

Development Standards Committee Minutes

December 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, Danie van Loggerenberg and Kim Hess

Member absent: Robert Heineman and Herman Weindel

Staff Present: Neslihan Tesno and Sharlene Novak

I. Welcome/Call Meeting to Order

The meeting was called to order by Chair Deborah Sargeant at 5:33 p.m.

II. Consideration and Action of the minutes of the Development Standards Committee Meetings on November 20, 2013.

It was moved by Danie van Loggerenberg and seconded by Kim Hess to approve the minutes. Chris Florack abstained. The motion carried.

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 3-19, 21 and 22. Item 20 was resolved prior to the meeting. It was moved by Ken Anderson 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 portable car washing service for the parking area of the Woodlands Mall by Art Henric with Intergalactic Hand Wash.
1201 Lake Woodlands Drive
Lots 0280-0290, Block 0599, Section 0999 Village of Town Center
It was moved by Deborah Sargent and seconded by Kim Hess to table this item for a future meeting. The motion carried unanimously.
2. Consideration and Action for the restaurant renovation, including color and material changes and awning additions.
Brinker Texas/ Chili's Bar and Grill
1110 Lake Woodlands Drive
Lot 0655, Block 0599, Section 0999 Village of Town Center
It was moved by Deborah Sargent and seconded by Kim Hess to table this item for a future meeting. The motion carried unanimously.
3. Variance request for a proposed wood deck that does not respect the ten foot rear easement.
Roger McDonald
38 Quince Tree Place
Lot 92, Block 2, Section 4 Village of College Park
This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson 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.

4. Variance request for a swimming pool that exceeds the maximum allowed hard surface area.
Manuel Calero
15 Taupewood Place
Lot 43, Block 3, Section 74 Village of Alden Bridge
This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson and seconded by Chris Florack to conditionally approve as follows: Standard conditions; pass inspections. Additionally, The Owner must ensure that the placement of the improvement does not halt or materially impede drainage flowing off of a neighboring tract, and does not redirect the flow or significantly increase the amount of water flowing onto a neighboring tract. Enforcement of this requirement is by the affected property owner(s). Owner must apply for the dog run. The motion carried unanimously.
5. Variance request for a proposed patio cover and fireplace does not respect the 20 foot rear yard setback.
Erik and Leah Nordenstam
35 Mariscal Place
Lot 6, Block 1, Section 10 Village of Creekside Park
This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson and seconded by Chris Florack to conditionally approve as follows: meet code and standard conditions. Plant and maintain two 30 gallon native trees. The motion carried unanimously.
6. Variance request for an existing driveway that exceeds the maximum allowed width and paving that does not respect the side five foot easement.
Luis Arturo Elejalde
51 East Sandalbranch Circle
Lot 16, Block 2, Section 18 Village of Alden Bridge
This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson 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. Additionally, The Owner must ensure that the placement of the improvement does not halt or materially impede drainage flowing off of a neighboring tract, and does not redirect the flow or significantly increase the amount of water flowing onto a neighboring tract. Enforcement of this requirement is by the affected property owner(s). The motion carried unanimously.
7. Variance request for existing pavers that does not respect the five foot side easement and the driveway expansion exceeds the maximum allowed width for a driveway.
Louis Rossitto
59 North Crescendo Path Place
Lot 3, Block 1, Section 5 Village of College Park
This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson and seconded by Chris Florack as follows: Driveway borders – motion to approve as submitted.
Paving – motion to conditionally approve with evergreen vegetation to screen the trash and recycle carts – must be at least 4' tall at time of planting. 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.
8. Variance request for an existing basketball goal that does not respect the front easement.
Guy Larsen
15 Acacia Park Place
Lot 17, Block 4, Section 28 Village of Alden Bridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson and seconded by Chris Florack to approve as follows: plant and maintain two evergreen tall trees or shrubs at least 7' tall at time of planting to the rear of the basketball goal to screen. 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.

9. Variance request for a fountain and patio that do not respect the rear ten foot easement.

James and Virginia Jolly
3 Mohawk Path Place

Lot 97, 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 Ken Anderson 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.

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

22 Gary Glen

Lot 23, Block 1, Section 32 Village of Sterling Ridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson 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 consistently maintaining the pool and by consistently mowing weeding and edging the yard plus defining the beds as well as consistently maintaining the home by replacing the boarded up window on the rear of the house) will result in a lawsuit filed & a court hearing scheduled. Furthermore, we recommend that 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.

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

Youlin Hu

86 North Flickering Sun Circle

Lot 70, Block 1, Section 93 Village of Alden Bridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson and seconded by Chris Florack 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 removal of the tree or by submitting a letter from a certified arborist or degreed forester that the tree is not dead, diseased, dying or hazardous.) 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.

