

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

Staff Present: Kimberly McKenna, Henie van Rensburg and Sharon Davis

- I.** Welcome/Call Meeting to Order.  
The meeting was called to order in regular session, open to the public by Chairman Deborah Sargeant at 5:32 p.m.
- II.** Approve the minutes of the meeting of January 8, 2014.  
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. The motion carried unanimously.
- 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, 4, 5, 6, 8, 9, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29 and 30. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to approve the items listed on the summary list as presented in staff recommendation. The motion carried unanimously.
- IV.** Review and Disposition of Applications and Covenant Violations

  1. Variance request for an existing driveway that does not respect the side five foot easement.  
Jaime Saurez  
51 Whispering Thicket Place  
Lot 31, Block 01, Section 09 Village of Creekside Park  
This item was reviewed under the summary agenda. It was moved by Ken Anderson and seconded by Danie van Loggerenberg 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.
  2. Variance request for a proposed sports court that will not respect the rear 25 foot setback and may create negative neighbor impact.  
Daniel G. Simoni  
75 Nocturne Woods  
Lot 19, Block 01, Section 44 Village of Sterling Ridge  
This item was reviewed by the full committee. The owner was present to address the committee. The staff provided the committee with a presentation, noting the improvements, their location and their impact to adjacent properties. It was moved by Chris Florack and seconded by Deborah Sargeant conditionally approve location three as described in the presentation on the condition the owner must plant and maintain native evergreen trees and shrubs to soften and screen the view to adjacent properties. The motion carried unanimously.
  3. Variance request for an existing swimming pool that does not respect the rear ten foot easement.  
Larry Langston  
39 Bethany Bend  
Lot 04, Block 02, Section 36 Village of Alden Bridge  
This item was reviewed by the full committee. The owner was present to address the committee. The staff provided the committee with a presentation, noting the improvements, their location and their impact to adjacent properties. It was moved by Chris Florack and seconded by Robert Heineman to approve the pool as presented on the condition

the improvement meets code, passes final inspection and does not halt or materially impede drainage as defined in the Residential Development Standards. Approval by this committee does not constitute approval by the additional easement holders. It is the owner's responsibility to obtain those approvals and may be subject to removal.

4. Consideration and action for final approval of addition of new event center and parking lot.  
Sts Simon & Jude Catholic Parish  
26777 Glen Loch Drive  
Lot 0420, Block 0045, Section 0007 Village of Panther Creek  
This item was reviewed under the summary agenda. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to approve the proposed improvements on the condition the improvement meet code and pass final inspection and comply with all Commercial Planning and Design Standards. The motion carried unanimously.
5. Consideration and action for approval of monument & directional sign change.  
Tridan II  
3606 Research Forest Drive  
Lot 0210, Block 0547, Section 0999 Village of Research Forest  
This item was reviewed under the summary agenda. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to approve on the condition the signs are modified to remove the company logo from the directional signs. The motion carried unanimously.
6. Consideration and action for approval of a monument sign.  
Avana Woodridge Apartment Homes  
1475 Sawdust Road  
Lot 3000, Block 0599, Section 0046 Village of Grogan's Mill  
This item was reviewed under the summary agenda. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to approve as presented on the condition the sign is manicured so that the street numbers located on the column are always in clear view as seen from the street. The motion carried unanimously.
7. Consideration and action regarding the request for a rehearing for an in-ground pool and spa and related improvements.  
Fadi Issa  
43 North Lakemist Harbour Place  
Lot 04, Block 01, Section 38, Village of Panther Creek  
This item was reviewed by the full committee. The owner was present to address the committee. The staff provided the committee with a presentation, noting the improvements, their location and their impact to adjacent properties. The contractor and the affected neighbor were present to address the committee. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to approve the request for a rehearing and rehear the item at their meeting of February 19<sup>th</sup>. The motion carried unanimously.
8. Variance request for a proposed driveway widening that will exceed the maximum width allowed and was not found to be compatible with the neighborhood when reviewed by the Residential Design Review Committee.  
Zhijun Lin Zhuo  
3 East Trillium Circle  
Lot 14, Block 01, Section 19 Village of Cochran's Crossing  
This item was reviewed under the summary agenda. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to deny the driveway widening as presented and require the owner modify the driveway in accordance with the revised survey. The driveway widening will occur on each side of the drive and encroach no more than 4 feet into the easement. The driveway extension can be comprised of pavers or concrete. Approval by this committee does not constitute approval by the additional easement holder. It is the owner's responsibility to obtain those approvals and may be subject to removal. The motion carried unanimously.
9. Variance request for a proposed driveway widening which will exceed the maximum width allowed.  
Michael G Wilson  
18 Amber Sky Place  
Lot 24, Block 2, Section 13, Village of Cochran's Crossing  
This item was reviewed under the summary agenda. The home owner was present to address the committee. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to approve the driveway on the condition the

owner modify the width of the paving to include a 12 inch landscape or bull rock bed between the home and the driveway. Additionally the owner must maintain the existing vegetation in the front landscape bed to soften and screen the view to the street. Improvements must not halt or materially impede drainage as defined in the Standards. The motion carried unanimously.

