

Development Standards Committee Minutes

April 17, 2013 at 5:30 PM

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

Members Present: Deborah Sargeant Robert Heineman, Chris Florack, Kim Hess, and Ken Anderson

Member absent: Danie van Loggerenberg and Herman Weindel

Staff Present: Kim McKenna, Neslihan Tesno, Sharlene Novak

I. Welcome/Call Meeting to Order

The meeting was called to order by Chair Deborah Sargeant at 5:34p.m.

II. Consideration and Action of the minutes of Development Standards Committee Special Meeting on February 27, 2013 and the Development Standards Committee Meetings on March 20, 2013.

It was moved by Ken Anderson and seconded by Kim Hess to approve the minutes of the Special Meeting on February 27, 2013 and the Development Standards Committee Meetings on March 20, 2013. The motion carried unanimously.

III. Consideration and Action of the Applications and legal items in Section IV recommended for Summary Action. This item was heard by the full committee. Chair Deborah Sargeant presented the Summary List as presented by Staff. The list consisted of Items 6 - 9 and 11-29, 31 34 and 38. Item # 30 was resolved prior to the meeting. 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.

1. Variance request for a proposed second story balcony that was considered may adversely impact the neighboring properties when reviewed by the Residential Design Review Committee.

Victor Maia

1 Greenridge Forest Ct

Lot 34, Block 03, Section 14 Village of Panther Creek

This item was heard by the full committee. The staff provided the committee with a PowerPoint presentation and noted the modified changes to the revised plans. The homeowner and their contractor were present to address the committee. The staff noted that Danie van Loggerenberg was not able to attend the meeting this evening; however, he had reviewed the revised plans and felt they met the revisions requested by the committee. It was moved by Robert Heineman and seconded by Ken Anderson to approve as presented, on the condition the improvement must meet code and pass final inspections. The motion carried unanimously.

2. Variance request for a proposed driveway that exceeds the maximum width allowed for a three car garage.

Victor Maia

1 Greenridge Forest Ct

Lot 34, Block 03, Section 14 Village of Panther Creek

This item was heard by the full committee. The staff provided the committee with a PowerPoint presentation and noted the modified changes to the revised plans. The homeowner and their contractor were present to address the committee. The staff noted that Danie van Loggerenberg was not able to attend the meeting this evening; however, he had reviewed the revised plans and felt they met the revisions requested by the committee. It was moved by Robert Heineman and seconded by Ken Anderson to approve as presented, on the condition the improvement must meet code and pass final inspections. The motion carried unanimously.

3. Variance request for a proposed porte-cochere and home garage addition above the garage and connected to the existing dwelling that was considered to pose an impact to neighboring properties and may adversely impact the neighborhood's character when reviewed by the Residential Design Review Committee.
Victor Maia
1 Greenridge Forest Ct
Lot 34, Block 03, Section 14 Village of Panther Creek
This item was heard by the full committee. The staff provided the committee with a PowerPoint presentation and noted the modified changes to the revised plans. The homeowner and their contractor were present to address the committee. The staff noted that Danie van Loggerenberg was not able to attend the meeting this evening; however, he had reviewed the revised plans and felt they met the revisions requested by the committee. It was moved by Robert Heineman and seconded by Ken Anderson to approve as presented, on the condition the improvement must meet code and pass final inspections. The motion carried unanimously.
4. Variance request for a proposed closet expansion at the front of the home that was considered may be located as an impact to neighboring properties and may adversely impact the neighborhood's character when reviewed by the Residential Design Review Committee.
Victor Maia
1 Greenridge Forest Ct
Lot 34, Block 03, Section 14 Village of Panther Creek
This item was heard by the full committee. The staff provided the committee with a PowerPoint presentation and noted the modified changes to the revised plans. The homeowner and their contractor were present to address the committee. The staff noted that Danie van Loggerenberg was not able to attend the meeting this evening; however, he had reviewed the revised plans and felt they met the revisions requested by the committee. It was moved by Robert Heineman and seconded by Ken Anderson to approve as presented, on the condition the improvement must meet code and pass final inspections. The motion carried unanimously.
5. Consideration and Action regarding existing covenant violations.
Mary Martin
55 Wind Whisper Court
Lot 39, Block 2, Section 38 Village of Grogan's Mill
This item was heard by the full committee. The staff provided the committee with a PowerPoint presentation, noting the existing violations and the status of the property. The homeowner was present to address the committee and requested additional time to correct the violations. The committee noted that the legal action had already been approved and The Law Firm was approved to proceed with filing a petition. As a result, It was moved by Deborah Sargeant and seconded by Chris Florack to proceed with the legal process and advise the staff that if the hearing date is set prior to 60 days from the date of the meeting, that legal counsel request an extension not to be heard or placed on a docket until after June 17th, 2013. The motion carried unanimously.
6. Variance request for proposed summer kitchen that is not located at least ten feet from the adjacent property line.
John and Kristen Wright
75 North Altwood Circle
Lot 8, Block 1 Section 23 Village of Indian Springs (TWA)
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 as submitted – meet code and standard conditions. The motion carried unanimously.
7. Variance request for proposed front yard patio and walkway encroach into the ten foot easement and twenty foot front building line.
Sharon Kay Cowher
38 Brakendale Place
Lot 24, Block 1, Section 18 Village of Creekside Park

