

Development Standards Committee Minutes

September 17, 2014 at 5:30 PM

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

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

Member absent: Robert Heineman

Staff Present: Neslihan Tesno and Sharlene Novak

I. Welcome/Call Meeting to Order

The meeting was called to order by Chair Deborah Sargent at 5:34 p.m.

II. Consideration and Action of the minutes of the Development Standards Committee (DSC) Meeting on August 20, 2014.

It was moved by Kim Hess and seconded by Danie van Loggerenberg to approve the minutes. Deborah Sargeant and Ken Anderson abstained as they were absent at this meeting. The motion carried.

III. Consideration and Action to amend the Neighborhood Criteria for the Stellar Point in Indian Springs (TWA) Section 17 Block 2 Lots 1 – 31.

Staff presented this to the full committee as a change to the criteria as a direct result of the ILUD being amended. It was moved by Chris Florack and seconded by Mark Bacon to approve. The motion carried unanimously.

IV. Request from the affected neighbor, Katherine M. Wade of 80 West Sandalbranch Circle, to consider and act upon a possible covenant violation related to home maintenance at the Diane Lyons Residence at 82 West Sandalbranch Circle. Village of Alden Bridge.

Ms. Wade was not present so this item was not discussed.

V. Consideration and Action of the Applications and Violations in Section V recommended for Summary Action.

This item was heard by the full committee. Chair Deborah Sargent presented the Summary List as presented by Staff. The list consisted of Items 10, 16, 18-26, 29-33, 38-47. Item 11 was withdrawn from the agenda and Item 12 was placed on the review list. It was moved by Chris Florack and seconded by Mark Bacon to approve the Summary List as presented. The motion carried unanimously.

VI. Review and Disposition of applications and violations.

1. Request to appeal of the Residential Design Review Committee's decision to not allow proposed tree removals.
Kurt Carpenter

31 Amulet Oaks Place

Lot 44, Block 1, Section 8 Village of Sterling Ridge

This item was reviewed 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 Kim Hess to approve the removal of all unflagged trees (Tree #1, 3,4,5, 6 and 7). The motion carried unanimously.

2. Request for a rehearing and consideration and action regarding the Development Standards Committee's original action and conditions of approval for a Detached patio cover and bathroom that was not built as approved and extends beyond the rear twenty five foot setback and did not include sealed plans submit sealed plans.

Jose Huerta
50 Nocturne Woods Place

Lot 24, Block 1, Section 44 Village of Sterling Ridge

This item was reviewed 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 Kim Hess to approve the request not to screen as required by the previous DSC condition. The motion carried unanimously.

3. Variance request for a proposed room addition encroaches into the thirty foot development and building zone.
Myles Woloshyn
3 Players Trail
Lot 30, Block 1, Section 32 Village of Sterling Ridge
Items 3-9 were reviewed by the full committee at the same time. Staff provided the committee with a PowerPoint presentation. The homeowner's contractor was present to address the committee. It was moved by Chris Florack and seconded by Danie van Loggerenberg to conditionally approve the room addition as follows: meet code and pass all inspections. Comply with Standards. The motion carried unanimously.
4. Variance request for pool equipment which was not considered to be architecturally compatible in mass, scale and proportion and may cause an impact on adjacent properties.
Myles Woloshyn
3 Players Trail
Lot 30, Block 1, Section 32 Village of Sterling Ridge
Items 3-9 were reviewed by the full committee at the same time. Staff provided the committee with a PowerPoint presentation. The homeowner's contractor was present to address the committee. It was moved by Deborah Sargeant and seconded by Chris Florack to approve the relocation of the pool equipment as submitted, meet code and standards. The motion carried unanimously.
5. Variance request for proposed perimeter fencing including a decorative gate with wording and incorporated water feature that may not be considered architecturally compatible with the neighborhood, must comply with the currently adopted international building code for security barrier fencing, and may exceed the maximum height allowed.
Myles Woloshyn
3 Players Trail
Lot 30, Block 1, Section 32 Village of Sterling Ridge
Items 3-9 were reviewed by the full committee at the same time. Staff provided the committee with a PowerPoint presentation. The homeowner's contractor was present to address the committee. It was moved by Chris Florack and seconded by Mark Bacon to conditionally approve the fence with water feature as follows: meet code and standards, pass all inspections. Must meet pool barrier code. Landscaping as approved on site plan/survey. The motion carried unanimously. It was further moved by Chris Florack and seconded by Danie van Loggerenberg to disapprove the wording on the gate. The motion carried unanimously also.
6. Variance request for a proposed Koi pond which extends beyond the twenty five foot platted building line and extends beyond the sixty five development zone.
Myles Woloshyn
3 Players Trail
Lot 30, Block 1, Section 32 Village of Sterling Ridge
Items 3-9 were reviewed by the full committee at the same time. Staff provided the committee with a PowerPoint presentation. The homeowner's contractor was present to address the committee. It was moved by Chris Florack and seconded by Deborah Sargeant to conditionally approve the koi pond as follows: meet code and standards, pass all inspections. Landscaping as submitted on site plan/survey. The motion carried unanimously.

