

Development Standards Committee Meeting Minutes

September 18, 2013 at 5:30 PM

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

Members Present: Deborah Sargeant, Ken Anderson, Chris Florack, Herman Weindel, Danie van Loggerenberg and Kim Hess

Member absent: Robert Heineman

Staff Present: Kim McKenna, Hennie van Rensburg and Sharlene Novak

I. Welcome/Call Meeting to Order

The meeting was called to order by Chair Deborah Sargeant at 5:30 p.m.

II. Consideration and Action of the minutes of the Development Standards Committee Meetings on August 21, 2013.

It was moved by Chris Florack and seconded by Herman Weindel to approve the minutes of the August 21, 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 # 8-29. Item #33 was withdrawn. It was moved by Herman Weindel and seconded by Chris Florack to approve the Summary List as presented. The motion carried unanimously.

IV. Review and Disposition of applications and violations.

1. Consideration and action regarding the application for preliminary approval of the additions and parking garage.

The Woodlands First Baptist Church
11801 Grogan's Mill Road
Lot 500, Block 599, Section 6, Village of Grogan's Mill

This item was heard by the full committee. Staff provided the committee with a PowerPoint presentation. It was moved by Kim Hess and seconded by Ken Anderson to **approve on the conditions:**

- Replace the proposed bottlebrush trees on the south side of the garage facing Hailey to 65 gal. Oak trees or similar.
- Replace the proposed bottlebrush trees at the entrance island on each side of the main entrance off Grogan's Mill to 65 gal. Oak trees or similar.
- Add 65 gallon native trees to the large grassy area left of the new drop off area and extend the landscape beds around them
- Add a landscape planter or large pots with plants in front of the ramp half-wall at the drop off to break up the large amount of concrete.
- Add additional forest preserve plantings along the pedestrian overpass ramp and sidewalk on Sawmill.
- All improvements must meet code requirements and pass inspection.

2. Consideration and action regarding preliminary approval and clearing approval.

3 Hughes Landing

This item was heard by the full committee. Staff provided the committee with a PowerPoint presentation.

It was moved by Kim Hess and seconded by Ken Anderson to approve as presented. The motion carried unanimously.

3. Consideration and action regarding a concept approval and variance request for a twelve level parking garage to be located past the forty foot building setback.

Project Champion

1825 & 1835 Hughes Landing Boulevard

- 1825 Hughes Landing Blvd. - 13 level Office Bldg.
- 1835 Hughes Landing Blvd. - 12 level Office Bldg.
- 12 level Parking Garage

This item was heard by the full committee. Staff provided the committee with a PowerPoint presentation. It was moved by Kim Hess and seconded by Ken Anderson to conditional approve on the conditions: Additional native trees and shrubs must be planted within the forest preserve along Lake Front Circle to supplement the forest preserve as required to meet standards. The motion carried unanimously.

4. Consideration and action regarding a possible violation of the Residential Development Standards regarding open storage of trailers.

Thomas Jr. and Andrea Edwards

3 North Autumnwood Way

Lot 46, Block 2, Section 31, Village of Grogan's Mill

This item was heard by the full committee. Staff provided the committee with a PowerPoint presentation. It was moved by Deborah Sargeant and seconded by Herman Weindel to approve as presented. All improvements must meet code and pass final inspection. The motion carried unanimously.

5. Variance request for a proposed attic conversation that encroaches into the twenty five foot rear setback.

Douglas C Cooper

18 Graceful Elm Court

Lot 56, Block 01, Section 35, Village of Panther Creek

This item was heard by the full committee. Staff provided the committee with a PowerPoint presentation.

It was moved by Herman Weindel and seconded by Ken Anderson to approve on the condition the owner modify the portion of paving nearest the fence gate to reduce the overall amount of paving and design it to look more like a walkway. They designated Chris Florack and staff to review the final revision to the paving. Additionally the owner must plant and maintain native evergreen vegetation to the front and side of the driveway extension to soften and screen the view from the street and adjacent property. The committee would like to follow up with a site visit in 6 months to review the planting and the completed drive. All improvements must not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.