This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson and seconded by Chris Florack to conditionally approve, No BBQ grills, plastic furniture or umbrellas to be stored on patio. Plant and maintain evergreen vegetation to soften view of patio. The motion carried unanimously.

8. Variance request for proposed fireplace and pergola that do not respect the 20 foot rear setback.

Michael J. and Nancy Becker

83 South Freemont Ridge Loop

Lot 1, Block 2, Section 23 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, plant evergreen vegetation to the rear and side to screen. Plants must be 7' tall at time of planting and must meet code and standards.

Approve pergola as submitted. The motion carried unanimously.

9. Variance request for proposed summer kitchen summer kitchen and pizza oven are not located at least ten feet from the adjacent property line.

Mario Portela

15 English Heather Place

Lot 67 Block 1, Section 3 Village of Sterling Ridge

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, maintaining existing vegetation and meet code and standard conditions. The motion carried unanimously.

10. Variance request for a proposed new living area will exceed the maximum allowed per the Development Criteria.

Gerardo Ruiz Olloqui Vargas

110 East Canyon Wren Circle

Lot 25, Block 2, Section 13 Village of Creekside Park

This item was heard by the full committee. Staff provided the committee with a PowerPoint presentation. The homeowner was not present to address the committee. It was moved by Chris Florack and seconded by Ken Anderson to conditionally approve, not to exceed ILUD, meet code and standard conditions or may proceed with ILUD amendment process. The motion carried unanimously.

11. Variance request for a proposed new living area will exceed the maximum allowed per the Development Criteria.

Robert Brown

74 South Fair Manor Circle

Lot 9 Block 2, Section 78 Village of Sterling Ridge

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 and standard conditions. The motion carried unanimously.

12. Variance request for a proposed walkway will exceed hard surface area and maximum width and will not be located at least one foot from the fence.

Richard and Jennifer Haag

103 South Longsford Circle

Lot 5 Block 2, Section 12 Village of Sterling Ridge

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 – pavers to be placed on grade. 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, The Owner must ensure that the placement of the improvement does not halt or materially impede drainage flowing off of a neighboring tract, and does not redirect the flow or significantly

increase the amount of water flowing onto a neighboring tract. Enforcement of this requirement is by the affected property owner(s). The motion carried unanimously.

13. Variance request for a proposed shed that does not respect the side five foot easement.

Kendall J Manning

143 North Bethany Bend Circle

Lot 40, Block 3, Section 36 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. The motion carried unanimously.

14. Consideration and action to appeal the Residential Design Review Committee decision to disapprove the removal of a tree.

Kenneth Lackey

7 Dahlia Trail Place

Lot 10 Block 1, Section 20 Village of Sterling Ridge

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, must plant and maintain a 30 gallon native tree in front yard. The motion carried unanimously.

15. Variance request for a proposed fence that is taller than six feet which is not allowed by the Neighborhood Criteria.

Billy R Wallace

83 Pleasant Bend Place

Lot 2, Block 1, Section 23 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 conditionally approve - fence to be stepped down as needed where it meets the lower fence. The motion carried unanimously.

16. Variance request for an existing driveway extension that exceeds the maximum width allowed.

Chris Robbins

15 Weeping Spruce Place

Lot 24, Block 1, Section 84 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 as submitted. The motion carried unanimously.

17. Variance request for an existing patios do not respect the ten foot rear and five foot side yard easements.

Alfredo M Fernandez Lopez

2 North Plum Crest Circle

Lot 41, Block 1, Section 64 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 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.

