

Development Standards Committee Minutes

May 15, 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, Kim Hess, and Ken Anderson

Member absent: Danie van Loggerenberg

Staff Present: Kim McKenna, Neslihan Tesno, Danielle Allen

I. Welcome/Call Meeting to Order

The meeting was called to order by Chair Deborah Sargeant at 5:33p.m.

II. Consideration and Action of the minutes of the Development Standards Committee Meetings on April 17, 2013.

It was moved by Chris Florack and seconded by Herman Weindel to approve the minutes of the April 17, 2013 Development Standards Committee Meetings. 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 2 & 3 and 6 - 32. Item # 46 was tabled. Items 4 & 5 were withdrawn. It was moved by Chris Florack and seconded by Herman Weindel to approve the Summary List as presented. The motion carried unanimously.

IV. Review and Disposition of applications.

1. Variance request for a proposed fence that will be located beyond the ten foot side platted building line.

Joe and Shirley Cusack

100 North Rockfern Ct.

Lot 28, Block 02, Section 65 Village of Grogan's Mill

This item was heard by the full committee. The staff provided the committee with a PowerPoint presentation. It was moved by Ken Anderson and seconded by Chris Florack to approve with the following conditions: Owner must modify fence to respect building line 45 degree angle at the rear, where to ten foot rear easement is located. See modified survey. The motion carried unanimously.

2. Variance request for a proposed new driveway that will be located in the five foot side yard easements and will exceed the maximum width allowed.

George and Linda Turek

199 and 203 N. Tranquil Path

Lots 17 and 18, Block 03, Section 63 Village of Grogan's Mill

This item was reviewed under the summary approval list as presented by staff. It was moved by Chris Florack and seconded by Herman Weindel to approve as presented. 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 and may be subject to removal for maintenance needed. The motion carried unanimously.

3. Variance request for a proposed new fence that exceeds the maximum height allowed and may extend beyond the front building line.

George and Linda Turek

199 and 203 North Tranquil Path

Lot 17 and 18, Block 03, Section 63 Village of Grogan's Mill

This item was reviewed under the summary approval list as presented by staff. It was moved by Chris Florack and seconded by Herman Weindel to approve on the condition the owner must plant and maintain significant vegetation in front of the fence to soften and screen the view from the street. Additionally, the owner must coordinate with The Fire Department to obtain a KNOX to allow emergency vehicle access to the property. The motion carried unanimously.

4. Consideration and Action regarding Monument signage and advertising

Taco USA

7 Switchbud Place Ste. 194

Lot 840, Block 547, Section 6 Village of Grogan's Mill

Withdrawn

5. Variance request for the proposed patio cover with summer kitchen area that would encroach into the forty foot rear and fifteen foot side yard easement.

Jack B. Weaverling

87 North Windsail Place

Lot 20, Block 1, Section 33 Village of Panther Creek

Withdrawn

6. Variance request for a proposed remodel and room addition that will exceed the maximum living area allowed per the Development Criteria.

Michael Nordmann

34 Stanwick Place

Lot 25, 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 Chris Florack and seconded by Herman Weindel to conditionally approve, not to exceed ILUD maximum square footage, meet code and standards. The motion carried unanimously.

7. Variance request for a proposed patio cover that will not respect the 15 foot rear building setback.

Arlen D Allison

124 South Winterport Circle

Lot 18, Block 1, Section 5 Village of Alden Bridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Chris Florack and seconded by Herman Weindel to conditionally approve, meet code, standard conditions. The motion carried unanimously.

8. Variance request for a proposed driveway that exceeds the maximum width allowed and the summer kitchen is not located at least ten feet from the property line.

Shane and Missy O'Connor

129 Cezanne Woods Place

Lot 3, Block 1, Section 21 Village of Sterling Ridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Chris Florack and seconded by Herman Weindel to conditionally approve the summer kitchen as follows: meet code and standard conditions and to approve the driveway as submitted. The motion carried unanimously.