7. Variance request for a proposed driveway expansion which exceeds the maximum allowed width
Myles Woloshyn
3 Players Trail
Lot 30, Block 1, Section 32 Village of Sterling Ridge
Items 3-9 were reviewed by the full committee at the same time. Staff provided the committee with a PowerPoint presentation. The homeowner's contractor was present to address the committee. It was moved by Mark Bacon and seconded by Chris Florack to approve the driveway expansion as submitted. The motion carried unanimously.

8. Variance request for a paving, pool decking and fire pit that extends beyond the fifty foot rear building zone and thirty foot rear development zone.
Myles Woloshyn
3 Players Trail
Lot 30, Block 1, Section 32 Village of Sterling Ridge
Items 3-9 were reviewed by the full committee at the same time. Staff provided the committee with a PowerPoint presentation. The homeowner's contractor was present to address the committee. It was moved by Mark Bacon and seconded by Chris Florack to approve the paving, fire pit and pool decking as submitted. The motion carried unanimously.

9. Variance request for a cabana with summer kitchen that extends beyond the fifty foot rear building zone and thirty foot rear development zone.
Myles Woloshyn
3 Players Trail
Lot 30, Block 1, Section 32 Village of Sterling Ridge
Items 3-9 were reviewed by the full committee at the same time. Staff provided the committee with a PowerPoint presentation. The homeowner's contractor was present to address the committee. It was moved by Chris Florack and seconded by Mark Bacon to conditionally approve the cabana and summer kitchen as follows: meet code and standards, pass all inspections. The motion carried unanimously.

10. Variance request for a proposed attached patio cover with integrated summer kitchen and fireplace that would extend beyond the 25 foot rear setback.
Randy and LeQueta Faust
7 Lenox Hill Drive
Lot 36, Block 1, Section 20 Village of Indian Springs (TWA)
This item was reviewed under the summary approval list as presented by staff. It was moved by Chris Florack and seconded by Mark Bacon to conditionally approve, meet code and standards. Maintain existing vegetation as screening. The motion carried unanimously.

11. Consideration and action to amend the initial land use designation in order to increase the maximum amount of living area allowed.
Scott & Julia Lile
3 East Horizon Ridge Place
Lot 7, Block 1, Section 17 Village of Indian Springs (TWA)
This item was withdrawn.

12. Variance request for a conceptually proposed room addition and summer kitchen that exceeds the maximum amount of a living area allowed.
Scott & Julia Lile
3 East Horizon Ridge Place
Lot 7, Block 1, Section 17 Village of Indian Springs (TWA)
This item was reviewed by the full committee. Staff provided the committee with a PowerPoint presentation. The homeowner was present to address the committee. The owners claimed that were not in need of the ILUD

change since another property had increased square footage of their house in 2006. Staff explained the permit was mistakenly sent out prior to the ILUD being amended and therefore it did not set any precedent nor did it allow a waiver for the approval of future improvements by the DSC. It was moved by Deborah Sargeant and seconded by Chris Florack to conditionally approve upon the developer approving the ILUD increase and the homeowner obtaining the required signatures and the document is recorded with the County. Final plans must be submitted, including all appropriate sealed drawings, inspector choice and compliance deposit. The motion carried unanimously.

13. Variance request for the conceptually proposed garage that will extend beyond the sixty five foot front building setback line.

Bill and Terri Varner

91 Trinity Oaks Circle

Lot 31 Block 1, Section 14 Village of Indian Springs (TWA)

This item was reviewed 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 Danie van Loggerenberg to conditionally approve concept on the condition that the final sealed plans and all documentation and fees are submitted, meet codes and standards, and roof must match the dwelling. Staff to review final plans for approval upon submittal. The motion carried unanimously.

