

Members present: Deborah Sargeant, Robert Heineman, Kim Hess, Danie van Loggerenberg and Chris Florack

Staff Present: Sharon Davis, Hennie van Rensburg, Neslihan Tesno and Kim McKenna

I. Welcome/Call Meeting to Order.

The meeting was called to order in regular session, open to the public by Chairman Deborah Sargeant at 5:33 p.m.

II. Approve the minutes of the meeting of August 7, 2013.

The minutes of the previous meeting were reviewed. It was moved by Chris Florack and seconded by Kim Hess to approve the minutes as presented.

III. Consideration and Action of the Applications and Covenant Violations in Section IV, recommended for Summary Action.

Chairwoman Deborah Sargeant presented the summary list of applications, as presented through staff recommendation. The list consisted of items 3, 4, 7-17, 20, 25 and 27-33. It was moved by Chris Florack and seconded by Kim Hess to approve the items listed on the summary list as amended, noting two additional conditions of approval applied to item 16 and 27. The motion carried unanimously.

IV. Review and Disposition of Applications and Covenant Violations

1. Variance request for a proposed relocation of the fence that will not respect the side platted building line.
Carlos Ruiz
18 Wenoah Loop
Lot 43, Block 3, Section 4, Village of Creekside Park
2. Variance request for an existing driveway widening that exceeds the maximum allowed width.
Mark Crawford
10 Tioga Place
Lot 17, Block 1, Section 7 Village of Creekside Park West
3. Consideration and action regarding final Approval for construction.
Community Baptist Church
8909 Cochran's Crossing Drive
Lot 300, Block 257, Section 67 Village of Cochran's Crossing.
This item was reviewed under the summary items list as presented by staff recommendation. It was moved by Chris Florack and seconded by Kim Hess to approve as presented including the provided landscaping plan. All improvement must meet code and pass final inspection and be built in accordance with the Commercial Planning and Design Standards. The motion carried unanimously.
4. Consideration and action for concept approval for construction.
Hughes Landing Restaurant Building
Hughes Landing Boulevard
This item was reviewed under the summary items list as presented by staff recommendation. It was moved by Chris Florack and seconded by Kim Hess to approve concept submittal as presented. The motion carried unanimously.
5. Consideration and action by the property owner at 176 West Shadow Point to appeal a decision for the approved window, color change, stone columns and wood trellis at 3 Golden Thrush Place.
Jose G Escolero

3 Golden Thrush Place

Lot 14, Block 04, Section 08, Village of Cochran's Crossing

This item was reviewed by the full committee. The staff provided the committee with a presentation, noting the improvement and the neighbor's request regarding the improvement and well as the owner's request to maintain the originally approved improvement. The home owner and affected neighbor were both present for the item. It was moved by Deborah Sargeant and seconded by Chris Florack affirm the original action. Chris Florack rescinded his second to the motion. The motion failed for lack of a second. Robert Heineman suggested the committee consider modifying the window. It was then moved by Chris Florack to table the item until item 6 was heard. Kim Hess seconded the motion. Upon completion of the review of item 6, it was then moved by Deborah Sargeant and seconded by Chris Florack to approve the improvements as presented, on the condition the owner must plant and maintain vegetation in front of the window to soften and screen the view. The motion carried unanimously.

6. Variance request for an existing siding change that was found to be not architecturally compatible with the home and neighborhood when reviewed by the Residential Design Review Committee.

Jose G Escolero

3 Golden Thrush Place

Lot 14, Block 04, Section 08, Village of Cochran's Crossing

This item was reviewed by the full committee. The staff provided the committee with a presentation, noting the improvement and the neighbor's request regarding the improvement and well as the owner's request to maintain the originally approved improvement. The home owner and affected neighbor were both present for the item. It was moved by Deborah Sargeant and seconded by Chris Florack to approve the request for a variance, on the condition the owner modify the color of the outlining trim boards on the face of the stucco. Robert Heineman was opposed to the motion. The motion carried.