9. Variance request for a proposed driveway that exceeds the maximum width allowed.

Joe Don and Nancy Sanders

3 Lysander Place

Lot 20, Block 2, Section 39 Village of Sterling Ridge

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

10. Variance request for proposed driveway extension will exceed the maximum width allowed for a driveway and a portion of the brick pavers will encroach upon the five foot side yard easement.
James Tassone
35 Ginger Bay Place
Lot 45, Block 3, Section 3 Village of Alden Bridge
This item was reviewed under the summary approval list as presented by staff. It was moved by Chris Florack and seconded by Herman Weindel to conditionally approve, maximum width of driveway border –two feet on both sides to street. Materials to be pavers on crushed gravel except for small section attaching to the existing walkway which will be set in concrete. 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.
11. Variance request for proposed patio cover, fireplace and summer kitchen that does not respect the 25 foot rear setback.
James and Virginia Jolly
3 Mohawk Path Place
Lot 97, Block 1, Section 6 Village of Creekside Park
This item was reviewed under the summary approval list as presented by staff. It was moved by Chris Florack and seconded by Herman Weindel to conditionally approve, plant and maintain evergreen trees or shrubs to screen (at least 7’ tall at time of planting) to rear. Meet code and standard conditions, staff to approve sufficient screening upon completion. The motion carried unanimously. The motion carried unanimously.
12. Variance request for proposed summer kitchen summer kitchen is not located at least ten feet from the adjacent property line.
Jeff and Suzie Shipley
142 Bauer Point Circle
Lot 77, Block 1, Section 6 Village of Creekside Park
This item was reviewed under the summary approval list as presented by staff. It was moved by Chris Florack and seconded by Herman Weindel to conditionally approve, meet code and standards. The motion carried unanimously.
13. Variance request for a proposed patio cover with a summer kitchen that does not respect the rear 20 foot setback.
Wade and Stephanie Watson
63 East Hullwood Circle
Lot 13, Block 2, Section 2 Village of Creekside Park
This item was reviewed under the summary approval list as presented by staff. It was moved by Chris Florack and seconded by Herman Weindel to conditionally approve the Patio Cover -plant and maintain evergreen trees or shrubs to soften view to adjacent property line. Staff to review upon completion. Standard conditions and meet code, and to conditionally approve the summer kitchen as follows: standard conditions and meet code. The motion carried unanimously.
14. Variance request for a proposed swimming pool that exceeds maximum water surface area allowed and a summer kitchen that is not located ten feet away from the adjacent property line.
Luis Porras and Carmen Parra
34 South Pinto Point Circle
Lot 14, Block 1, Section 10 Village of Creekside Park
This item was reviewed under the summary approval list as presented by staff. It was moved by Chris Florack and seconded by Herman Weindel to Conditionally approve the Summer Kitchen as follows: meet code, standard conditions and pass all inspections and additionally to conditionally approve **the Swimming Pool as follows:** plant and maintain 2 30 gallon native trees Palm trees are not native and are not considered in this number, meet code, standard conditions and pass all inspections. Pool and decking may not encroach into any

easement. Plant and maintain sufficient evergreen vegetation to screen pool equipment from the view of STREET AND NEIGHBORING PROPERTIES. Vegetation must be at least 4 feet tall at time of planting. Any fencing constructed to screen pool equipment requires an application and will be limited to a 4 foot high solid capped picket fence screened completely from view with native evergreen vegetation. VERIFY ALL CENTERPOINT ENERGY EASEMENTS AS THEY MAY DIFFER FROM THE COVENANT EASEMENTS. The motion carried unanimously.

15. Variance request for a proposed summer kitchen is not located ten feet from the adjacent property line.

David and Sherry McClure

22 Beebrush Place

Lot 65, Block 1, Section 13 Village of Creekside Park

This item was reviewed under the summary approval list as presented by staff. It was moved by Chris Florack and seconded by Herman Weindel to conditionally approve, meet code, standard conditions and pass all inspections. The motion carried unanimously.

16. Variance request for a proposed summer kitchen is not located ten feet from the adjacent property line.

Tim Richardson

6 North Lansdowne Circle

Lot 49, Block 1 Section 27 Village of Indian Springs (TWA)

This item was reviewed under the summary approval list as presented by staff. It was moved by Chris Florack and seconded by Herman Weindel to conditionally approve, meet code, standard conditions and pass all inspections. The motion carried unanimously.

17. Variance request for removal of trees that do not comply with tree removal conditions in the Standards.

Mark Gubb

163 East Mirror Ridge Circle

Lot 37, Block 2 Section 18 Village of Indian Springs (TWA)

This item was reviewed under the summary approval list as presented by staff. It was moved by Chris Florack and seconded by Herman Weindel to conditionally approve – plant and maintain 6 - 15 gallon native trees (in addition to those required by the pool permit). The motion carried unanimously.

