

Development Standards Committee

July 17, 2013 at 5:30 PM

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

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

Member absent: Danie van Loggerenberg and Herman Weindel

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

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 June 19, 2013.

Chris Florack noted that a motion was incorrectly attributed to him. It was moved by Kim Hess and seconded by Robert Heineman to approve the corrected minutes of the June 19, 2013 Development Standards Committee Meetings. Deborah Sargeant abstained; all others voted in favor of the motion.

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 # 5, and 9-29. Item #3 was withdrawn and Item #8 was tabled. It was moved by Chris Florack and seconded by Ken Anderson to approve the Summary List as presented. The motion carried unanimously.

IV. Review and Disposition of applications.

1. Consideration and Action for a proposed batting cage enclosure.

The John Cooper School
1 John Cooper Drive.

Lot 230, Block 592, Section 60 Village of Indian Springs.

This item was reviewed by the full committee. The staff provided a PowerPoint presentation of the improvement. The committee discussed the visibility to the street and the proximity to the nearest residential properties. The architect was present to address the committee. It was then moved by Deborah Sargeant and seconded by Chris Florack to approve the proposed improvement on the condition the structure meets code and passes final inspection and the owner must plant and maintain significant native evergreen vegetation, consistent with the Commercial Planning and Design Standards to soften and screen the view of the structure from Woodlands Parkway. The motion carried unanimously.

2. Consideration and Action for a proposed building and monument sign

Bone Fish Grill
1555 Lake Woodlands Drive

Lot 284, Block 599, Section 999, Village of Research Forest

This item was reviewed by the full committee. The committee discussed the jurisdictional issues regarding the Covenant and the Development Standards Committee's role in acting on improvements for this parcel. It was moved by Kim Hess and seconded by Robert Heineman to approve the building and the proposed signs for the building, including the monument sign as presented. The motion carried unanimously.

3. Variance request for a proposed room addition and carport that will be located beyond the 25 foot front yard building setback and will encroach into the 20 foot platted building line.
Agy Franco
176 South Deerfoot Circle
Lot 47, Block 01, Section 28, Village of Grogan's Mill
This item was reviewed under the summary items list as presented by staff recommendation. It was moved by Chris Florack and seconded by Ken Anderson to withdraw this item from the agenda. The motion carried unanimously.
4. Variance request for an existing decorative picket fence/landscape border.
Thomas Hayes
37 Dew Fall Court
Lot 75, Block 06, Section 38, Village of Grogan's Mill
This item was reviewed by the full committee. The committee noted they had an opportunity to visit the property. It was then moved by Deborah Sargeant and seconded by Chris Florack to approve the decorative fence/landscape border as presented. The motion carried unanimously.
5. Variance request for a proposed front yard arbor that may pose an impact to adjacent property.
Marcel De Hoog
30 Fernglen Drive
Lot 02, Block 02, Section 40 Village of Grogan's Mill
This item was reviewed under the summary items list as presented by staff recommendation. It was moved by Chris Florack and seconded by Ken Anderson to approve on the condition the owner plant and maintain native evergreen vegetation around the arbor, to soften and screen the view from the street and adjacent property. The motion carried unanimously.
6. Variance request for a proposed pergola that will be located within the five foot side easement.
DeLayne and Julia Etheridge
2706 Timberjack Place
Lot 10, Block 06, Section 06 Village of Grogan's Mill
This item was reviewed by the full committee. The staff provided a PowerPoint presentation of the improvement. The home owner was present to address the committee. It was moved by Deborah Sargeant and seconded by Robert Heineman to approve the improvement on the condition the improvement must meet code and pass final inspection, additionally the owner must plant and maintain native evergreen vegetation to soften and screen the view from the street. Improvements must not halt or materially impede drainage as defined in the Residential Development Standards. Approval by this committee does not constitute approval by the additional easement holders. It is the owner's responsibility to obtain those approvals and may be subject to removal. Ken Anderson was opposed to **the motion. The motion carried.**
7. Variance request for the proposed fireplace with related tree removals that would be located beyond the 30 foot rear building setback.
Brian and Jill Schweiker
5 S Doe Run Drive
Lot 02, Block 01, Section 16, Village of Grogan's Mill
This item was reviewed by the full committee. The staff provided a PowerPoint presentation of the improvement. The staff informed the committee with the revised height of the structure and noted the proposal to plant and maintain vegetation if approved. It was moved by Deborah Sargeant and **seconded by Ken Anderson to deny the variance as proposed. The motion carried unanimously.**
8. Consideration and action regarding of a possible violation of Residential Development Standard regarding open storage of trailers.
Thomas Jr. and Andrea Edwards
3 North Autumnwood Way
Lot 46, Block 02, Section 31, Village of Grogan's Mill