7. Variance request for a proposed generator.

Helion H Sardina

10 Stonecroft Place

Lot 07, Block 01, Section 56, Village of Cochran's Crossing

This item was reviewed under the summary items list as presented by staff recommendation. It was moved by Chris Florack and seconded by Kim Hess to approve the generator on the condition the owner use the existing vegetation and add potted plants, with natural vegetation to soften and screen the view from the street and adjacent property. Power Generator must comply with code and pass final inspection. Approval by this committee does not constitute approval by any additional easement holder. It is the owner's responsibility to obtain those approvals and may be subject to removal. The motion carried unanimously.

8. Variance request for a proposed fireplace that will be located beyond the forty foot building line and was not considered compatible with the home in mass, scale and proportion when reviewed by the Residential Design Review Committee.

Philip H Greger

30 Palmer Crest Court

Lot 07, Block 03, Section 55, Village of Cochran's Crossing

This item was reviewed under the summary items list as presented by staff recommendation. It was moved by Chris Florack and seconded by Kim Hess to approve the fireplace on the condition the overall height of the chimney does not exceed the height required in order to comply with code. Improvements must meet code and pass final inspection. The owner must ensure the placement if the improvements does not halt or materially impede drainage as defined in the Residential Standards. The motion carried unanimously.

9. Variance request for a proposed gazebo with summer kitchen that will be located beyond the forty foot building line was not considered to be compatible with the home in mass, scale and proportion when reviewed by the Residential Design Review Committee.

Philip H Greger

30 Palmer Crest Court

Lot 07, Block 03, Section 55, Village of Cochran's Crossing

This item was reviewed under the summary items list as presented by staff recommendation. It was moved by Chris Florack and seconded by Kim Hess to approve the proposed gazebo on the condition the improvements must meet code and pass final inspection. The owner must ensure the placement if the

improvements does not halt or materially impede drainage as defined in the Residential Standards. The motion carried unanimously.

10. Variance request for a proposed eight foot wood fence which will exceed the maximum height allowed.
John S Kirten
42 South Bonneymead Circle
Lot 25, Block 01, Section 13, Village of Cochran's Crossing
This item was reviewed under the summary items list as presented by staff recommendation. It was moved by Chris Florack and seconded by Kim Hess to approve the fence on the condition the owner must modify the fence to taper down to the adjacent six foot fencing at each side or allow the fence to remain at eight feet tall if the adjacent property owner's apply and obtain a permit for eight foot tall fencing. The motion carried unanimously.
11. Consideration and action of a proposed home business.
James A Robertson Jr
44 Eagle Terrace
Lot 08, Block 04, Section 22, Village of Cochran's Crossing
This item was reviewed under the summary items list as presented by staff recommendation. It was moved by Chris Florack and seconded by Kim Hess to approve on the condition the home business is subject to revocation for the following reasons: The Business does not adhere to the standards for home businesses or at the discretion of the Plan Review Committee. The motion carried unanimously.
12. Consideration and action of a proposed home business.
James Dominguez
84 Laughing Brook Court
Lot 78, Block 02, Section 38, 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 Kim Hess to approve on the condition the home business is subject to revocation for the following reasons: The Business does not adhere to the standards for home businesses or at the discretion of the Plan Review Committee. The motion carried unanimously.
13. Variance request for the proposed patio cover that will encroach into the twenty five foot rear building setback.
Patricia J. Payne
108 South Timber Top Drive
Lot 04, Block 01, Section 15, 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 Kim Hess to approve the patio cover as presented on the condition the owner must ensure the improvements meet code, passes final inspection and must not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.
14. Variance request for a conceptually proposed structure that incorporates a storage area and patio cover that will encroach past the forty foot rear setback.
Reginald F Muggley Jr
2 Leeward Cove Drive
Lot 01, Block 01, Section 24, Village of Panther Creek
This item was reviewed under the summary items list as presented by staff recommendation. It was moved by Chris Florack and seconded by Kim Hess to approve the conceptually proposed structure as presented on the condition the owner must ensure the improvements meets code, passes final inspection and must not halt or materially impede drainage as defined in the Residential Development Standards. Final plans and a completed application must be submitted to The Woodlands Township Office for final review and approval. The motion carried unanimously.
15. Variance request for a proposed patio cover that will encroach past the forty foot rear setback.
Douglas S Corbishley
3 Sand Cove Court
Lot 14, Block 04, Section 24, Village of Panther Creek

