

Development Standards Committee
August 7, 2013 at 5:30 p.m.
The Woodlands Township
2801 Technology Forest Boulevard
The Woodlands, Texas, 77381
Minutes

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

Staff Present: Sharon Davis 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 5:37 p.m.

II. Approve the minutes of the meeting of July 3, 2013.

The minutes of the previous meeting were reviewed. It was moved by Chris Florack and seconded by Danie van Loggerenberg 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 1, 3, 4, 5, 12, 16, 17, 19, 20, 28 and 30-48. It was moved by Herman Weindel and seconded by Kim Hess to approve the items listed on the summary list as presented. The motion carried unanimously.

IV. Review and Disposition of Applications and Covenant Violations

1. Consideration and action for a new tenant sign.

Woodlands Sarofim
1440 Lake Front Circle
Lot 570, Block 599, Section 999, Village of Town Center

This item was reviewed under the summary items list as presented by staff recommendation. It was moved by Herman Weindel and seconded by Kim Hess to withdraw the application from the agenda. The motion carried unanimously.

2. Consideration and action for a new tenant sign.

Woodridge Center
1440 South Sawdust
Lot 400, Block 599, Section 6, 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. The committee questioned the sign and if the store had a trademark or registered logo. It was moved by Kim Hess and seconded by Deborah Sargeant to deny the sign as presented and require the tenant reduce the size of the letters and the raceway and be required to remove the logo if it is not registered logo or a trademark. The committee also appointed Kim Hess to assist the staff for any additional questions or concerns that would arise during the revisions to the plans. The motion carried unanimously.

3. Consideration and action for a new tenant sign.

Cochran's Crossing Shopping Center
4747 Research Forest Drive
Lot 100, Block 687, Section 47, Village of Cochran's Crossing\

This item was reviewed under the summary items list as presented by staff recommendation. It was moved by Herman Weindel and seconded by Kim Hess to withdraw the application from the agenda. The motion carried unanimously.

4. Consideration and action for approval to clear the next phase of The Hughes Landing Development including office buildings and parking garage.
Hughes Landing
Village of Grogan's Mill at Lake Front Circle
This item was reviewed under the summary items list as presented by staff recommendation. It was moved by Herman Weindel and seconded by Kim Hess to approve as the next phase of the Hughes Landing Development including clearing, office buildings and the parking garage. Development must comply with the Commercial Planning and Design Standards and require all improvements to respect the Forest Preserve setbacks. The motion carried unanimously.
5. Consideration and action for approval for a parking expansion at Anadarko Grogan's Mill Record Center.
Anadarko Grogan's Mill Record Center
9190 Grogan's Mill
Lot 390, Block 599, Section 999, Village of Town Center
This item was reviewed under the summary items list as presented by staff recommendation. It was moved by Herman Weindel and seconded by Kim Hess to approve the parking expansion on the condition installation of landscaping is installed in accordance with the Commercial Planning and Design Standards. Parking lot must respect all forest preserve setbacks. The motion carried unanimously.
6. Request for a rehearing regarding the proposed fireplace with related tree removals that would be located beyond the 30 foot rear building setback.
Brian and Jill Schweiker
5 South Doe Run Drive
Lot 2, Block 1, Section 16, 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 including the additional information of properties in the area. It was moved by Deborah Sargeant and seconded by Chris Florack to approve the request for a rehearing and hear the item at the next available meeting of August 21, 2013. The motion carried unanimously.
7. 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 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 neighbor was present to address the committee. The staff notified the committee, they had received an email that the owner was running late and had the time wrong. After reviewing the information provided by the staff, home owner and affected neighbor, it was moved by Deborah Sargeant and seconded by Kim Hess to consider the storage of the trailer to be a violation of the Standards. The Committee requested the staff monitor the property during business hours for the next 30 days and request the affected neighbor also monitor the home and provide his information to the staff. Additionally, the committee will review the item after 30 business days have lapsed. The motion carried unanimously.
8. Consideration and action regarding meeting the conditions of approval for the patio cover, fireplace and summer kitchen at 14 Chivary Oaks Court.
Danny Uselton
14 Chivary Oaks Court
Lot 14, Block 4, Section 77 Village of Sterling Ridge
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 Chris Florack and seconded by Danie van Loggerenberg to conditionally approve the revised plan submitted for the patio cover, fireplace and summer kitchen. The improvements must meet code and pass final inspection. The motion carried unanimously.
9. Variance request to remove four trees that exceed six inches in diameter for the installation of a play structure.
Luis and Kristen Rodriguez
23 Sawbridge Circle
Lot 4, Block 2, Section 29 Village of Creekside Park

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 reviewed the variance and opportunities for alternate locations. It was then moved by Robert Heineman and seconded by Danie van Loggerenberg to deny the variance request as proposed and require the owner revise the plan or structure to only allow for the removal of two trees and require the owner plant and maintain two fifteen gallon native evergreen trees to replace the trees removed. The motion carried unanimously.

