length of patio cover to a **maximum of 16 feet-submit revised plans, plant and maintain evergreen shrubs or trees at least 7' tall at time of planting to side and rear to screen view of structure.** Meet code and standard conditions. Staff to **review planting upon completion to determine if sufficient screening - may require additional planting.** The motion carried unanimously.

23. Variance request for an existing **wood deck is located in the 10' rear yard easement, but not palletized and not located a minimum of two feet from the property line and will be immediately adjacent to the fence that is located on the property line and existing pavers are located in the 10' rear yard easement.**

Samantha J Wellman

126 West Burberry Circle

Lot 10, Block 1, Section 97 Village Alden Bridge

This item was heard by the full committee. Staff provided the committee with a PowerPoint presentation. The homeowner was not present to address the committee. A neighbor spoke in opposition to the improvements, he was concerned about noise, neighborhood character and untreated wood. It was moved by Deborah Sargeant and seconded by Chris Florack to approve the patio as submitted; approval by this **committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities.** The improvement may be subject to removal if determined necessary by easement holders. The motion carried unanimously. It was moved by Chris Florack and seconded by Ken Anderson to disapprove the decking and removal is required within 30 days. The motion carried unanimously

24. Variance request for existing pavers that are located in the five foot side yard easement and the proposed **fence that will exceed the maximum height of 6'.**

Lawrence D Loomis Price

46 Firethorn Place

Lot 23, Block 3, Section 3 Village of Alden Bridge

This item was heard by the full committee. Staff provided the committee with a PowerPoint presentation. The homeowner was present to address the committee. The owner described the need for the taller fence. The fence was to screen a greenhouse structure from the neighbor. It was moved by Chris Florack and seconded by Herman Weindel to approve the pavers as submitted - Approval by this committee does not **constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities.** The improvement may be subject to removal if determined necessary by easement holders. The motion carried unanimously. It was further moved by Chris Florack and seconded by Deborah Sargeant to disapprove the side fence that exceeded the maximum height allowed however the front gate was **conditionally approved, plant and maintain evergreen shrub in front of gate at least 7' tall at time of planting.** The motion carried unanimously.

25. Variance request for an existing detached patio cover is located in the five foot side yard easement and has an unacceptable corrugated roofing material.

Lawrence D Loomis Price

46 Firethorn Place

Lot 23, Block 3, Section 3 Village of Alden Bridge

This item was heard by the full committee. Staff provided the committee with a PowerPoint presentation. The homeowner was present to address the committee. The owner stated that the structure was a greenhouse for tropical plants that he stored there in the winter months. It was moved by Herman Weindel and seconded by Chris Florack to conditionally approve the structure as follows: reduce width of structure **to allow for a planting bed along fence line, plant and maintain evergreen trees or shrubs at least 7' tall at time of planting between structure and fence line.** The motion carried unanimously.

V. Review and Disposition of Applications for the Villages of Panther Creek, Grogan's Mill, Indian Springs WCA and Cochran's Crossing.

- A. Consideration and Action to maintain the existing, temporary building which serves as a daycare that was approved in 2005.

Christ Church United Methodist

6363 Research Forest Drive

Lot 400, Block 101, Section **67 Village: Cochran's Crossing**

This item was reviewed by the full committee. The committee reviewed the improvement and the need for a permanent structure. It was then moved by Deborah Sargeant and seconded by Chris Florack to release the existing memorandum of agreement for the temporary building, on the condition a new memorandum of agreement is filed, allowing the structure to remain until January 31, 2014 and on the condition a plan is submitted to the Covenant Administration Staff within 60 days for a permanent structure and the plans for achieving that goal. The motion carried unanimously.

- B. Consideration and Action regarding concept plans for the building expansion and handicap accessible remodel

Northwood Unitarian Universalist Church

Lot 207, Block 599, Section 36, Village of **Grogan's Mill**

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

- C. **Request for rehearing regarding existing paving and retaining wall that encroaches into 5' side easement**

Joseph Scroggins

18 Twelve Pines Court

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

This item was reviewed by the full committee. The owner's request for a rehearing was submitted to the committee. The home owner was not present to address the committee. It was then moved by Deborah Sargeant and seconded by Herman Weindel to deny the request for a rehearing and affirm their original action. The motion carried unanimously.

- D. Request for rehearing regarding the Development Standards Committee action for the patio cover and related fireplace located beyond the twenty five foot rear building setback, which was reviewed by the full committee and acted on at the meeting of October 3, 2012.