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

Joe McGlaun

67 Tree Crest Circle

Lot 13, Block 27, Section 01, Village of Indian Springs

This item was heard by the full committee. Staff provided the committee with a PowerPoint presentation.

It was moved by Deborah Sargeant and seconded by Danie van Loggerenberg to approve on the condition the owner modify the portion of paving nearest the fence gate to reduce the overall amount of paving and design it to look more like a walkway. They designated Chris Florack and staff to review the final revision to the paving. Additionally the owner must plant and maintain native evergreen vegetation to the front and side of the driveway extension to soften and screen the view from the street and adjacent property. The committee would like to follow up with a site visit in 6 months to review the planting and the completed drive. All improvements must not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.

7. Variance request for a front yard wrought iron fence with decorative columns that extends beyond the platted building line and has columns located within five feet of a lot boundary that adjoins a public street right of way.
Gary Ball
15 North Longspur Drive
Lot 1, Block 4, Section 45, Village of Grogan's Mill
This item was heard by the full committee. Staff provided the committee with a PowerPoint presentation.
It was moved by Chris Florack and seconded by Herman Weindel approve on the condition the fence must be setback ten feet from the front property line and the owner plant and maintain vegetation to the front of the fence to soften the view from the street. The owner should obtain a KNOX emergency access box for access of an emergency vehicle. The motion carried unanimously.
8. Variance request for a proposed addition that will exceed the maximum allowed living area allowed per the Development Criteria.
Manuel Francisco Ruiz Camero
107 South Sawbridge Circle
Lot 17, Block 2, Section 29 Village Creekside Park
This item was reviewed under the summary approval list as presented by staff. It was moved by Herman Weindel and seconded by Chris Florack to approve as submitted. Meet code and Standards. The motion carried unanimously.
9. Variance request for a proposed patio cover that will not respect the rear 40 foot building setback.
Joseph Cardello
214 South Bauer Point Circle
Lot 59, 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 Herman Weindel and seconded by Chris Florack to **patio** - Motion to conditionally approve; plant and maintain evergreen tall trees or shrubs at least 7' tall at time of planting to the left of the patio cover and to the right of the summer kitchen to screen and soften view. Meet code and Standards. The motion carried unanimously.
10. Variance request for a proposed summer kitchen that is not located ten feet from the adjacent property line.
Joseph Cardello
214 South Bauer Point Circle
Lot 59, 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 Herman Weindel and seconded by Chris Florack to **Summer kitchen** - Motion to conditionally approve; plant and maintain evergreen tall trees or shrubs at least 7' tall at time of planting to the left of the patio cover and to the right of the summer kitchen to screen and soften view. Meet code and Standards. The motion carried unanimously.
11. Variance request for proposed deck encroaches the side five and rear ten foot easements
Vannak Marroquin
51 Orchid Grove Place
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 Chris Florack to approve as submitted. Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities. The improvement may be subject to removal if determined necessary by easement holders. The motion carried unanimously.
12. Variance request for a proposed shed that is not screened by a solid wood fence.
Jane Hardcastle
79 South Vershire Circle

Lot 20, Block 3, Section 91, 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 Chris Florack to conditionally approve, plant and maintain evergreen trees or shrubs to screen the shed from the street. The motion carried unanimously.

13. Variance request for existing pool decking that does not respect the rear ten foot easement.

Dora Chavez and Raul Rojas

3 Snowbell Place

Lot 13, Block 2 Section 13 Village of Indian Springs (TWA)

This item was reviewed under the summary approval list as presented by staff. It was moved by Herman Weindel and seconded by Chris Florack to approve as submitted: Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities. The improvement may be subject to removal if determined necessary by easement holders. The motion carried unanimously.

14. Variance request for existing fence stain that is not an approved color.

Jeremy D Wier

126 North Sage Sparrow Circle

Lot 27, Block 4, Section 11 Village Creekside Park

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

15. Variance request for 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.

Steve R Marks

142 West Burberry Circle

Lot 6, Block 1, Section 97 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 Chris Florack to approve as submitted. The motion carried unanimously.