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

9. Variance request for an existing landscape border that exceeds the height allowed to project into the ten foot front yard easement.
Ender J Barillas
23 South Almondell Way
Lot 31, Block 1, Section 98 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 Ken Anderson to approve as submitted. The motion carried unanimously.
10. Variance request for an existing trampoline that does not respect the rear ten foot easement.
Korey Sand
158 Hawkhurst Circle
Lot 8, Block 3, 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 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. The motion carried unanimously.
11. Variance request for existing play structure that contains more than 72 square feet of elevated floored area.
Jennifer Jones Willett
62 North Wooded Brook Circle
Lot 6, Block 1, Section 12 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 Ken Anderson to approve as submitted. The motion carried unanimously.
12. Variance request for existing paving, greenhouse and storage shed that do not respect the rear ten foot and side five foot easements.
Walter Shuler
251 Genesee Ridge Court
Lot 29, 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 Chris Florack and seconded by Ken Anderson to approve the paving as submitted and to disapprove and consent to delay enforcement, based upon the execution of a memorandum of agreement, requiring the owner to remove the shed and greenhouse 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 or greenhouse 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. Paint structure a muted color to match trim or siding of dwelling. The motion carried unanimously.
13. Variance request for an existing patio that is not a minimum of two feet from the property line and is immediately adjacent to the fence that is located on the property line.
Sandra J Allie
74 Marble Rock Place
Lot 24, Block 1, Section 78 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 Ken Anderson to approve as submitted. The motion carried unanimously.

14. Variance request for existing landscape borders that do not respect the five foot side and ten foot rear yard easements.
Thera B Kidd
7 Tivoli Garden Court
Lot 45, Block 2, Section 16 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 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.
15. Variance request for an existing deck that is not a minimum of two feet from the property line and is immediately adjacent to the fence that is located on the property line.
Simoni Holdings Incorporated
250 North Walden Elms Circle
Lot 4, Block 1, Section 42 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 Ken Anderson to approve as submitted. The motion carried unanimously.
16. Variance request for an existing deck that is not a minimum of two feet from the property line and is immediately adjacent to the fence that is located on the property line.
Debbie L Hensley
91 East Stedhill Loop
Lot 20, Block 2, Section 99 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 Ken Anderson to approve as submitted. The motion carried unanimously.
17. Variance request for an existing deck that is not a minimum of two feet from the property line and is immediately adjacent to the fence that is located on the property line and a portion of the deck does not respect the rear ten foot easement.
Lisa Lia Gardner
123 South Veranda Ridge Drive
Lot 27, Block 1, Section 69 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 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.
18. Variance request for an existing deck that does not respect the rear ten foot easement.
Kolich Revocable Trust
75 Summerhaze Circle
Lot 19, Block 1, Section 92 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 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 deck that is not a minimum of two feet from the property line and is immediately adjacent to the fence that is located on the property line and a portion of the deck does not respect the rear ten foot easement.
Bonnie T Galvin

54 Wineberry Place

Lot 13, Block 3, Section 66 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 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 arbor on a townhouse property which is not allowed except in common areas.

Eddie Hendrickson

78 Marble Rock Place

Lot 23, Block 1, Section 78 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 Ken Anderson to approve as submitted. The motion carried unanimously.

21. Variance request for an existing wood deck that does not respect the five foot side yard easement.

Jing Leng

22 Tallow Hill Place

Lot 75, Block 1, Section 57 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 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.

22. Variance request for an existing fence to project past the ten foot side building line on a corner lot.

Jose Huerta

50 Nocturne Woods Place

Lot 24, Block 1, Section 44 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 Ken Anderson to conditionally approve - allow 5' past building line, plant and maintain a planting bed at least 3' deep with a forest mix of trees, shrubs and plants along street side of fence. 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.