10. Variance request for a proposed driveway widening that would exceed the maximum width allowed.

Mark Dowd

5 Swiftstream Place

Lot 25, Block 1, Section 16, 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. It was moved by Deborah Sargeant and seconded by Chris Florack to deny the variance as proposed. The motion carried unanimously.

11. Variance request for proposed pool decking that would exceed the maximum amount of hard surface area allowed.

Patrick N Vanwinkle

39 Sky Terrace Place

Lot 88, Block 1, Section 5, 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. It was moved by Deborah Sargeant and seconded by Herman Weindel to deny the variance as proposed and require the owner modify the plans so that the overall hard surface does not exceed 5% over the maximum hard surface allowed for a total hard surface area of the lot not to exceed 50%. The motion carried unanimously.

12. Variance request for a proposed cabana that will encroach past the eight foot side building setback.

Steven Keith Potter

14 East Rock Wing Place

Lot 9, Block 2, Section 32, Village of Panther Creek

This item was reviewed under the summary items list as presented by staff recommendation. It was moved by Herman Weindel and seconded by Kim Hess to approve the proposed cabana on the condition the home owner plant and maintain native evergreen vegetation to the side and rear of the property to soften and screen the view from the adjacent properties. Improvement must meet code and pass final inspection. Additionally the owner must ensure that the placement of the improvements does not halt or materially impede drainage as defined in the residential standards.

13. Variance request for a conceptual patio cover that would be located beyond the forty foot rear building setback.

Patrick and Donna Cahill

3 South Royal Fern Drive

Lot 1, Block 1, Section 64, 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 Robert Heineman and seconded by Chris Florack to approve the conceptually proposed improvement on the condition the owner submit final plans to be reviewed and acted upon by the staff. The motion carried unanimously.

14. Consideration and action to seek to obtain approval to amend the Initial Land Use Designation and increase the maximum amount of living area allowed.

David B Fondren

98 North Rushwing Circle

Lot 23, Block 9, Section 1, 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 moved by Chris Florack and seconded by Robert Heineman to approve the proposed room addition and attic conversion on the condition the amendment to the Initial Land Use Designation is executed and recorded in Montgomery County Real Property Records. The motion carried unanimously.

15. Variance request for a proposed room addition and attic conversion that would exceed the maximum living area allowed.
David B Fondren
98 North Rushwing Circle
Lot 23, Block 9, Section 1, 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 moved by Chris Florack and seconded by Robert Heineman to approve the proposed room addition and attic conversion on the conditions the owner plant and maintain additional vegetation to the rear of the home to soften and screen the view to the rear of adjacent property and the amendment to the Initial Land Use Designation is executed and recorded in Montgomery County Real Property Records. The motion carried unanimously.
16. Variance request for the revised drawings regarding the proposed room addition, balcony and carport, portions of which will be located beyond the twenty five foot front yard building setback and has an overhang encroaching into the twenty foot platted building line.
Agy Franco
176 South Deerfoot Circle
Lot 47, Block 1, 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 Herman Weindel and seconded by Kim Hess to approve on the condition the owner must meet code and pass final inspection. Improvements must not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.
17. Request for a rehearing regarding the existing patio that is located in 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 Herman Weindel and seconded by Kim Hess to approve and hear the item at the following meeting in September. The motion carried unanimously.
18. Variance request for a proposed six foot six inch wood picket style fence that would not be set back five feet from the front façade of the home and includes a portion of fencing that would be constructed with the unfinished side visible to the street.
Robert J Bauman
2 Bridgeberry Court
Lot 7, Block 1, Section 22, 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. It as moved by Chris Florack and seconded by Danie van Loggerenberg to deny the variance as proposed and require the owner modify the driveway so that the construction side members are not visible from the street. Additionally the owner must plant and maintain native evergreen vegetation to soften and screen the view of the rot board, in accordance with the Standards. The committee will allow a variance for the fence to remain in the current location and not setback five feet from the façade of the dwelling in order to screen the air conditioning units at the front of the home. The motion carried unanimously.
19. Variance request for a proposed six foot six inch wood picket style fence that would not be set back five feet from the front façade of the home.
Robin Gail Winegar
6 Bridgeberry Court
Lot 6, Block 1, 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 Herman Weindel and seconded by Kim Hess to deny the variance as proposed and require the owner modify the breezeway fence so that the construction side members are not visible from the street, fence should be double sided and capped. Additionally the owner must plant and maintain native evergreen vegetation to soften and screen the view of the rot board, in accordance with the Standards. The committee will allow a variance for the