This item was reviewed under the summary items list as presented by staff recommendation. It was moved by Chris Florack and seconded by Kim Hess to approve the patio cover as presented on the condition the owner must ensure the improvements meets code, passes final inspection and must not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.

16. Variance request for a proposed fence that encroaches into the twenty five foot platted building line.
Mark C Rau
174 North Berryline Circle
Lot 20, Block 02, Section 36, Village of Panther Creek
This item was reviewed under the summary items list as presented by staff recommendation. It was moved by Chris Florack and seconded by Kim Hess to approve the fence as presented. The motion carried unanimously.
17. Variance request for proposed paving around a swimming pool that will exceed the maximum amount of hard surface area allowed.
Keith Alvis
4 Postvine Court
Lot 02, Block 01, Section 10, Village of Panther Creek
This item was reviewed under the summary items list as presented by staff recommendation. It was moved by Chris Florack and seconded by Kim Hess to approve on the condition the owner does not remove the pine tree located to the left hand side of the garage and access for construction of the pool occur through the breezeway area. All improvements must meet code and pass final inspection. The owner must plant and maintain 3 fifteen gallon native evergreen trees on the lot. Additionally, the owner must ensure placement of the improvements does not halt or materially impede drainage as defined in the Residential Development Standards.
18. Variance request for a proposed patio cover with fireplace that will encroach into the fifteen foot side and forty foot rear building setbacks.
David Cameron
91 Northgate Drive
Lot 06, Block 05, Section 49, Village of Grogan's Mill
This item was reviewed by the full committee. The staff provided the committee with a presentation, noting the improvement and the neighbor's request regarding the improvement and well as the owner's request to maintain the originally approved improvement. The home owner was present for the item. It was moved by Robert Heineman and seconded by Chris Florack to approve the proposed patio cover on the condition the owner plant and maintain vegetation to the rear of the improvement to soften and screen the view of the improvements to the adjacent property owner. Additionally, the committee directed staff to contact the adjacent property owner to identify any concerns regarding the encroachment of the structure. Allow two weeks for the affected neighbor respond. If no response is provided submit the permit to the owner. If there are any concerns regarding the improvement from the affected neighbor require the improvement to come back to a meeting for review and mitigation of issues. The motion carried unanimously.
19. Variance request for a proposed driveway that will be necessary to access the garage addition submitted for concept approval for the home at 55 Hillock Woods. The driveway will be located within the fifty foot United Gas Pipeline easement and will exceed the maximum width allowed.
Tommy L. Eubanks
18 Brimstone Court
Lot 08, Block 02, Section 44, Village of Grogan's Mill
This item was reviewed by the full committee. The staff provided the committee with a presentation, noting the improvement and the owner's request for a variance. It was moved by Deborah Sargeant and seconded by Chris Florack to approve the proposed driveway on the condition the owner submit the final plan of all improvements integrated, including a landscaping plan for the front yard and a sideway to connect the additions. The motion carried unanimously.
20. Variance request for a proposed walkway that encroaches into the front ten foot easement and street-right-of-way.
Joe McGlaun

67 Tree Crest Circle

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

This item was reviewed under the summary items list as presented by staff recommendation. It was moved by Chris Florack and seconded by Kim Hess to approve the proposed walkway as presented. The motion carried unanimously.

21. 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 reviewed by the full committee. The staff provided the committee with a presentation, noting the improvement and the owner's request for a variance. The committee and the home owner discussed the locations and the area nearest the fence. It was then moved by Deborah Sargeant and seconded by Danie van Loggerenberg to table the item and allow the committee to drive by and have the home owner provide a plan of the proposed design and specific location. The motion carried unanimously.

