

Development Standards Committee Minutes

June 19, 2013 at 5:30 PM

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

Members Present: Robert Heineman, Danie van Loggerenberg, Herman Weindel, Kim Hess, and Ken Anderson

Member absent: Deborah Sargeant and Chris Florack

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

I. Welcome/Call Meeting to Order

The meeting was called to order by Vice Chair Robert Heineman at 5:31p.m.

II. Consideration and Action of the minutes of the Development Standards Committee Meetings on June 19, 2013.

It was moved by Ken Anderson and seconded by Kim Hess to approve the minutes of the June 19, 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. Vice Chair Robert Heineman presented the Summary List as presented by Staff. The list consisted of Items # 2-4, 6-37, 39-40 and 49. Item # 38 was resolved. It was moved by Herman Weindel and seconded by Ken Anderson to approve the Summary List as presented. The motion carried unanimously.

IV. Review and Disposition of applications.

1. Variance request for a Home Business

Jamie Kramer

15 Mellow Leaf Court

Lot 22, Block 2, Section 18, Village of Panther Creek

This item was heard by the full committee. Staff provided the committee with a PowerPoint presentation. The homeowner and an affected neighbor were present to address the committee. It was moved by Kim Hess and seconded by Herman Weindel to conditionally approve with the following conditions:

- Operating Hours for the Home Business are restricted to Monday through Friday, no earlier than 10a.m. with the last lesson completed no later than 4p.m.**
- All parking related to the home business must be located in the home owner's driveway. No parking on the street is allowed in conjunction with the business.**
- Lesson make-up days due to inclement weather are restricted to Saturday mornings from 9a.m- 11a.m. provided an email notification is submitted to adjacent property owner, notifying the owner of the Saturday lessons.**
- Lesson scheduling for infant to young toddler aged children will be given preferred morning scheduling.**
- Instruction is to occur on alternating weeks, in accordance with the following schedule.**

2013

MONTH	DATES	HOURS
June	24-28	10a.m. to 4p.m.
July	8-12 and 22-26	
August	5-9 and 19-23	
September	2-6	

2014

MONTH	DATES	HOURS
April	28, 29 and 30	
May	1, 2, 12-16 and 26-30	

June	9-13 and 23-27	10 a.m. to 4p.m.
July	7-11 and 21-25	
August	4-8 and 18-22	
September	1-5	

In accordance with the Residential Development Standards and Covenants, Restrictions, Easements Charges and Liens of The Woodlands, the Home Business is subject to revocation for the following reasons:

- A violation of the Standards occur
- The Business does not adhere to the conditions of approval
- Or at the discretion of the Plan Review Committee.

The motion carried unanimously.

2. Variance request for a proposed patio that will not respect the rear ten foot easement.

James Addcox III

27 Danby Place

Lot 15, Block 1, Section 6 Village of Creekside Park West

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

3. Request for approval for a home photography business.

Payton Ruddock

74 Deer Plain Drive

Lot 13, Block 1, Section 24 Village of Creekside Park

This item was reviewed under the summary approval list as presented by staff. It was moved by Herman Weindel and seconded by Ken Anderson to approve with the condition that the business comply with the standards, no client parking in the street and must reapply after two years. The motion carried unanimously.

4. Request for approval for a home interior decorating business.

Thomas Behnke and Barbara Byrne

18 Player Pines Court

Lot 22, Block 1, Section 32 Village of Sterling Ridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Herman Weindel and seconded by Ken Anderson to approve with the condition that the business comply with the standards, no client parking in the street and must reapply after two years. The motion carried unanimously.

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

Phillip Ramsey

15 Hearthwick Road

Lot 16, Block 1, Section 2 Village of Creekside Park West

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 Herman Weindel to conditionally approve, plant and maintain two evergreen trees or shrubs at least 7' in height at time of planting to screen kitchen from nearest adjacent property line, meet code, standard conditions and pass inspections. The motion carried unanimously.

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

Jonathan Landry

146 North Almondell Way

Lot 3, Block 2, Section 92 Village of Sterling Ridge

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

7. Variance request for a proposed gazebo will not respect the 20 foot building setback.

Kevin D Dickerson
26 Egan Lake Place

Lot 13, 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 Herman Weindel and seconded by Ken Anderson to conditionally approve – meet code, standard conditions, submit landscape plans showing evergreen trees/shrubs to screen structure to adjacent properties. Staff to review and approve landscape plans and plantings upon completion. The motion carried unanimously.