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

Todd M. Deering

78 North Merryweather Circle
Lot 10, Block 2, Section 82 Village of Alden Bridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson 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 or applying for the play structure) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

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

David Swesey

111 North Almondell Circle
Lot 20, Block 3, Section 92 Village of Sterling Ridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson 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 trampoline out of the easement or property or by applying for the trampoline and requesting a variance to the standards) 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.

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

Carlos Castro

114 North Willow Point Circle
Lot 30, Block 1, Section 33 Village of Alden Bridge

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

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

Jack Hudson

33 Stockbridge Landing Court
Lot 19, Block 2, Section 17 Village of Alden Bridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson 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 applying for garage door change) 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.

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

Jessica Kay Rowe

96 West Stockbridge Landing Circle

Lot 48, Block 3, Section 36 Village of Alden Bridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson 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 meeting conditions of screening for the generator - completely screen generator so that it is not visible from ground level from any adjacent street or property) 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.

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

Scott H. Osburn

107 South Hawthorne Hollow Circle

Lot 7, 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 Ken Anderson 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 weeding the planting beds and removing the dead vegetation and continually maintaining the yard in good repair) will result in a lawsuit filed & court hearing scheduled. Furthermore, we recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

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

Tuyethong Tran Tonthat

143 Prairie Dawn Circle

Lot 8, Block 1, Section 6 Village of Harper's Landing at College Park

This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson 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 or applying for the structures in the rear yard and by removing debris from the property) 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.

19. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Reynaldo Gonzales
14 East Tapestry Park Circle
Lot 5, Block 1, Section 9 Village of Grogan's Forest
This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson 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 vehicle 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.
20. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Raul Rojas and Dora Chavez
3 Snowbell Place
Lot 13, Block 2, Section 13 Village of Indian Springs
This item was resolved prior to the meeting.
21. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
John Knapp
43 South Altwood Circle
Lot 42, Block 1, Section 23 Village of Indian Springs
This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson 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 (by submitting final passing inspection from a qualified inspector as defined in The Woodlands Residential Development Standards) will result in a lawsuit filed & court hearing scheduled. 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.
22. Consideration and Action to proceed with legal action, regarding failure to comply with the Covenants and Standards for outstanding violations on the home.
Michaelangelo Perez
55 Paloma Bend Place
Lot 10, Block 1, Section 25 Village of Creekside Park
This item was reviewed under the summary approval list as presented by staff. It was moved by Ken Anderson 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 (by submitting final passing inspection from a qualified inspector as defined in The Woodlands Residential Development Standards) will result in a lawsuit filed & court hearing scheduled. Furthermore, we

recommend The Township Board authorize funding of legal action, as necessary, in order to correct these violations of the Woodlands Covenants and Residential Development Standards, if the initial correspondence by The Strong Firm and the staff does not resolve these violations prior to filing the lawsuit. The motion carried unanimously.

23. Request for approval for a Home Business for handyman services.

Sofia L Morales Sr.

22 South York Gate Court

Lot 2, Block 1, Section 19 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 Danie van Loggerenberg to conditionally approve the home business for a 90 day trial period based upon no violations or complaints during that time period. Remove address from business card. No open storage of materials allowed in front or back yard. Property must be cleared up within 60 days of all openly stored materials and have no indication of a Home Business visible to public. No employees at the home. Meet all Home Business standards. The motion carried unanimously.

24. Request for approval for a detached pool cabana/gym

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 homeowner was not present to address the committee. It was moved by Chris Florack and seconded by Kim Hess to conditionally approve, meet code, standard conditions. Plant and maintain evergreen trees or shrubs at least 7' at time of planting to screen structure to rear property line. Staff to review planting upon completion to determine if sufficient screening additional plantings maybe required. The committee also wanted to remind the owner about the conditions of using the sports court: The use of the sports court is limited as follows: Sunday through Thursday not past 9pm, Friday and Saturday not past 10pm. The motion carried unanimously.

25. Variance request for a proposed patio cover and fireplace that will not respect the 25 foot rear setback and a summer kitchen that will not be at least ten feet from the adjacent property line.