fence to remain in the current location and not setback five feet from the façade of the dwelling in order to screen the air conditioning units at the front of the home. The motion carried unanimously.

20. Variance request for a proposed six foot six inch wood picket style fence that would not be set back five feet from the front façade of the home.

Eric Joerg

23 Cartgate Lane

Lot 1, Block 2, 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 Herman Weindel and seconded by Kim Hess to approve the fence location on the condition the owner must plant and maintain vegetation to soften and screen the view of the rot board in accordance with the Standards. The motion carried unanimously.

21. Variance request for existing color change.

Ray and Maryam Abbasi

12110 Acorn Oak Street

Lot 3, Block 6, Section 3, 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 Chris Florack and seconded by Herman Weindel to approve the color change as presented. Deborah Sargeant was opposed. The motion carried.

22. Variance request for an existing siding change that was not considered to be 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 4, Section 8, 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. The home owner and the affected neighbor were present for this item. It was moved by Deborah Sargeant and seconded by Danie van Loggerenberg to table the item and allow the committee an opportunity to drive by the home and view the surrounding neighborhood. The motion carried unanimously.

23. Consideration and Action by the property owner at 176 West Shadow Point to appeal a decision for the approved window at 3 Golden Thrush.

Jose G Escolero

3 Golden Thrush Place

Lot 14, Block 4, Section 8, 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. The home owner and the affected neighbor were present for this item. It was moved by Deborah Sargeant and seconded by Danie van Loggerenberg to table the item and allow the committee an opportunity to drive by the home and view the surrounding neighborhood. The motion carried unanimously.

24. Variance request for existing attached storage building that encroaches into the ten foot rear yard easement.

Weibin Zha

123 West Coldbrook Circle

Lot 10, Block 3, Section 25, 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. IT was moved by Herman Weindel to approve the storage building with the condition the owner must add vegetation to soften and screen the view. The motion failed for a lack of second. It was then moved by Robert Heineman and seconded by Chris Florack to deny the variance as proposed and consent to delay enforcement based upon the execution of a memorandum of agreement requiring the owner to remove the storage shed form the home when the owner no longer owns the home, sells or transfers title, when the home is no longer the primary residence or when the shed is in need of repair and replacement. The memorandum will be recorded at the courthouse and binding on the land. 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. The motion carried unanimously.