10. Consideration and action regarding a garage and pool bath addition, which may have a possible impact as seen from adjacent properties.

Montserrat Segura Hawkins

234 North Tranquil Path

Lot 04, Block 02, Section 63 Village of Grogan's Mill

This item was reviewed by the full committee. The owner was present to address the committee. The staff provided the committee with a presentation, noting the improvements, their location and their impact to adjacent properties. The home owner was present to address the committee. It was moved by Kim Hess and seconded by Mark Bacon to approve the improvements on the condition the owner must modify the tallest garage door to add windows to soften and screen the view. Additionally the owner must plant and maintain significant native evergreen vegetation to the side and front of the home, to soften and screen the view of the improvements from the street and adjacent property. Improvement must not halt or materially impede drainage as defined in the Standards. The motion carried unanimously.

11. Variance request for an existing rear yard patio cover that has a corrugated roof which is not an approvable construction material.

Max M. Gonzales

4 Sweetbeth Court

Lot 11, Block 02, Section 15 Village of Grogan's Mill

This item was reviewed under the summary agenda. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to deny the variance as presented and require the owner modify the roof material to comply with the Standards. Allow the owner additional time in order to make the necessary changes, correction to the roof material must occur by January 2015. The motion carried unanimously.

12. Variance request for an existing rear yard play structure that has an elevated platform that exceeds the maximum height allowed.

Max M. Gonzales

4 Sweetbeth Court

Lot 11, Block 02, Section 15 Village of Grogan's Mill

This item was reviewed under the summary agenda. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to deny the variance as presented and allow the owner additional time to remove the play structure from the home. Elevated platform/play structure must be removed no later than June 2, 2014. The motion carried unanimously.

13. Consideration and action regarding the request for a rehearing for the culvert retaining structure in the street right-of-way.

Jay and Julia McGregor

43 Halfmoon Court

Lot 17, Block 01, Section 49 Village of Grogan's Mill

This item was reviewed under the summary agenda. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to approve the rehearing request and place the item on the agenda for March 5, 2014. The motion carried unanimously.

14. Consideration and action regarding the request for a rehearing for an existing roof color.

Wesley and Teresa Crawford

23 Nightwind Place

Lot 44, Block 01, Section 17, Village of Cochran's Crossing

This item was reviewed under the summary agenda. The home owner was present to address the committee. The home owner was present to address the committee. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to approve the rehearing request and place the item on the agenda for March 5, 2014. The motion carried unanimously.

15. Variance request for a fence that exceeds the maximum height allowed and portions of which are constructed with the unfinished side visible to the street.  
Saikrishna Maudgalya  
6 Glen Canyon Place  
Lot 12, Block 3, Section 2, Village of Cochran's Crossing  
This item was reviewed under the summary agenda. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to approve as presented, on the condition the owner must maintain the existing vegetation to the sides of the property to soften and screen the view. The motion carried unanimously.
16. Variance request for an existing fence that is not set back five feet from the front façade of the home.  
Eric A Frey  
38 Dovetail Place  
Lot 10, Block 2, Section 18, Village of Cochran's Crossing  
This item was reviewed under the summary agenda. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to approve as presented on the condition the owner must plant and maintain a native evergreen shrub at the front of the fence to soften the view from the street. The motion carried unanimously.
17. Variance request for an existing room addition that was constructed without the required sealed plans.  
Max M. Gonzales  
4 Sweetbeth Court  
Lot 11, Block 02, Section 15 Village of Grogan's Mill  
This item was reviewed under the summary agenda. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to approve as presented on the condition the owner must ensure that the improvements meet code and pass final inspection. The improvements must not halt or materially impede drainage as defined in the Standards. The motion carried unanimously.
18. Variance request for an existing paved walkway that exceeds the maximum width allowed and encroaches into the easement.  
William Cooksley  
50 Tree Crest Circle  
Lot 21, Block 30, Section 01 Village of Indian Springs  
This item was reviewed under the summary agenda. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to approve as presented. Approval by this committee does not constitute approval by any other additional easement holder. It is the owner's responsibility to obtain those approvals and may be subject to removal. The must ensure that placement of the improvement does not halt or materially impede drainage as defined in the Standards. The motion carried unanimously.
19. Variance request for a proposed screened room addition that encroaches into the rear setback.  
Roswald McMullen  
7 South Lakemist Harbour Place  
Lot 17, Block 01, Section 38 Village of Panther Creek  
This item was reviewed under the summary agenda. It was moved by Ken Anderson and seconded by Danie van Loggerenberg to approve as presented on the condition the improvements meet code and pass final inspection. Additionally the improvement must not be converted into livable space without submitting an application and obtaining a permit to do so. Additionally the improvements must not halt or materially impede drainage as defined in the Standards. The motion carried unanimously.
20. Consideration and Action regarding outstanding covenant violations on the home.  
Patrick W Jones  
3 North Timber Top Drive  
Lot 52, Block 02, Section 13 Village of Grogan's Mill  
This item was reviewed under the summary agenda. It was moved by Ken Anderson and seconded by Danie van Loggerenberg 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.