14. Consideration and action for a proposed home business.

Grethel Hoffmaister

11 Blue Wildflower Place

Lot 10, Block 1, Section 95 Village of Sterling Ridge

This item was reviewed by the full committee. Staff provided the committee with a PowerPoint presentation. The homeowner and affected neighbors were present to address the committee. The owner stated he had an office urban planning business which did not include any employees or clients visiting the house. The neighbors at 3 and 27 Blue Wildflower were concerned about a moving truck that had been parked in the driveway and any additional traffic on the street. They said they were not opposed to a home business if it did not impact add to the congestion on the street. The owners explained the truck was for their son's contract work, that no part of that business was run out of the home and that the son had returned to school. It was moved by Deborah Sargeant and seconded by Chris Florack to conditionally approve the urban planning home business as follows: renew every two years, comply with home business standards. The motion carried unanimously.

15. Variance request for a proposed patio cover with integrated summer kitchen and fireplace that will extend beyond the forty foot rear building setback line.

Tim and Kara Teuscher

46 Heritage Hill Circle

Lot 4, Block 3, Section 14 Village of Indian Springs (TWA)

This item was reviewed by the full committee. Staff provided the committee with a PowerPoint presentation. The homeowner and contractor were present to address the committee. It was moved by Chris Florack and seconded by Danie van Loggerenberg to conditionally approve, meet code and standards. Plant and maintain evergreen trees and vegetation (at least 7' tall at time of planting) to screen to the rear and the front. The motion carried unanimously.

16. Variance request for a pool that will exceed the maximum amount of water surface area allowed.

Patrick and Stephanie Kerim

74 North Bacopa Drive

Lot 13, Block 4, Section 7 Village of Creekside Park

This item was reviewed under the summary approval list as presented by staff. It was moved by Chris Florack and seconded by Mark Bacon to conditionally approve, meet code and standards. Plant and maintain at least two native 30 gallon trees in rear yard. Plant and maintain sufficient evergreen vegetation to screen pool equipment from the view of STREET AND NEIGHBORING PROPERTIES. Vegetation must be at least 4 feet tall at

time of planting. Any fencing constructed to screen pool equipment requires an application and will be limited to a 4 foot high solid capped picket fence screened completely from view with native evergreen vegetation. Pool and decking may not encroach into any easement. VERIFY ALL CENTERPOINT ENERGY EASEMENTS AS THEY MAY DIFFER FROM THE COVENANT EASEMENTS. The motion carried unanimously.

17. Variance request for a proposed conceptual garage conversion that will not retain parking for two cars or provide at least 135 square feet of storage in the garage or added to the dwelling.
Diego Cortes
326 North Rush Haven Circle
Lot 26, Block 2, Section 8 Village of Indian Springs (TWA)
This item was reviewed 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 Mark Bacon to disapprove. The motion carried unanimously.
18. Variance request for a proposed detached patio cover that will extend beyond the fifteen foot rear setback line.
Roger Davila Jr
22 Westwinds Circle
Lot 39, Block 1, Section 67 Village of Alden Bridge
This item was reviewed under the summary approval list as presented by staff. It was moved by Chris Florack and seconded by Mark Bacon to conditionally approve, meet code and standards, plant and maintain evergreen trees or shrubs at least 7' tall at time of planting to screen to the rear. Staff to review planting upon completion to determine if sufficient screening – additional planting may be required. The motion carried unanimously.
19. Variance request for a proposed patio cover that will extend beyond the fifteen foot rear setback line.
Andrew Taylor
26 Watermint Place
Lot 31, Block 1, Section 84 Village of Alden Bridge
This item was reviewed under the summary approval list as presented by staff. It was moved by Chris Florack and seconded by Mark Bacon to conditionally approve - standard conditions; pass inspections. Not to encroach easement. Maintain existing vegetation to screen and lessen impact from right side neighbor's view. Plant and maintain evergreen trees or shrubs at least 7' in height at time of planting in front of neighbor's window to lessen impact. Staff to review upon completion to determine if additional vegetation is needed to screen from adjacent property. The motion carried unanimously.
20. Variance request for the existing pool equipment that encroaches into the side yard easement, by more than three feet.
Tony Verdi
6 East Gaslight Place
Lot 9, Block 1 Section 26 Village of Alden Bridge
This item was reviewed under the summary approval list as presented by staff. It was moved by Chris Florack and seconded by Mark Bacon 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.
21. Variance request for an existing fence that extends beyond over ten foot platted building line.
Rene R. Thibodaux
3 Wistful Vista Place
Lot 21, Block 1, Section 23 Village of Alden Bridge
This item was reviewed under the summary approval list as presented by staff. It was moved by Chris Florack and seconded by Mark Bacon to conditionally approve – maintain existing vegetation along the outside fence. The motion carried unanimously.