25. Variance request for an existing driveway which exceeds the maximum width allowed.
Evelyn Smith
11619 Timberwild Street
Lot 34, Block 1, Section 4, 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 Herman Weindel to deny the request as proposed and require the owner modify the driveway. The committee selected Deborah Sargeant to support the staff for the finalized revision to the driveway. The motion carried unanimously.
26. Consideration and action regarding meeting the condition of approval to screen the generators from view of the street and adjacent properties as required by the Development Standards Committee.
Hamid Afshari
1 Dunloggin Lane
Lot 15, Block 1, Section 11, 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 to consider the existing screening installed by the home owner. It was moved by Herman Weindel and seconded by Chris Florack to approve the screening as submitted. Deborah Sargeant was opposed to the motion. The motion carried.
27. Variance request for the existing fence that was rebuilt with the construction side facing outward from the lot on the right and rear of the property.
Anthony MacLeod
9 Red Deer Lane
Lot 17, Block 1, Section 26, 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 and seconded by Kim Hess to deny as proposed and require the owner correct the fence to comply with the Standards. The motion carried unanimously.
28. Variance request for existing storage shed located within the five foot side easement.
Kimberly Grimes
58 North Deerfoot Circle
Lot 17, Block 1, 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 Herman Weindel and seconded by Kim Hess to deny the variance and consent to delay enforcement based upon the execution of a memorandum of agreement requiring the owner to remove the storage shed from the easement when the owner no longer owns the home, sells or transfers title, is no longer the primary resident or when the storage building is in disrepair and in need of replacement. The memorandum of agreement will be recorded at the courthouse and binding on the land. The motion carried unanimously.
29. Variance request for an existing solid fence that is not located at least five feet back from the front facade of the dwelling.
Angel Mastin
140 South Deerfoot Circle
Lot 38, Block 1, 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 Herman Weindel and seconded by Kim Hess to approve on the condition the owner plant and maintain a native evergreen shrub at the front of the fence to soften and screen the view from the street. The motion carried unanimously.
30. Variance request for an existing six foot fence that is located beyond the ten foot building line.
Albert Felipe
2 Sweetdream Place
Lot 59, Block 3, Section 19, 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. It was moved by Deborah Sargeant and seconded by Kim Hess to approve on the condition the owner plant and maintain native evergreen shrubs at the front of the fence to soften and screen the view from the street. The motion carried unanimously.

31. Variance request for an existing six foot fence that is located beyond the ten foot building line.
Jan Schmidt
10 Craggy Rock
Lot 45, Block 4, Section 08, Village of Cochran's Crossing
This item was reviewed under the summary items list as presented by staff recommendation. It was moved by Herman Weindel and seconded by Kim Hess to approve on the condition the owner plant and maintain native evergreen vegetation in front of the fence to soften and screen the view. The motion carried unanimously.
32. Variance request for an existing six foot three inch wood picket fence that is not set back five feet from the front façade of the home.
Kenneth Endlich
35 Golden Shadow Circle
Lot 4, Block 4, Section 2, Village of Cochran's Crossing
This item was reviewed under the summary items list as presented by staff recommendation. It was moved by Herman Weindel and seconded by Kim Hess to approve on the condition the owner maintain the native evergreen vegetation at the front of the fence to soften and screen the view. The motion carried unanimously.
33. Variance request for an existing six foot wood capped picket fence that is not set back five feet from the front façade of the home.
Raymond Yeager, Jr
52 Prides Crossing Drive
Lot 16, Block 5, Section 6, Village of Cochran's Crossing
This item was reviewed under the summary items list as presented by staff recommendation. It was moved by Herman Weindel and seconded by Kim Hess to approve as presented. The motion carried unanimously.
34. Variance request for existing rear yard pergola that is located within the five foot side yard easement.
Peter Miller
48 North Timber Top Drive
Lot 12, Block 4, Section 13, Village of Grogan's Mill
This item was reviewed under the summary items list as presented by staff recommendation. It was moved by Herman Weindel and seconded by Kim Hess to approve on the condition the improvements must meet code and pass final inspection. Additionally approval by this committee does not constitute approval by any additional easement holders. It is the owner's responsibility to obtain those approvals and may be subject to removal. The owner must ensure the placement of the improvements must not halt or materially impede drainage as defined in the residential standards. The motion carried unanimously.
35. Variance request for existing deck that encroaches into the rear ten foot easement.
Brian Spake
23 Breezy Point Place
Lot 11, Block 13, Section 1, Indian Springs
This item was reviewed under the summary items list as presented by staff recommendation. It was moved by Herman Weindel and seconded by Kim Hess to approve as presented. Approval by this committee does not constitute approval by any additional easement holders. It is the owner's responsibility to obtain those approvals and may be subject to removal. The motion carried unanimously.
36. Variance request for existing play structure that encroaches into the five foot side yard easement.
Brian Spake
23 Breezy Point Place
Lot 11, Block 13, Section 1, Indian Springs
This item was reviewed under the summary items list as presented by staff recommendation. It was moved by Herman Weindel and seconded by Kim Hess to deny the variance and consent to delay enforcement based upon the execution of a memorandum of agreement requiring the owner to remove the play structure from the

easement when the owner no longer owns the home, sells or transfers title, is no longer the primary resident or when the play structure is in disrepair and in need of replacement. The memorandum of agreement will be recorded at the courthouse and binding on the land. The motion carried unanimously.