18. Variance request for an existing play structure that does not respect the rear ten foot easement.
Julio C. Abril
183 West New Harmony Trail
Lot 10, Block 2, Section 21 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 Disapprove and consent to delay enforcement, based upon the execution of a memorandum of agreement, requiring the owner to remove the play structure 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 play structure 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.

19. Variance request for an existing play structure that exceeds the height allowed and has floor area that exceeds the allowable amount.
Terry Wayne Akers
107 North Spincaster Court
Lot 10, Block 2, Section 17 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 as submitted. The motion carried unanimously.

20. Variance request for an existing shed that does not respect the side five foot easement and exceeds the maximum height allowed.
Michael and Jennifer Hoiden
34 Murmuring Creek Place
Lot 32, Block 2 Section 6 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 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 tall evergreen trees or shrubs (at least 7' in height at time of planting) to screen view of structure to street. The motion carried unanimously.

21. Variance request for an existing trash and recycle cart screen with pavers is less than the minimum height required and it does not respect the five foot side yard easement.
JBS Management Corporation
129 West Elm Crescent Drive
Lot 9, Block 2, Section 4 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 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.

22. Variance request for an existing trampoline that does not respect the ten foot rear easement
Michael S Crusham
58 South Wynnoak Circle

Lot 4, Block 2, Section 57 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 trampoline from the property, when the owner no longer owns the home, transfers title or when the owner is no longer the primary resident, or when the trampoline is in disrepair and needs replacement whichever comes first. The memorandum will be recorded with the court house and binding on the land. Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities. The improvement may be subject to removal if determined necessary by easement holders. The motion carried unanimously.

23. Variance request for existing storage shed does not respect the ten foot rear yard easement.

Jeremy D Downing

90 North Flickering Sun Circle

Lot 69, Block 1, Section 93 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. The motion carried unanimously.

24. Existing storage shed does not respect the five foot side yard easement and exceeds the maximum allowed and the unfinished side of a portion of the existing fence is visible to the street.

Mark Hunter

162 West Slatestone Circle

Lot 1, Block 2, Section 50 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 Fence - conditionally approve fence as submitted with written approval from the adjacent neighbor.

Shed - 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. The motion carried unanimously.

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

Veronica Guadalupe Galnares Mier Teran

22 Pendleton Park Point

Lot 21, Block 1, Section 64 Village of Sterling Ridge

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 RDRC conditions of "Must replant and maintain 2, 30 gallon native trees. Must screen pool equipment with vegetation from view of street and adjacent properties. SLIDE - Plant evergreen vegetation to screen from neighbor. Vegetation must be at least 4ft in height at time of planting.") 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.

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

John Magee

51 Mirror Ridge Circle

Lot 10, Block 3, Section 18 Village of Indian Springs (TWA)

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 submission of documentation of Pool inspection passing from a qualified third party inspector) 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.

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

Richard Wright

58 Sandwell Place

Lot 24, Block 1, Section 9 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.

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

Marjorie Brooks

109 North Villa Oaks Drive

Lot 27, Block 1, Section 52 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 take no action and that the removal of the satellite dishes are required when the owner no longer owns the home, transfers title or when the owner is no longer the primary resident. The motion carried unanimously.

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

Jay Pasale

58 North Pinto Point Circle

Lot 41, 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 Approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure

the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations (by mowing, weeding and edging the yard and continually maintaining the yard in good repair which includes mowing, weeding, edging and defining the beds) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

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

Carole Rougeou Johnson
187 West Sterling Pond Circle
Lot 65, Block 2, Section 3 Village of Alden Bridge
Resolved prior to meeting.

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

Christopher Daigle
119 East Lasting Springs Circle
Lot 29, Block 2, Section 8 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.

32. Variance request for a proposed new living area will exceed the maximum allowed per the Development Criteria.

Alan Hedengren
18 North Queenscliff Circle
Lot 62 Block 1, Section 13 Village of Sterling Ridge

This item was heard by the full committee. Staff provided the committee with a PowerPoint presentation. The homeowner was present to address the committee. The owner stated he has a large family and wishes to stay in this house rather than moving to another neighborhood for a larger home. It was moved by Chris Florack and seconded by Deborah Sargeant to conditionally approve the concept, submit revised plans to reflect actual roof lines (staff to approve the concept) submit final sealed plans, fees and documents for DSC review. The motion carried unanimously.