Mike and Ally Seder

31 Star Fern Place

Lot 08, Block 01, Section 54 Village of **Grogan's Mill**

This item was reviewed by the full committee. The home owner of the improvement project and the adjacent property owner requesting the rehearing were present to address the committee. It was then moved by Herman Weindel and seconded by Ken Anderson to allow the request for a rehearing and notify all parties the item will be reheard for a variance request at the meeting of February 6, 2013. The

motion carried unanimously.

- E. Variance request for the existing fence, which was built with the construction side facing outward and exceeds the maximum height allowed.
Randall and Shelley Goddard
16 West 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 Ken Anderson and seconded by Chris Florack to withdraw this item from the agenda. The motion carried unanimously.
- F. Variance request for the existing paving, which encroaches into the rear and side yard easements and exceeds the maximum hard surface area.
Randall and Shelley Goddard
16 West 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 Ken Anderson and seconded by Chris Florack to withdraw this item from the agenda. The motion carried unanimously.
- G. Variance request for an existing 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 homeowner was present to address the committee. The staff provided the committee with the information from the home owner, including the new information from the owner and the utility company. It was then moved by Chris Florack and seconded by Ken Anderson to deny the variance for the existing patio and consent to delay enforcement based upon the execution of a memorandum of agreement requiring the owner remove the portion of paving out of the easement when the owner no longer owns the home, sells or transfers title or is no longer the primary residence. Additionally, the owner must maintain the existing vegetation to the rear of the paving to soften and screen the view of the improvement. 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 improvements may not halt or materially impede drainage as defined in the Residential Development Standards. Herman Weindel was opposed to the motion. The motion carried.
- H. Consideration and action to appeal the Residential Design Review Committee decision of approval regarding an existing detached pergola and variance request for existing detached pergola and associated concrete decking that encroach into the ten foot rear yard easement.
Dale Rahlfs
31 Petalcup Place
Lot 32, Block 3, Section 23, Village of Cochran's Crossing
This item was reviewed by the full committee. The homeowner was present to address the committee. The staff provided the committee with a presentation of the improvement. The affected neighbor responses were presented to the committee. It was then moved by Chris Florack and seconded by Herman Weindel to approve the existing detached pergola on the condition the owner plant and maintain native a minimum of 3 native evergreen shrubs that are approximately six feet tall at the time of planting. The shrubs must mature and grow above the plate height of the improvement. The shrubs must be planted at the rear of the arbor to soften and screen the view of the structure from the adjacent property. In addition, 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 improvements must not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.
- I. Consideration and action to allow for a time extension to comply with the Development Standards

Committee action of November 2, 2011.

Pat Moritz

1 Muskmallow Court

Lot 30, Block 01, Section 19 Village of Grogan's Mill

This item was reviewed by the full committee. An affected neighbor was present to address the committee. The affected neighbor response was presented to the committee. Additionally, the staff provided the committee with the original conditions of approval, the view of existing improvement and the correspondence from the home owner and the Covenant Administration Department staff. It was then moved by Deborah Sargeant and seconded by Herman Weindel to deny the request for an extension of time and require the staff proceed with the improvement as a violation.

- J. Variance request for a proposed detached patio cover with fireplace that will be located beyond the ten foot side yard Building Setback.

Thad P Dunbar

7 Ivy Pond Place

Lot 5, Block 2, Section 45, Village of Cochran's Crossing

This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson and seconded by Chris Florack to approve on the condition the owner meet code, pass final inspection and plant and maintain vegetation to the exterior of the structure to soften and screen the view to adjacent properties. 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.

- K. Consideration and action for a proposed home business.

Janet Skeels

98 Marabou Place

Lot 20, Block 02, Section 25 Village of Grogan's Mill

This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson and seconded by Chris Florack to approve the proposed home business as presented on the condition the owner must reapply for a business permit in two years and meet all Standards. The Committee may revoke the home business permit at any time. The motion carried unanimously.

- L. Variance request for a proposed room addition, garage conversion and garage addition, which would be located beyond the rear building setback.

Doug Schroeder

1 Pastoral Pond Circle

Lot 05, Block 04, Section 60 Village of Grogan's Mill

This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson and seconded by Chris Florack to approve the proposed room addition, garage conversion and garage addition on the condition the owner meet code, pass final inspection and plant and maintain vegetation to the exterior of the structure to soften and screen the view to adjacent properties. The improvement must not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.

- M. Variance request for a patio cover with integrated summer kitchen, fireplace and pergola, which would be located beyond the rear building setback.

Doug Schroeder

1 Pastoral Pond Circle

Lot 05, Block 04, Section 60 Village of Grogan's Mill

This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson and seconded by Chris Florack to approve the patio cover on the condition the owner meet code, pass final inspection and plant and maintain vegetation to the exterior of the structure to soften and screen the view to adjacent properties. The improvement must not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.