22. Variance request for existing pool decking that extends beyond the five foot side and ten foot rear yard easements.
Jose Padilla
38 Glade Bank Place
Lot 37, Block 1, Section 6 Village of Alden Bridge
This item was reviewed under the summary approval list as presented by staff. It was moved by Chris Florack and seconded by Mark Bacon 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.
23. Variance request for existing pavers and fire pit that extend beyond the five foot side and ten foot rear yard easements.
David Gogineni
98 East Green Gables
Lot 39, Block 3, Section 9 Village of Alden Bridge
This item was reviewed under the summary approval list as presented by staff. It was moved by Chris Florack and seconded by Mark Bacon to approve the pavers 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. Additional the Fire pit was conditionally approved as follows: pass inspections - Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities. The improvement may be subject to removal if determined necessary by easement holders. The motion carried unanimously.
24. Variance request for existing pavers that are located in the Street-Right- of- Way
Guy Giardina
22 Dovewing Place
Lot 20, Block 1, Section 6 Village of Alden Bridge
This item was reviewed under the summary approval list as presented by staff. It was moved by Chris Florack and seconded by Mark Bacon to disapprove and consent to delay enforcement, based upon the execution of a memorandum of agreement, requiring the owner to remove the paving from the Street application from the property, when the owner no longer owns the home, transfers title or when the owner is no longer the primary resident, or when the paving in the Street Rights of Way is in disrepair and needs replacement whichever comes first. The memorandum will be recorded with the court house and binding on the land. Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities. The improvement may be subject to removal if determined necessary by easement holders. The motion carried unanimously.
25. Variance request for an existing wood deck that will extend beyond the fourteen and ten foot rear easements.
Martha Salas and Sergio Tronco
18 Blue Wildflower Place
Lot 3, Block 1, Section 95 Village of Sterling Ridge
This item was reviewed under the summary approval list as presented by staff. It was moved by Chris Florack and seconded by Mark Bacon to Disapprove and consent to delay enforcement, based upon the execution of a memorandum of agreement, requiring the owner to remove the decking from the easement when the owner no longer owns the home, transfers title or when the owner is no longer the primary resident, or when the decking is in disrepair and needs replacement whichever comes first. The memorandum will be recorded with the court house and binding on the land. Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities. The improvement may be subject to removal if determined necessary by easement holders. Sign application waiver. The motion carried unanimously.

26. Variance request for an existing trellis with swing which was not considered to be compatible or appropriate in scale, color or mass to the architectural character of the dwelling and the neighborhood, when acted upon by the Residential Design Review Committee.
Michael Trey Harris
18 Star Iris Place
Lot 30, Block 1, Section 14 Village of Creekside Park West
This item was reviewed under the summary approval list as presented by staff. It was moved by Chris Florack and seconded by Mark Bacon to conditionally approve as follows: Paint posts to match shutters, Paint swing to match shutters and plant evergreen vegetation on the left and right side of posts to soften impact. The motion carried unanimously.
27. Variance request for existing trellises that exceed the maximum height allowed for the area in which they are located.
Clinton Eric Scott
22 Little Falls Place
Lot 31, Block 1, Section 5 Village of Creekside Park West
This item was reviewed 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 Mark Bacon 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.
28. Variance request for existing trellises that exceed the maximum height allowed for the area in which they are located.
Green Set LLC Series O
35 Witherbee Place
Lot 21, Block 1, Section 5 Village of Creekside Park West
This item was reviewed 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 Mark Bacon to approve the five trellises in rear along fence 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. Additionally it was moved by Deborah Sargeant and seconded by Chris Florack to disapprove the two side trellises, remove within 30 days. The motion carried unanimously.
29. Variance request for an existing storage shed on a concrete foundation pad that will extend beyond the five foot side yard easement.
Maria Elena Guerrero Alvarez
58 Shallowford Place, 77375-4982
Lot 13, Block 01, Section 11 Village of Creekside Park
This item was reviewed under the summary approval list as presented by staff. It was moved by Chris Florack and seconded by Mark Bacon to disapprove and consent to delay enforcement, based upon the execution of a memorandum of agreement, requiring the owner to remove the shed from the property, when the owner no longer owns the home, transfers title or when the owner is no longer the primary resident, or when the shed is in disrepair and needs replacement whichever comes first. The memorandum will be recorded with the court house and binding on the land. Approval by this committee does not constitute approval by the additional entities. It is the owner's responsibility to obtain approval by those entities. The improvement may be subject to removal if determined necessary by easement holders. Additionally the owner must plant and maintain evergreen vegetation to screen from view to the front. The motion carried unanimously.
30. Variance request for a patio cover, fireplace with integrated summer kitchen and pizza oven that will extend beyond the twenty foot building zone setback, the summer kitchen is located under the structure.