Frank and Lanoi Turner

26 Pondera Point Drive

Lot 3, Block 2, Section 13 Village of Creekside Park West

This item was heard by the full committee. Staff provided the committee with a PowerPoint presentation. The homeowner was present to address the committee. The owner stated that the architect designed the structure with some space between the house and patio cover so as not to crowd the back yard. The contractor stated that the fireplace was wood burning and gas and the owner mentioned he really desired the wood burning option. It was moved by Chris Florack and seconded by Ken Anderson to conditionally approve as follows: fireplace must be direct vent not to exceed height of patio cover, Plant and maintain evergreen trees or shrubs at least 7' at time of planting to screen structure to adjacent property line. Staff to review planting upon completion to determine if sufficient screening additional plantings maybe required. Additionally, The Owner must ensure that the placement of the improvement does not halt or materially impede drainage flowing off of a neighboring tract, and does not redirect the flow or significantly increase the amount of water flowing onto a neighboring tract. Enforcement of this requirement is by the affected property owner(s). Meet code and standard conditions. The motion carried unanimously.

26. Variance request for a proposed fireplace that will not respect the rear 25 foot setback.

Doug & Robin Jones

99 Baronet Woods Court

Lot 3, Block 2, Section 8 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. Owner stated that they intend to add screening vegetation along fence line. It was moved by Ken Anderson and seconded by Chris Florack to conditionally approve as follows: fireplace must be direct vent not to exceed height of patio cover, Plant and maintain evergreen trees or shrubs at least 7' at time of planting to screen structure to adjacent property line. Staff to review planting upon completion to determine if sufficient screening additional plantings maybe required. Additionally, The Owner must ensure that the placement of the improvement does not halt or materially impede drainage flowing off of a neighboring tract, and does not redirect the flow or significantly increase the amount of water flowing onto a neighboring tract. Enforcement of this requirement is by the affected property owner(s). Meet code and standard conditions. The motion carried unanimously.

27. Variance request for a proposed detached patio cover, fireplace and paving that will extend beyond the 20 foot rear building setback.

James Tassone

35 Ginger Bay Place

Lot 45, Block 3, Section 3 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. The owner stated that they received letters of no objection from the neighbors. It was moved by Chris Florack and seconded by Deborah Sargeant as follows: Patio Cover and Fireplace - Conditionally approve, Plant and maintain evergreen trees or shrubs at least 7' at time of planting to screen structure to adjacent property line. Staff to review planting upon completion to determine if sufficient screening additional plantings maybe required. Meet code and standard conditions. Additionally, the paving was approved. The motion carried unanimously.

28. Variance request for an existing wood fence that extends beyond the front façade of the dwelling and the walkway/paving that exceeds the maximum allowed width and does not respect the side five foot yard easement.

Donald Smith

59 West Prairie Dawn Circle

Lot 20, Block 3, Section 6 Village of College Park

This item was heard by the full committee. Staff provided the committee with a PowerPoint presentation. The homeowner was not present to address the committee. It was moved by Kim Hess and seconded by Deborah Sargeant as follows: Fence - conditionally approve – move the fence back from the front corner of the dwelling at least three (3) feet. Pavers –conditionally approve remove section of pavers in front of the fence except for walkway from driveway to behind the fence - 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.

29. Variance request for an existing fence that does not respect the side building line on a corner lot.

James Thrane

26 Inland Prairie Drive

Lot 8, Block 2 Section 9 Village of Creekside Park West

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 Ken Anderson to disapprove and that the builder must move fence per the approved plans and permit for the dwelling and also move the vegetation and irrigation. The motion carried unanimously.

30. Variance request for a proposed fence that does not respect the side building line on a corner lot.

Jasper Hulse

58 Hamlin Lake Drive

Lot 7, Block 2 Section 9 Village of Creekside Park West

This item was heard by the full committee. Staff provided the committee with a PowerPoint presentation. The homeowner was not present to address the committee. It was moved by Deborah Sargeant and seconded by Ken Anderson to disapprove. The motion carried unanimously.

31. Variance request for an existing stone wall and pool deck/paving that do not respect the rear ten foot easement.
Marsha and Russell Young

118 North Shawnee Ridge Circle

Lot 8, Block 1, Section 22 Village of Indian Springs (TWA)

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 conditionally approve, No permanent structures and activity to be kept to a minimum on the concrete blocks in the easement. 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.

32. Variance request for more than one youth activity sign on a residential property.

Barry N Carroll

7 Acadia Branch Place

Lot 2, Block 2, Section 23 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 Chris Florack to disapprove. Ken Anderson was out of the room during the vote. The motion carried.

- V.** Consideration and Action regarding the Residential Development Standards.

- VI.** Public Comments

There were no public comments.

- VII.** Member Comments

Kim Hess asked when the new member would start. Staff informed the committee that the new DSC member would start in January.

- VIII.** Staff Reports

There were no staff reports.

- IX.** Adjourn

There being no further business it was moved by Kim Hess and seconded by Ken Anderson to adjourn the meeting at 7:00 p.m. The motion carried unanimously.