- N. Variance request for a proposed driveway widening, which would exceed the maximum width allowed.

Doug Schroeder
1 Pastoral Pond Circle

Lot 05, Block 04, Section 60 Village of Grogan's Mill

This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson and seconded by Chris Florack to approve the proposed driveway widening as presented. The improvement must not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.

- O. Variance request for a proposed driveway replacement, which would cause the driveway to exceed the maximum width allowed.

Rhea Burdeaux and Robert Braden
10722 East Timberwagon Circle

Lot 05, Block 06, Section 06 Village of Grogan's Mill

This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson and seconded by Chris Florack to approve the proposed driveway as presented. The improvement must not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.

- P. Variance request for a proposed driveway widening, which would cause the driveway to exceed the maximum width allowed.

James and Sara Bissig
11018 Meadow Rue Street

Lot 25, Block 07, Section 07 Village of Grogan's Mill

This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson and seconded by Chris Florack to approve the proposed driveway widening on the condition the owner plant and maintain native evergreen vegetation, such as small landscape beds, to soften and screen the view of the driveway extension. The motion carried unanimously.

- Q. Variance request for the proposed room addition, which exceeds the maximum living area.

Mary Branson Leyenberger
86 S Trace Creek Drive

Lot 05, Block 02, Section 03 Village of Indian Springs

This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson and seconded by Chris Florack to approve the proposed room addition on the condition the improvements meet code and pass final inspection. Additionally, the owner must ensure that the improvement does not halt or materially impede drainage as defined in the Residential Development Standards. Additionally the owner must plant and maintain vegetation to significantly screen the view to the adjacent property owner, closest to the structure. The motion carried unanimously.

- R. Variance request for the proposed home remodeling, which would exceed the maximum living area allowed.

Emad Olrafie
1 Destiny Cove

Lot 14, Block 01, Section 43 Village of Panther Creek

This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson and seconded by Chris Florack to approve the proposed house remodeling on the condition the owner must meet code and pass final inspection. The owner must ensure the improvement does not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.

- S. Variance request for a proposed solid fence, which will not be set back five feet **from the front façade**.

John and Joann Robinson
15 West Isle Place

Lot 21, Block 01, Section 25 Village of Panther Creek

This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson and seconded by Chris Florack to approve the fence on the condition the owner plant and

maintain evergreen vegetation, consistent with the existing vegetation on and adjacent to the solid wall fencing, to soften and screen the view of the fence from the streets. The motion carried unanimously.

- T. Variance request for a, which was not considered architecturally compatible when reviewed by the Residential Design Review Committee.
George Turek
203 North Tranquil Path
Lots 18, Block 03, Section 63 Village of Grogan's Mill
This item was reviewed by the full committee. The home owner, his contractor and attorney were present to address the committee. The staff provided the committee with the improvements, the previous actions of the committee and the properties owned by Mr. Turek. The Committee reviewed the plans for the proposed project. It was then moved by Herman Weindel and seconded by Chris Florack to approve the proposed addition, garage, living and entertainment areas and related tree removal as presented on the condition the owner must ensure the improvements meet code and pass final inspection. Additionally, the improvement must not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.
- U. Variance request for the proposed driveway, which was not considered architecturally compatible when reviewed by the Residential Design Review Committee.
George Turek
203 North Tranquil Path
Lots 18, Block 03, Section 63 Village of Grogan's Mill
This item was reviewed by the full committee. The home owner, his contractor and attorney were present to address the committee. The staff provided the committee with the improvements, the previous actions of the committee and the properties owned by Mr. Turek. The Committee reviewed the plans for the proposed project. It was then moved by Herman Weindel and seconded by Chris Florack to approve the proposed driveway as presented on the condition the owner must ensure the improvements meet code and pass final inspection. Additionally, the improvement must not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.
- V. Variance request for the proposed covered walkway, which will be located within the five foot side yard easements and beyond the property lines for lots 17 and 18.
George Turek
199 and 203 North Tranquil Path
Lots 17 and 18, Block 03, Section 63 Village of Grogan's Mill
This item was reviewed by the full committee. The home owner, his contractor and attorney were present to address the committee. The staff provided the committee with the improvements, the previous actions of the committee and the properties owned by Mr. Turek. The Committee reviewed the plans for the proposed project. It was then moved by Herman Weindel and seconded by Chris Florack to approve the proposed covered walkway as presented on the condition the owner must ensure the improvements meet code and pass final inspection. Additionally, 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 any other easement holder. It is the owner's responsibility to obtain those approvals and may be subject to removal.** The motion carried unanimously.
- W. Variance request for an existing driveway widening that exceeds the maximum width allowed.
Zareena Mohiuddin
159 W Coldbrook Circle
Lot 2, Block 3, Section 25, Village of Cochran's Crossing
This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson and seconded by Chris Florack to approve the driveway widening as submitted. The motion carried unanimously.
- X. Variance request for an existing spa with associated decking that encroaches into the rear and side yard easements.