Teresa Blackwell & Jacqueline Frank

3 Player Pond Place

Lot 19, Block 2, Section 23 Village of Sterling Ridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Chris Florack and seconded by Mark Bacon to conditionally approve the Patio cover, fireplace and pizza oven as follows: meet code and standards, maintain existing vegetation to screen. Staff to determine is additional vegetation for screening is required upon completion. Additionally the summer kitchen was conditionally approved – meet code and standards. The motion carried unanimously.

31. Variance request for an existing fence that does not comply with the design and height of the Development Criteria for Section 55 of Alden Bridge and extends beyond the ten foot platted building line of the lot.

Jeffrey Nellis

3 Ivy Garden Street

Lot 26, Block 3, Section 55 Village of Alden Bridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Chris Florack and seconded by Mark Bacon to approve as submitted. Staff was directed to inform owner that a portion of the fence was not built correctly by builder and will need to be corrected. The motion carried unanimously.

32. Variance request for an existing swimming pool with wood deck that encroaches into the right side yard easement.

Aune Albanese

19 South Creekmist Place

Lot 14, Block 1, Section 8 Village of College Park

This item was reviewed under the summary approval list as presented by staff. It was moved by Chris Florack and seconded by Mark Bacon to conditionally approve the pool & decking, meet code and standards. 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 wood deck was approved 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.

33. Variance request for an existing cabana with summer kitchen that encroaches into the easement, and has an unacceptable roofing material.

Aune Albanese

19 South Creekmist Place

Lot 14, Block 1, Section 8 Village of College Park

This item was reviewed under the summary approval list as presented by staff. It was moved by Chris Florack and seconded by Mark Bacon to conditionally approve the palapa -the roof must be treated and maintained with the appropriate fire retardant and the summer kitchen was approved as submitted –pass all inspections. The motion carried unanimously. The owner stated they are removing the structure since they are moving. The motion carried unanimously.

34. Variance request for an existing driveway widening that exceeds the maximum width allowed.

Juan Esponda

6 Celeste Court

Lot 4, Block 2, Section 3 Village of Creekside Park West

This item was reviewed by the full committee. Staff provided the committee with a PowerPoint presentation. The homeowner was present to address the committee. He stated that the area was always wet due to drainage issues so he added the paving. It was moved by Deborah Sargeant and seconded by Ken Anderson to conditionally approve - reduce to only a four foot width. No parking allowed. The motion carried unanimously.