37. Variance request for existing paving that encroaches into the rear ten foot and side five foot easements.

Dale and Roxanne Ray

2 Snapdragon Court

Lot 16, Block 6, Section 5, Village of Panther Creek

This item was reviewed under the summary items list as presented by staff recommendation. It was moved by Herman Weindel and seconded by Kim Hess to approve as presented. 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. The owner must ensure the placement of the improvements does not halt or materially impede drainage as defined in the Residential Development Standards. The motion carried unanimously.

38. Variance for existing trampoline that encroaches into the rear ten foot easement.

Seth Lyman

150 North Berryline Circle

Lot 26, Block 2, Section 36, Village of Panther Creek

This item was reviewed under the summary items list as presented by staff recommendation. It was moved by Herman Weindel and seconded by Kim Hess to deny the variance and consent to delay enforcement based upon the execution of a memorandum of agreement requiring the owner to remove the trampoline from the easement when the owner no longer owns the home, sells or transfers title, is no longer the primary resident or when the trampoline is in disrepair and in need of replacement. The memorandum of agreement will be recorded at the courthouse and binding on the land. The motion carried unanimously.

39. Consideration and Action regarding outstanding covenant violations on the home.

Clint W Jeffus

10 West Cobble Hill Circle

Lot 6, Block 3, Section 33, Village of Cochran's Crossing

This item was reviewed under the summary items list as presented by staff recommendation. It was moved by Herman Weindel and seconded by Kim Hess to move 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.

40. Consideration and Action regarding outstanding covenant violations on the home.

Jason Barfield

67 Sky Terrace Place

Lot 123, Block 2, Section 2, Village of Cochran's Crossing

This item was reviewed under the summary items list as presented by staff recommendation. It was moved by Herman Weindel and seconded by Kim Hess to withdraw the item from the agenda. All violations have been resolved.

41. Consideration and Action regarding outstanding covenant violations on the home.

Dora L Ortiz

4 River Birch Lane

Lot 25, Block 3, 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 Herman Weindel and seconded by Kim Hess to move 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.

42. Consideration and Action regarding outstanding covenant violations on the home.

Mohammad I Farooq

5 Crested Jay Lane

Lot 64, Block 1, Section 24, Village of Grogan's Mill

This item was reviewed under the summary items list as presented by staff recommendation. It was moved by Herman Weindel and seconded by Kim Hess to move 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.

43. Consideration and Action regarding outstanding covenant violations on the home.

Jay Franklin Benjamin

17 Crinkleroot Court

Lot 08, Block 1, Section 19, Village of Grogan's Mill

This item was reviewed under the summary items list as presented by staff recommendation. It was moved by Herman Weindel and seconded by Kim Hess to move 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.

44. Consideration and Action regarding outstanding covenant violations on the home.

Lenore Neal

4 North Brook Pebble Court

Lot 16, Block 1, 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 Herman Weindel and seconded by Kim Hess to move 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.

45. Consideration and Action regarding outstanding covenant violations on the home.

Mark Smith

51 Tree Crest Circle

Lot 9, Block 27, Section 1, Village of Indian Springs

This item was reviewed under the summary items list as presented by staff recommendation. It was moved by Herman Weindel and seconded by Kim Hess to move 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.

46. Consideration and Action regarding outstanding covenant violations on the home.
Carl Poston
8 Hasting Oak Place
Lot 45, Block 9, Section 7, Village of Panther Creek
This item was reviewed under the summary items list as presented by staff recommendation. It was moved by Herman Weindel and seconded by Kim Hess to move 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.
47. Consideration and Action regarding outstanding covenant violations on the home.
Cynthia Louviere
17 Brentwood Oaks Court
Lot 13, 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 Herman Weindel and seconded by Kim Hess to move 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.
48. Consideration and Action regarding outstanding covenant violations on the home.
Kirk Kanady
38 South Windsail Place
Lot 33, Block 1, Section 39, Village of Panther Creek
This item was reviewed under the summary items list as presented by staff recommendation. It was moved by Herman Weindel and seconded by Kim Hess to move 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 and filing suit, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, by September 2, 2013 if the violations are not resolved.

V. Public Comments

There were no public comments.

VI. Member Comments

There were no member comments.

VII. Staff Reports

There were no staff reports

VIII. Adjourn

There being no further business it was moved by Herman Weindel and seconded by Deborah Sargeant to adjourn the meeting at 9:19p.m.