8. Variance request for a proposed pool that exceeds hard surface area and water surface area.

Felix Acree
7 South Garnet Bend

Lot 15, Block 2, Section 8 Village of Sterling Ridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Herman Weindel and seconded by Ken Anderson to conditionally approve, hard surface area reduced by 2% (180 square feet), plant and maintain tall evergreen trees or shrubs to screen the slide and the diving board along the left property line. Staff to review planting upon completion to determine if sufficient screening – additional may be required. Additionally, Plant and maintain two native 30 gallon trees. Meet code, standard conditions apply and pass inspections. 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.

9. Variance request for a proposed play structure that will not respect the side five foot easement.

Scott M Floco
95 North Merryweather Circle

Lot 58, Block 1, Section 82 Village of Alden Bridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Herman Weindel and seconded by Ken Anderson 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. Maintain existing vegetation to screen view of structure to adjoining properties. The motion carried unanimously.

10. Variance request for a proposed shed that does not respect the side five foot easement and the rear ten foot easement.

John Purcell
199 Fairwind Trail Drive

Lot 18, Block 2 Section 11 Village of College Park

This item was reviewed under the summary approval list as presented by staff. It was moved by Herman Weindel and seconded by Ken Anderson 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. **Shed to be moved at least 3' from side property line. Plant and maintain evergreen tree or shrub at least 7' tall at time of planting at front right corner of shed for screening. Additionally the wood siding must match the home's trim color and the roof**

must match the dwelling's roof. 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.

11. Variance request for an existing arbor that does not respect the side five foot easement.

Herneady L Lorraine

67 Mystic Arbor Place

Lot 12, Block 1, Section 10 Village of Alden Bridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Herman Weindel and seconded by Ken Anderson to conditionally approve, plant and maintain evergreen vines to grow on the arbor to soften view. 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.

12. Variance request for an existing play fort that has an elevated floor area that exceeds the maximum allowed square footage.

Leonardo Ballesteros

82 South Scribewood Circle

Lot 16, Block 1, Section 40 Village of Sterling Ridge

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

13. Variance request for an existing fence with rot board that exceeds the maximum height of six inches allowed at the bottom of the fence.

William Coldrick Jr

47 South Bristol Oak Circle

Lot 50, Block 1, Section 11 Village of Alden Bridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Herman Weindel and seconded by Ken Anderson to conditionally approve – must comply with Standards upon replacement, meet code, pass inspections, plant and maintain evergreen plants to screen and soften view of rot board to the street. The motion carried unanimously.

14. Variance request for an existing pergola with paving that does not respect the rear ten foot easement and additional paving on the side of the house that does not respect the side five foot easement.

Linda B Crow

18 East Ardsley Square Place

Lot 21, Block 1, Section 70 Village of Alden Bridge

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

15. Variance request for an existing wood deck that does not respect the ten foot rear yard easement.

William R Howerton

123 West Stockbridge Landing Circle

Lot 5, Block 2, Section 17 Village of Alden Bridge

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

16. Variance request for an existing walkway that does not respect the rear ten foot easement.
Jack L Deford
67 South Bristol Oak Circle
Lot 45, Block 1, Section 11 Village of Alden Bridge
This item was reviewed under the summary approval list as presented by staff. It was moved by Herman Weindel and seconded by Ken Anderson 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.
17. Variance request for an existing wood deck that is not located a minimum of two feet from the property line and is immediately adjacent to the fence that is located on the property line
Michael and Lynice Wing
207 Blushwood Place
Lot 52, Block 1, Section 66 Village of Alden Bridge
This item was reviewed under the summary approval list as presented by staff. It was moved by Herman Weindel and seconded by Ken Anderson to approve as submitted. The motion carried unanimously.
18. Variance request for an existing wood deck that does not respect the rear ten foot easement.
Gerald Sellers
139 Hawkhurst Circle
Lot 20, 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 Herman Weindel and seconded by Ken Anderson 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.
19. Variance request for an existing pond that does not respect the rear ten foot easement.
McCarter A Roberts
15 South Ashley Green
Lot 4, Block 1, Section 53 Village of Alden Bridge
This item was reviewed under the summary approval list as presented by staff. It was moved by Herman Weindel and seconded by Ken Anderson 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.
20. Variance request for an existing generator that encroaches into the rear ten foot easement more than the allowed three feet.
McCarter A Roberts
15 South Ashley Green
Lot 4, Block 1, Section 53 Village of Alden Bridge
This item was reviewed under the summary approval list as presented by staff. It was moved by Herman Weindel and seconded by Ken Anderson to approve as built with the following conditions – meet code and pass inspections, meet standards Timing of self-testing cycles of power generators should be set to occur during daytime hours so as to not adversely impact neighboring properties. If required, additional remedies to reduce noise levels to acceptable levels will be determined as needed. 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.