16. Variance request for 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.

William Noble

15 Timberstar Street

Lot 18, Block 3, Section 42 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 Chris Florack to approve as submitted. The motion carried unanimously.

17. Variance request for 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.

Mary Christine Cook

135 West Burberry Circle

Lot 3, Block 2, Section 97 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 Chris Florack to approve as submitted. The motion carried unanimously.

18. Variance request for existing patios that do not respect the side five and rear ten foot easements.

Robert A Messler III

134 Lattice Gate Street

Lot 6, Block 2, Section 35 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 Chris Florack to approve as submitted. Approval by this committee

does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities. The improvement may be subject to removal if determined necessary by easement holders. **The motion carried unanimously.**

19. Variance request for an existing shed that does not respect the rear ten and side five foot easements.
James Bechtold
158 Prairie Dawn Circle
Lot 4, Block 3, Section 6, Village of College Park (Harper's Landing)
This item was reviewed under the summary approval list as presented by staff. It was moved by Herman Weindel and seconded by Chris Florack to disapprove and consent to delay enforcement, based upon the execution of a memorandum of agreement, requiring the owner to remove the shed from the property, when the owner no longer owns the home, transfers title or when the owner is no longer the primary resident, or when the shed is in disrepair and needs replacement whichever comes first. The memorandum will be recorded with the court house and binding on the land. Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities. The improvement may be subject to removal if determined necessary by easement holders. The motion carried unanimously.
20. Variance request for existing play structure that does not respect the rear ten foot easement.
RH of Texas Limited Partnership
98 Lindenberry Circle
Lot 47, Block 1, Section 27 Creekside Park
This item was reviewed under the summary approval list as presented by staff. It was moved by Herman Weindel and seconded by Chris Florack to disapprove and consent to delay enforcement, based upon the execution of a memorandum of agreement, requiring the owner to remove the play structure from the property, when the owner no longer owns the home, transfers title or when the owner is no longer the primary resident, or when the play structure is in disrepair and needs replacement whichever comes first. The memorandum will be recorded with the court house and binding on the land. Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities. The improvement may be subject to removal if determined necessary by easement holders. The motion carried unanimously.
21. Variance request for an existing storage shed that exceeds the maximum height allowed for a plastic shed.
Justin B Johnson
35 Camborn Place
Lot 45, Block 2, Section 86 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 Chris Florack to Approve as submitted. The motion carried unanimously.
22. Variance request for an existing patio cover that does not have sealed plans.
Keith Hutchins
71 West Prairie Dawn Circle
Lot 23, Block 3, Section 6, Village of College Park (Harper's Landing)
This item was reviewed under the summary approval list as presented by staff. It was moved by Herman Weindel and seconded by Chris Florack to approve with the conditions that the structure pass all inspections and plant and maintain at least 3 30 gallon native trees. The motion carried unanimously.
23. Variance request for an existing shed that does not respect the side five foot easement.
Keith Hutchins
71 West Prairie Dawn Circle
Lot 23, Block 3, Section 6, Village of College Park (Harper's Landing)
This item was reviewed under the summary approval list as presented by staff. It was moved by Herman Weindel and seconded by Chris Florack to disapprove and consent to delay enforcement, based upon the execution of a memorandum of agreement, requiring the owner to remove the shed

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

24. Consideration and action in regard to Staff conditions of an existing walkway in the easement.
Jeff Kane and Katheryn Roberts
2 Woodmoor Place
Lot 32, Block 2, Section 91 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 Chris Florack to approve as submitted. Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities. The improvement may be subject to removal if determined necessary by easement holders. The motion carried unanimously.
25. Consideration and action in regard to Staff conditions to require replanting 3x30 gallon native trees on lot.
Carl David Whelchel IV
6 Silk Tree Place
Lot 36, Block 2, Section 81 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 Chris Florack to allow reduction of replants as requested. The motion carried unanimously.
26. Request for approval for renewal of a home business for firearms.
Stanley Lawrence Jones
15 Wild Colt Place
Lot 19, Block 3, Section 9 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 Chris Florack to conditionally approve the home business to sell firearms under strict guidelines based upon conditions set forth in signed document on file. Renew in two years. 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.
Medhi Naseri
135 South Delta Mill Circle
Lot 73, Block 1, Section 1 Village of College Park (Harper's Landing)
This item was reviewed under the summary approval list as presented by staff. It was moved by Herman Weindel and seconded by Chris Florack to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations (by removing and storing the trash and recycle carts out of public view) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.
28. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Matthew R Schmittauer
54 Chamomile Court
Lot 80, 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 Herman Weindel and seconded by Chris Florack to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations (by removing and storing the trash and recycle carts out of public view) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