22. Variance request for an existing home business that advertises the street address in a public medium and is not used primarily for residential purposes.

Federal Institute of Health

35 Stonecroft Place

Lot 21, Block 01, Section 56, Village of Cochran's Crossing

This item was reviewed by the full committee. The staff provided the committee with a presentation, noting the improvement and the owner's request for a variance. Legal counsel was present to discuss the matter with the Committee and answer any questions in regards to the business. It was then moved by Deborah Sargeant and seconded by Kim Hess approve the home business on the condition the home business is subject to revocation for the following: The Business does not adhere to the standards for home businesses or at the discretion of the Plan Review Committee. The motion carried unanimously.

23. Variance request for an existing pergola with related concrete patio that encroaches into the ten foot rear easement.

Marylu Alonso

45 Rockfern Road

Lot 34, Block 01, Section 38, Village of Grogan's Mill

This item was reviewed by the full committee. The staff provided the committee with a presentation, noting the improvement and the owner's request for a variance. It was then moved by Deborah Sargeant and seconded by Chris Florack to conditionally approve the patio on the condition the owner plant and maintain native evergreen vegetation to the rear to soften and screen the view. Approval by this committee does not constitute approval by additional easement holders. It is the owner's responsibility to obtain those approvals and maybe subject to removal. The motion carried unanimously.

24. Variance request for existing wire mesh on the rear fence that is not considered to be architecturally compatible when reviewed by the Residential Design Review Committee.

Ricardo Canavati

57 Still Corner Place

Lot 39, Block 05, Section 01, Village of Indian Springs

This item was reviewed by the full committee. The staff provided the committee with a presentation, noting the improvement and the owner's request for a variance. It was then moved by Deborah Sargeant and seconded by Chris Florack to deny the improvement as presented. The motion carried unanimously.

25. Variance request for the existing patio that encroaches into the ten foot rear yard easement.

Richard Crouse

2 South Crossed Birch Place

Lot 24, Block 1, Section 50, Village of Cochran's Crossing

This item was reviewed under the summary items list as presented by staff recommendation. It was moved by Chris Florack and seconded by Kim Hess to approve the patio as presented. Approval by this committee does not constitute approval by any other additional easement holders. It is the owner's responsibility to obtain those approvals and may be subject to removal. The motion carried unanimously.

26. Variance request for the existing fountain that is located in the street right-of-way, beyond the owner's lot and is not located at least twenty feet back from the street curb edge, which is not in keeping with the Standard.
Lenore Neal
4 North Brook Pebble Court
Lot 16, Block 01, Section 38, Village of Grogan's Mill
This item was reviewed by the full committee. The staff provided the committee with a presentation, noting the improvement and the owner's request for a variance. It was then moved by Deborah Sargeant and seconded by Kim Hess to deny the improvement as presented. Chris Florack abstained. The motion carried.
27. Variance request for the existing paving extension along the driveway that exceeds the maximum width allowed.
Kevin and Cathy Brady
15 Lucky Leaf Court
Lot 28, Block 03, Section 30, Village of Panther Creek
This item was reviewed under the summary items list as presented by staff recommendation. It was moved by Chris Florack and seconded by Kim Hess to approve on the condition the owner maintain the vegetation in the front yard in front of the expanded driveway area to soften and screen the view to the street. The motion carried unanimously.
28. Variance request for the existing attic conversion that does not include sealed plans.
Donn A Clark
35 Acorn Cluster Court
Lot 03, Block 01, Section 35, Village of Panther Creek
This item was reviewed under the summary items list as presented by staff recommendation. It was moved by Chris Florack and seconded by Kim Hess to approve on the condition the improvement must meet code and pass final inspection. The motion carried unanimously.
29. Variance request for the existing driveway widening that exceeds the maximum width allowed.
Anthony Cutaia
56 Prides Crossing Drive
Lot 15, Block 05, Section 06, Village of Cochran's Crossing
This item was reviewed under the summary items list as presented by staff recommendation. It was moved by Chris Florack and seconded by Kim Hess to approve on the condition the owner plant and maintain native evergreen vegetation in the front yard in front of the expanded driveway area to soften and screen the view to the street. The motion carried unanimously.
30. Consideration and action regarding outstanding covenant violations on the home.
Janet Taylor
11820 South Red Cedar Circle
Lot 09, Block 03, Section 03, 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 Kim Hess to approve the pursuit of legal action; and authorize our attorneys and staff to notify the owner of the Committee's action, what is required to cure the violations and establish a reasonable timeframe for resolution. Correspondence will include that failure to correct these violations will result in a lawsuit filed and a 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 regarding outstanding covenant violations on the home.
William Penney
2 Wandering Oak Drive
Lot 32, Block 7, Section 5, Village of Panther Creek