35. Variance request for an existing driveway widening that exceeds the maximum width allowed.
Live Woodlands Real Estate L.L.C.
7 Celeste Court
Lot 2, Block 2, Section 3 Village of Creekside Park West
This item was reviewed 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 spend a lot of time in front yard watching children and that this area has very poor drainage. It was moved by Mark Bacon and seconded by Chris Florack to conditionally approve - reduce to only a four foot width for a walkway. The motion carried unanimously.
36. Variance request for an existing fountain that is not located a minimum of twenty feet back from the street pavement edge and does not respect all platted building lines. Additionally the fountain was not considered to be appropriate in scale, color, and mass to the architectural character of the dwelling and the neighborhood, when reviewed by the Residential Design Review Committee.
Edward Rivero
94 Hamlin Lake Drive, 77375
Lot 66, Block 1, Section 9 Village of Creekside Park West
This item was reviewed 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 Kim Hess to conditionally approve, reduce to a maximum of 5' tall, 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.
37. Variance request to allow a tree removal that was disapproved by the Residential Design review Committee.
David R. Scarborough
91 Cezanne Woods Drive
Lot 116, Block 1, Section 21 Village of Sterling Ridge
This item was reviewed 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 disapprove the removal of tree #2. The motion carried unanimously.
38. Consideration and action regarding outstanding covenant violations on the home.
Maria De Lourdes Lavin and Gloria Torres
22 Fraiser Fir Place
Lot 19, Block 1, Section 5 Village of Creekside Park
This item was reviewed under the summary approval list as presented by staff. It was moved by Chris Florack and seconded by Mark Bacon 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 mowing, weeding and edging the yard and continually maintaining the yard in good repair which includes mowing, weeding, edging and defining the beds) 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.
39. Consideration and action regarding outstanding covenant violations on the home.
Julio Alberto Gonzalez Barrera and Samantha Gonzalez
51 Canterborough Place,
Lot 50, Block 2, Section 2 Village of Creekside Park

This item was reviewed under the summary approval list as presented by staff. It was moved by Chris Florack and seconded by Mark Bacon 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 fence modifications) 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.

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

Brandon and Kristina Delgado

79 Wood Drake Place

Lot 6, Block 2, Section 4 Village of Creekside Park

This item was reviewed under the summary approval list as presented by staff. It was moved by Chris Florack and seconded by Mark Bacon 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 mowing, weeding and edging the yard and continually maintaining the yard in good repair which includes mowing, weeding, edging and defining the beds) 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.

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

Jacquelyn H Stephens

6 South Creekmist Place

Lot 8, Block 1, Section 8 Village of College Park

This item was reviewed under the summary approval list as presented by staff. It was moved by Chris Florack and seconded by Mark Bacon 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 algae on left side of home) 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.

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

Miguel Enrique Baltazar Rodriguez

19 Tallgrass Way

Lot 6, Block 2, Section 14 Village of Creekside Park

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

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

Amy Mauck

7 Davis Cottage Court

Lot 99, Block 2, Section 3 Village of College Park

This item was reviewed under the summary approval list as presented by staff. It was moved by Chris Florack and seconded by Mark Bacon 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 algae on right side of home) 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.

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

Jose Jirash and Virginia Garcia De

2 Pirouette Place

Lot 26, Block 1, Section 49 Village of Sterling Ridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Chris Florack and seconded by Mark Bacon 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 mowing, weeding and edging the yard and continually maintaining the yard in good repair which includes mowing, weeding, edging and defining the beds and 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.

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

Craig A and Sharon A Johnson

31 Ashworth Court

Lot 15, Block 1, Section 12 Village of College Park

This item was reviewed under the summary approval list as presented by staff. It was moved by Chris Florack and seconded by Mark Bacon 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 trash/recycle cart screen) 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.

46. Consideration and action regarding outstanding covenant violations on the home.

Freddy A Lugo Collazos

30 Emery Mill Place

Lot 43, Block 02 Section 86 Village of Alden Bridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Chris Florack and seconded by Mark Bacon to approve pursuit of legal action by authorizing our attorneys and staff to send letters to the owner notifying them of the Development Standards Committee's actions; what is required to cure the violations and establishing a reasonable time frame for resolution. The letter will include notice that failure

to correct these violations (by removing and storing the trash and recycle carts, debris which includes but is not limited to the disabled bike and metal frames 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.

47. Consideration and action regarding outstanding covenant violations on the home.

Brent Doucette
7 Silk Tree Place

Lot 34, Block 2, Section 81 Village of Alden Bridge

This item was reviewed under the summary approval list as presented by staff. It was moved by Chris Florack and seconded by Mark Bacon 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 mowing, weeding and edging the yard and continually maintaining the yard in good repair which includes mowing, weeding, edging and defining the beds, by removing and storing the trash and recycle carts out of public view, and by not parking or storing boat in 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.

VII. Public Comments

There were no public comments.

VIII. Member Comments

Chris Florack asked for a report on the TPC issue. Deborah asked staff to send out an email with the current status.

IX. Staff Reports

There were no staff reports.

X. Adjourn

There being no further business to discuss it was moved by Chris Florack and seconded by Kim Hess to adjourn at 7:30 p.m. The motion carried unanimously.