Ather J. Siddiqui

18 Peony Springs Court

Lot 22, Block 3, Section 21 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 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 the seasonal lighting from the exterior 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.

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

Sergio Cesar

30 Long Hearth Place

Lot 33, Block 2, 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 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 by maintaining the pool in proper working order & cleaning garage door) 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.

Gerald Cook

26 Tallow Hill Place

Lot 74, Block 1, Section 57 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 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 shed) 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.

Shawn Hanson

91 West Laurelhurst Circle

Lot 39, Block 1, Section 45 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 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 applying for the fence - pool barrier) 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.

Cheryl M Neal

23 Indian Corn Place

Lot 33, Block 1, Section 75 Village of Alden Bridge

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

28. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Douglas Montgomery
94 South Bantam Woods Circle
Lot 70, Block 1, Section 6 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 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 the seasonal lighting from the exterior 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.

29. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Rodolfo Ayala Ayarzagotia
59 West Deer River Circle
Lot 25, Block 3, Section 14 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 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 applying for the interior fence) 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. Variance request for more than one youth activity sign on a residential property.
Todd and Margie Brain
83 North Greenvine Circle
Lot 21, Block 3, Section 37 Village of Alden Bridge
This item was heard by the full committee. Staff requested the item be tabled since the owner was not in attendance. It was moved by Deborah Sargeant and seconded by Kim Hess to Table the item. The motion carried unanimously.

31. Variance request for a proposed detached patio cover with summer kitchen that does not respect the 25 foot rear and the six foot side building setback.
Harold Pickering
10 North Lansdowne Circle
Lot 48, Block 1 Section 27 Village of Indian Springs (TWA)
This item was heard by the full committee. Staff provided the committee with a PowerPoint presentation. The homeowner and contractor were present to address the committee. It was moved by Deborah Sargeant and seconded by Ken Anderson to conditionally approve the patio cover, based on submission of revised plans to show rear roof changed to Hipp style and addition of some brick to the rear side of the structure. The homeowner must plant and maintain evergreen vegetation to screen to the rear and right of the structure. Meet code, standard conditions. Maybe be subject to additional

plantings. Staff to review the plans for compliance. The motion carried unanimously.

32. Variance request for a proposed fence to project past the ten foot side building line on a corner lot.
Gary and Lori Hudgens
2 Lagato Place
Lot 36, 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 present to address the committee. The owner was had concerns since the fence would be too close to the pool and there would be no place to landscape or grade. It was moved by Chris Florack and seconded by Ken Anderson to conditionally approve the fence, maximum allowed projection is five feet, transition to 5' projection within 20 feet from front corner. Additionally the homeowner must plant and maintain a planting bed at least 5' deep with a forest mix of trees, shrubs and plants along street side of fence. The motion carried unanimously.
33. Variance request for proposed patio cover does not respect the 30 foot rear setback and six foot side setback, additionally the proposed fireplace does not respect the 30 foot rear setback and the proposed summer kitchen is not located at least ten feet from property line.
Danny Uselton
14 Chivary Oaks Court
Lot 14, Block 4, Section 77 Village of Sterling Ridge
This item was heard by the full committee. Staff provided the committee with a PowerPoint presentation. The homeowner was present to address the committee. The homeowner was limited due to the larger setbacks on his small lot. It was moved by Chris Florack and seconded by Deborah Sargeant to conditionally approve the patio cover based upon the submission of revised plans showing rear and side wall as solid, patio cover must not project past edge of dwelling and submit landscape plan showing evergreen screening to right and rear. Staff to approve landscape plan. The fireplace was approved as submitted. The summer kitchen was conditionally approved based upon approve of the patio cover. Meet code and standard conditions. The motion carried unanimously.
34. Variance request for a proposed patio cover and fireplace that do not respect the 25 foot rear setback.
Christopher Werner
43 North Seasons Trace
Lot 11, Block 1, Section 19 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 Robert Heineman and seconded by Chris Florack to conditionally approve the patio cover and fireplace; meet code and standards. No additional plantings were required. The motion carried unanimously.
35. Variance request for a pool equipment not to be screened to the adjacent property.
David Prince
47 Loftwood Circle
Lot 22, Block 4, Section 77 Village of Sterling Ridge
This item was heard by the full committee. Staff provided the committee with a PowerPoint presentation. The homeowner was not present to address the committee. It was moved by Deborah Sargeant and seconded by Ken Anderson to conditionally approve - plant and maintain evergreen vines on the fence to screen view of the pool equipment. The motion carried unanimously.
36. Variance request for an existing trash and recycle cart screen exceeds the maximum height allowed and is more than three feet into the side yard easement
Rohan J Lobo
126 West Stockbridge Landing Circle
Lot 4, Block 1, Section 17 Village of Alden Bridge
This item was heard by the full committee. Staff provided the committee with a PowerPoint presentation. The homeowner was present to address the committee. It was moved by Chris Florack and seconded by Deborah Sargeant to approve the trash and recycle cart screen as submitted. The motion carried unanimously.