Juan Tonatiuh Gonzales Oses
80 Fallenstone Drive

Lot 1, Block 4, Section 1, Village of Cochran's Crossing

This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson and seconded by Chris Florack to deny the variance for the existing spa and decking and consent to delay enforcement based upon the execution of a memorandum of agreement requiring the owner remove the portion of spa and decking out of the easement when the owner no longer owns the home, sells or transfers title, is no longer the primary residence or when the spa and deck are in need of repair and replacement. The memorandum of agreement will be recorded at the courthouse and binding on the land. 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.

- Y. Variance request for an existing driveway extension which causes the driveway to exceed the maximum width allowed and is located in the side yard easement.

Jose T Villamediana

66 Cascade Springs Place

Lot 32, Block 04, Section 02, Village of Cochran's Crossing

This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson and seconded by Chris Florack to approve the driveway extension on the condition the owner plant and maintain a continuous landscape bed around the improvement to screen the view from the street and the adjacent pathway. 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.

- Z. Variance request for an existing walkway that exceeds the maximum width allowed and causes the driveway to exceed maximum width allowed.

Brenda Troutt

35 E Stony Bridge Court

Lot 13, Block 4, Section 10, Village of Cochran's Crossing

This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson and seconded by Chris Florack to approve the walkway as presented. Paving should only be used as a walkway and not for the purposes of parking. The motion carried unanimously.

- AA. Variance request for an existing driveway widening that exceeds the maximum width allowed, encroaches into the side yard easement, and is constructed of a material that is not considered to be an approvable hard surface.

John Delaney

5 Robin Springs Place

Lot 37, Block 2, Section 3, Village of Cochran's Crossing

This item was reviewed by the full committee. The homeowner was present to address the committee. The staff provided the committee with a presentation of the improvement. The committee reviewed the driveway and the concerns presented by the committee and property owner across the street. It was then moved by Chris Florack and seconded by Herman Weindel to deny the driveway proposal as presented and require the owner modify the driveway design, based upon staff member Kim McKenna, visiting the site visit and marking the driveway in accordance with the Standards and some allowance for additional width where the house extends further than that garage and at the approach on the street right of way. Approval by this committee does not constitute approval by the additional easement holders or the county. **It is the owner's responsibility to obtain those approvals. Additionally the improvement must not halt or materially impede drainage as defined in the Residential Development Standards.** Robert Heineman was not present for the vote. The motion carried.

- AB. Variance request for an existing driveway widening that exceeds the maximum width allowed, encroaches into the side yard easement, and is constructed of a material that is not considered to be an approvable hard surface.

Brian Week

6 Robin Springs Place

Lot 26, Block 2, Section 3, Village of Cochran's Crossing

This item was reviewed by the full committee. The homeowner was present to address the committee. The staff provided the committee with a presentation of the improvement. The committee reviewed the driveway and the concerns presented by the committee and property owner across the street. It was then moved by Herman Weindel and seconded by Ken Anderson to deny the variance for the driveway widening as presented and consent to delay enforcement based upon the execution of a memorandum of agreement requiring the owner remove the driveway extension when the owner no longer owns the home., sells or transfers title and when the owner no longer uses the driveway extension. The memorandum of agreement will be recorded at the courthouse and binding on the land. Additionally the owner must plant and maintain some native evergreen vegetation in front of the driveway extension to soften and screen the view from the street. The motion carried unanimously.

- VI.** Consideration and action regarding the Development Standard **Committee's Operating procedures.**
The Committee reviewed their operating procedures, based on some corrections. It was then moved by Chris Florack and seconded by Deborah Sargeant to approve the **Development Standard Committee's Operating procedures** document as corrected. The motion carried unanimously.
- VII.** Public Comments
Home Owner Mike Seder addressed the committee to clarify what he should do between this meeting and the following meeting regarding his property improvements. The Committee requested the owner coordinate with staff regarding his improvements.
- VIII.** Member Comments
There were no member comments.
- IX.** Staff Reports
There were no staff reports.
- X.** Adjourn
There being no further business it was moved by Kim Hess and seconded by Chris Florack to adjourn the meeting at 9:00 p.m. The motion carried unanimously.