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

Ather Siddiqi

18 Peony Springs

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 Herman Weindel and seconded by Chris Florack to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure to correct these violations (by removing the dead tree) 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.

June M. Morgan

3 East Sienna Place

Lot 9, 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. It was moved by Deborah Sargeant and seconded by Herman Weindel to disapprove the pursuit of legal action. Allow the owner 90 days to repair the roof and require the staff bring the item back to the DSC prior to pursuing the violation. The motion carried unanimously.

31. Consideration and action regarding of a possible violation of Residential Development Standard regarding youth activity signs and a variance request for multiple youth activity signs.

Christine Langston

39 South Bethany Bend Circle

Lot 4, 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 not present to address the committee. It was moved by Herman Weindel and seconded by Deborah Sargeant to disapprove as presented. Maintain existing Standard. The motion carried unanimously.

32. Consideration and action regarding of a possible violation of Residential Development Standard regarding storage of trash and recycle carts.

Yuri Dershteller

2 Hawksbill Place

Lot 14, Block 2, Section 78 Village of Sterling Ridge

This item was heard by the full committee Staff provided the committee with a PowerPoint presentation. The homeowner was present to address the committee. It was moved by Deborah Sargeant and seconded by Chris Florack to continue to pursue as a violation of the Standard. Trash and recycle cart

are considered in public view. The motion carried unanimously.

33. Request for an appeal by Jim Kennedy of 22 East Sienna Place regarding the approval of a wooden bridge yard structure at 30 East Sienna Place.
Rebecca L. Drake
30 East Sienna Place
Lot 17, Block 1, Section 30 Village of Alden Bridge
WITHDRAWN BY REQUESTER - Owner cured issues.
34. Variance request for proposed fence stain that is not an approved color.
Rhys Sheffer Birthwright
103 North Spincaster Court
Lot 9, Block 2, Section 17 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 Danie van Loggerenberg and seconded by Chris Florack approve a solid color on the condition the color matches the garage doors. The motion carried unanimously.
35. Variance request for a proposed wrought iron fence that is not located on the owner's lot and is within a street right-of-way.
Clennan Moore
15 Overlyn Place
Lot 24, Block 1, Section 3, Village of College Park (Grogan's Forest)
This item was heard by the full committee Staff provided the committee with a PowerPoint presentation. The homeowners were present to address the committee. It was moved by Herman Weindel and seconded by Chris Florack to approve on the condition that the fence must be set back five feet from the front property line and must begin at the left front corner of the porch, then extends (on a parallel with the front of the home) to the left side and set back 5 feet from the front property line. (See drawing). The motion carried unanimously.
36. Variance request for a proposed patio cover that does not respect the 20 foot rear setback.
Charles J Bienvenu III
19 South Piney Plains Circle
Lot 3, Block 1, Section 7 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. A neighbor spoke in opposition to the request. It was moved by Chris Florack and seconded by Danie van Loggerenberg to disapprove as proposed. Revise to respect the setback. The motion carried unanimously.
37. Variance request for a proposed patio cover that does not respect the 20 foot rear setback and may have negative neighborhood impact.
Kern Smith
42 West Frontera Circle
Lot 11, Block 3, Section 61 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 Chris Florack and seconded by Herman Weindel to disapprove as proposed. Revise to respect the setback. The motion carried unanimously.
38. Variance request for a proposed patio cover and fireplace that does not respect the 25 foot rear building line.
Troy & Connie Johnston
11 Seasons Trace
Lot 3, 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 and the contractor were present to address the committee. It was moved by Chris

Florack and seconded by Herman Weindel to disapprove as proposed. Revise to respect the setback. The motion carried unanimously.