This item was reviewed under the summary items list as presented by staff recommendation. It was moved by Chris Florack and seconded by Kim Hess to approve the pursuit of legal action; and authorize our attorneys and staff to notify the owner of the Committee's action, what is required to cure the violations and establish a reasonable timeframe for resolution. Correspondence will include that failure to correct these violations will result in a lawsuit filed and a 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 regarding outstanding covenant violations on the home.

Gilbert Mitchell

20 Mayfair Grove Court

Lot 10, Block 2, Section 10, Village of Panther Creek

This item was reviewed under the summary items list as presented by staff recommendation. It was moved by Chris Florack and seconded by Kim Hess to approve the pursuit of legal action; and authorize our attorneys and staff to notify the owner of the Committee's action, what is required to cure the violations and establish a reasonable timeframe for resolution. Correspondence will include that failure to correct these violations will result in a lawsuit filed and a 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 regarding outstanding covenant violations on the home.

Matthew Small

24 Fairmeade Bend Drive

Lot 5, Block 1, Section 16, Village of Panther Creek

This item was reviewed under the summary items list as presented by staff recommendation. It was moved by Chris Florack and seconded by Kim Hess to approve the pursuit of legal action; and authorize our attorneys and staff to notify the owner of the Committee's action, what is required to cure the violations and establish a reasonable timeframe for resolution. Correspondence will include that failure to correct these violations will result in a lawsuit filed and a 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.

V. Consideration and action regarding the Gifts for Our Community Memorial Plaque and Bench for Pat Brown. This item was presented by the staff. A presentation noting the location, the design of the plaque and the request for the memorial were presented. It was moved by Robert Heineman and seconded by Danie van Loggerenberg to approve the memorial plaque as presented.

VI. Consideration and action to allow seasonal lighting displays to be installed prior to the date specified in The Residential Development Standards regarding Winter Holiday Lighting. This item was reviewed by the full committee. The staff provided a presentation regarding the requests for seasonal lighting and the Standard. A representative from A Perfect Light discussed the needs and requests of their business and the home owner's request for light illumination. It was moved by Deborah Sargeant and seconded by Robert Heineman allow installation no sooner than October 7, 2013 and allow illumination to occur no sooner than November 11, 2013 and require removal no later than January 15th. The motion carried unanimously. Additionally the committee requested the item be placed on a meeting for future discussion and modification to the Residential Development Standards.

VII. Consideration and discussion regarding the process and procedures for Amending Initial Land Use Designations. The committee listened to the concerns of residents regarding Amended Land Use Designations and the current procedures. The committee heard concerns from Erin Sumrall, Jo Blayney, Joe Grebowski, and Glen Blayney. The requests were to improve communication, not allow extensions of time, create additional written procedures

and include more home owners in the notification process, among other concerns as they relate to amending land use designations. The committee thanks the home owner's for their input. No further action was taken on this item.

VIII. Public Comments

There were no public comments.

IX. Member Comments

There were no member comments.

X. Staff Reports

There were no staff reports.

XI. Adjourn

There being no further business it was moved by Kim Hess and seconded by Robert Heineman to adjourn the meeting at 8:24 p.m. The motion carried unanimously.