21. Variance request for an existing shed that does not respect the rear ten foot and side five foot easement, and a patio that does not respect the rear ten foot easement
Sorin Teodorescu
34 Bryce Branch Circle
Lot 9, Block 1, Section 34 Village of Sterling Ridge
This item was reviewed under the summary approval list as presented by staff. It was moved by Herman Weindel and seconded by Ken Anderson 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. And also 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.
22. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the.
Vannak Marroquin
51 Orchid Grove
Lot 15, Block 2, Section 7 Village of College Park
This item was reviewed under the summary approval list as presented by staff. It was moved by Herman Weindel and seconded by Ken Anderson 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 pergola) 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.
23. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Rory Cuellar
186 West Misty Dawn Drive
Lot 17, Block 2, Section 5 Village of College Park
This item was reviewed under the summary approval list as presented by staff. It was moved by Herman Weindel and seconded by Ken Anderson 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.
24. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Michael Richardson
99 North Rambling Ridge Place
Lot 51, 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 Herman Weindel and seconded by Ken Anderson 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.

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

Richard Johnson

91 North Misty Dawn Drive

Lot 32, Block 1, Section 5 Village of College Park

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

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

Erica Marie Graef

55 Prosewood Drive

Lot 16, Block 1, Section 1 Village of College Park

This item was reviewed under the summary approval list as presented by staff. It was moved by Herman Weindel and seconded by Ken Anderson 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 the algae/mold from the dwelling and continually maintaining the dwelling in good repair) 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.

Reynaldo Gonzales, Jr.

14 East Tapestry Park Circle

Lot 5, Block 1, Section 9 Village of College Park

This item was reviewed under the summary approval list as presented by staff. It was moved by Herman Weindel and seconded by Ken Anderson 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 the rust type stains from the dwelling and continually maintaining the dwelling in good repair) 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.

Derek Whitener

67 Drifting Shadows Circle

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

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

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

Lucia Marcellini

179 Pinto Point Place

Lot 84, 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 Herman Weindel and seconded by Ken Anderson 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.

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

Cosmas Iwueze

7 Crystal Canyon Place

Lot 35, Block 1, Section 1 Village of Creekside Park

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

31. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Joe Thad Matthews
39 South Pinto Point Circle
Lot 9, Block 2, Section 12 Village of Creekside Park
This item was reviewed under the summary approval list as presented by staff. It was moved by Herman Weindel and seconded by Ken Anderson 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.
Juan Carlos Lopez
30 Hidden Meadow Drive
Lot 21, Block 2, Section 41 Village of Alden Bridge
This item was reviewed under the summary approval list as presented by staff. It was moved by Herman Weindel and seconded by Ken Anderson 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 carts, recycle carts and seasonal lighting 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.
33. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
David B Bennett
23 South Lace Arbor Drive
Lot 12, Block 2, Section 10 Village of Alden Bridge
This item was reviewed under the summary approval list as presented by staff. It was moved by Herman Weindel and seconded by Ken Anderson 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 and additionally removing the trash can, recycle cart, debris not limited to but including the newspapers, trash strewn in yard and pine needles on roof and driveway and dead vegetation from 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.
34. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Jeffery P Wood
109 North Apple Springs Circle

Lot 48, Block 1, Section 59 Village of Alden Bridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Herman Weindel and seconded by Ken Anderson 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 submitting final passing inspection from a qualified inspector as defined in The Woodlands Residential Development Standards) will result in a lawsuit filed & court hearing scheduled or in a Lien being placed on the property. 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.

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

Dean and Brandi Melton

58 Valley Oaks Circle

Lot 15, Block 1, Section 51 Village of Alden Bridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Herman Weindel and seconded by Ken Anderson 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 wood deck and 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.

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

Maria Melida Uribe

26 South Bethany Bend Circle

Lot 48, 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 Herman Weindel and seconded by Ken Anderson 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 planting the required four 15 gallon native trees per conditions set forth by the Alden Bridge Residential Design Review Committee) 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.

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

Jon D Schroder

15 Mystic Glade Court

Lot 19, Block 2, Section 41 Village of Alden Bridge

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

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

David A Wallace

19 Leaf Spring Place

Lot 35, Block 3, Section 10 Village of Alden Bridge

Resolved prior to meeting.