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

Darrell D Boyer

6 Cokeberry Street

Lot 02, Block 02, Section 22 Village of Grogan's Mill

This item was reviewed under the summary agenda. It was moved by Ken Anderson and seconded by Danie van Loggerenberg 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.

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

Anne I Barr

73 W Timberspire Court

Lot 118, Block 04, Section 38 Village of Grogan's Mill

This item was reviewed under the summary agenda. It was moved by Ken Anderson and seconded by Danie van Loggerenberg 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.

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

John F Dubois

186 Maple Branch Street

Lot 34, Block 01, Section 24 Village of Grogan's Mill

This item was reviewed under the summary agenda. It was moved by Ken Anderson and seconded by Danie van Loggerenberg 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.

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

Jeffrey S Hoshaw

11525 Timberwild Street

Lot 29, Block 01, Section 04 Village of Grogan's Mill

This item was reviewed under the summary agenda. It was moved by Ken Anderson and seconded by Danie van Loggerenberg 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.

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

Apprille Moore

7 Yellowwood Court

Lot 23, Block 02, Section 15 Village of Grogan's Mill

This item was reviewed under the summary agenda. It was moved by Ken Anderson and seconded by Danie van Loggerenberg 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.

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

Graciela Anguiano

8 Plover Lane

Lot 15, Block 01, Section 24 Village of Grogan's Mill

This item was reviewed under the summary agenda. It was moved by Ken Anderson and seconded by Danie van Loggerenberg 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.

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

Edger Calderon Flores

12 Field Flower Court

Lot 17, Block 02, Section 42 Village of Grogan's Mill

This item was reviewed under the summary agenda. It was moved by Ken Anderson and seconded by Danie van Loggerenberg 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.

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

Patrick Fisher

11222 Falconwing Drive

Lot 10, Block 01, Section 16 Village of Indian Springs

This item was reviewed under the summary agenda. It was moved by Ken Anderson and seconded by Danie van Loggerenberg 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.

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

Brandon Higbie

7 Stillglen Court

Lot 37, Block 02, Section 01, Village of Panther Creek

This item was reviewed under the summary agenda. It was moved by Ken Anderson and seconded by Danie van Loggerenberg 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.

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

Michael Whitt

15 Basal Brier Court

Lot 46, Block 02, Section 01 Village of Panther Creek

This item was reviewed under the summary agenda. It was moved by Ken Anderson and seconded by Danie van Loggerenberg 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 revisions to the Residential Development Standards.

The staff provided the committee with a status and requested the committee clarify their decision regarding setback issues for detached structures. Additionally the staff requested the committee consider modifying the language in the Standards regarding trash and recycle cart screens. It was noted the "L" and "U" shaped requirement is causing difficulty in allowing many screens that still meet the integrity of the standards. It was then moved by Chris Florack and seconded by Chris Florack to modify the Trash and Recycle Cart screening language to "preferred" design of "L" and "U" instead of "required"; and to allow pergolas and louvered arbors to extend beyond the setback, such as open roof arbors. The motion carried unanimously.

**VI.** Public Comments

There were no public comments.

**VII.** Member Comments

Chairperson Deborah Sargeant noted her attendance at the Village Officer Meeting and the success of conveying the Development Standards Committee's action at the meeting. It was noted that she would not be able to attend the meeting on February 20, 2014 and asked if any members would consider attending on her behalf, to please contact her.

**VIII.** Staff Reports

There were no staff reports.

**IX.** Adjourn

There being no further business it was moved by Kim Hess and seconded by Chris Florack to adjourn the meeting at 6:30p.m. The motion carried unanimously.