37. Variance request for an existing trash and recycle cart screen that is not set back three feet from the **front façade and the integrated vegetation planted does not appear to screen and soften the view of the** lattice structure from the street and adjacent properties.

Charles and Heidi Cummins

3 Tivoli Garden Court

Lot 46, Block 2, Section 16 Village of Alden Bridge

This item was heard by the full committee. Staff provided the committee with a PowerPoint presentation. The homeowner was present to address the committee. It was moved by Deborah Sargeant and seconded by Chris Florack to disapprove and consent to delay enforcement, based upon the execution of a memorandum of agreement, requiring the owner to remove the trellis enclosure 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 trellis enclosure is in disrepair and needs replacement whichever comes first. The memorandum will be recorded with the court house and binding on the land. Additionally the homeowner must extend evergreen planting alongside to screen second cart. The motion carried unanimously.

38. Variance request for an existing dog house exceeds the maximum size/height allowed and must be no less than three feet from all perimeter fencing or the property line

Bryce M Findley

10 Hollylaurel Drive

Lot 53, Block 1, Section 16 Village of Alden Bridge

This item was heard by the full committee. Staff provided the committee with a PowerPoint presentation. The homeowner was present to address the committee. It was moved by Chris Florack and seconded by Deborah Sargeant to disapprove and consent to delay enforcement, based upon the execution of a memorandum of agreement, requiring the owner to remove the doghouse 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 doghouse 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.

39. Variance request for an existing patio cover that requires sealed plans and extends beyond the 20 foot rear building setback and an existing patio that does not respect the ten foot rear yard easement.

Robert M Kastl

166 West Greywing Circle

Lot 11, Block 2, Section 6 Village of Alden Bridge

This item was heard by the full committee. Staff provided the committee with a PowerPoint presentation. The homeowner was present to address the committee. It was moved by Chris Florack and seconded by Kim Hess to conditionally approve the patio cover; the homeowner must plant and maintain evergreen trees or shrubs along rear fence to screen view of structure, meet code and standards, pass all inspections and submit report. 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.

V. Consideration and action for final approval of the landscaping plan.

Impact Church

5401 Shadowbend Place

Lot 300, Block 163, Section 47 Village of Cochran's Crossing

This item was heard by the full committee. Kim Hess and seconded by Robert Heineman to conditionally approve the landscape plan with the addition of 65 gallon trees along the left wall facing the park, altering the first parking space into a landscape bed, change all trees shown in re-forestation areas to pine trees with wax myrtles planted in a natural pattern, including the forest preserves adjacent to the school, park, Lake Woodlands and Shadowbend. The motion carried unanimously

- VI.** Consideration and Action regarding the Residential Development Standards.
The committee discussed the type of trash cart enclosure that was approved on item #36 and agreed this type was approvable and directed staff to include in Standards Revisions.
- VII.** Public Comments
There were no public comments.
- VIII.** Member Comments
Committee member Chris Florack is concerned about the approvals of patio covers over the building line.
- IX.** Staff Reports
Staff gave committee some flyers depicting a new type paver system made of recycled material that is considered pervious. The committee asked staff to get samples.
- X.** Adjourn
There being no further business it was moved by Ken Anderson and seconded by Kim Hess to adjourn the meeting at 8:18 p.m. The motion carried unanimously.