18. Variance request for a proposed driveway extension will exceed the maximum width allowed.

Makio Kawata

27 Broadweather Place

Lot 86, Block 1, Section 50 Village of Alden Bridge

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

19. Variance request for an existing fence stain is not an approvable color

Gonzalo Silva

30 Mohawk Path Place

Lot 89, Block 1, Section 6 Village of Creekside Park

This item was reviewed under the summary approval list as presented by staff. It was moved by Chris Florack and seconded by Herman Weindel to conditionally approve – plant and maintain a planting bed with a forest mix of trees and shrubs alongside street fence line to exterior of fence. Staff to determine sufficient screening upon completion. The motion carried unanimously.

20. Variance request for an existing patio that does not respect the five foot side yard easement.

Frank A Blanchard

6 Wrens Song Place

Lot 75, Block 3, Section 10 Village of Alden Bridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Chris Florack and seconded by Herman Weindel to conditionally 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. 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.

21. Variance request for an existing trampoline that does not respect the rear ten foot easement.

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 Chris Florack and seconded by Herman Weindel 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.

22. Variance request for an existing fish pond that does not respect the side five foot and rear ten foot easement.

Qing Tang

19 Scenic Brook Circle

Lot 27, Block 2, Section 14 Village of Sterling Ridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Chris Florack and seconded by Herman Weindel to

This item was reviewed under the summary approval list as presented by staff. It was moved by Chris Florack and seconded by Herman Weindel to Disapprove and consent to delay enforcement, based upon the execution of a memorandum of agreement, requiring the owner to remove the fish pond 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 fish pond 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 an existing fireplace that does not respect the 40 foot rear setback and the side easement, an existing fish pond encroaches into the 20 foot front building line, existing retaining wall encroaches into the 20 foot front building line, existing paving and driveway does not respect the side five foot easement, shed that does not respect the side five foot easement and exceeds the maximum height allowed.

Richard Scardino

99 East Cove View Trail

Lot 52, Block 1, Section 6 Village of Creekside Park

This item was reviewed under the summary approval list as presented by staff. It was moved by Chris Florack and seconded by Herman Weindel to approve the fireplace, fish pond, retaining wall, paving and driveway - 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.

24. Variance request for an existing storage shed that does not respect the side five foot easement and a play structure that does not respect the rear ten foot easement.

Justin and Tiffany McClung

55 North Altwood Circle

Lot 24, 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 Chris Florack and seconded by Herman Weindel to approve the play structure 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.

Additionally to disapprove the shed 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. Variance request for an existing patio that extends beyond the 25 foot platted building line and does not respect the front ten foot easement of the lot.

Joseph W Skaptason

15 Owls Cove Place

Lot 22, Block 4, Section 6 Village of Alden Bridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Chris Florack and seconded by Herman Weindel to conditionally approve plant and maintain shrubs and plants in bed to soften view of patio. 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.

26. Variance request for an existing storage shed that does not respect the side five foot easement.

Joel M Aiken

11 Doeskin Place

Lot 40, Block 3, Section 59 Village of Alden Bridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Chris Florack and seconded by Herman Weindel 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.

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

Jerome Jammal

182 West Sterling Pond Circle

Lot 87, Block 3, Section 3 Village of Alden Bridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Chris Florack and seconded by Herman Weindel 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.
Francisco Javier Villa Escobosa
15 Prairie Falcon Court
Lot 29, 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 Chris Florack and seconded by Herman Weindel 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.
29. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Jennifer Ruppert
39 Bark Bend Place
Lot 28, Block 1, Section 16 Village of College Park
This item was reviewed under the summary approval list as presented by staff. It was moved by Chris Florack and seconded by Herman Weindel 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.
Joel M Aiken
11 Doeskin Place
Lot 40, Block 3, Section 59 Village of Alden Bridge
This item was reviewed under the summary approval list as presented by staff. It was moved by Chris Florack and seconded by Herman Weindel 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 applying for the trampoline) 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.
31. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Oscar Ollivier Gutierrez
107 North Hawkhurst Circle
Lot 12, Block 2, Section 93 Village of Sterling Ridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Chris Florack and seconded by Herman Weindel 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 applying for the play structure) 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. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.

Rodney Cook

27 Ebony Oaks

Lot 39, Block 1, Section 56, Village of Sterling Ridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Chris Florack and seconded by Herman Weindel 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 moving mold from the home and chimney, storing all debris (blue cooler) from public view and repairing the broken fence pickets on the left side of the home) 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.