33. Consideration and action regarding an alternate proposal for a proposed workshop that exceeds the allowable height and may be visible through the wrought iron fence and exceeds 120 square feet and proposed shed.

Jeff Newcom
14 Wood Manor Place
Lot 47, Block 1, Section 12 Village of College Park (Grogan's Forest)

This item was heard by the full committee. Staff provided the committee with a PowerPoint presentation. The contractor was present to address the committee. The contractor informed the committee that if the work shop was attached to the house it would not look right and that he had lowered the plate height. IT was moved by Chris Florack and seconded by Ken Anderson to conditionally approve submit final approved drawings (framing, foundation and footers). Windows to be insulated glass, no exterior lighting, submit landscape plan to reflect

heavy evergreen planting to front and sides of workshop. Staff to approve final plans and screening. The motion carried unanimously.

34. Request for approval for a home business.

Donald F. McGee

55 Sagamore Ridge Place

Lot 32, Block 1, Section 14 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 the business based on the submitted application and a signed Firearm Business Agreement. The motion carried unanimously.

35. Variance request for Concept approval for a attached garage addition that does not respect the side five foot easement and does not respect the side 20 foot development setback and front 55 foot development setback.

Rick Wark

2 South Gary Glen Circle

Lot 37 Block 1, Section 23 Village of Sterling Ridge

This item was heard by the full committee. Staff provided the committee with a PowerPoint presentation. The homeowner was not present to address the committee. It was moved by Kim Hess and seconded by Ken Anderson to conditionally approve, submit final sealed plans, fees, documents and landscape plan for staff review. Standard conditions and meet code. The motion carried unanimously.

36. Rehearing regarding a proposed patio cover that does not respect the 30 foot rear setback

Hamid Sarshar

11 Chivary Oaks Court

Lot 8 Block 4, Section 77 Village of Sterling Ridge

This item was heard by the full committee. Staff provided the committee with a PowerPoint presentation. The homeowner and contractor were present to address the committee. It was moved by Chris Florack and seconded by Robert Heineman to conditionally approve as submitted (3.5' reduction in length of patio cover), submit landscape plan, meet code and standard conditions. The motion carried unanimously.

37. Request for a rehearing regarding an existing gazebo that does not respect the rear ten foot easement or the rear building line.

Julio Schmithalter

74 South Dove Trace Circle

Lot 4, Block 2, Section 24 Village of Indian Springs (TWA)

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 affected neighbor requesting the rehearing was out of town and submitted a letter to the committee. It was moved by Deborah Sargeant5 and seconded by Ken Anderson to approve the Rehearing for May 1, 2013. The motion carried unanimously.

38. Variance request for proposed roof that is not an approvable material.

Rod and Stacie Pitts

119 South Trinity Oaks Circle

Lot 37, Block 1 Section 14 Village of Indian Springs (TWA)

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 as submitted. The motion carried unanimously.

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

Bill Friebe

106 West Lansdowne Circle

Lot 24, Block 1 Section 27 Village of Indian Springs (TWA)

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 Kim Hess and seconded by Chris Florack to conditionally approve, plant and maintain an additional evergreen shrub to match existing as screening to the side property line. Meet code and standards. The motion carried unanimously.

40. Variance request for a proposed patio cover and fireplace that do not respect the 25 foot rear setback and a summer kitchen that is not ten feet from the adjacent property line.

Jason B. Blake

22 Mohawk Path Place

Lot 91, 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 was not present to address the committee. It was moved by Chris Florack and seconded by Deborah Sargeant to conditionally approve, plant and maintain dense evergreen tall vegetation (trees or shrubs at least 7' in height at time of planting) to screen view of structure from left and rear properties. The motion carried unanimously.

41. Variance request for a proposed sports court that may cause impact to neighboring properties and may not be architecturally comparable due to mass, scale and proportion.

Zareh R. Vazquez

23 South Pinto Point Circle

Lot 7, Block 2, 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 not present to address the committee. It was moved by Deborah Sargeant and seconded by Kim Hess to disapprove the request. The motion carried unanimously.

42. Variance request for a proposed fence that will not meet the Development Criteria for Section 64 of Alden Bridge.

Thomas W Griffith

6 Candespice Place

Lot 2, Block 1, Section 64 Village of Alden Bridge

This item was heard by the full committee. Staff provided the committee with a PowerPoint presentation. The homeowner was present to address the committee. It was moved by Chris Florack and seconded by Deborah Sargeant to conditionally approve – adjacent neighbor must also install fence of same design and height. The motion carried unanimously.