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

Sergio David

2 Ivy Castle Court

Lot 22, Block 3, Section 80 Village Sterling Ridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Herman Weindel and seconded by Ken Anderson 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 storage shed and chain link fence and storing all trash cans and debris from 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.

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

Tomas Alejandro Aguilar Garfas

2 Rabbit Run Place

Lot 70, Block 1, Section 42, Sterling Ridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Herman Weindel and seconded by Ken Anderson 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 storing trash and recycle carts, toys and all debris from 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.

41. Variance request for a proposed exterior addition (pool bath) 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 was not present to address the committee. It was moved by Ken Anderson and seconded by Herman Weindel to conditionally approve – structure must be bricked to match the dwelling, plant and maintain

evergreen shrubs at least 6' tall at time of plating to screen at the rear and side. Meet code, standards conditions and pass all inspections. The motion carried unanimously.

42. Request for rehearing regarding the Development Standards Committee action for the sports court which was disapproved by the committee and acted on at the meeting of April 17, 2013.

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 however the contractor was present. It was moved by Herman Weindel and seconded by Danie van Loggerenberg to disapprove the rehearing request. The motion carried unanimously.

43. Variance request for existing landscaping that is not compatible with the adjacent properties and neighborhood and has crushed rock that is not used in limited quantities.

Anna Sue Burton

55 South Mews Wood Court

Lot 9, 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 and their contractor were present to address the committee. Some of the committee members were able to visit the site and view the current status. The landscaper stated that the plants were still growing and would screen more of the white rock. It was moved by Herman Weindel and seconded by Danie van Loggerenberg to table for an additional 90 days before returning to the DSC for review. The motion carried unanimously.

44. Variance request for the proposed detached building that will not respect the side five foot easement.

Kenneth R Stein

174 Lattice Gate Street

Lot 35, Block 1, Section 55 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. An affected neighbor inquired about the location and proximity to her home. It was moved by Danie van Loggerenberg and seconded by Herman Weindel to disapprove and consent to delay enforcement of the detached building, 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.

45. Variance request for proposed room addition with living area that will extend beyond the 20 foot building setback for the dwelling.

Steven Brack

91 North Greenvine Circle

Lot 19, Block 3, Section 37 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 Danie van Loggerenberg and seconded by Kim Hess to conditionally approve, plant and maintain evergreen trees at least 7' tall at time of planting to the right of the structure. Meet code and standards conditions – pass inspections. The motion carried unanimously.

46. Variance request for proposed pergola and existing pavers do not respect the ten foot rear yard easement.

June S Mabry
130 Chorale Grove Court

Lot 8, Block 1, Section 81 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 Herman Weindel and seconded by Kim Hess to conditionally approve, pergola to be moved out of rear 10' easement, paving allowed 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.

47. Variance request for proposed shed that will not respect the side five foot easement.

Joseph Locetta

164 South Brooksedge Circle

Lot 20, Block 1, Section 58 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 stated that if they moved it out of easement in this location it would be visible to street and that this was the most logical location with least impact. It was moved by Danie van Loggerenberg and seconded by Kim Hess 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.

48. Variance request for a proposed detached patio cover does not respect the 30 foot rear building setback

Quintana Mandinka

7322 Lake Paloma Trail

Lot 10, Block 1, Section 11 Village of Creekside Park

This item was heard by the full committee. Staff provided the committee with a PowerPoint presentation. The homeowner's contractor was present to address the committee. It was moved by Danie van Loggerenberg and seconded by Herman Weindel to conditionally approve – submit revised plans with at least half of the structure to be an open pergola (portion that projects into the setback) and submit landscape plans showing heavy evergreen vegetation that screens to rear. Staff to review plans upon resubmittal. Meet code, standard conditions and pass all inspections. The motion carried unanimously.

49. Variance request for a proposed cabana with pool bath that requires sealed drawings.

Carl Albert Rettanmaier

90 South Shimmering Aspen Circle

Lot 8, Block 2, Section 19 Village of Creekside Park

This item was reviewed under the summary approval list as presented by staff. It was moved by Herman Weindel and seconded by Ken Anderson to conditionally approve with sealed plans. Meet code, pass all inspections. Plant and maintain evergreen screening – 7' tall at time of planting -- to soften view to left side of structure. The motion carried unanimously.

50. Variance request for a proposed pool bath that does not respect the rear 25 foot building setback.

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 Kim Hess and seconded by Danie van

Loggerenberg to disapprove – submit plans with structure attached to dwelling-out of setback. The motion carried unanimously.