33. Consideration and Action in regard to two youth activity signs on a property.

Christopher Fuentes

47 South Bethany Bend Circle

Lot 6, Block 2, Section 36 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. Owner discussed sign issue with the DSC and mentioned that they were many properties where there were more than one youth activity sign and that most people were not aware of the restriction. The committee informed him of the revision process that the DSC followed to amend the sign standards. No action was taken.

34. Consideration and Action in regard to a request to appeal the Alden Bridge Residential Design Review Committee's condition to require the color change of a sign.

Michael M Tower

2 South Hawthorne Hollow Circle

Lot 86, Block 1, Section 86 Village of 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. Two affected neighbors were present and addressed the committee with their concerns and objections. It was moved by Deborah Sargent and seconded by Chris Florack to conditionally approve the sign as presented; sign to be displayed during the period of September 25, 2013 and November 3, 2013, standard conditions apply. The motion carried unanimously.

35. Consideration and Action in regard to a request to appeal the Alden Bridge Residential Design Review Committee's condition to repaint shutters to a color that is compatible with the existing colors for the dwelling and appropriate to its architectural character and to the neighborhood.

Shiv J Patel

58 Alden Glen Drive

Lot 7, Block 2, Section 20 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 informed the committee that they felt the shutters were not very visible due to screening. It was moved by Herman Weindel and seconded by Chris Florack to conditionally approve as follows: owner to submit an alternate color that is compatible with the existing colors for the dwelling and appropriate to its architectural character and to the neighborhood. Staff to review color sample. The motion carried unanimously.

36. Variance request for proposed flagstone paving that does not respect the five foot side and ten foot rear easements and exceeds the allowable hard surface area and the pergola does not respect the ten foot rear easement.

Edward Spaulding

23 Julian Woods Place

Lot 27, Block 1 Section 20 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 owner stated that they had added landscaping to act as screening and that they intend to plant a vine to grow on the pergola. They have a small area of paving to use for gathering and felt this design would add additional space for them to enjoy their backyard. It was moved by Chris Florack and seconded by Herman Weindel to disapprove both the flagstone paving and the pergola – owner to resubmit with improvements out of easement. The motion carried unanimously.

37. Variance request for proposed summer kitchen that will not be located ten foot away from the adjacent property line.

Derek McCoy

3 Sagamore Bend Place

Lot 21, Block 1, Section 73 Village of 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. It was moved by Ken Anderson and seconded by Chris Florack to conditionally approve as presented, meet code, standard conditions and pass all inspections. The motion carried unanimously.

38. Variance request for proposed summer kitchen that will not be located ten foot away from the adjacent property line and the pergola may cause negative neighbor impact.

Darin Reeser

226 Vershire Circle

Lot 19, Block 2, Section 91 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 Chris Florack and seconded by Ken Anderson to approve as submitted on the condition that the owner plant very dense evergreen vegetation along fence line. Vegetation must be at least 6ft tall at time of planting and grow in excess of 7'. Meet code, standard conditions apply and pass all inspections. The motion carried unanimously.

39. Variance request for a proposed exterior addition that requires sealed drawings.

Jose Huerta

50 Nocturne Woods Place

Lot 24, Block 1, Section 44 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. It was moved by Chris Florack and seconded by Herman Weindel to disapprove – resubmit plans that show how the patio cover and the pool bath integrate with each other. Plans must be sealed. Return to DSC for review. The motion carried unanimously.

40. Request for approval of a home business.

Michael Stephen and Deidra Robbins

15 Serenity Woods Place

Lot 11, Block 3, Section 13 Village of 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. It was moved by Deborah Sargeant and seconded by Chris Florack to conditionally approve, comply with home business standards and no clients traveling to the home, must reapply in two years. The motion carried unanimously.