43. Variance request for a proposed sports court will not respect the rear 20 foot setback and a small portion of the goal does not respect the rear ten foot easement.

Chad Moore

95 North Almondell Circle

Lot 16 Block 3, Section 92 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 by Kim Hess to table the item until the committee is able to visit the site. The motion carried unanimously.

44. Variance request for a proposed sports court will not respect the rear 25 foot setback and requires removal of trees.

Blaik Wisenbaker

24 Wooded Path Place

Lot 13 Block 1, Section 43 Village of Sterling Ridge

This item was heard by the full committee. Staff provided the committee with a PowerPoint presentation. The homeowner was present to address the committee. The location of court is limited by existing large trees. It was moved by Chris Florack and seconded by Deborah Sargeant to conditionally approve the sports court as

follows: plant and maintain evergreen trees and shrubs as least 7' tall at time of planting to screen view of court to left side – staff to approve upon completion additional plants may be required. Lights must be directed downward. Additionally plant and maintain at least 5 30 gallon native trees to replace ones removed. The motion carried unanimously.

45. Variance request for a proposed retaining wall that does not respect the side easement and is greater than 18" in height, additionally a secondary retaining wall and a side yard walkway.

Patrick and Patricia Mullen

75 Heritage Hill Circle

Lot 30, Block 1 Section 14 Village of Indian Springs (TWA)

This item was heard by the full committee. Staff provided the committee with a PowerPoint presentation. The contractor was present to address the committee. It was moved by Deborah Sargeant and seconded by Robert Heineman to approve the walkway and retaining wall 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.

46. Variance request for sports court that does not respect the rear building line, requires removal of trees, and is one of two proposed courts (only one is allowed) and a shuffleboard court is one of two proposed courts (only one is allowed).

Patrick and Patricia Mullen

75 Heritage Hill Circle

Lot 30, Block 1 Section 14 Village of Indian Springs (TWA)

This item was heard by the full committee. Staff provided the committee with a PowerPoint presentation. The contractor was present to address the committee. It was moved by Chris Florack and seconded by Ken Anderson to conditionally approve the sports courts as follows plant and maintain tall evergreen trees and shrubs (at least 7' tall at time of planting) to screen view of shuffleboard court to the left. Plant and maintain 5 30 gallon native trees to replace removed trees. Staff to review screening upon completion. The motion carried unanimously.

47. Variance request for an existing detached patio cover and patio that does not respect the ten foot rear yard easement and the rear building setback line.

Kirby Gremillion

7 Willow Point Place

Lot 2, Block 1, Section 33 Village of Alden Bridge

This item was heard by the full committee. Staff provided the committee with a PowerPoint presentation. The homeowner was present to address the committee. It was moved by Chris Florack and seconded by Kim Hess to conditionally approve, materials to match dwelling, plant and maintain evergreen tall (min of 7' at time of planting) trees or shrubs to the right corner to screen view of improvement. 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.

48. Variance request for an existing yard structure that is not compatible with and appropriate in scale, color and mass to the architectural character of the dwelling and the neighborhood.

David F. De Roode

3 Wood Manor Place

Lot 10, Block 1 Section 12 Village of College 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. It was moved by Robert Heineman and seconded by Deborah Sargeant to approve the sculpture. The motion carried unanimously.

- V.** Consideration and Action regarding the Residential Development Standards.
Staff gave a short update as to the revisions to the Residential Development Standards.
- VI.** Public Comments
The committee agreed to hear the public comments after the Summary items. John Pershern of Alden Bridge asked the committee to review the use of artificial turf as a ground cover on residential properties. He believed that since The Township was installing artificial turf on its sports fields that it should be approved for residential use too. The committee did not direct staff to place on a future agenda.
- VII.** Member Comments
Chris Florack asked about taking photos of homes when he goes out to see agenda items prior to the meeting. Staff will inquire about the legalities. He also asked about a tall fence that was approved on Woodlands Parkway as a noise barrier. He would like an update.
- VIII.** Staff Reports
There were no staff reports.
- IX.** Adjourn
There being no further business it was moved by Ken Anderson and seconded by Robert Heineman to adjourn the meeting at 8:16 p.m. The motion carried unanimously.