51. Variance request for a proposed driveway widening that will exceed the maximum width allowed.

Steve Carpenter

14 New Dawn Place

Lot 19, Block 1 Section 13 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. He stated that the additional space was needed due to limited maneuvering area. The committee was not favorable to adding the requested amount and proposed less additional concrete. It was moved by Ken Anderson and seconded by Herman Weindel to conditionally approve, allow 23" of contrasting material on both sides of driveway as a border – not to project past the edge of the dwelling. The motion carried unanimously.

52. Variance request for a proposed driveway alteration that will change the neighborhood character.

Bridgette Chambers

22 Silver Lute Place

Lot 22, Block 1 Section 9 Village of College 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 Kim Hess and seconded by Herman Weindel to disapprove – allow grass-crete type inserts to plant grass but give support. The motion carried unanimously.

53. Variance request for a proposed putting green that does not respect the rear ten foot easement.

Mark Ramsey

54 Mason Pond Place

Lot 36, Block 3 Section 10 Village of College 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 Herman Weindel and seconded by Kim Hess 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.

54. Variance request for an existing bathroom/storage area that exceeds the maximum living area allowed of 4300 square feet per the Development Criteria for Section 98 of Sterling Ridge.

Rolando Elias

18 South Almondell Way

Lot 13, Block 2, Section 98 Village of Sterling Ridge

This item was heard by the full committee. Staff provided the committee with a PowerPoint presentation. The homeowner's representative and an affected neighbor were present to address the committee. It was moved by Ken Anderson and seconded by Herman Weindel to conditionally approve, submit revised plans – siding on the shower/storage/toilet to be brick, Roof must match dwelling in design and material, reduce hard surface area approximately 3% of lot total, brick back of shower, plant and maintain evergreen trees or shrubs at least 7' tall at time of planting to side and rear of structure. Staff to review plans upon resubmittal. Meet code, standard conditions and pass all inspections. The motion carried unanimously.

55. Variance request for an existing paving that exceeds hard surface allowed and does not respect the five foot side easement.

Rolando Elias

18 South Almondell Way

Lot 13, Block 2, Section 98 Village of Sterling Ridge

This item was heard by the full committee. Staff provided the committee with a PowerPoint presentation. The homeowner's representative and an affected neighbor were present to address the committee. It was moved by Ken Anderson and seconded by Herman Weindel to conditionally approve, submit revised plans – siding on the shower/storage/toilet to be brick, Roof must match dwelling in design and material, reduce hard surface area approximately 3% of lot total, brick back of shower, plant and maintain evergreen trees or shrubs at least 7' tall at time of planting to side and rear of structure. Staff to review plans upon resubmittal. Meet code, standard conditions and pass all inspections. The motion carried unanimously.

56. Variance request for an existing summer kitchen that is not located at least ten feet from the side property line.
Rolando Elias

18 South Almondell Way

Lot 13, Block 2, Section 98 Village of Sterling Ridge

This item was heard by the full committee. Staff provided the committee with a PowerPoint presentation. The homeowner's representative and an affected neighbor were present to address the committee. It was moved by Ken Anderson and seconded by Herman Weindel to conditionally approve, submit revised plans – siding on the shower/storage/toilet to be brick, Roof must match dwelling in design and material, reduce hard surface area approximately 3% of lot total, brick back of shower, plant and maintain evergreen trees or shrubs at least 7' tall at time of planting to side and rear of structure. Staff to review plans upon resubmittal. Meet code, standard conditions and pass all inspections. The motion carried unanimously.

57. 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 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 Herman Weindel and seconded by Ken Anderson to conditionally approve plant and maintain evergreen shrubs/trees at least 7' tall at time of planting to screen to right. Must be at least 7' tall at time of planting. Staff to approve screening upon completion of planting. The motion carried unanimously.

58. Variance request for an existing trampoline that does not respect the side five foot and the rear ten foot easements.

Galletta LLC

74 Cheswood Manor Drive

Lot 18, Block 1, Section 00 Village of Sterling Ridge Cheswood Manor

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 Herman Weindel and seconded by Ken Anderson 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. Additionally plant and maintain evergreen shrubs at least 7' tall at time of planting to right of 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.** Public Comments
There were no public comments.

VII. Member Comments

There were no member comments.

VIII. Staff Reports

There were no staff reports.

IX. Adjourn

There being no further business it was moved by Ken Anderson and seconded by Kim Hess to adjourn the meeting at 8:16 p.m. The motion carried unanimously.