39. Variance request for a proposed patio cover with summer kitchen that does not respect the 25 foot rear building line.

Rick & Lynda Gustafson

31 Thymewood Place

Lot 21, Block 1, Section 4 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 Kim Hess and seconded by Deborah Sargeant to conditionally approve on the condition that staff contacts the home owners at 22 Sapling to determine if there are any concerns with the improvement. Allow two weeks for response. If any concern arises, bring the item to the next DSC meeting. If there are no objections, conditionally approve the permit on the condition the owner, maintain existing vegetation at the rear and meet code and standards. Chris Florack voted in opposition. The motion carried.

40. Variance request for a proposed Gym/Pool Cabana that does not respect the 50 foot rear building setback and has possible negative neighbor impact.

Antonio Neri

10 Player Pond Place

Lot 13, Block 2, Section 23 Village of Sterling Ridge

This item was heard by the full committee Staff provided the committee with a PowerPoint presentation. The contractor was present to address the committee. It was moved by Chris Florack and seconded by Herman Weindel to disapprove as proposed. Revise to respect the setback. The motion carried unanimously.

41. Consideration and action to appeal the Residential Design Review Committee decision of approval regarding the condition to require repainting the front door to a muted shade.

Daniel R Frazier

42 East Autumn Branch Circle

Lot 4, Block 2, Section 26 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 Ken Anderson and seconded by Herman Weindel to disapprove as proposed. Resubmit a color application and coordinate with staff. The motion carried unanimously.

42. Variance request for a color change of a door and shutters that is not in keeping with the neighborhood character.

Edward and Lynn Liss

38 Delphinium Place

Lot 68, Block 2, Section 29 Village of Sterling Ridge

This item was heard by the full committee Staff provided the committee with a PowerPoint presentation. The homeowner was present to address the committee. It was moved by Deborah Sargeant and seconded by Danie van Loggerenberg to table the item so that the committee could visit to see color in person - to be reviewed at October 2, 2013 meeting. The motion carried unanimously.

43. Variance request for a Play House that may cause negative neighbor impact

Sergio & Sara Gonzalez

2 Ivy Castle Court

Lot 22, Block 3, Section 80 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 Deborah Sargeant to conditionally approve with planting tall evergreen tree or shrubs to screen and soften view of the play house. Paint the play house Navajo White. Remove electrical or apply and pass inspections. Herman Weindel was out of the room during the vote. The motion carried.

44. Consideration and action in regard to the Development Standards Committee's conditional approval of a front yard with more than a limited amount of rocks.

James Gibson

203 Brookside

Lot 3, Block 3, 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 not present to address the committee. It was moved by Deborah Sargeant and seconded by Ken Anderson to affirm the original action and require vegetation. The motion carried unanimously.

- V.** Consideration and Action regarding the Residential Development Standards.
Deborah Sargeant said she met with staff on revisions and clarifications on living areas, holiday lighting, **ILUD amendment procedures. The proposed revisions will be presented to Residential Design Review Committees at October Joint Meeting.**
- VI.** Consideration and Action regarding a Special Meeting of the Development Standards Committee to discuss Residential Development Standards.
The committee agreed to have a special meeting on October 8, 2013 at 5:00pm.
- VII.** Public Comments
There were no Public Comments.
- VIII.** Member Comments
Ken Anderson mentioned continuing issues with corner lot fences built in the wrong locations by **builders.** Robert Heineman asked Ken Anderson **to meet with him and Tim Welbes to resolve. They plan to require inspection before fences are built to locate pins and ribbon. If changes are not called in or are implemented without notice, the builder must move the fence_AND pay a \$5,000 non-refundable fine. They will stop permitting for builders who do not comply.**
- IX.** Staff Reports
There were no Staff Reports.
- X.** Adjourn
There being no further business it was moved by Deborah Sargeant and seconded by Kim Hess to adjourn the meeting at 9:28 p.m. The motion carried unanimously.