41. Variance request for pool barrier fence with a proposed location and height that will not comply with the Neighborhood Criteria for Section 35 of Alden Bridge
Kurt P Kemmerly
34 Ivy Garden Street
Lot 9, Block 3, Section 35 Village of 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. It was moved by Chris Florack and seconded by Deborah Sargeant to conditionally approve – Allow moving fence forward up to the existing tree – tree not to be included in fenced area and approve fence height at 6' maximum. Meet code and standard conditions pass all inspections. The motion carried unanimously.
42. Variance request for a proposed fence that will exceed the maximum height allowed with rot board and the height of the rot board will exceed the maximum height. In addition, the fence will not meet the Development Criteria for Section 63 of Alden Bridge.
Michael K McMullen
6 Rockledge Drive
Lot 25, Block 1, Section 63 Village of 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. It was moved by Chris Florack and seconded by Herman Weindel to conditionally approve, allow only single rot board and pickets to a total height of 6.5', brick columns allowed at 7', meet code and pass all inspections. The motion carried unanimously.
43. Consideration and Action in regard to a request to appeal the Alden Bridge Residential Design Review Committee's condition of replanting 2x30 gallon native trees on lot.
Garey and Emily Bell
75 Musgrove Place
Lot 47, Block 1, Section 78 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 homeowner felt that the property was too small to plant the request size and amount of trees. It was moved by Deborah Sargent and seconded by Herman Weindel to allow the reduction to plant and maintain one 15 gallon tree on the property. The motion carried unanimously.
44. Variance request for an existing bathroom addition that resulted in the garage not having the required two parking spaces.
Juan Musi Afif
26 Sheltered Arbor Court
Lot 7, Block 1, Section 41 Village of Sterling Ridge
This item was heard by the full committee. Staff provided the committee with a PowerPoint presentation. The homeowner's representative was present to address the committee. 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 return the garage to its original size (2 parking spaces) and remove the bath and closet, when the owner no longer owns the home, transfers title or when the owner is no

longer the primary resident. The memorandum will be recorded with the court house and binding on the land. Deborah Sargeant voted in opposition. The motion carried.

45. Variance request for an existing driveway extension that exceeds the maximum width allowed for a driveway, existing pavers in side and rear yard do not respect the five foot side and ten foot rear yard easements, front yard pavers extend beyond the front 20 foot platted building line and the hard surface area on all existing improvements exceeds the maximum percentage allowed for the lot.

Margaret A Scrivener

19 East Honey Grove Place

Lot 24, Block 1, Section 30 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 asked that the committee consider the fact that the lot is a patio home with a small shallow backyard and that the paving is set in gravel and not concrete. It was moved by Herman Weindel and seconded by Deborah Sargeant 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.

46. Variance request for an existing shed that may have negative neighbor impact and exceeds the maximum height allowed for a plastic shed.

Walter Pierce

30 Bryce Branch Circle

Lot 8, Block 1, Section 34 Village of Sterling Ridge

This item was tabled by the request of the homeowner.

47. Variance request for an existing shed that does not respect the rear ten foot easement and exceeds the maximum height allowed for a plastic shed.

Seth Taylor Lyman

15 Columnberry Court

Lot 24, Block 2, Section 84 Village of 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. It was moved by Deborah Sargeant and seconded by Chris Florack to disapprove – remove from property immediately. Herman Weindel was not in the room during the vote. The motion carried.

48. Variance request for an existing trash and recycle cart screen that is not setback three feet from front façade and the planted vegetation does not screen or soften the view of the lattice structure from the street and adjacent properties and color of trash can screen is not compatible with the color of the dwelling.

Kevin Dale Putman

6 Teakwood Place

Lot 33, Block 1, Section 82 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. He mentioned that due to the slope in his side yard this was the only location possible for the trash cart screen. It was moved by Chris Florack and seconded by Herman Weindel to approve the screen on the condition the trellis is paint with a color that will blend with the brick, and a vine is maintained to grow to screen the structure. The motion carried unanimously.

V. Consideration and Action regarding the Residential Development Standards.

Staff gave a short synopsis of the progress being made on the Standards revisions.

VI. Consideration and Action regarding the revisions to the Development Standards Committee's meeting process overview document

It was moved by Deborah Sargeant and seconded by Chris Florack to table this item till the next meeting. The motion carried unanimously.

VII. Public Comments

Mary Martin asked the committee to not move forward with legal action on her property and would like her item to be placed on the next DSC agenda. She informed the committee that she has been making progress on curing the violations.

VIII. Member Comments

Ken Anderson asked if the DSC should give an extension or halt legal action once it has been approved and in process.

Deborah Sargeant informed the committee that their positions on the committee were extended by the Township Board so that the appointments would be more in line with the elections in November.

IX. Staff Reports

There were no staff reports.

X. Adjourn

There being no further business it was moved by Robert Heineman and seconded by Herman Weindel to adjourn the meeting at 8:05 p.m. The motion carried unanimously.